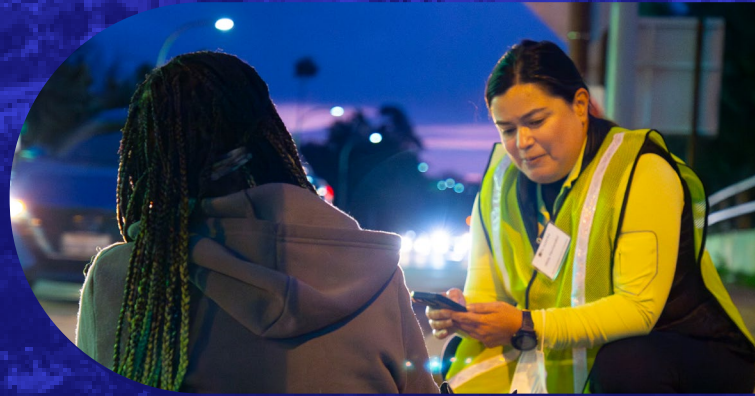


2025 - 2029

City of Pasadena Five Year Consolidated Plan



City of Pasadena

5-Year (2025-2029) CONSOLIDATED PLAN & ANNUAL ACTION PLAN (2025)

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HOUSING DEPARTMENT

Jim Wong, Housing Director

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The Process

Introduction

The City of Pasadena is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in local communities. The entitlement funds are provided under the Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), and Emergency Solutions Grants Program (ESG).

Every five years, HUD requires a single coordinated process for consolidating the planning, application, reporting, and citizen participation process for the above-mentioned entitlement programs. This planning process is referred to as the Consolidated Plan, which assists the City in determining community needs and provides a community-wide dialogue regarding affordable housing and community development priorities.

This Five-Year Consolidated Plan provides a framework to identify housing, homeless, community and economic development needs and resources to tailor a strategic plan for meeting those needs. The goals of the HUD federally funded entitlements programs are to provide decent housing, a suitable living environment, and expanded economic opportunities for its low/moderate income (LMI) residents. These goals are further explained as follows:

PROVIDE DECENT HOUSING by:

- ❖ assisting homeless persons to obtain appropriate housing
- ❖ assisting persons at-risk of becoming homeless
- ❖ retention of the affordable housing stock
- ❖ increasing the availability of permanent housing in standard condition and at affordable cost to LMI families
- ❖ increasing the supply of supportive housing which includes structural features and services needed to enable persons with special needs to live with dignity and independence

PROVIDE A SUITABLE LIVING ENVIRONMENT by:

- ❖ improving the safety and livability of neighborhoods
- ❖ increasing access to quality public and private facilities and services

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- ❖ reducing the isolation of income groups within areas through the spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating or deteriorated neighborhoods
- ❖ restoring and preserving properties of special historic, architectural, or aesthetic value; and
- ❖ conservation of energy resources.

EXPAND ECONOMIC OPPORTUNITIES through:

- ❖ job creation and retention
- ❖ establishment, stabilization and expansion of small businesses (including micro-enterprises)
- ❖ the provision of public services concerned with employment
- ❖ the provision of jobs to LMI persons
- ❖ availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices
- ❖ access to capital and credit for development activities that promote the long-term economic and social stability to LMI households
- ❖ empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The goals of the federally funded entitlement programs were incorporated into the objectives of the Consolidated Plan, and are as follows:

Objectives:

- ❖ Improve the quality of existing housing stock to support community and neighborhood stability.
- ❖ Expand the number of affordable rental units available to low- and moderate-income households.
- ❖ Increase homeownership opportunities for low- and moderate-income households.

The Process

- ❖ Expand homeless prevention and intervention services.
- ❖ Increase availability of supportive services to special populations (i.e. seniors, disabled persons, at-risk youth, person living with HIV/AIDS, veterans).
- ❖ Support programs that provide services to low- and moderate-income households.
- ❖ Support capital improvement and financial assistance activities for small business development.
- ❖ Increase employment opportunities through business creation, expansion, and technical assistance.
- ❖ Improve accessibility of programs that provide services to low- and moderate-income households.
- ❖ Support renovation and rehabilitation of facilities that provide access to community services for low- and moderate-income households.
- ❖ Improve the infrastructure in low- and moderate-income neighborhoods.

It is the City's intent that every activity funded through entitlements will work towards one of the above listed objectives, and will achieve one of the three outcomes listed below:

Plan Outcomes

- **Availability/Accessibility** This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to LMI people, including persons with disabilities. In this category, accessibility does not refer to only physical barriers, but also to making the basics of daily living available and accessible to LMI people where they live.
- **Affordability** This outcome category applies to activities that provide affordability in a variety of ways to LMI people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care. Affordability is an appropriate objective whenever an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit LMI households.

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- **Sustainability** This outcome category applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of LMI or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Evaluation of past performance

During the 2020-2024 Consolidated Plan period, the world experienced a once-in-a-lifetime pandemic which shutdown the national economy. As a result, the City of Pasadena's community and businesses encountered many hardships including rising labor costs and inflation. Housing rehabilitation, public services, and homeless services were drastically affected. The Government responded with stimulus funding through the Coronavirus Aid, Relief, and Economic Security (CARES) Act and American Rescue Plan (ARP). The City funded food banks and tenant-based rental assistance using the stimulus funds to address the pandemic. Still the City was able to meet almost all its goals by providing homeless services to over 500 persons, and public services to over 6,000 LMI households. Both categories for public facility and infrastructure improvements exceeded goals of 75,000 persons assisted for each. However, affordable housing projects were not able to recover from the pause during the pandemic.

Summary of citizen participation process and consultation process

In accordance with Federal regulations 24 CFR 91.105 and 91.200, the City of Pasadena implements a process which encourages citizen participation from its community members. Towards this end, the City of Pasadena has established advisory bodies to assist in the allocation and monitoring of federal entitlement funds. The two (2) advisory boards are the Human Services Commission, which consists of fifteen participating members, and the Northwest Commission, which consists of eleven participating members. All participating members represent various segments of the community including: 1) LMI residents; 2) minority groups; 3) residents from area where community development activities are ongoing or proposed; 4) elderly; 5) handicapped; 6) businesses; and 7) community stakeholders.

In preparation for the Consolidated Plan, consultation with community-based organizations, commissions, city departments, and other local stakeholders were conducted, which contributed to the assessment of community development needs regarding social services, housing, economic development, facility and infrastructure improvements.

The Process

Summary of public comments

To be added in final version.

Summary of comments or views not accepted and the reasons for not accepting them

To be added in final version.

Summary

To be added in final version.

The Process

PR-05 LEAD AND RESPONSIBLE AGENCIES

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency, CDBG Administrator	City of Pasadena	Housing Department
HOME Administrator	City of Pasadena	Housing Department
ESG Administrator	City of Pasadena	Housing Department

The City of Pasadena is the lead agency for the CDBG, HOME, and ESG entitlement programs. The City's Housing Department is responsible for the administration and preparation of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPER). The mission of the Housing Department is to:

Provide affordable housing and community development and on-the-job training opportunities for low- and moderate-income persons to enhance and strengthen our community.

Consolidation Plan Public Contact Information

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The Process

PR-10 CONSULTATION

Introduction

This Consolidation Plan engaged with multiple community partners in the development of its goals, objectives, and strategies. In an effort to identify areas in need of improved coordination, the Housing Department consulted with other City departments, commissions, the Pasadena Continuum of Care (CoC), program staff, community-based organizations, interested citizens, and other community stakeholders.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

City staff engaged in collaborative efforts to consult with commissions, city departments, and beneficiaries of entitlement programs in order to develop strategic priorities and strategies contained within this 5-year plan. City staff facilitated a comprehensive outreach to enhance coordination and discuss new approaches and efficiencies with assisted housing, governmental health, mental health, service agencies, and other stakeholders that utilize funding for eligible activities, projects and programs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Pasadena Continuum of Care (CoC), also known as the Pasadena Partnership to End Homelessness, has over 100 members that represent a broad spectrum of the community including service providers, government agencies, academic institutions, and the private sector. The City is represented on the CoC by staff of the City's Department of Housing.

The Pasadena CoC maintains several standing committees including the Faith Community Committee, the Healthcare Committee, and the Street Outreach Collaborative. The purpose of these committees is to develop recommended efforts and solutions to address the needs of homeless persons with a focus on vulnerable populations such as chronically homeless individuals and families, families with minor children, veterans and their families, and unaccompanied youth. These committees are comprised of members of the CoC and outside individuals with expertise in the subject matter, including housing providers, homeless services agencies, healthcare facilities and managed care plans, mental health providers, and faith-based institutions.

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Faith Community Committee

The Faith Community Committee aims to facilitate faith-based agencies in their efforts to address homelessness in Pasadena. To this end, the Faith Community Committee researches and supports evidence-based and best practices to prevent and end homelessness in Pasadena and recruit representatives from other faith-based organization to participate in these efforts

Healthcare Committee

The purpose of the Healthcare Committee is to actively engage local organizations that provide healthcare services to people experiencing homelessness to break down silos of operation and promote collaboration with the Public Health Department, hospitals and community clinics in the City's jurisdiction. The goal of this committee is to advance system navigation and integration initiatives between the health and homeless service sectors and improving access to care/service linkages for people experiencing homelessness.

Street Outreach Collaborative

The Street Outreach Collaborative consists of homeless service providers that regularly conduct street outreach within the City of Pasadena, as well as case managers and housing navigators. This group meets monthly to improve interagency communication and transparency, reduce duplication of engagement efforts, case conference clients with high barriers, and strategize on how to best move clients forward in their housing plan while getting them connected to the services they need.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Allocating Funds

The Pasadena CoC is contained within the geographical boundaries of the City of Pasadena. Both CoC funds and ESG funds come to the City of Pasadena, which acts as the lead agency in the coordination of homeless services for the jurisdiction. The Pasadena Partnership to End Homelessness serves as the principal planning entity for ESG funds and provides guidance to the Housing Department in allocating ESG dollars for City Council approval. Consultation includes feedback on local need and funding priorities; review and comment on proposed funding allocations prior to funding award; direct input of performance and evaluation measures; and guidance on best practices nationwide for utilizing ESG funds to prevent and end homelessness. Funds are awarded through a

The Process

Notice of Funding Availability (NOFA) process, and proposals are reviewed by non-ESG funded CoC members and representatives administering ESG funds from outside the CoC.

Setting Performance Outcomes

The Pasadena CoC will consult the HUD CoC Program Grant guidelines, ESG guidelines, as well as grant recipients to establish performances appropriate for population and program type. The CoC will maintain and review Homeless Management Information System (HMIS), annual performance reports, and other documentation as necessary to measure the Continuum of Care progress in meeting HUD CoC Program Grant goals and objectives.

The Continuum of Care Board of Directors may establish additional performance measurement requirements as necessary to report progress on local goals and objectives. Staff will communicate with CoC program recipients throughout the program year to ensure compliance to performance measures required by HUD and the Continuum of Care Board of Directors.

Operating and Administering Homeless Management Information System (HMIS)

In collaboration with the Southern California Regional HMIS, the Pasadena CoC has designed a HMIS database that is in compliance with current HUD HMIS Data Standards. This custom database is designed to increase HMIS participation from CoC and ESG recipients and subrecipients. The City has ensured that participating agencies attend basic user training, including training on privacy policies, HUD required data elements, system navigation, and signed required agreements from each participating agency and end users, such as but not limited to HMIS Agency Agreements, HMIS User Agreements, and HMIS Policies and Procedures. To maintain participation and high data quality, the City has designated a HMIS administrator to generate monthly reports to ensure all HUD-required data is complete, accurate, and entered into system in a timely manner. The City maintains reporting requirements to submit reliable data for the Longitudinal Systems Analysis, Annual Performance Report (APR), Housing Inventory Chart (HIC), and other HUD-mandated reports. The City of Pasadena continues to improve HMIS and update policies and procedures from input and recommendations from HMIS Users.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

The Process

Table 2 – Agencies, groups, organizations who participated

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Southern California Association of Governments (SCAG)	Regional organization	Housing Needs Assessment	Communication was made through electronic transmittal of reports. The SCAG Regional Housing Needs Assessment 2014-2021 housing unit targets provided up-to-date affordable housing production needs.
City of Pasadena Planning & Community Development Department	Other government - Local	Housing Needs Assessment Economic Development	Communication was made in writing. Outcome was better alignment of City goals and goals expressed in Consolidated Plan.
Urban Initiatives	Regional organization	Homeless Needs Homeless Strategy Anti-Poverty Strategy	Communication was made through meetings, and electronic transmittal of reports. The reports provided up-to-date homeless data.
City of Pasadena Public Health Department	Other government- Local	Homeless Needs Homeless Strategy Anti-Poverty Strategy	Communication was made in writing and through meetings.

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable.

The Process

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Pasadena Partnership to End Homelessness	Some overlap in the area of homelessness prevention and housing goals.
Housing Element 2021-2029	City of Pasadena Planning & Community Development Department	Some overlap in the area of affordable housing production goals.
Strategic Plan 2023- 2028	Pasadena Public Health Department	Some overlap in the area of identifying the health needs of the community.
Economic Development Strategy 2024	City of Pasadena Economic Development	Some overlap in the area of identifying the economic needs of the community.
2020 Analysis of Impediments	City of Pasadena Housing Department	Some overlap in the area of identifying the fair housing needs of the community.
Public Housing Agency (PHA) Five Year Plan (2025-2030)	City of Pasadena Housing Department	Some overlap in the area of identifying the affordable housing needs of the community.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan.

The City of Pasadena actively collaborates with state, county, and local public entities to implement the goals of the Consolidated Plan. This cooperation is vital in leveraging resources, aligning priorities, and ensuring that services are delivered efficiently to low- and moderate-income residents.

At the state level, Pasadena utilizes funding from programs such as the Low-Income Housing Tax Credit (LIHTC) and California Department of Housing and Community Development (HCD) to subsidize affordable housing developments. The City also coordinates with the State Office of Historic Preservation when proposed activities involve structures that may require compliance with state or federal preservation

The Process

standards. In addition, the City utilizes state funding from CalHOME and Permanent Local Housing Allocation Program (PLHA) to implement an accessory dwelling unit (ADU) loan program for leasing to Pasadena housing choice voucher holders.

Regionally, the City partners with Los Angeles County agencies—particularly for services related to health, mental health, and homeless services. For example, County funds and programs are frequently layered with local entitlement resources to support permanent supportive housing, street outreach efforts, and health-related interventions for unhoused residents. Most recently, the City of Pasadena worked closely with Los Angeles County in response to the Eaton Canyon fires (2025). Coordination efforts included joint emergency response planning taskforce, temporary housing strategies for displaced residents, and the deployment of county-level recovery resources.

The City and Los Angeles County also collaborated to acquire a site on North Lake Avenue to develop a dedicated mental health facility. This project will address a critical gap in local mental health services, particularly for individuals experiencing homelessness or housing instability. The County is contributing funding and service coordination through its Department of Mental Health, while the City is supporting the project through land use planning and potential HUD-funded infrastructure improvements. This joint investment reflects the City’s commitment to addressing the root causes of housing insecurity and supporting long-term community well-being.

Locally, the City coordinates internally across departments—including Planning, Public Health, Public Works, Economic Development, and the Police Department—to align housing, infrastructure, and public service initiatives with Consolidated Plan goals. For instance, the Housing Department collaborates with the Police Department’s HOPE (Homeless Outreach–Psychiatric Evaluation) Team by funding a dedicated homeless services liaison. Similarly, the Public Health Department receives support for motel voucher programs and medical respite care initiatives.

The City also participates in the Southern California Association of Governments (SCAG) regional planning efforts, ensuring consistency between the Consolidated Plan and broader housing and transportation goals outlined in the Regional Housing Needs Assessment (RHNA).

The Process

PR-15 CITIZEN PARTICIPATION

Summary of citizen participation process/efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal setting.

The City follows HUD's guidelines for citizen and community involvement concerning the Consolidated Plan. As the Lead agency for the Consolidated Plan, it is the intent of the City to provide for and encourage citizen participation throughout the process of implementing the federal entitlement programs (specifically CDBG, HOME, and ESG). Public hearings are conducted to allow input and comments from the community.

Towards this end, the City has established advisory bodies to assist the City in allocating and monitoring the use of federal entitlement funds. The two advisory bodies utilized for allocating federal entitlement funds are known as the Northwest Commission and Human Services Commission. Please refer to City Ordinance No. 6507 establishing the Human Services Commission and City Ordinance No. 6404 establishing the Northwest Commission. These advisory bodies represent various segments of the community including:

- ❖ Low/Moderate income residents;
- ❖ Minority groups;
- ❖ Elderly;
- ❖ Handicapped;
- ❖ the Business community; and
- ❖ Non-profit service providers

Northwest Commission

This advisory commission consists of 10 members who are appointed by City Council. The northwest part of the City has the highest concentration of low/moderate income residents and eligible CDBG census tracts. The purpose of the commission is to advise and make recommendations to City Council regarding economic development in Northwest Pasadena. This advisory board monitors the allocation of CDBG funds used for non-public service activities including public facility and infrastructure improvements.

Human Services Commission

This advisory commission consists of 12 members, eight are appointed by City Council, one by the Pasadena Community College Board of Trustees, one by the Pasadena Unified School District, and 3 members who are recommended by agencies that provide human services to Pasadena. This commission was established to respond to significant unmet human service needs and gaps in the city. The purpose of the board is to advise and make recommendations to City Council regarding public service needs of the community.

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Throughout the year the commissions receive input from citizens, service agencies, businesses and city departments on the needs of the community.

Community Needs Survey

Every five years the Housing Department - Community Development Division conducts an online community survey. City of Pasadena residents are asked to rank over 52 eligible entitlement activities, from 1 to 5, with 1 indicating the lowest community need and 5 indicating the highest community need. The results of the survey were incorporated into the application evaluation criteria found in the Notice of Funding Award (NOFA) process to allocate entitlement funds.

Survey Results

Overall Community Priority

A total of 794 surveys were conducted during a 30-day window period between January 1 – 31, 2025. The creation of affordable housing ranked amongst the highest community priority.

Table 4 – Overall Community Priority

Overall Community Priorities	Average Rating
Create More Affordable Housing Available to Low Income Residents	2.85
Improve City Infrastructure (i.e. sidewalks, lighting, street improvements)	2.61
Improve facilities providing public and community services (i.e. parks, libraries, senior centers, youth centers)	2.46
Create More Jobs Available to Low Income Residents	2.08

Community Needs

The second section consisted of 52 housing and community development activity types organized into the following categories: Public Services, Housing, Public Facility Improvements, Infrastructure Improvements, and Economic Development. The top ten survey needs included activities from all categories, with the exception of economic development.

The Process

Table 5 – Ten Highest Needs in All Categories

Rank	Specific Need	Average Rating	Need Category
1	Educational Facilities	3.52	Public Facilities Improvements
2	Mental Health Services	3.52	Public Services
3	Health Services	3.51	Public Services
4	Parks & Recreational Facilities	3.41	Public Facilities Improvements
5	Fire Stations	3.40	Public Facilities Improvements
6	Neighborhood Cleanups (trash, weed abatement)	3.38	Public Services
7	Increase Affordable Rental Housing	3.36	Housing
8	Mental Health Care Facilities	3.34	Public Facilities Improvements
9	Child Care Centers	3.30	Public Facilities Improvements
10	Childcare Services	3.26	Public Services

Top Five Needs Identified for Each Category

Public Services	
Mental Health Services	3.52
Health Services	3.51
Youth Services	3.28
Childcare Services	3.26
Transportation	3.16

Public Facility Improvements	
Educational Facilities	3.52
Parks & Recreational Facilities	3.41
Fire Stations	3.40
Mental Healthcare Facilities	3.34
Libraries	3.32

Economic Development	
Store Front Improvements	2.51
Publicly Owned or Privately Owned Commercial/Industrial Rehabilitation	2.30
Commercial/Industrial Improvements	2.29
Micro-Enterprise Assistance	2.14
Technical Assistance	2.07

Housing	
Neighborhood Cleanup	3.38
Increase Affordability Rental Housing	3.36
Homeownership Assistance	3.24
Energy Efficiency Improvements (solar, water saving)	3.23
Permanent Housing for Homeless	3.16

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Infrastructure Improvements	
Tree Planting	3.21
Street Improvements	3.17
Water/Sewer Improvements	3.12
Sidewalk Improvements	3.06
Flood Drainage	3.05

Citizen Plan Outreach

The Consolidated Plan was released April 17, 2025, for a 30-day public review and comment period. The plan was available electronically at www.cityofpasadena.net/housing/CDBG.

Public Hearings

The City held one public hearing at its City Council meeting at City of Pasadena City Hall located at 100 N. Garfield Ave. Pasadena, CA 91109 on May 19, 2025, at 6:00 p.m.

Needs Assessment

NA-05 OVERVIEW

The City of Pasadena is a diverse and dynamic community that faces a range of housing and community development challenges common to mature urban centers in the Los Angeles County region. As of the most recent data available from the U.S. Census Bureau, Pasadena's population is estimated at approximately 136,000 residents living in over 57,000 households. While Pasadena has experienced modest population growth over the last decade, rising housing costs, aging housing stock, and economic disparities continue to shape the needs of its low- and moderate-income (LMI) residents.

Approximately 40% of Pasadena households are considered low- to moderate-income, with the most significant needs concentrated among extremely low-income renters and cost-burdened households. Housing affordability remains a top concern, particularly as rental and homeownership costs have outpaced local wage growth. Severe housing cost burden—defined as paying more than 50% of household income toward housing—affects both renters and owners, with renters bearing a greater share of this burden.

Pasadena also continues to address critical needs related to homelessness. The 2024 Point-in-Time (PIT) Count identified 556 persons experiencing homelessness on a single night, with a high percentage remaining unsheltered. The City works through its Continuum of Care (CoC) and in collaboration with the Pasadena Public Health to provide coordinated services, shelter, and permanent supportive housing.

In addition to housing-related needs, Pasadena faces challenges in maintaining and improving infrastructure in older neighborhoods—particularly in CDBG-eligible areas—as well as addressing the needs of special populations, including seniors, persons with disabilities, and large families. These groups often require housing that is both affordable and physically accessible.

The housing needs analysis in this Consolidated Plan relies primarily on data from the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) dataset, specifically the 2016–2020 5-Year CHAS data, which was the most recent version available as of the drafting of this plan. While more recent American Community Survey (ACS) data exist for general population and housing characteristics, CHAS provides the most detailed information available on housing problems (such as cost burden, overcrowding, and incomplete facilities) cross-tabulated by income level, tenure, and race/ethnicity. The 2017–2021 CHAS was released in late 2024 and may be utilized through amendments of the Consolidated Plan during this planning period. Where relevant, the City has supplemented this data with 2023 ACS estimates, local administrative records, and statistical data from public real estate websites to provide the most complete and current understanding of Pasadena's housing needs.

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NA-10 HOUSING NEEDS ASSESSMENT

Summary of Housing Needs

The City of Pasadena continues to face a range of housing challenges that disproportionately impact low- and moderate-income households, particularly renters. According to 2016–2020 CHAS data, the most common housing problems include housing cost burden, overcrowding, and substandard housing conditions. Housing cost burden, defined as households spending more than 30% of their income on housing, affects over 7,600 renter households and 2,230 owner households in the 0–100% AMI range (Table 9). Of greater concern is severe cost burden—paying more than 50% of income on housing—which impacts 6,575 renter and 2,930 owner households (Table 10). These problems are most acute among renters earning less than 50% of AMI, especially those in the extremely low-income (0–30% AMI) category, where over 4,000 households experience severe cost burden alone.

In addition to affordability issues, overcrowding is prevalent, particularly among renter households. Over 2,200 renter households and 275 owner households live in overcrowded conditions, defined as more than one person per room (Tables 7 and 11). Substandard housing, characterized by incomplete kitchen or plumbing facilities, also persists in the city, with 1,025 affected renter households and 49 owner households, primarily concentrated in lower income brackets (Table 7). When combined into HUD’s broader metric of “households with one or more of four housing problems,” a total of 9,750 renter households and 3,255 owner households report experiencing at least one major housing issue (Table 8).

Certain household types are more severely impacted by these housing challenges. Families with children are especially vulnerable; among moderate-income households (80–100% AMI), 2,020 are small families and 255 are large families (Table 6), and 650 of these households include children under the age of six. Seniors are another high-need group: 4,965 households include someone aged 62–74, and 2,450 households include someone aged 75 or older. Many seniors, especially those on fixed incomes, experience both cost burden and housing accessibility challenges (Tables 6, 9, and 10).

Table 6 - Housing Needs Assessment Demographics

Demographics	Base Year: 2020	Most Recent Year: 2023	% Change
Population	142,015	136,462	-3.9%
Households	56,718	57,025	0.5%
Median Income	\$85,129	\$103,604	21.7%

Alternate Data Source Name:

2020-2024 American Community Survey (ACS) (Base Year), 2023 ACS 1- Year Estimates (Most Recent Year)

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Table 7 - Total Households by Area Median Income (AMI)

	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI
Total Households	10,845	6,085	8,530	4,995	26,265
Small Family Households	2,175	2,080	3,090	2,020	11,670
Large Family Households	520	650	670	255	1,460
Household contains at least one person 62-74 years of age	2,140	1,530	1,745	955	4,965
Household contains at least one person age 75 or older	3,255	970	895	575	2,450
Households with one or more children 6 years old or younger	1,020	955	1,020	650	2,470

Data Source: 2016-2020 CHAS

The Comprehensive Housing Affordability Strategy (CHAS) data collected by HUD identifies housing problems as a household with one or more of the following hardships:

- Substandard housing (lacking complete plumbing or kitchen facilities)
- Household is overcrowded (with more than one person per room)
- Household is a cost burden (paying more than 30% of income towards housing costs)

HUD defines severe housing problems as a household with one or more of the following hardships:

- Severely overcrowded (with more than 1.5 persons per room)
- Severely cost burdened (paying more than 50% of income towards housing costs)

What are the most common housing problems?

Housing cost burden greater than 30% of income: Affects over 7,600 renter households and 2,230 owner households in the 0–100% AMI brackets. Notably, renters with incomes at 50–80% AMI face the highest number of moderate cost burdens (2,315 households).

Severe cost burden (greater than 50% of income): Affects 6,575 renter households and 2,930 owner households in the same income groups. Renters at 0–30% AMI account for the highest portion (4,050 households).

Overcrowding: 2,245 renter households and 275 owner households are overcrowded, with the problem concentrated among renters at or below 50% AMI.

Substandard housing (lacking plumbing or kitchen): Affects 1,025 renter households and 49 owner households—most commonly renters at or below 30% AMI.

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Are any populations/household types more affected than others by these problems?

Families with children are heavily impacted. In the 80–100% AMI range alone, there are 650 households with children under age 6, and over 2,000 small family and 255 large family households at this income level. (Table 6)

Senior households are also vulnerable: over 4,965 households have at least one person aged 62–74, and 2,450 households have someone aged 75 or older, many of whom face fixed incomes and rising housing costs. (Table 6, 9, & 10)

Renters are generally more affected than owners at all income levels. For example, renters earning 80–100% AMI report higher rates of moderate and severe cost burdens and overcrowding than homeowners. (Table 7-10)

Housing Problems (Households with one of the listed needs)

Table 8 – Housing Problems Table

Problem Type	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing Lacking complete plumbing or kitchen facilities	620	110	265	30	1,025	4	30	0	15	49
Severely Overcrowded With >1.51 people per room (and complete kitchen and plumbing)	295	345	235	100	975	20	0	60	40	120
Overcrowded With 1.01-1.5 people per room (and none of the above problems)	455	350	300	70	1,175	10	75	60	10	155

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Problem Type	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Housing cost burden greater than 50% of income (and none of the above problems)	4,050	1,625	765	135	6,575	1,370	650	645	265	2,930
Housing cost burden greater than 30% of income (and none of the above problems)	885	1,450	2,315	725	5,375	570	285	640	735	2,230
Zero/Negative Income (and none of the above problems)	910	0	0	0	910	245	0	0	0	245

Data Source: 2016-2020 CHAS

Housing Problems 2 (Households with one or more Severe Housing Problems: lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Table 9 – Housing Problems 2

Problem Type	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,425	2,430	1,560	335	9,750	1,400	755	765	335	3,255
Having none of the four housing problems	2,900	1,820	4,345	2,735	11,800	1,120	1,080	1,860	,1590	5,650
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Data Source: 2016-2020 CHAS

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Cost Burden > 30% (paying more than 30% of income towards housing)

Table 10 – Cost Burden > 30%

Family Type	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
	NUMBER OF HOUSEHOLDS							
Small Related	1,575	1,440	1,100	4,115	250	200	410	860
Large Related	400	350	170	920	0	100	135	235
Elderly	2,365	725	480	3,570	1,305	590	475	2,370
Other	1,775	1,200	1,590	4,565	395	125	340	860
Total need by income	6,115	3,715	3,340	13,170	1,950	1,015	1,360	4,325

Data Source: 2016-2020 CHAS

Cost Burden > 50% (paying more than 50% income towards housing)

Table 11 – Cost Burden > 50%

Family Type	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
	NUMBER OF HOUSEHOLDS							
Small Related	0	0	635	635	235	165	0	400
Large Related	0	0	75	75	0	20	10	30
Elderly	1,750	380	195	2,325	875	380	235	1,490
Other	0	1,700	770	2,470	265	0	0	265
Total need by income	1,750	2,080	1,675	5,505	1,375	565	245	2,185

Data Source: 2016-2020 CHAS

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Crowding (More than one person per room)

Table 12 – Crowding Information 1/2

Family Type	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
	NUMBER OF HOUSEHOLDS									
Single family households	630	430	360	115	1,535	30	45	65	30	170
Multiple, unrelated family households	140	205	160	40	545	0	25	55	10	90
Other, non-family households	50	80	15	20	165	0	0	0	15	15
Total need by income	820	715	535	175	2,245	30	70	120	55	275

Data Source: 2016-2020 CHAS

Table 13 – Crowding Information 2/2

Family Type	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
	NUMBER OF HOUSEHOLDS									
Households with Children Present	1,110	1,215	1,170	*756	4,251	405	585	1,020	*401	2,411

Data Source: 2016-2020 CHAS, *Estimate using Pasadena Housing Element 2021-2029

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Severe cost burden is the greatest predictor of homelessness risk. Populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI have the greatest risk of becoming homeless. In addition to the housing characteristics outlined in 24 CFR 91.5 (1)(iii)(A-F), households that are temporarily protected from an eviction by a local eviction moratorium are at increased risk of homelessness.

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Describe the number and type of single person households in need of housing assistance.

Housing Choice Voucher Program

As of April 2025, there are 6,322 single person households on the Section 8 program waiting list.

Homelessness

Based on the 2024 Point-in-Time Count, 556 people were experiencing homelessness on a single night in Pasadena. An estimated 82% of Pasadena's homeless population are single adult households without children and 24% are experiencing chronic homelessness. Approximately 321 persons (58%) were unsheltered on the night of the count, reflecting the high need of housing assistance among a particularly vulnerable population. Compared to the general homeless population, persons between the ages of 35-54 are overrepresented among those unsheltered (25% vs 20%), followed closely by older adults aged 55 and older (50% vs 44%).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to data from the Housing Choice Voucher program waiting list, there are 7,292 disabled persons on the Section 8 waitlist who are in need of housing assistance. The waitlist does not collect data that would specifically identify victims of domestic violence, dating violence, sexual assault and stalking. However, 29% of the persons (n=146) experiencing homelessness who were counted in the 2024 Point-in-time count identified domestic violence as the primary reason for their homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

At-risk of homelessness as defined by 24 CFR 576.2.

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Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Characteristics of low-income individuals and families with children at imminent risk of homelessness

In order to make inferences about the characteristics of individuals and families who are at imminent risk of experiencing homelessness, the CoC utilizes data gathered during the 2024 Point-in-Time (PIT) count from people who experienced homelessness for the first time in the last 12 months. According to PIT data, there were 46 people who reported experiencing homelessness for the first time. Of this total, 27 people were individuals and there were 19 people in households with children.

Age and Gender

Of people who were experiencing homelessness for the first time, 9% were unaccompanied youth between the ages of 18 and 24, 71% were adults between the ages of 25 and 54, and 20% were older adults aged 55 or older. Women were overrepresented in this subpopulation compared to the overall homeless population (40% vs. 30%), while men made up the remaining 60% of people experiencing homelessness for the first time. Over half (54%) of all families with minor children reported experiencing homelessness for the first time in the last 12 months.

Ethnicity & Race

Hispanic/Latina/e/o persons were more likely to be experiencing homelessness for the first time, with 72% of the subpopulation identifying as either Hispanic/Latina/e/o only (28%), White and Hispanic/Latina/e/o (43%), or Multi-racial and Hispanic/Latina/e/o (2%). In contrast, only 48% of the overall homeless population identified as Hispanic/Latina/e/o either solely or in combination with other races. Eight percent of people experiencing homelessness for the first time identified as Black, African American or African only, 12% as White only, and 8% as multi-racial (all other).

Needs of low-income individuals and families with children at imminent risk of homelessness

This information reinforces the urgency to expand strategies and build upon initiatives that prevent people from falling into homelessness. The primary ongoing need of this subgroup continues to be access to affordable housing opportunities. In addition to the production of additional affordable housing units, heightened investments in homelessness prevention and the system-wide implementation of diversion programming are necessary.

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Needs of formerly homeless families and individuals who are receiving rapid re-housing assistance

Rapid rehousing programs have proved successful in supporting households in regaining self-sufficiency and obtaining stable housing. However, high housing costs coupled with low or stagnant wages highlight a need for longer-term rental subsidies or the option for people to move up to a permanent supportive housing resource if this is determined to be a better fit for their needs. Additionally, there is a demonstrated need to implement a shallow subsidy program to provide an additional layer of housing stability for people exiting rapid rehousing programs but still require ongoing financial assistance.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Utilizing data from the 2024 Point-in-Time homeless count, people who fell into homelessness in the preceding 12 months and for the first time were used as a proxy to represent individuals and families at imminent risk of homelessness.

Discussion:

Pasadena faces ongoing housing challenges that reflect both regional affordability pressures and localized disparities in housing conditions, cost burden, and access to opportunity. The 2016–2020 CHAS data show that nearly 49% of renter households and 34% of owner households experience at least one of the four HUD-defined housing problems: cost burden, overcrowding, or lack of complete kitchen or plumbing facilities. These problems are more acute among households earning less than 50% of the Area Median Income (AMI), many of whom are severely cost burdened and at higher risk of displacement.

Renters represent approximately 58% of Pasadena’s households, with the greatest needs concentrated among extremely low-income renters, seniors on fixed incomes, large families, and households with special needs. Rising rents, limited availability of deeply affordable units, and a shortage of accessible housing exacerbate housing insecurity for these populations. Additionally, over 77% of the city’s housing stock was built before 1980, contributing to a growing need for rehabilitation and lead-based paint hazard reduction.

Geographically, housing needs are concentrated in Northwest Pasadena, where cost burden, overcrowding, and substandard housing conditions overlap with higher rates of

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poverty and racial/ethnic minority populations. These findings highlight the importance of place-based strategies to target resources where they can have the most impact.

To address these needs, the City of Pasadena will continue to support a balanced approach that includes new affordable housing production, preservation of existing units, tenant protections, and expanded rental assistance. Housing strategies will be closely coordinated with supportive services, fair housing enforcement, and infrastructure investments to ensure that housing solutions are equitable, accessible, and sustainable.

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NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS

Introduction

HUD defines a disproportionately greater need as a situation where the share of a racial or ethnic group experiencing one or more of four housing problems—(1) lacking complete kitchen facilities, (2) lacking complete plumbing facilities, (3) more than one person per room, or (4) housing cost burden greater than 30%—is at least 10 percentage points higher than the share of all households experiencing that problem within the same income category.

In Pasadena, a review of 2016–2020 CHAS data indicates that several racial and ethnic groups experience disproportionately greater housing problems across multiple income bands.

0%-30% of Area Median Income (AMI)

Table 14 - Disproportionately Greater Need 0 - 30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems*	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,795	900	815
White	2,675	260	355
Black/African American	1,395	120	90
Asian	1,185	330	300
American Indian/Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	2,330	165	65

Data Source: 2016-2020 CHAS

- ❖ Of the households that earn 0% - 30% AMI, 86% experience at least one housing problem. Within this group:
 - ❖ Black/African American households: 92% experience one or more problems
 - ❖ Hispanic households: 93%
 - ❖ White households: 84%
 - ❖ Asian households: 74%

Both Hispanic and Black households have significantly higher rates of housing problems compared to the jurisdiction as a whole, indicating a disproportionate need.

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30%-50% of Area Median Income (AMI)

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,005	600	0
White	1,565	230	0
Black/African American	490	75	0
Asian	620	115	0
American Indian/Alaska Native	10	0	0
Pacific Islander	10	0	0
Hispanic	2,155	175	0

Data Source: 2016-2020 CHAS

- ❖ Of the households that earn 30% - 50% AMI, 89% experience at least one housing problem. Within this group:
 - ❖ Hispanic households: 92% experience one or more problems
 - ❖ Black/African American households: 87%
 - ❖ White households: 87%
 - ❖ Asian households: 84%

Hispanic households again demonstrate a significantly disproportionate need.

50%-80% of Area Median Income (AMI)

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,745	2,130	0
White	1,775	640	0
Black/African American	725	255	0
Asian	590	325	0
American Indian/Alaska Native	35	10	0
Pacific Islander	0	10	0
Hispanic	1,560	865	0

Data Source: 2016-2020 CHAS

- ❖ Of the households that earn 50% - 80% AMI, 69% experience at least one housing problem. Within this group:

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- ❖ White households: 74% experience one or more problems
- ❖ Black/African American households: 73%
- ❖ Hispanic households: 64%
- ❖ Asian households: 64%

In this income bracket, White and Black households are slightly more affected than average, though no group clearly exceeds the 10-point threshold.

80%-100% of Area Median Income (AMI)

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems*	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,540	2,830	0
White	1,150	1,140	0
Black / African American	315	160	0
Asian	490	510	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	515	950	0

Data Source:

2016-2020 CHAS

- ❖ Of the households that earn 80% - 100% AMI, of which 47% experience at least one housing problem. Within this group:
 - ❖ Black/African American households: 66% experience one or more problems
 - ❖ White households: 50%
 - ❖ Hispanic households: 35%
 - ❖ Asian households: 49%

At this moderate-income level, Black households show a disproportionate need, with 66% experiencing housing problems compared to the citywide average of 47%

Discussion

The data clearly shows that Black/African American and Hispanic households in Pasadena experience disproportionately greater housing problems—particularly in the lowest income brackets (0–50% AMI). These households are more likely to experience cost burden, overcrowding, and/or substandard housing conditions. Disparities are most pronounced in the extremely low-income category, where over 90% of Black and Hispanic households report at least one housing problem.

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At higher income levels, Black households continue to report disproportionate needs, suggesting that factors beyond income—such as housing discrimination, limited access to lending or credit, or disparities in housing stock—may contribute to these inequities. Geographic patterns likely reinforce these outcomes, with many households of color concentrated in northwest Pasadena, where older housing stock and higher population density contribute to more frequent housing issues.

Addressing these disparities will require targeted investments in affordable and accessible housing, as well as homeownership and repair assistance for communities most impacted by historical inequities.

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NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS

Introduction

HUD defines a severe housing problem as a household experiencing one or more of the following: lack of complete kitchen or plumbing facilities, more than 1.5 persons per room, or housing cost burden greater than 50% of income. A group is considered to have a disproportionately greater need if its share of households with severe housing problems is at least 10 percentage points higher than the citywide rate for the same income category.

0%-30% of Area Median Income (AMI)

Table 18 – Severe Housing Problems 0 - 30% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,900	1,795	815
White	2,410	525	355
Black / African American	1,225	290	90
Asian	960	560	300
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	2,115	385	65

Data Source: 2016-2020 CHAS

- ❖ Of the households that earn 0% - 30% AMI, 82% experience at least one severe housing problem. Within this group:
 - ❖ Black/African American households: 88% experience one or more problems
 - ❖ Hispanic households: 85%
 - ❖ White households: 82%
 - ❖ Asian households: 63%

While most groups are close to the citywide average, Black households experience a notably higher rate of severe problems.

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30%-50% of Area Median Income (AMI)

Table 19 – Severe Housing Problems 30 - 50% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,580	2,025	0
White	1,145	650	0
Black / African American	315	250	0
Asian	545	195	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	10	0
Hispanic	1,475	855	0

Data Source: 2016-2020 CHAS

- ❖ Citywide, 64% of households that earn 30% - 50% AMI experience at least one severe housing problem. Within this group:
 - ❖ Hispanic households: 63% experience one or more problems
 - ❖ Black/African American households: 56%
 - ❖ White households: 64%
 - ❖ Asian households: 74%

No group surpasses the disproportionate threshold above the citywide average. However, Asian households show a higher rate at 74%, suggesting they are the borderline.

50%-80% of Area Median Income (AMI)

Table 20 – Severe Housing Problems 50 - 80% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,125	4,745	0
White	800	1,615	0
Black / African American	305	670	0
Asian	265	650	0
American Indian, Alaska Native	35	10	0
Pacific Islander	0	10	0
Hispanic	710	1,715	0

Data Source: 2016-2020 CHAS

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- ❖ Only 31% of households that earn 50% - 80% AMI experience at least one severe housing problem. Within this group:
 - ❖ Hispanic households: 29% experience one or more problems
 - ❖ Black/African American households: 31%
 - ❖ White households: 33%
 - ❖ Asian households: 29%

No group surpasses the disproportionate threshold above the citywide average.

80%-100% of Area Median Income (AMI)

Table 21 – Severe Housing Problems 80 - 100% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	780	4,595	0
White	320	1,970	0
Black / African American	100	370	0
Asian	155	845	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	205	1,265	0

Data Source: 2016-2020 CHAS

- ❖ Citywide, 15% of households in this bracket experience at least one severe housing problem. Within this group:
 - ❖ Hispanic households: 14% experience one or more problems
 - ❖ Black/African American households: 21%
 - ❖ White households: 14%
 - ❖ Asian households: 15%

Although Black households have a slightly higher rate of need (21%), the gap is not large enough to meet the 10-percentage-point disparity threshold. However, the consistently higher rates across multiple income levels indicate an ongoing pattern.

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Discussion

Analysis of severe housing problems in Pasadena reveals that Black/African American households experience disproportionately greater need in the lowest income bracket (0–30% AMI), where nearly 9 out of 10 face serious housing challenges. This includes issues such as overcrowding, substandard living conditions, or severe cost burden. While other groups, such as Hispanic and Asian households, also show high rates of need in select income categories, Black households are uniquely impacted across multiple brackets—especially in the lowest income ranges.

These patterns suggest that the City should continue to prioritize culturally responsive, equity-focused housing interventions in neighborhoods with a high concentration of Black and Hispanic households. Targeted production and preservation of affordable housing, rental assistance, and fair housing enforcement may help mitigate the long-term effects of housing inequities.

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NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS

Introduction

HUD categorizes data based on racial backgrounds, and Hispanic ethnicity. According to HUD, a disproportionate need exists members of racial or ethnic group at a given income level experience housing problems at a greater rate of 10% than the income level as a whole. A household is considered cost burdened when they are paying more than 30% of their income towards housing costs, including utilities. This section analyzes the extent of cost burdens on populations that are disproportionately affected.

Housing Cost Burden

Table 22 – Greater Need: Housing Cost Burdens AMI

Population Group	<=30% No Burden	30-50% Cost Burdened	>50% Severely Cost Burdened	No / negative income (not computed)
Jurisdiction as a whole	30,620	11,560	11,620	935
White	15,095	4,555	4,580	365
Black/African American	2,340	1,340	1,795	100
Asian	6,180	1,890	1,685	355
American Indian/ Alaska Native	70	0	35	0
Pacific Islander	35	10	0	0
Hispanic	6,175	3,510	3,240	105

Data Source: 2016-2020 CHAS

While Asian households overall experience lower rates of housing cost burden, Black and Hispanic households are significantly more likely to pay an unsustainable share of income on housing.

Discussion:

The data confirms that Black and Hispanic households in Pasadena are more likely to experience both moderate and severe housing cost burdens than other groups, despite representing smaller shares of the city's total population. This cost burden disproportionately affects renters, single-parent households, and those residing in northwest Pasadena. These findings reinforce the need for the City to invest in rent stabilization strategies, affordable housing development in high-opportunity areas, and targeted homebuyer and rental assistance programs for historically marginalized communities.

Needs Assessment

NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Black/African American households experience a disproportionately greater need in multiple income bands:

- ❖ At 0–30% AMI, 92% report at least one housing problem, compared to 86% of the general population in that bracket (NA-15).
- ❖ In the same band, 88% experience severe housing problems (NA-20), and 32% of all Black households' citywide face severe cost burden (NA-25), far above the citywide average of 21%.

Hispanic households also show disproportionate need, particularly in the 0–30% and 30–50% AMI brackets:

- ❖ At 30–50% AMI, 92% report housing problems versus the citywide 89% (NA-15).
- ❖ 85% of Hispanic households at 0–30% AMI experience severe housing problems, exceeding the citywide 82% (NA-20).
- ❖ Over 25% of all Hispanic households citywide are severely cost burdened (NA-25).

Although Asian households show generally lower levels of severe cost burden, they do show higher rates of severe housing problems at 30–50% AMI (74% versus the citywide 64%), which may warrant targeted review.

If they have needs not identified above, what are those needs?

In addition to affordability, overcrowding, and substandard housing, many households of color—particularly Hispanic and Black families—also face:

- ❖ Access barriers to homeownership, due to income disparities, credit access, and high down payment requirements.
- ❖ Rental discrimination or limited housing choice, particularly in higher opportunity areas.
- ❖ Displacement risk, especially in rapidly gentrifying parts of the city where older, more affordable rental housing is being lost to redevelopment.

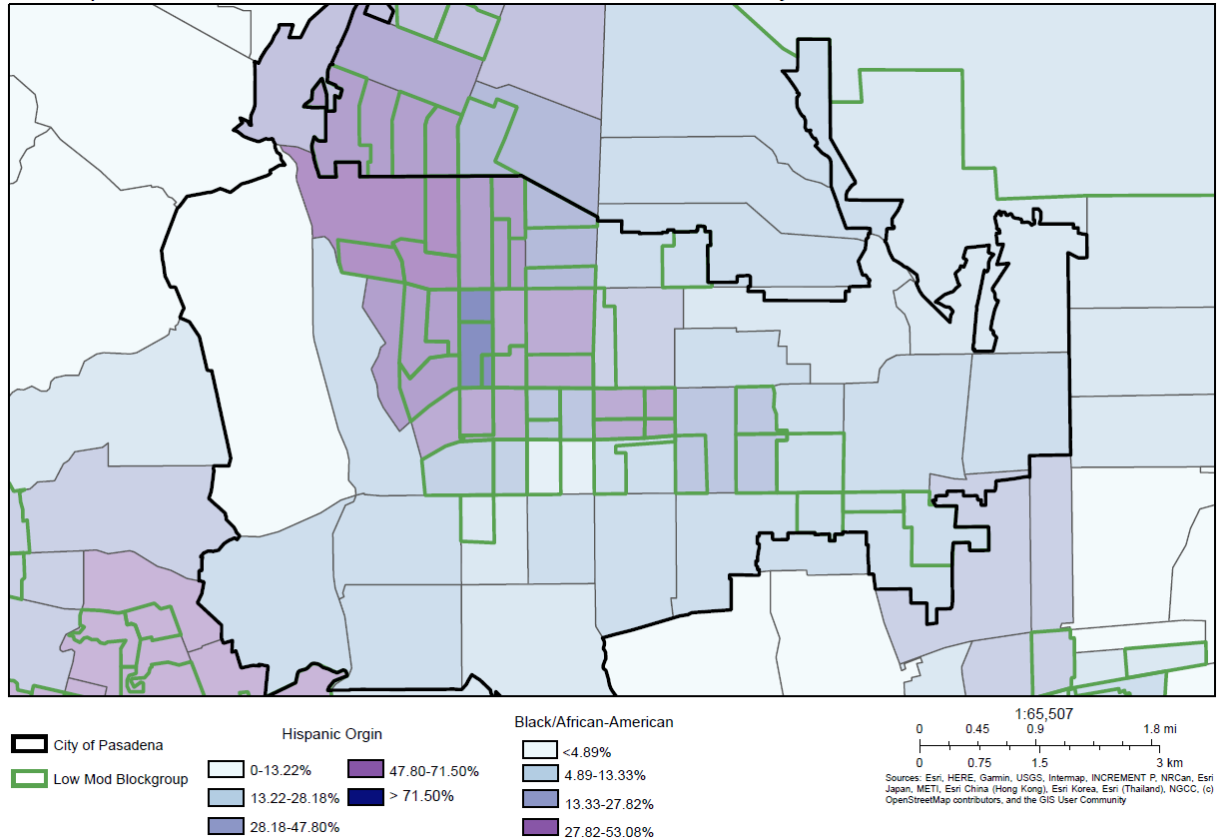
Needs Assessment

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Yes, these racial and ethnic disparities are often concentrated geographically. Black and Hispanic households are primarily located in northwest Pasadena, which also overlaps with the city's older housing stock, higher rates of overcrowding, and many CDBG-eligible census tracts. These neighborhoods often show higher incidence of housing problems and cost burden compared to more affluent areas of Pasadena.

In contrast, eastern and central Pasadena—home to a larger share of White and Asian households—tend to offer newer housing and better access to services and amenities, but also feature higher housing costs that can prevent access by lower-income households of color.

Map 1 – Pasadena Hispanic & African American Household Concentration



Needs Assessment

NA-35 PUBLIC HOUSING

Introduction

The City of Pasadena's Housing Department operates a Section 8 Housing Choice Voucher (HCV) Program which provides rent subsidies for low-income households. Special purpose vouchers administered under the program include VASH, Mainstream, and Non-Elderly Disabled vouchers. Of the 1,515 HCV and special purpose vouchers, 30% are project-based. About 83% of the voucher recipients are seniors or persons with disabilities. The average annual income of those that receive Section 8 vouchers is \$18,924, and the average housing assistance payment on behalf of participants is \$1,325. Currently, the City does not have any public housing units under its jurisdiction.

Totals in Use

Table 23 - Public Housing by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher**		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	0	0	1264	320	1,144	25	0	87

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**included in the total vouchers and tenant-based numbers

Data Source: PIC (PIH Information Center) 2025

Needs Assessment

Race of Residents

Table 24 – Race of Public Housing Residents by Program Type

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	741	128	716	0	0	25
Black/African American	0	0	0	579	0	549	3	0	27
Asian	0	0	0	19	0	18	0	0	1
American Indian/Alaska Native	0	0	0	2	0	1	1	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center) 2019

Ethnicity of Residents

Table 25 – Ethnicity of Public Housing Residents by Program Type

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	204	0	198	0	0	6
Not Hispanic	0	0	0	1,137	0	1,086	4	0	47

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center) 2019

Needs Assessment

Characteristics of Residents

Table 26 – Characteristics of Public Housing Residents by Program Type

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	N/A	N/A	13,289	0	13,332	12,044	N/A
Average length of stay	0	N/A	N/A	6	0	6	0	N/A
Average Household size	0	N/A	N/A	1	0	1	1	N/A
# Homeless at admission	0	N/A	N/A	39	0	24	1	N/A
# of Elderly Program Participants (>62)	0	N/A	N/A	557	0	555	2	N/A
# of Disabled Families	0	N/A	N/A	400	0	347	1	N/A
# of Families requesting accessibility features	0	N/A	N/A	1,341	0	1,284	4	N/A
# of HIV/AIDS program participants	0	N/A	N/A	0	0	0	0	N/A
# of DV victims	0	N/A	N/A	0	0	0	0	N/A

Data Source: PIC (PIH Information Center) 2019
 *Represents HOPWA program participants

Needs Assessment

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Due to the fact the City does not operate or administer public housing, the answer to this question is unknown.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The City of Pasadena Housing Department operates a Housing Choice Voucher (HCV) program. Due to limited funding, the wait list for voucher applicants includes 22,821 households as of February 2025. Applicants can expect to be on the wait list for many years, due to limited number of available vouchers. 84% of the families on the wait list are very low income. 65% of the families on the wait list have children or a disabled member.

HCV participants are in need of affordable housing in locations that are situated near public transportation, schools, and services. The low vacancy rate and the high rents in the City make locating a unit that is affordable for voucher holders very challenging. Voucher holders need assistance to locate available affordable units.

How do these needs compare to the housing needs of the population at large?

More data, which is not collected on wait list applicants, is needed to specifically compare needs to the populations at large. Approximately 14.2% of the persons in Pasadena live at or below the poverty level, according to the 2023 American Community Survey. With a median income of \$103,604 and median rent of \$2,284, most households will pay more than 30% of their adjusted income towards rent. Based on this data, it is clear that the same need for affordable housing applies to the general population.

Needs Assessment

NA-40 HOMELESS NEEDS ASSESSMENT

Introduction

The homeless needs assessment is conducted annually as part of a Point-in-Time (PIT) count, which is conducted during the last ten days in January each year. The PIT count is conducted by community volunteers, professional homeless service providers including street outreach workers, and the Pasadena Police Department Homeless Outreach & Psychological Evaluation Team. Identifying questions are asked of homeless persons encountered in order to create a unique identifier to allow de-duplication.

Homeless Needs Assessment

Table 27 - Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	90	11	162	29	86	93
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	126	291	879	99	99	119
Chronically Homeless Individuals	63	166	364	0	154	234
Chronically Homeless Families	2	0	10	0	5	105
Veterans	0	12	33	3	24	59
Unaccompanied Youth	19	19	56	9	28	100
Persons with HIV	14	2	49	4	9	329

Data Source: 2024 Point In-Time Count, 2023 Annual Count (HMIS Report), Pasadena CoC HMIS Dashboards, & 2024 Stella Performance Module

Needs Assessment

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Not applicable. All data is available.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

People in families with children under the age of 18 represent 18% of the population experiencing homelessness in Pasadena. The 2024 PIT count identified 32 households (101 people) experiencing homelessness, all of whom were living in sheltered locations such as emergency shelter and transitional housing. While no families were found to be living in unsheltered locations, there is still a clear need for permanent housing resources to move families out of emergency shelter settings to become stabilized and self-sustaining. Fifty-four percent (54%) of families reported experiencing homelessness for the first time during the 2024 Homeless Count, and 98% of families had experienced homelessness for 11 months or less.

Perhaps the greatest disparity seen among families with children who experience homelessness in Pasadena is the significant overrepresentation of people who identified as white and Hispanic/Latin/e/o. Thirty-eight percent (38%) of people in families with children identified as white and Hispanic or Latin/e/o. According to data from the American Community Survey (ACS), Hispanics constitute the highest share of households (31%) living below the poverty line which likely contributes to their overrepresentation in the family homeless system.

Pasadena had one family headed by a veteran in the 2024 PIT count. However, research has shown that veterans experience co-occurring conditions such as mental health disorders, substance use disorders, post-traumatic stress disorder, and traumatic brain injuries at disproportionate rates compared to their civilian counterparts.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Homelessness impacts all races and ethnic groups but disproportionately affects communities of color. The most striking disparity in Pasadena is among African Americans, who make up 8% of the City's general population but account for 27% of people who experience homelessness. Approximately 46% of people experiencing homelessness identified their ethnicity as Hispanic/Latina/e/o compared to 34% of Pasadena's population, signaling a continued growth in their over-representation.

Needs Assessment

Hispanic/Latinos are persistently overrepresented among families experiencing homelessness, comprising 64% of the people with children. Due to this disproportionate representation, Hispanics/Latinos are more likely to reside in transitional housing and emergency shelter compared to other racial groups.

People who identify as American Indian or Alaska Native are also slightly overrepresented in the homeless population compared to the City’s general population (2.2% v. 0.7%). Conversely, people who identify as White only and not Hispanic/Latina/e/o (23% vs. 35%), Asian only and not Hispanic/Latina/e/o (0.9% vs. 17.8%), or multiple races (5.2% vs. 14.5%) were underrepresented among people experiencing homelessness.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In the 2024 Homeless Count, 58% of the homeless population (n=321) was experiencing unsheltered homelessness living on the streets, in cars, in abandoned buildings or transit centers, or in other locations not suitable for human habitation. Approximately 42% of homeless persons (n=235) were living in sheltered locations, such as emergency shelters including hotels or motels paid for by charitable organizations or government programs and transitional housing. There were four unsheltered families with children found during the 2024 Homeless Count, comprising 13% of families experiencing homelessness in total.

Women experiencing homelessness are more likely to reside in sheltered locations, while men are more likely to be unsheltered. Homeless persons between the ages of 35 and 64 are more likely to be unsheltered than other age groups, and 29% of people experiencing unsheltered homelessness are aged 55 or above.

Table 28 – Unsheltered Population

Nature and Extent of Homelessness (Optional)		
Race	Sheltered	Unsheltered
White	93	86
Black or African American	52	68
Asian	4	3
American Indian or Alaska Native	1	5
Pacific Islander	0	0

Needs Assessment

Ethnicity		
Hispanic	65	77
Not Hispanic	89	164

Data

Source: 2024 Point In-Time Count

Needs Assessment

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT

Introduction

Pasadena is home to a diverse population that includes several groups with non-homeless special needs. These include the elderly, persons with physical and developmental disabilities, at-risk youth, survivors of domestic violence, and individuals with mental health or substance use challenges. These populations often face barriers to stable housing due to fixed or limited incomes, accessibility issues, and the need for supportive services. The special needs populations considered in this section include:

- ❖ Elderly and frail elderly
- ❖ Persons with disabilities
- ❖ Persons with mental health and/or substance use disorders
- ❖ At-risk youth

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

Older adults (age 62 and over) represent a growing share of Pasadena’s population. Many are long-term residents aging in place, while others are retirees seeking to remain in the community. Elderly residents are more likely to live alone and rely on fixed incomes such as Social Security or pensions, making them vulnerable to rent increases or displacement. Frail elderly individuals—typically over age 75—may have chronic health conditions or mobility limitations that make independent living challenging. Many live in homes that lack ADA-compliant features and require assistance with daily activities, transportation, or in-home care.

Persons with Disabilities

This population includes individuals with a range of disabilities, including physical impairments, developmental or intellectual disabilities, sensory limitations (hearing or vision), and mental health conditions. Many face difficulties finding housing that accommodates their needs—such as wheelchair accessibility, visual or auditory cues, or quiet living environments. Employment opportunities for individuals with disabilities are also limited, resulting in reduced household income. In many cases, residents in this group require access to housing that includes supportive services, such as case management or in-home care. As defined by the Section 4512 of the California Welfare and Institutions Code, “developmental disability” means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual.

Needs Assessment

Persons with mental health and/or substance use disorders

These individuals may live with conditions such as schizophrenia, bipolar disorder, PTSD, or substance dependency. Many struggle with housing instability due to a combination of low income, stigma, and difficulty accessing coordinated care. Some live independently with minimal support, while others require permanent supportive housing with intensive case management and clinical services. Without stable housing, individuals in this group are more likely to cycle through emergency rooms, jail systems, or crisis centers. Stable housing tied to services is key to recovery and long-term well-being.

At-risk Youth

At-risk youth in Pasadena include transition-age youth (ages 16–24), youth aging out of foster care, and those involved in the juvenile justice or child welfare systems. These young people may lack family support, have experienced trauma, or be disconnected from school or employment. Many couch-surf, live in overcrowded conditions, or face homelessness. At-risk youth require stable transitional housing, mentorship, job readiness programs, and access to mental health and supportive services to successfully transition into adulthood and avoid long-term instability.

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing needs include affordable, accessible rental units or age-restricted housing that allows seniors to age in place. Many require ADA-compliant features, grab bars, non-slip flooring, and elevator access. Frail elderly residents also need supportive services such as in-home care, transportation assistance, meals-on-wheels, and health monitoring. As housing costs rise, even modest increases in rent can destabilize seniors living on fixed incomes.

This population requires physically accessible housing, often on ground floors or with elevators, as well as modified units to accommodate mobility, hearing, or visual impairments. For individuals with developmental or cognitive disabilities, independent living with staff support, life-skills coaching, and proximity to transportation and services are essential. Supportive services include case management, benefits navigation, and mental health services.

This group benefits most from permanent supportive housing (PSH), which combines long-term housing assistance with intensive wraparound services. Needed services include behavioral health treatment, case management, peer support, and vocational rehabilitation. Housing must be low-barrier, stable, and integrated into neighborhoods with access to transit and clinics. Demand for PSH in Pasadena exceeds available supply, creating long waitlists.

Needs Assessment

At-risk youth need youth-specific transitional housing and supportive housing models with flexible rules, life-skills coaching, and workforce training. Many require assistance with education, job placement, emotional and behavioral health, and family reunification services. Those exiting foster care face greater housing insecurity and need services tailored to their identities and experiences. Locally, these needs are met by youth-focused nonprofits, but housing remains limited.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Persons with HIV/AIDS face an array of barriers to obtaining and maintaining affordable, stable housing. For persons living with HIV/AIDS, access to safe, affordable housing is as important to their general health and well-being as access to quality health care. For many, the persistent shortage of stable housing can be the primary barrier to consistent medical care and treatment. In addition, persons with HIV/AIDS may also be targets of hate crimes. Despite federal and state anti-discrimination laws, many people face illegal eviction from their homes when their illness is exposed. The Fair Housing Amendments Act of 1988, which is primarily enforced by HUD, prohibits housing discrimination against persons with disabilities, including persons with HIV/AIDS. According to the California HIV Surveillance Report, as of 2022, there were 604 persons living with diagnosed HIV infection in Pasadena.

Needs Assessment

NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

Describe the jurisdiction's need for Public Improvements:

In the City of Pasadena, the Capital Improvement Program (CIP) budget process is managed by the Department of Public Works. The budget consists of projects aimed at improving the city's public infrastructure such as streets, transportation issues, streetlights, traffic signals, parks, public buildings, sewer and storm drains, technology and water and power projects. The most recent 2026-2030 CIP budget recommendation contains 218 active projects with a total estimated cost of \$2,485,263,894 (<https://www.cityofpasadena.net/public-works/engineering-and-construction/capital-improvement-program/>).

How were these needs determined?

The development of the CIP budget is a collaborative process. Every year the Department of Public Works sends out a "Call for New Projects" which provides the City Council, Commission members and City employees with a formal means for submitting new project ideas. The projects ideas are then reviewed and prioritized for possible inclusion in the CIP. Projects must meet one or more of the following criteria: 1) addresses a particular safety issue; 2) existing maintenance efforts are no longer satisfactory to keep a facility in good repair; and/or 3) existing facility is no longer adequate to meet demand. Projects are then sent to the appropriate Department for review and comment. Department staff reviews each project and prioritize them as high, medium or low. Next, each Department prepares a preliminary cost estimate for the construction or implementation of the high priority projects. After the project costs have been developed, the appropriate department recommends how the new project will be integrated with the projects that are already planned. A high priority new project may require the postponement of an existing project. The department then recommends a funding plan for each project based upon the priorities. This list is reviewed and approved by the City Manager. A City Manager's Recommended CIP budget is prepared and sent to the appropriate citizens' commissions/committees for review and support. At each commission meeting, as well as the Finance Committee and City Council meetings, citizens are invited and encouraged to participate in the CIP process. Before any votes of support are taken, public comment is heard and considered.

The City Manager's Recommended CIP Budget, along with the comments and suggested changes of the citizen groups, is then presented to the City Council's Finance Committee. The Finance Committee reviews the City Manager's Recommended CIP in detail, considers comments and recommendations from citizens' commissions, and makes a final budget recommendation to the full City Council. The City Council holds a public

Needs Assessment

hearing to review and discuss the City Manager's Recommended CIP. At the conclusion of the public hearing the City Council votes to adopt a Capital Improvement Program.

Describe the jurisdiction's need for Public Facilities:

The top five public facilities identified through the community needs survey were:

- Educational facilities
- Parks & recreational facilities
- Fire stations
- Mental healthcare facilities
- Libraries

How were these needs determined?

As discussed in PR-15, a Community Needs Survey was conducted to gain input from local stakeholders. These needs emerged as top priority. The above-mentioned public facilities were ranked highest.

Describe the jurisdiction's need for Public Services:

The top five public identified through the community needs survey were:

- Mental health services
- Health services
- Youth services
- Childcare Services
- Transportation

How were these needs determined?

As discussed in PR-15, a Community Needs Survey was conducted to gain input from local stakeholders. These needs emerged as top priority. The above-mentioned public services were ranked highest.

Market Analysis

MA-05 OVERVIEW

Housing Market Analysis Overview

The City of Pasadena's housing market reflects the dynamics of a high-demand, built-out urban area where housing affordability, condition, and accessibility are key concerns. According to the 2016–2020 American Community Survey (ACS), the city has approximately 62,655 housing units, with a diverse mix of housing types: 43% are single-family detached homes, while 51% are in multifamily buildings, including duplexes, small apartment buildings, and large complexes with 20 or more units.

The city's rental housing dominates the housing landscape, with over 32,900 renter-occupied units, representing a larger share of the population than owner-occupied units (23,815). Pasadena has seen significant housing cost increases over the past five years. From 2020 to 2025, the median home value rose 17.9% to \$1,231,939 according to Zillow, and the median contract rent increased by 10% to \$2,325. Affordability continues to be a challenge. According to CHAS data, there are only 2,335 rental units affordable to households earning $\leq 30\%$ of AMI, and 4,275 units for those at 50% AMI.

The combination of rising costs, aging housing stock, and growing demand for affordable and accessible housing presents ongoing challenges. The City's housing strategy must prioritize preservation of the existing affordable inventory, production of new units at a range of income levels, and rehabilitation of aging homes to meet safety and accessibility standards. Investments in permanent supportive housing, workforce housing, and housing for seniors and persons with disabilities will be critical to meet the current and future needs of Pasadena residents.

Market Analysis

MA-10 NUMBER OF HOUSING UNITS

Introduction

As of the most recent estimates, Pasadena contains approximately 62,655 housing units, with a near-even split between owner and renter households. The city's housing stock includes a significant share of small multifamily buildings and single-family detached homes. Despite this diversity, there is a mismatch between unit affordability and renter income levels. Vacancy rates remain below 5%, reflecting strong demand and limited turnover, especially in low- and moderate-income price bands. The city maintains an inventory of approximately 4,300 deed-restricted affordable units, though this falls short of the projected need.

The city's housing stock serves a diverse population but does not fully meet the needs of all income groups or household types. Most new multifamily development has catered to either young professionals or older adults with higher incomes, leading to an undersupply of deeply affordable family-sized units. Additionally, the continued aging of Pasadena's housing stock—with over 75% of units built before 1980—raises long-term concerns regarding housing condition, accessibility, and energy efficiency.

This section provides a foundation for understanding how Pasadena's housing inventory is distributed across tenure, structure type, and unit size—key considerations as the City works to preserve affordability, address overcrowding, and align future development with community needs.

All residential properties by number of units

Table 29 – Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	26,730	43%
1-unit, attached structure	3,540	6%
2-4 units	5,620	9%
5-19 units	10,875	17%
20 or more units	15,835	25%
Mobile Home, boat, RV, van, etc.	55	0%
Total	62,655	100%

Data Source Name: 2016-2020 ACS

Market Analysis

Unit Size by Tenure

Table 30 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	200	1%	3,440	10%
1 bedroom	1,040	4%	11,670	35%
2 bedrooms	7,640	32%	12,655	38%
3 or more bedrooms	14,935	63%	5,145	16%
Total	23,815	100%	32,910	99%

Data Source: 2016-2020 ACS

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Publicly subsidized housing provides the largest supply of affordable housing in most communities. The City of Pasadena has a significant 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 change from lower income housing to market rate housing within the planning period.

A percentage of the City's affordable housing is due to the Inclusionary Housing Ordinance (IHO) 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 might convert to market rate include expiring subsidies, mortgage repayments, 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 recent upturn in the housing market therefore will place pressure on owners to convert their properties.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The eight (8) housing projects in the pipeline vary in new construction (243 affordable units), and rehabilitation (38 affordable units). Projects will have units designated for low- and very low-income renters including seniors, permanent supportive housing for seniors and transition-age youth, condominiums for low- and moderate-income 1st time

Market Analysis

homebuyers, the developmentally and intellectually disabled, and transitional housing for persons experiencing homelessness.

Does the availability of housing units meet the needs of the population?

The current availability of housing units in Pasadena does not meet the needs of the population, particularly for lower-income households. The Section 8 Housing Choice Voucher waitlist includes over 20,000 families, illustrating the high demand for rental assistance and affordable housing options. According to the Needs Assessment, 10,015 households in Pasadena earn less than 50% of the Area Median Income (AMI), yet the supply of housing units affordable to these households is far below what is required. Furthermore, renters earning less than 30% of AMI face the greatest challenges in finding housing they can afford. Rising housing costs, long waitlists for subsidies, and limited production of deeply affordable units continue to create a gap between housing availability and need.

Describe the need for specific types of housing:

In addition to the general need for more affordable housing, Pasadena has specific unmet needs for certain housing types:

- ❖ Accessible units: There is a shortage of housing units that meet ADA accessibility standards, particularly for individuals with mobility limitations, seniors aging in place, and persons with disabilities who require physical modifications and proximity to services.
- ❖ Larger units for families: Most of the city's rental housing stock is made up of one- and two-bedroom units, while only 16% of rental units have three or more bedrooms. This creates overcrowding among low-income, large households, particularly in renter-occupied homes.
- ❖ Senior housing: As Pasadena's senior population grows, there is increased demand for age-restricted housing, assisted living, and affordable rental units tailored to seniors living on fixed incomes. Many older adults also require supportive services to remain housed and age in place safely.

Market Analysis

MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING

Introduction

Housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems are directly related to the cost of housing. HUD standards measure affordability by the number of households paying no more than 30% of their gross income towards housing costs, including utilities. As stated in the Needs Assessment, cost burden is the most common housing problem within the City of Pasadena, with 43% of all households (51% of renters and 43% of owners) paying more than 30% of their income towards housing costs. In addition, 22% of households (24% of renters and 18% of owners) experience severe cost burden and are paying more than 50% of their income towards housing costs.

Cost of Housing

Table 31 – Cost of Housing

	Base Year: 2020	Most Recent Year: 2025	% Change
Median Home Value	\$822,100	\$1,231,939	49.8%
Median Contract Rent	\$1,658	\$2,325	40.2%

Data Source: 2020 ACS (Base Year), 2025 Zillow.com

Table 32 - Rent Paid by Household

Rent Paid	Number	%
Less than \$500	2,765	8.4%
\$500-999	2,460	7.5%
\$1,000-1,499	9,160	27.8%
\$1,500-1,999	8,090	24.6%
\$2,000 or more	10,430	31.7%
Total	32,905	100.0%

Data Source: 2016-2020 CHAS

Housing Affordability

Table 33 – Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% AMI	2,335	No Data
50% AMI	4,275	100
80% AMI	13,610	230
100% AMI	No Data	534
Total	2,335	No Data

Data Source: 2016-2020 CHAS

Market Analysis

Monthly Rent

Table 34 – Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,777	\$2,006	\$2,544	\$3,263	\$3,600
High HOME Rent	\$1,559	\$1,671	\$2,007	\$2,310	\$2,558
Low HOME Rent	\$1,213	1,300	\$1,560	\$1,803	\$2,011

Data Source: 2024 HUD FMR & HOME Rents,

Is there sufficient housing for households at all income levels?

there is not sufficient housing in Pasadena to meet the needs of households across all income levels. The housing supply is particularly insufficient for extremely low- and very low-income households. According to 2016–2020 CHAS data, there are only:

- ❖ 2,335 rental units affordable to households earning ≤30% of AMI
- ❖ 4,275 units for households earning ≤50% of AMI
- ❖ Over 10,000 households in Pasadena fall below 50% of AMI

In the ownership market, the median home value has increased to \$822,100, placing homeownership out of reach for most low- and moderate-income households. First-time homebuyer opportunities remain extremely limited without deep subsidies or shared equity models.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Table 35 - Rent Comparison

Monthly Rent	Efficiency 0 bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Pasadena Median Rents*	\$1,910	\$1,943	\$2,623	\$5,126	\$6,734

*Data source: 2025 Zillow.com

Recent HUD data also reveals that Fair Market Rents (FMR) in 2024 far exceed Low HOME Rents. For example, the FMR for a two-bedroom unit is \$2,544, compared to a Low HOME Rent of \$1,560. As a result, many housing units priced within HUD’s affordability guidelines are either unavailable or located in lower-opportunity neighborhoods. The wide differential between the rent limits utilized for HUD-funded programs and the housing market rents in Pasadena will impact the City’s strategy to produce or preserve affordable units in several ways, including:

Market Analysis

- The cost of acquiring real property for affordable housing development (or the preservation of existing affordable housing projects) will be higher, which requires a greater level of subsidy, or puts developable land out of reach for new development of affordable housing.
- As the project financing/subsidy gap widens, fewer affordable units can be built or preserved with fixed or declining levels of housing funding resources.
- Greater difficulty in attracting landlords to participate in the Housing Choice Voucher program, resulting in fewer dwelling units on the market available to qualified HCV holders who are seeking housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

While the median home value was \$822,100 in 2020, current estimates place it closer to \$1.25 million as of 2025, representing a significant barrier to homeownership for moderate-income households. Median contract rent in 2020 was \$1,658, but current market rents in 2025 are approaching \$2,325, reflecting a 40% increase and worsening cost burdens for renters. Households earning less than 50% AMI cannot afford market rents without paying more than 30% of income toward housing, and few affordable ownership options exist even for households at 80–100% AMI.

Market Analysis

MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING

Introduction

Pasadena's housing stock is diverse but aging, with a substantial portion built before modern building codes and energy efficiency standards were in place. According to 2016–2020 ACS data, over 77% of all housing units were built before 1980, including 83% of owner-occupied units and 69% of renter-occupied units. Nearly 49% of owner units and 28% of renter units were constructed before 1950, underscoring the prevalence of older homes that may be at greater risk of structural deterioration, lead-based paint hazards, and substandard conditions.

Definitions

The City defines standard housing as a unit that meets all state and local codes. Substandard housing is defined as buildings or units that are not in compliance with the California Health and Safety Code. This includes units having structural hazards, faulty weather protections, fire, health and safety hazards, or lacking complete kitchen or plumbing facilities. HUD defines housing “conditions” similarly as to the housing problems evaluated in the Needs Assessment. These conditions are overcrowding, cost burden, or a lack of complete plumbing or kitchen facilities.

Condition of Units

Table 36 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,910	33%	14,270	43%
With two selected Conditions	195	1%	2,030	6%
With three selected Conditions	4	0%	145	0%
With four selected Conditions	0	0%	15	0%
No selected Conditions	15,710	66%	16,445	50%
Total	23,819	100%	32,905	99%

Data Source: 2016-2020 ACS

Market Analysis

Year Unit Built

Table 37 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,380	6%	3,905	12%
1980-1999	2,765	12%	6,290	19%
1950-1979	7,950	33%	13,560	41%
Before 1950	11,715	49%	9,145	28%
Total	23,810	100%	32,900	100%

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Table 38 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	19,665	83%	22,705	69%
Housing Units build before 1980 with children present	1,850	8%	540	2%

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Table 39 – Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	Unknown	Unknown	4,956
Abandoned Vacant Units	Unknown	Unknown	n/a
REO Properties	Unknown	Unknown	n/a
Abandoned REO Properties	Unknown	Unknown	n/a

Data Source: 2021-2029 Pasadena Housing Element estimates

Need for Owner and Rental Rehabilitation

A substantial portion of Pasadena's housing stock is aging and increasingly in need of repair and modernization. As of the 2020 ACS and CHAS data, approximately 77% of Pasadena's housing units were built before 1980, and over 40% were constructed prior to 1950. These older homes are more likely to have outdated electrical, plumbing, and structural systems, and may also present health hazards such as lead-based paint, particularly in units occupied by families with children.

Among owner-occupied units:

- 49% were built before 1950, and another 33% between 1950 and 1979.

Market Analysis

Among renter-occupied units:

- 28% were built before 1950, and 41% between 1950 and 1979.

While many older homes in Pasadena are well-maintained, a notable portion show signs of deterioration. According to CHAS data, 34% of owner-occupied units and 49% of renter-occupied units exhibit at least one housing problem—such as overcrowding, incomplete kitchen/plumbing, or cost burden—suggesting that both condition and affordability are challenges in maintaining safe housing.

Given the age profile of Pasadena’s housing stock and the higher maintenance needs of homes over 30–50 years old, there is a clear and ongoing need for both owner and rental rehabilitation programs. These efforts are particularly important for preserving naturally occurring affordable housing (NOAH), supporting aging-in-place for seniors, and ensuring housing stability for lower-income renters.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead-based paint (LBP) hazards remain a significant concern in Pasadena due to the city's aging housing stock. Homes built before 1978 are at risk of containing lead-based paint, posing health threats, especially to young children. As of 2020, approximately 77% of Pasadena’s housing units were constructed before 1980, including 83% of owner-occupied and 69% of renter-occupied units. These older homes are more likely to contain deteriorated lead-based paint, particularly if they have not undergone proper maintenance or rehabilitation. According to the 2016–2020 CHAS data, an estimated 2,390 housing units built before 1980 are occupied by households with children, indicating potential exposure to lead-based paint hazards. While precise figures for low- or moderate-income occupancy in these units are not directly reported, historical trends suggest that a substantial portion of these units are occupied by low- to moderate-income households.

Recent data from the California Department of Public Health indicates that in 2023, 19 children under the age of 21 in Pasadena were reported with elevated blood lead levels (≥ 3.5 $\mu\text{g}/\text{dL}$), highlighting the ongoing risk of lead exposure in the community.

These findings underscore the need for continued efforts in lead hazard education, remediation programs, and enforcement of safety standards, particularly in low-income neighborhoods with older housing stock.

Market Analysis

Discussion

Pasadena's housing stock reflects the character of a mature, historic city but presents growing challenges in terms of quality, safety, and long-term habitability. Over 77% of the city's housing units were built before 1980, and nearly half of owner-occupied units were constructed prior to 1950, underscoring the extent of aging homes that may require significant repairs or upgrades. As homes continue to age, issues such as deferred maintenance, outdated infrastructure, and lack of accessibility features are becoming more common—particularly among households with limited incomes. Lead-based paint is a continuing health concern. The risk is concentrated in pre-1980 housing, which includes most Pasadena's homes. According to 2023 data from the California Department of Public Health, 19 children in Pasadena were reported with elevated blood lead levels, reinforcing the need for proactive lead hazard education and remediation—especially in low-income neighborhoods and in units with young children.

Vacancy data further supports the conclusion that Pasadena's housing market is tight and aging. With a total vacancy rate of 7.9%, and rental vacancies under 4%, there is little slack in the system to accommodate housing rehabilitation or displacement. Additionally, very few units are vacant and available for lower-income households, making preservation and rehabilitation of existing stock all the more important.

These findings support the City's continued emphasis on rehabilitation assistance programs for both rental and owner-occupied housing, preservation of affordable units at risk of deterioration, and targeted code enforcement and health interventions in older, lower-income areas. Improving the condition and safety of Pasadena's housing—while maintaining affordability—will be essential to supporting community stability and public health.

Market Analysis

MA-25 PUBLIC AND ASSISTED HOUSING

Introduction

Although public housing units are located in the City none fall under its jurisdiction. The Housing Department has just over 1,500 vouchers including supportive housing vouchers through the Shelter Plus Care, HOPWA and Veterans Affairs Supportive Housing (VASH) Program.

Totals Number of Units

Table 40 – Total Number of Units by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of vouchers available	0	0	0	1,403	205	1,198	0	0	146
# of accessible units	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	13

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: 2025 PIC (PIH Information Center)

Describe the supply of public housing developments:

There are public housing developments in the City of Pasadena, however they fall under the jurisdiction of the federal government and not the City of Pasadena Housing Authority.

Market Analysis

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Table 41 –Public Housing Inspection Scores

PROPERTY NAME	INSPECTION SCORE	PROPERTY NAME	INSPECTION SCORE
Allen House	97	PILGRIM TOWER NORTH	99
Atrium Court	90	Rosewood Court	100
CASA D'ORO II	76	SIERRA ROSE	96
COMMUNITY ARMS APARTMENTS	69	SILVERCREST-PASADENA	98
CONCORD PASADENA	92	The Groves	91
CROWN HOUSE	98	VILLA APARTMENTS	89
Dudley House	79	Villa Raymond	98
Fair Oaks Pointe Apartments	99	VILLA YUCATAN	81
GREEN HOTEL	99	WAGNER HOUSE	92
HFL Ashtabula Homes	100	Washington Townhouses	98
HUDSON GARDENS	85	Windrose Apartments & Bungalows	88
KINGS VILLAGES	69	Wynn House	92
LA PINTORESCA	99	Allen House	97
Magnolia Townhomes	95	Atrium Court	90
Morehart House	76	CASA D'ORO II	76
PILGRIM TOWER EAST	99	COMMUNITY ARMS APARTMENTS	69
		CONCORD PASADENA	92

Data: February 2025 REAC Physical Inspection Score

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The public housing units located in Pasadena are not under the jurisdiction of the City of Pasadena.

Market Analysis

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The public housing units located in Pasadena are not under the jurisdiction of the City of Pasadena.

Market Analysis

MA-30 HOMELESS FACILITIES AND SERVICES

Introduction

The City of Pasadena CoC has developed emergency and transitional housing beds, as well as permanent supportive housing projects for homeless persons. The CoC has a year-round, site-based emergency shelter for adults and another for families with minor children. The CoC also operates a weather-activated seasonal shelter, the Bad Weather Shelter, during winter months. Additionally, the CoC provides shelter through the provision of scattered-site motel-based shelter (i.e., motel vouchers), both year-round and weather-activated during winter months. The CoC has transitional housing facilities for families with children including one for families fleeing domestic violence and another for pregnant and parenting mothers. Permanent Supportive Housing (PSH) is available both in dedicated buildings, including a 70-unit building for chronically homeless seniors, a 65-unit building for single adults, including 16 veterans, an SRO building, and through the use of tenant-based rental assistance in scattered-site privately owned units

Facilities and Housing Targeted to Homeless Households

Table 42 - Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher/ Seasonal/ Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	34	9	56	142	0
Households with Only Adults	103	64	0	457	0
Chronically Homeless Households	0	0	0	202	0
Veterans	0	0	0	45	0
Unaccompanied Youth	20	0	0	8	0

Data Source: 2024 Housing Inventory Count (HIC)

Market Analysis

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Mainstream services are targeted to homeless persons by several agencies in the City of Pasadena. The Community Health Alliance of Pasadena (CHAP Care) provides medical, dental, and behavioral health care to homeless persons. Pacific Clinics provides behavioral health services, including case management; medication management; psychological; and psychiatric services, as well as housing navigation services. Heritage Clinics works with senior adults, including those with mental health issues. Youth Moving On works with transitional age youth and provides outreach and case management services.

Each of the above agencies partners with the Coordinated Entry System (CES) for the Pasadena CoC, providing case management and housing navigation services to persons assessed through the CES. Additionally, these services are available to provide ongoing stability to homeless persons housed through the Pasadena CoC.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City of Pasadena has several site-based permanent supportive housing projects that serve formerly chronically homeless individuals and families including Centennial Place (142 beds for individuals), The Salvation Army Hope Center (65 beds for individuals including 16 for veterans), Heritage Square South (69 beds for individuals), Euclid Villa (14 units for families), Marv's Place (19 units for families), and Hestia House (8 beds for youth). There are an additional 181 scattered-site permanent supportive housing beds. The City has a site-based shelter for homeless individuals and another for homeless families. Additionally, the City funds a weather-activated seasonal shelter, the Bad Weather Shelter, which operates in winter months and has up to 75 beds for individuals. The City also funds motel-based shelter (i.e., motel vouchers) for individuals, families, and unaccompanied youth. There are three transitional housing sites for families, including one for victims of domestic violence and another for pregnant and parenting women. The City also has several bridge housing facilities for longer term interim housing including recovery bridge housing for people recovering from substance use disorder. Finally, the City funds several rapid rehousing programs for families and individuals, including one that serves survivors of domestic violence.

Market Analysis

MA-35 SPECIAL NEEDS FACILITIES AND SERVICES

Introduction

There are a variety of services and facilities located in the City of Pasadena to persons with special needs coupled with supportive services need. These include housing voucher programs, dedicated housing, and services.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The City of Pasadena Housing Department administers four rental assistance programs specifically for persons with disabilities: the Non-Elderly Disabled (NED) Program, the Mainstream Program, the Housing Opportunities for People with AIDS (HOPWA) Program, and the Continuum of Care Rental Assistance Program. The City also administers Project-Based Vouchers (PBVs) for six projects that serve special needs households.

The NED Program provides Housing Choice Vouchers to persons under age 62 (at program entry) with a disability. The City administers 60 NED Vouchers.

The Mainstream Program also provides Housing Choice Vouchers to persons under age 62 with a disability. The City administers 75 Mainstream Vouchers. Fifteen of these are project-based at the Hope Center, discussed later in this section.

The HOPWA Program provides rental assistance to persons living with HIV/AIDS. The City administers 15 HOPWA Vouchers. Applicants are referred by community agencies serving persons living with HIV/AIDS, including the Foothill AIDS Project.

The CoC Rental Assistance Program provides tenant-based rental assistance for homeless persons with disabilities. The 75 rental assistance slots are allocated via referral through the regional Coordinated Entry System. Supportive services are provided to the program participants by community based non-profit agencies.

The City administers the PBV for six projects that provide housing for vulnerable populations. Three of these projects offer Permanent Supportive Housing (PSH) for formerly homeless individuals. Marv's Place offers 19 units of PSH to formerly homeless families. Centennial Place and Hope Center provide 144 and 65 units respectively of PSH for homeless individuals with disabilities. Heritage Square South provides 69 units of PSH for seniors age 55+ experiencing homelessness. Two projects, Hudson Oaks and Heritage Square North, provide 44 and 695 units respectively of PSH for seniors.

Market Analysis

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The discharge policy in place for persons returning from mental health institutions to receive appropriate supportive housing is mandated by the State of California. California Health And Safety Code Section 1262 prohibits a mental health patient to be discharged from facilities including psychiatric, skilled nursing, and hospitals from being discharged without a written aftercare plan that includes 1) the nature of the illness and follow-up required; 2) medications including side effects and dosage schedules; 3) referrals to providers of medical and mental health services; 4) financial needs; 5) educational/vocational needs; 6) social needs; and 7) housing needs. Upon discharge, these persons find housing with family & friends, group homes, sober living homes, and board and care facilities. Social Workers contact Passageways' street outreach team prior to the release of any patient identified as homeless and for whom housing has not been identified prior to release.

Della Martin is the psychiatric wing of Huntington Hospital which is funded in part by the County Department of Mental Health. Los Angeles County-funded facilities adhere to the Discharge Planning Protocol adopted by the Los Angeles County Board of Supervisors which is consistent with the state code.

The discharge policy in place for persons returning from physical health institutions to receive appropriate supportive housing is mandated by the State of California. California hospital discharge planning requirements are established by California Health and Safety Code Sections 1262.5 and 1262.6. Requirements include 1) Developing and implementing a discharge plan; 2) using professional staff to deliver discharge planning services; 3) ensuring that necessary care and services are delivered upon discharge; 4) preparing for discharge through education and counseling; and 5) transferring or referring persons, along with necessary medical information, to appropriate facilities, agencies or outpatient services, as needed, for follow-up care. Upon discharge, these persons find housing with family & friends, group homes, sober living homes, and board and care facilities.

In fulfillment of California law, persons who are admitted to Huntington Hospital (Pasadena's only hospital) and are identified as homeless, unfunded, or chemically dependent, are assigned immediately to a social worker. The social worker is also provided with a current list of service provider agencies. These lists are updated on a regular basis. Prior to the patients release social workers coordinate with non-profit service providers to locate a safe environment and the appropriate services for their patient.

Market Analysis

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City will continue to provide tenant-based rental assistance for persons with disabilities via the Housing Choice Vouchers for non-elderly disabled persons (60 NED vouchers, 75 Mainstream vouchers, and HOPWA tenant-based rental assistance for persons living with HIV/AIDS (15 HOPWA vouchers). The City will also direct entitlement funds toward set priorities that address supportive service needs of the community.

In addition, as part of the CDBG Notice of Funding Award, the City will incorporate scoring preferences for mental health services and facility improvements which were identified as a high priority needs through the community survey summary found in the Citizen Participation Plan section.

Market Analysis

MA-40 BARRIERS TO AFFORDABLE HOUSING

Negative Effects of Public Policies on Affordable Housing and Residential Investment

While Pasadena has adopted several policies to support housing development, certain local and regional public policies may still unintentionally constrain the production and preservation of affordable housing or discourage residential investment in infill and underserved areas.

Zoning and Land Use Policies

Historically, zoning in Pasadena has favored low-density, single-family residential uses, particularly in its eastern and central neighborhoods. Although recent updates have expanded allowances for Accessory Dwelling Units (ADUs) and multi-family infill development, much of the city's land remains zoned in ways that limit higher-density or mixed-income housing. Minimum lot sizes, height limits, and floor area ratios can make it financially infeasible to build affordable units without significant subsidies or density bonuses.

Discretionary Review Processes

Projects often face discretionary approval processes, including design review, conditional use permits, or neighborhood notification requirements. While these mechanisms support quality and community input, they can also add time, cost, and uncertainty, particularly for smaller developers and non-profit housing sponsors. These processes may inadvertently deter residential investment in lower-income or transitional areas where affordability preservation is needed most.

Inclusionary Housing Ordinance Requirements

Pasadena's Inclusionary Housing Ordinance requires market-rate residential developments to provide a percentage of affordable units or pay an in-lieu fee. While this policy has successfully produced affordable housing, it can increase development costs and, depending on market conditions, affect project feasibility—especially for smaller infill projects or during economic downturns.

Parking and Infrastructure Standards

Parking minimums, particularly in transit-accessible areas, can drive up construction costs and reduce the number of units that can be built on a site. Similarly, older neighborhoods may require infrastructure upgrades—such as sewer, utility, or street improvements—that can become an added burden to residential developers without dedicated offset funding or cost-sharing mechanisms.

Market Analysis

Building Codes and Historic Preservation

Pasadena's commitment to high-quality design and architectural preservation is a point of civic pride. However, strict building codes and historic preservation rules may limit the modernization or adaptive reuse of older structures for affordable housing. This may unintentionally discourage reinvestment in older neighborhoods or reduce the ability to bring aging housing stock up to modern standards.

Limited Access to Funding or Incentives

Like many California jurisdictions, Pasadena depends on state and federal programs to finance affordable housing. The elimination of redevelopment funding and reductions in block grant allocations have reduced the City's ability to support affordable housing projects. While Pasadena actively pursues gap financing through HOME, CDBG, and tax credits, demand far exceeds available resources. This limits the city's ability to fully address housing needs, especially for extremely low-income households.

Public policies at the local level, while well-intentioned, can create barriers to affordability when not paired with flexibility, incentives, or streamlining tools. Pasadena continues to refine its zoning code, development review procedures, and housing programs to reduce these barriers. Recent policy updates—including expedited ADU permitting, updated density bonus standards, and flexible parking strategies—are helping address these challenges, but additional reforms may be needed to encourage broader residential investment and equitable housing development.

The following are barriers to affordable housing based on the 2020 Analysis of Impediments to Fair Housing Choice and 2021–2029 Housing Element.

1. Land Use and Zoning Constraints

Outdated zoning and land use regulations were identified as limiting the development of diverse and affordable housing types. Specific constraints included:

- Limited areas zoned for multifamily housing
- Height and density restrictions that increase project costs
- Inconsistent definitions of “family” between the Zoning Code and Housing Code.

2. Development Standards

Rigid development standards such as parking requirements, setbacks, and discretionary design review processes were shown to increase development costs and limit the construction of affordable housing, especially in higher resource areas.

Market Analysis

3. Housing Accessibility

People with disabilities face disproportionate barriers to accessing housing. The City's multifamily stock is largely older and lacks accessible design features. Discrimination based on disability was the most frequently reported issue to the Housing Rights Center.

4. Racial/Ethnic Concentration and Linguistic Isolation

Patterns of segregation and racial/ethnic concentration were noted, particularly in northwest Pasadena. Linguistic isolation disproportionately affects Hispanic households, with a high percentage reporting limited English proficiency. This impacts access to fair housing resources, outreach, and public participation.

5. Access to Credit and Homeownership

HMDA lending data indicated that Black and Hispanic households face significantly lower mortgage approval rates than White and Asian applicants. In 2017, Hispanic applicants made up 11% of loan applicants despite comprising 34% of the population, suggesting underrepresentation and access barriers.

6. Displacement and Gentrification

Historically lower-income neighborhoods, especially in northwest Pasadena, are increasingly targeted for investment and redevelopment, leading to tenant displacement and loss of naturally occurring affordable housing. Practices such as "renoviction" and house flipping were cited as contributing to displacement pressure.

Market Analysis

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS

Introduction

Pasadena possesses a robust foundation for community and economic development, characterized by a diverse local economy, a highly educated workforce, and an extensive inventory of commercial and institutional assets. The City's economic base includes thriving sectors such as healthcare, higher education, life sciences, and advanced technology, anchored by institutions like Caltech, Huntington Hospital, and Pasadena City College. The local economy remains resilient, driven in part by the city's 30.3 million square feet of commercial space, a figure that far surpasses neighboring cities such as Monrovia and Glendale. Pasadena's workforce is especially concentrated in high-skill occupations, including engineering, computer science, and research, placing the city at the forefront of emerging "Deep Tech" industries such as biotechnology, quantum computing, and artificial intelligence. In addition to large employers, the City boasts a high number of small businesses, with 74% of its tech companies employing fewer than 10 people, underscoring the importance of local entrepreneurial support and business incubation efforts.

The City's newly adopted Economic Development Strategy outlines a forward-looking framework that prioritizes:

- ❖ Workforce development and training, especially in tech-related fields;
- ❖ Neighborhood revitalization and small business support in underserved areas;
- ❖ Enhanced mobility and infrastructure, improving connections between economic districts;
- ❖ And inclusion-focused growth, ensuring that opportunities extend to all residents, regardless of income or neighborhood.

Market Analysis

Economic Development Market Analysis

Business Activity

Table 43 - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Local Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	364	41	1	0	-1
Arts, Entertainment, Accommodations	7,087	13,520	13	13	0
Construction	1,686	1,761	3	2	-1
Education and Health Care Services	13,660	32,116	24	31	6
Finance, Insurance, and Real Estate	4,248	11,695	8	11	4
Information	4,544	2,992	8	3	-5
Manufacturing	2,607	1,255	5	1	-3
Other Services	2,225	4,206	4	4	0
Professional, Scientific, Management Services	7,530	18,224	13	18	4
Public Administration	0	0	0	0	0
Retail Trade	4,800	9,734	9	9	1
Transportation and Warehousing	1,210	1,817	2	2	0
Wholesale Trade	2,090	1,671	4	2	-2
Total	52,051	99,032	--	--	--

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table 44 – Labor Force

Total Population in the Civilian Labor Force	78,730
Civilian Employed Population 16 years and over	74,775
Unemployment Rate	5.03%
Unemployment Rate for Ages 16-24	13.66%
Unemployment Rate for Ages 25-65	3.60%

Data Source: 2016-2020 ACS

Market Analysis

Table 45 – Fastest Growing Occupancies in Los Angeles County

2022-2032 Occupational Employment Projections Los Angeles-Long Beach-Glendale Metropolitan Division (Los Angeles County)							
Occupational Title ^[2]	Base Year Employment Estimate 2022 ^{[4][5]}	Projected Year Employment Estimate 2032	Percent-age Change 2022-2032	Median Hourly Wages ^[10]	Median Annual Wages ^[10]	Entry Level Education ^{[11][12]}	Work Experience ^{[11][12]}
Nurse Practitioners	5,890	9,170	35.8%	\$82.15	\$170,864	Master's degree	None
Nurse Anesthetists	540	770	29.9%	\$0.00	\$0	Master's degree	None
Travel Agents	2,150	3,060	29.7%	\$24.34	\$50,632	High school diploma or equivalent	None
Physical Therapist Assistants	2,260	3,180	28.9%	\$37.57	\$78,152	Associate's degree	None
Physician Assistants	2,710	3,810	28.9%	\$80.35	\$167,121	Master's degree	None
Medical and Health Services Managers	14,490	20,280	28.6%	\$66.02	\$137,313	Bachelor's degree	Less than 5 years
Statisticians	560	780	28.2%	\$54.48	\$113,312	Master's degree	None
Occupational Therapy Assistants	820	1,130	27.4%	\$40.43	\$84,085	Associate's degree	None
Gambling and Sports Book Writers and Runners	160	220	27.3%	\$17.45	\$36,306	High school diploma or equivalent	None
Gambling Dealers	3,330	4,560	27.0%	\$16.15	\$33,591	High school diploma or equivalent	None
Taxi Drivers	1,460	1,960	25.5%	\$0.00	\$0	No formal educational credential	None
Data Scientists	6,580	8,830	25.5%	\$63.05	\$131,147	Bachelor's degree	None
Home Health and Personal Care Aides	268,920	360,010	25.3%	\$16.62	\$34,558	High school diploma or equivalent	None
Cooks, Restaurant	35,380	47,230	25.1%	\$19.56	\$40,692	No formal educational credential	Less than 5 years
Aircraft Cargo Handling Supervisors	740	980	24.5%	\$26.72	\$55,578	High school diploma or equivalent	Less than 5 years
First-Line Supervisors of Gambling Services Workers	310	410	24.4%	\$29.02	\$60,359	High school diploma or equivalent	Less than 5 years
Museum Technicians and Conservators	560	740	24.3%	\$30.75	\$63,974	Bachelor's degree	None
Home Health and Personal Care Aides; and Nursing Assistants, Orderlies, and Psychiatric Aides	302,610	398,310	24.0%	\$0.00	\$0	N/A	N/A
Counselors, All Other	7,630	10,020	23.9%	\$21.78	\$45,301	Master's degree	None
Mathematical Science Occupations	9,650	12,660	23.8%	\$0.00	\$0	N/A	N/A
Tour and Travel Guides	1,700	2,230	23.8%	\$0.00	\$0	N/A	N/A
Tour and Travel Guides	1,700	2,230	23.8%	\$19.03	\$39,584	High school diploma or equivalent	None
Information Security Analysts	3,260	4,250	23.3%	\$62.69	\$130,386	Bachelor's degree	Less than 5 years
Occupational Therapy and Physical Therapist Assistants and Aides	4,810	6,260	23.2%	\$0.00	\$0	N/A	N/A
Curators	370	480	22.9%	\$37.77	\$78,566	Master's degree	None

Data Source: California Employment Development Department, Top 25 2022-2032 Employment Projections

Market Analysis

Table 46 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	29,105
Farming, fisheries and forestry occupations	1,815
Service	6,505
Sales and office	12,900
Construction, extraction, maintenance and repair	2,870
Production, transportation and material moving	1,645

Data Source: 2016-2020 ACS

Travel Time

Table 47 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	37,923	58%
30-59 Minutes	20,827	32%
60 or More Minutes	7,096	10%
Total	65,846	100%

Data Source: 2016-2020 ACS

Education

Educational Attainment by Employment Status (Population 16 and Older)

Table 48 - Educational Attainment by Employment Status

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,060	145	3,070
High school graduate (includes equivalency)	7,955	385	2,980
Some college or Associate's degree	12,910	565	3,925
Bachelor's degree or higher	38,495	1,875	5,530

Data Source: 2016-2020 ACS

Market Analysis

Educational Attainment by Age

Table 49 - Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	50	844	1,405	3,013	2,706
9th to 12th grade, no diploma	1,619	1,111	1,008	1,514	1,028
High school graduate, GED, or alternative	2,762	3,043	2,367	4,687	3,646
Some college, no degree	5,275	4,677	3,017	5,745	3,262
Associate's degree	619	1,270	1,608	2,645	1,477
Bachelor's degree	1,774	9,147	5,300	9,036	4,519
Graduate or professional degree	281	5,837	5,461	7,746	4,886

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Table 50 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$18,296
High school graduate (includes equivalency)	\$25,656
Some college or Associate's degree	\$35,804
Bachelor's degree	\$60,064
Graduate or professional degree	\$77,762

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Pasadena's major employment sectors are led by Education and Health Care Services, which account for the largest share of both local workers (24%) and local jobs (31%). This reflects the city's strong institutional presence, including Huntington Hospital, Pasadena City College, and Caltech.

The second largest sector is Professional, Scientific, and Management Services, comprising 13% of workers and 18% of jobs. This sector includes high-skill occupations such as engineering, research, and technology development—areas in which Pasadena is increasingly positioning itself as a regional innovation hub.

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The Arts, Entertainment, and Accommodations sector is the third major employment category, supporting 13% of the workforce and 13% of jobs. This sector benefits from Pasadena’s strong tourism base, cultural venues, and events such as the Rose Parade and Rose Bowl, which attract national and international visitors.

Together, these three sectors—Education/Health, Professional Services, and Arts/Entertainment—reflect Pasadena’s role as a knowledge-based economy with strong linkages to both higher education and regional tourism. The city’s strategic investments in innovation, creative industries, and inclusive workforce development are aimed at sustaining and expanding these key economic pillars.

Describe the workforce and infrastructure needs of the business community:

Pasadena’s business community is supported by a highly educated workforce and a strong institutional base, but it faces ongoing challenges related to labor force alignment, commercial space availability, and infrastructure modernization.

Workforce Needs

Employers across sectors—particularly in healthcare, technology, and professional services—report difficulty filling positions requiring both advanced technical skills and industry-specific experience. While 51.2% of Pasadena’s adult population holds a bachelor’s degree or higher, there is a growing need for:

- Mid-skill workers in healthcare, construction, and skilled trades,
- Technical talent in life sciences, computer engineering, and data science,
- And entry-level and bilingual workers in retail, hospitality, and caregiving.

Pasadena’s small business community, which comprises the majority of its employers, also expresses demand for employees trained in customer service, digital tools, and business operations. The Foothill Workforce Development Board, Pasadena City College, and Pasadena Unified School District’s College & Career Pathways program play critical roles in bridging the skill gap, offering job training and placement services.

Infrastructure Needs

Pasadena businesses, particularly those in commercial and industrial zones, face several infrastructure-related challenges:

- ❖ Aging commercial buildings often require modernization to meet energy, accessibility, and digital infrastructure standards.
- ❖ Limited space for business expansion, especially for manufacturing and R&D, restricts the growth of “deep tech” and innovation-driven enterprises.
- ❖ Parking constraints, particularly in central and historic districts, impact both customers and employees.

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- ❖ Mobility infrastructure is uneven across districts. While the downtown core is well-connected, other business corridors (e.g., Lincoln Avenue, East Pasadena) require improved pedestrian, bicycle, and public transit linkages to support workforce accessibility.
- ❖ Additionally, the City is working to improve last-mile transit options, digital infrastructure, and sustainable building practices to attract and retain employers.

Strategic priorities in the City’s 2024 Economic Development Strategy include facilitating infrastructure reinvestment, supporting commercial district revitalization, and ensuring that workforce development resources are equitably distributed—particularly in underserved neighborhoods.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Pasadena is undergoing a number of economic and development changes that are expected to influence business growth and workforce needs during the 2025–2029 Consolidated Plan period. These changes stem from both public and private sector initiatives that are reshaping the city’s economic landscape, especially in technology, healthcare, research, and transit-oriented development.

Key Economic Drivers and Investments

1. Healthcare and Bio-Innovation Expansion

Pasadena is home to major institutions such as Huntington Hospital, Kaiser Permanente, and the Caltech-affiliated biotech corridor, which continue to drive growth in health sciences and life sciences. Planned investments in biotech R&D and healthcare infrastructure are expected to create demand for both high-skilled professionals and support staff, highlighting a need for career pathway programs in STEM, allied health, and technician roles.

2. Transit-Oriented Development and Infrastructure

Ongoing investment in transit-accessible mixed-use developments near Metro Gold Line stations, especially around Lincoln Avenue and East Colorado, is revitalizing underutilized commercial corridors and creating jobs in construction, retail, and hospitality. These developments also generate new infrastructure needs related to mobility, broadband access, and public amenities.

Market Analysis

3. Technology and Creative Economy

Pasadena's growing presence in the technology and creative sectors—including companies in digital media, AI, and space research—is reshaping workforce demands. These industries require specialized training programs, entrepreneurship support, and infrastructure investments such as co-working spaces, tech hubs, and business incubators.

4. Northwest Pasadena Revitalization

As the City designates Northwest Pasadena as a geographic priority area, targeted investments in affordable housing, parks, and community-serving commercial projects are expected to create localized employment and small business opportunities. These efforts will require wraparound workforce support, including soft skills training, financial literacy, and local hiring pipelines.

Identified Needs Created by These Changes

- **Workforce Development:** New and emerging sectors call for expanded vocational training, apprenticeships, and adult re-skilling programs in healthcare, biotech, construction trades, and technology.
- **Small Business Support:** Entrepreneurs, especially in underserved areas, need access to technical assistance, startup capital, and e-commerce tools to compete and grow.
- **Infrastructure Modernization:** Economic expansion requires upgrades to digital infrastructure, broadband access in underserved neighborhoods, transportation networks, and public utilities to support both commercial and residential development.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Pasadena's workforce is highly educated compared to regional and national averages, and it is generally well-aligned with the city's dominant employment sectors—particularly in education, healthcare, professional services, and technology. According to 2016–2020 ACS data, over 51% of Pasadena residents aged 25 and older hold a bachelor's degree or higher, while 88.1% have at least a high school diploma. This educational profile supports Pasadena's strong base in healthcare, education, engineering, and science-based industries, which collectively account for a large share of the city's jobs.

Pasadena is home to major institutions such as Caltech, Huntington Hospital, and Pasadena City College, all of which contribute to a demand for high-skill, knowledge-based workers. The presence of many jobs in management, business, science, and

Market Analysis

technical fields is matched by a workforce with a high concentration of college and graduate degrees.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Pasadena is home to a number of active workforce training programs that are closely aligned with the city's economic development goals and the priority needs identified in the Consolidated Plan. These programs are designed to bridge the gap between local employment opportunities and the skill levels of Pasadena's diverse workforce, especially among lower-income residents, youth, and historically underserved populations.

Foothill Workforce Development Board (FWDB)

The Foothill Workforce Development Board is a key regional partner that serves Pasadena and surrounding cities. The board operates out of the Pasadena City Manager's Office. The FWDB offers:

- ❖ Job placement and career counseling services for unemployed and underemployed residents
- ❖ Customized training programs in partnership with local employers
- ❖ On-the-job training (OJT) and subsidized employment to support small businesses and reduce hiring risk
- ❖ Support for dislocated workers and returning citizens

FWDB plays a direct role in helping low- and moderate-income residents gain access to quality jobs, which aligns with Consolidated Plan goals to increase economic opportunity and self-sufficiency.

Pasadena Unified School District – College & Career Pathways

PUSD's College & Career Pathways program prepares high school students for postsecondary education and employment by integrating:

- ❖ Hands-on learning in career-themed academies
- ❖ Work-based learning opportunities, such as internships and job shadowing
- ❖ Dual enrollment with Pasadena City College

This initiative supports long-term workforce development and aligns with the Consolidated Plan's emphasis on increasing youth opportunity and preventing future unemployment or housing instability.

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Pasadena City College (PCC)

PCC provides a broad range of workforce training and career technical education (CTE) programs, including:

- Short-term, non-credit certificate programs in healthcare, business, computer technology, hospitality, and skilled trades
- Industry-specific career pathways in fields such as nursing, engineering, and biotechnology
- Partnerships with local employers for internships, apprenticeships, and job fairs

PCC's training programs are especially important for residents who are reskilling or entering the workforce for the first time. The college's location and affordability make it an accessible resource for low-income individuals seeking upward mobility.

Other Community Partners

Several nonprofits and community-based organizations in Pasadena—such as the Flintridge Center, YWCA Pasadena, and Harambee Ministries—provide targeted workforce programs for specific populations, including formerly incarcerated individuals, women, and youth. Services include job readiness, life skills, digital literacy, and connections to employment.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Although the City of Pasadena does not participate in a formal Comprehensive Economic Development Strategy (CEDS), it undertakes a range of coordinated economic development initiatives through its 2024 Economic Development Strategic Plan (EDSP) and General Plan Land Use Element that align closely with the priorities outlined in the Consolidated Plan.

The EDSP identifies four strategic goals, each of which has a direct or complementary relationship with housing and community development objectives:

1. Support Investment in the Community That Creates Jobs

- ❖ Promotes Pasadena as a hub for finance, healthcare, design, engineering, and innovation.

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- ❖ Encourages business retention, recruitment, and infrastructure investment.
- ❖ Supports small business growth, especially in underserved neighborhoods. These efforts create job opportunities for low- and moderate-income residents and may be supported by workforce training or microenterprise assistance funded through CDBG.

2. Enhance Commercial Districts to Create Quality Shopping and Dining Experiences

- ❖ Focuses on revitalizing key corridors such as East Pasadena, Lincoln Avenue, and the Central District.
- ❖ Emphasizes walkability, safety, and placemaking investments that improve the quality of life. Many of these areas overlap with CDBG-eligible census tracts, making them eligible for infrastructure upgrades, façade improvements, and public facility enhancements.

3. Cultivate an Entrepreneurial and Academic Environment That Fosters Innovation

- ❖ Leverages proximity to Caltech, JPL, and ArtCenter College of Design to build an innovation economy.
- ❖ Supports start-ups and small businesses through incubators, tech transfer, and capital access. This aligns with Consolidated Plan goals to support economic mobility and increase access to opportunity for disadvantaged residents.

4. Encourage the Growth of Cultural Assets and Entertainment Activities

- ❖ Builds on Pasadena's identity as a cultural and tourist destination (e.g., Rose Bowl, Playhouse District).
- ❖ Supports efforts to expand hospitality, creative arts, and visitor infrastructure. This growth supports local employment in hospitality and service industries—key sectors for entry-level and transitional workers in need of stable employment.

Market Analysis

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")

In Pasadena, there are identifiable areas where households with multiple housing problems are concentrated—most notably in northwest Pasadena, which includes census tracts with higher rates of poverty, cost burden, overcrowding, and aging housing stock.

A “concentration” of housing problems is typically defined as a geographic area (e.g., census tract or block group) where the proportion of households experiencing multiple housing problems exceeds the citywide average by at least 10 percentage points. Multiple housing problems may include one or more of the following:

- ❖ Housing cost burden (paying more than 30% or 50% of income on housing)
- ❖ Overcrowding (more than one person per room)
- ❖ Lack of complete kitchen or plumbing facilities
- ❖ Housing units in disrepair or physically inadequate condition

According to CHAS data and the 2021–2029 Housing Element, low- and moderate-income renter households in northwest Pasadena are disproportionately affected by these issues. This area is also where a majority of the city’s minority and linguistically isolated populations reside—further compounding vulnerability to displacement, poor housing conditions, and limited housing choice.

Key contributing factors to the concentration of housing problems include:

- ❖ A high percentage of older housing units built before 1950
- ❖ A higher proportion of cost-burdened renters
- ❖ Lower access to affordable units with three or more bedrooms
- ❖ Historical patterns of segregation and underinvestment

Many of these tracts also overlap with CDBG-eligible areas, where infrastructure, neighborhood revitalization, and housing programs are already targeted.

Addressing these concentrations of housing problems is central to Pasadena’s goals to affirmatively further fair housing, reduce displacement, and improve housing quality and access in historically disadvantaged neighborhoods.

Market Analysis

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration")

In Pasadena, there are specific areas—particularly in northwest Pasadena—where both racial/ethnic minorities and low-income households are disproportionately concentrated. These patterns reflect historical land use, redlining practices, and economic disparities that continue to influence housing choice and neighborhood conditions.

A “concentration” of minority or low-income households is typically defined as a census tract where:

- ❖ The percentage of racial or ethnic minority residents exceeds 20 percentage points above the citywide average, or
- ❖ The percentage of low-income households (defined as those earning below 80% of Area Median Income) is significantly higher than in surrounding areas or the city overall.

According to the 2021–2029 Housing Element and Affirmatively Furthering Fair Housing (AFFH) analysis:

- ❖ The northwest quadrant of Pasadena contains multiple census tracts where Black or Hispanic residents represent over 50% of the population, compared to citywide averages of approximately 9% (Black) and 33% (Hispanic).
- ❖ These same areas also have higher concentrations of households earning below 50% of AMI, higher rates of renter occupancy, and lower access to housing mobility or homeownership opportunities.

In addition to racial/ethnic concentration, these neighborhoods often experience overlapping conditions of:

- ❖ Overcrowding and cost burden
- ❖ Older housing stock in need of repair
- ❖ Limited access to public amenities or high-performing schools

These geographic concentrations are of particular concern from a fair housing and equity perspective, as they often coincide with historic patterns of disinvestment and reduced access to opportunity. As a result, Pasadena has prioritized these areas for investment through its CDBG-funded neighborhood revitalization, affordable housing development, and fair housing services.

Market Analysis

Efforts to promote equitable access to housing include:

- ❖ Incentivizing affordable housing in higher-resource neighborhoods,
- ❖ Preserving affordability in gentrifying areas,
- ❖ Supporting housing mobility programs, and
- ❖ Partnering with community-based organizations to empower residents in these concentrated neighborhoods.

What are the characteristics of the market in these areas/neighborhoods?

Neighborhoods in northwest Pasadena, which are home to a high concentration of low-income families and racial/ethnic minorities, are characterized by a housing market that reflects long-standing inequities in investment, affordability, and access to opportunity.

Aging Housing Stock and Physical Conditions

- ❖ Much of the housing in northwest Pasadena was built prior to 1950, with many units requiring rehabilitation or modernization.
- ❖ According to CHAS and ACS data, these neighborhoods have higher rates of housing problems, including cost burden, overcrowding, and lack of adequate plumbing or kitchen facilities.

Affordability Pressures and Renter Vulnerability

- ❖ A large share of households in these areas are renters, many of whom are cost-burdened or severely cost-burdened (spending more than 50% of income on housing).
- ❖ Market rents have continued to rise across the city, but incomes in northwest Pasadena have not kept pace, intensifying the risk of displacement and gentrification.
- ❖ There is also a limited supply of larger rental units (3+ bedrooms), making housing access more difficult for large or multigenerational families.

Low Property Values and Investment Gaps

- ❖ Property values in these neighborhoods tend to be lower than citywide averages, yet still increasingly unaffordable for most low- and moderate-income buyers.
- ❖ Some areas face a lack of private reinvestment, especially in older multifamily buildings, due in part to long-standing perceptions of risk and limited financing options.

Market Analysis

- ❖ At the same time, recent market interest in these areas has led to rising speculative activity, including “renoviction” or investor-led flips that displace long-term tenants.

Limited Access to Amenities and Infrastructure

- ❖ While these neighborhoods are relatively close to transit corridors, they may lack consistent infrastructure, including sidewalk improvements, street lighting, and accessible green space.
- ❖ Some census tracts are designated as “High Segregation & Poverty” areas in the AFFH analysis, meaning they have fewer connections to high-performing schools, healthy food options, and health care services.

Community Strengths and Opportunities

- ❖ Despite these challenges, northwest Pasadena has strong community assets, including active neighborhood associations, cultural institutions like The Alkebulan Cultural Center and First African Methodist Episcopal Church of Pasadena, and a legacy of civic engagement through community organization including NAACP Pasadena.
- ❖ During the previous five- year cycle, the City directed over \$4 million in CDBG funding to Northwest Pasadena to provide security enhancements, free public Wi-Fi at parks, renovation of a community pool, and replacement of broken sidewalks.
- ❖ These areas are also a focus for tenant protections, anti-displacement strategies, and economic development programs that align with the goals of the Consolidated Plan.

Are there any community assets in these areas/neighborhoods?

Northwest Pasadena is home to numerous community assets that serve as anchors for neighborhood stability, cultural identity, and resident empowerment. These assets include educational institutions, transit access, health and social services, and a strong network of civic and community organizations.

Educational and Cultural Institutions

- ❖ The John Muir High School Early College Magnet, located in northwest Pasadena, offers advanced college and career pathways and is a key educational institution serving local youth.
- ❖ Community-based programs like College Access Plan and Partnership for Success provide academic enrichment, college prep, and mentoring support.

Market Analysis

- ❖ The Jackie Robinson Community Center, named for Pasadena native and civil rights icon Jackie Robinson, provides youth and senior programs, health services, and meeting space for local nonprofits.

Transit and Mobility

- ❖ Northwest Pasadena benefits from access to Metro Gold Line stations (e.g., Lincoln/Cypress, Memorial Park) and multiple bus routes, enhancing regional connectivity for residents who rely on public transportation.
- ❖ Planned mobility improvements under the City's Complete Streets program aim to expand pedestrian and bike infrastructure in these neighborhoods.

Parks and Recreational Spaces

- ❖ Robinson Park Recreation Center (2015 construction funded in part with \$6 million in CDBG Section 108 funding), and recently renovated swimming pool, serves as a major hub for sports, youth programming, and community events.
- ❖ La Pintoresca Park and Villa Parke offer access to green space, playgrounds, and after-school activities.
- ❖ The City has invested over



Image 1: Robinson Recreation Center

Community-Based Organizations and Health Services

- ❖ Several long-standing nonprofits and faith-based groups operate in northwest Pasadena, including:
 - Day One Pasadena (youth leadership and health equity)
 - Flintridge Center (reentry and violence prevention)
 - Friends in Deed (housing and food insecurity assistance)
- ❖ CHAPCare and PCC Community Education Center provide accessible health care and adult education services.

Civic Engagement and Advocacy

- ❖ Northwest Pasadena has a strong tradition of civic participation, with active neighborhood associations, tenant organizing groups, and cultural preservation efforts.
- ❖ Residents have played a key role in shaping community planning efforts, including specific plans and anti-displacement strategies under the City's Affirmatively Furthering Fair Housing commitments.

Market Analysis

Are there other strategic opportunities in any of these areas?

Neighborhoods such as northwest Pasadena, are well-positioned for targeted interventions that align with the City's housing, infrastructure, and economic goals.

1. Transit-Oriented Development (TOD) Potential

Northwest Pasadena has proximity to Metro Gold Line stations, multiple transit corridors, and complete streets planning efforts, making it a key candidate for:

- Affordable housing near transit
- Mixed-use infill development
- Mobility upgrades (pedestrian safety, bike infrastructure, first/last mile transit solutions)

Strategically leveraging these assets through TOD can reduce cost burdens, improve job access, and support climate goals.

2. Affordable Housing Preservation and Production

Many properties in these areas are:

- Naturally occurring affordable housing (NOAH)
- At risk of conversion to market rate or deterioration
- Eligible for preservation or affordable housing rehab financing

Targeted acquisition, rehabilitation, or inclusionary housing policies can protect affordability while improving housing quality.

3. Economic Development and Workforce Training

The area is included in the City's economic equity efforts outlined in the 2024 Economic Development Strategy, with opportunities to:

- Expand neighborhood-serving retail and small businesses
- Leverage local institutions (e.g., Jackie Robinson Center, PCC) to offer training programs and pathways to jobs in healthcare, trades, and hospitality
- Support entrepreneurship among local residents and underrepresented business owners

Market Analysis

4. Infrastructure and Public Facility Investments

Northwest Pasadena is a focus for CDBG-eligible investments in:

- Street and sidewalk improvements
- Park upgrades and community centers (e.g., Robinson Park)
- Broadband access and digital equity infrastructure

Strategic capital improvements here can enhance livability, promote safety, and attract reinvestment without displacing residents.

5. Cultural and Historic Preservation

The area has deep cultural roots, particularly among Pasadena’s Black and Latino communities. Opportunities exist to:

- Preserve historic buildings and cultural sites
- Support arts programming, murals, and cultural events
- Promote heritage tourism and storytelling as economic development tools

Market Analysis

MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW-MODERATE INCOME HOUSEHOLDS

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadband access is a critical part of modern infrastructure, enabling residents to engage in education, employment, healthcare, and civic participation. While Pasadena is generally well-served by commercial internet providers, there are ongoing gaps in affordable, high-quality broadband access for low- and moderate-income households, particularly in neighborhoods such as northwest and east Pasadena.

Households in these areas are more likely to lack reliable internet connections due to cost, limited-service options, or outdated building infrastructure—especially in older rental properties. According to recent ACS estimates, about 8% of all Pasadena households have no internet access, with even higher rates of disconnection among renters, seniors, and low-income families. Many rely on mobile data plans that are inadequate for telework, remote learning, or streaming-based healthcare.

To address this digital divide, the City of Pasadena has already made targeted investments using CDBG resources. During the previous 5-Year Consolidated Plan period (2015–2019), the City invested over \$275,000 in CDBG funds to install free public Wi-Fi at seven (7) parks located in low- and moderate-income neighborhoods. These sites now offer free, accessible internet to residents who may lack service at home.

In addition, the City provides internet access at nine (9) neighborhood libraries and four (4) community centers, which serve as vital community technology hubs. These public facilities offer both Wi-Fi and computer terminals, along with assistance from library staff and digital literacy programming provided through community partnerships.

Despite these efforts, broadband affordability and infrastructure challenges persist. These challenges became particularly visible during the COVID-19 pandemic, when remote work, telehealth, distance learning, and digital public services became critical. Students, older adults, and persons with disabilities in digitally underserved neighborhoods faced significant barriers to accessing these services. Older multifamily housing often lacks modern internal wiring to support high-speed service. In some areas, limited provider competition and building ownership restrictions also create barriers to connectivity for low-income residents.

Market Analysis

To further close the digital divide, Pasadena will continue to:

- Promote broadband affordability programs such as the Affordable Connectivity Program (ACP),
- Expand public Wi-Fi availability through CDBG-eligible infrastructure projects,
- Support digital literacy training through libraries and nonprofit partners, and
- Explore upgrades to broadband infrastructure in underserved residential areas.

These actions directly support the Consolidated Plan's broader goals of reducing disparities, expanding access to opportunity, and investing in equitable neighborhood development.

Describe the need for increased competition by having more than one broadband internet service provider serve the jurisdiction.

In Pasadena, broadband internet service is widely available; however, the level of competition among providers varies significantly across neighborhoods, especially in low- and moderate-income areas. In several parts of the city—particularly northwest Pasadena and sections of east Pasadena—residents are served by only one or two broadband providers, which limits consumer choice and contributes to higher costs and reduced service quality.

Limited competition is often more pronounced in older multifamily buildings, where outdated internal wiring and property ownership constraints may restrict the installation of additional providers. As a result, many tenants—particularly those with low or fixed incomes—are unable to access affordable high-speed internet.

During community outreach conducted as part of the City's 2023 Community Needs Assessment and the development of the 2024 Economic Development Strategy, residents reported:

- Inconsistent service speeds and reliability, particularly during peak usage hours;
- High costs for basic internet plans, making it difficult to maintain consistent access;
- Lack of competitive pricing or promotional options in areas with only one available provider;
- And difficulty qualifying for or accessing low-cost broadband plans, even when available.

These concerns highlight the need for greater provider competition, which can result in:

- Improved affordability for low-income households;

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- Faster and more reliable service, enabling effective remote work, telehealth, and distance learning;
- Incentives for infrastructure upgrades, particularly in older or underserved housing stock;
- And increased access to government-subsidized plans, such as those under the Affordable Connectivity Program (ACP).

To address this need, the City of Pasadena is:

- Encouraging internet service providers to expand infrastructure and coverage to underserved areas;
- Evaluating opportunities to incorporate open-access broadband or conduit requirements into public infrastructure and housing development projects;
- Continuing to provide free public Wi-Fi at parks, libraries, and community centers as an accessible alternative; and
- Exploring strategies to incentivize provider competition, particularly in CDBG-eligible and historically underserved neighborhoods.

Improving broadband competition supports the goals of the Consolidated Plan by enhancing digital equity, reducing economic barriers, and increasing access to opportunity for all Pasadena residents.

Market Analysis

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

1. Extreme Heat

Pasadena is projected to experience a sharp rise in the frequency and intensity of extreme heat events. According to regional climate models, the city may face triple the number of days over 95°F by mid-century. Vulnerable populations—especially seniors, young children, and individuals with chronic illnesses—are at elevated risk of heat-related illness and mortality, particularly in neighborhoods lacking tree canopy, shade, or access to cooling centers.

2. Wildfire and Air Quality

Pasadena lies in proximity to the San Gabriel Mountains and Angeles National Forest, areas increasingly vulnerable to wildfire due to prolonged drought, higher temperatures, and vegetation stress. While the city is not located in a high fire hazard severity zone itself, wind-driven fires (like the 2025 Eaton Fire) pose risks to nearby foothill neighborhoods. Wildfires also degrade regional air quality, disproportionately impacting people with asthma or other respiratory illnesses—many of whom live in Pasadena's lower-income communities.

3. Drought and Water Reliability

As a Southern California city, Pasadena faces longer and more severe drought cycles, which affect the reliability and cost of water supply. Rising temperatures also reduce local groundwater recharge and place greater strain on imported water systems. Water conservation requirements and rate increases can pose burdens for low-income residents and affordable housing providers.

4. Flooding and Urban Runoff

Although not located in a traditional floodplain, Pasadena is vulnerable to urban flooding and stormwater runoff—especially during intense rainfall events that are becoming more frequent due to climate change. Older infrastructure, impervious surfaces, and topographical challenges in some areas exacerbate the risk of localized street and basement flooding, which can damage homes and infrastructure in historically disinvested neighborhoods.

5. Climate Inequities

Climate change does not affect all Pasadena neighborhoods equally. According to the City's Climate Action Plan and Environmental Justice analyses, the most climate-vulnerable communities are:

- Located in northwest and central Pasadena

Market Analysis

- More likely to be lower-income renters
- Have less access to green space, tree cover, and energy-efficient housing

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income (LMI) households in Pasadena face elevated vulnerability to climate-related natural hazards due to a combination of housing conditions, location, limited resources, and social factors. These vulnerabilities are confirmed by findings from the City's Local Hazard Mitigation Plan, Climate Action Plan, and 2023 Community Health Improvement Plan, as well as regional analyses by the California Office of Emergency Services (Cal OES) and Cal-Adapt.

1. Housing Age and Physical Vulnerability

A significant portion of Pasadena's affordable and LMI housing stock was built before 1980, with many structures dating back to before 1950. These older homes are:

- More likely to lack modern insulation or cooling systems, increasing risk during heatwaves;
- At higher risk of damage from flooding, extreme heat, or wind events due to aging roofs, outdated plumbing, and limited drainage infrastructure;
- Often located in multi-family buildings that are more difficult to retrofit or weatherize, particularly for low-income tenants.

According to CHAS data, nearly half of renter-occupied units with LMI households have at least one housing problem, such as overcrowding or cost burden, further compounding vulnerability during emergencies.

2. Geographic and Environmental Exposure

LMI households are disproportionately located in neighborhoods with higher environmental and climate exposure, including:

- Urban heat islands in northwest and central Pasadena, where tree canopy is sparse and impervious surfaces increase ambient heat;
- Areas near wildland-urban interface zones, especially along the city's northern edge, that are susceptible to wildfire smoke and evacuation risks;
- Locations prone to stormwater runoff and localized flooding, often with older storm drain systems and inadequate flood control infrastructure.

Market Analysis

Many of these areas overlap with Pasadena’s CDBG-eligible census tracts, indicating both socioeconomic disadvantage and environmental vulnerability.

3. Limited Adaptive Capacity

LMI households face economic and structural barriers that reduce their ability to prepare for, respond to, and recover from climate-related events. These include:

- Lack of access to air conditioning, home retrofits, or emergency supplies;
- Limited mobility or reliable transportation to evacuate during emergencies or access cooling centers;
- Dependence on rental housing, which restricts tenant ability to make resilience upgrades;
- And in some cases, language or information access barriers, especially among immigrant and linguistically isolated households.

These conditions make LMI residents more likely to suffer long-term displacement, property loss, or health complications from climate hazards.

Strategic Plan

SP-05 OVERVIEW

The Strategic Plan provides a focused framework for investing federal entitlement funds—Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG)—over the next five years to meet the needs of low- and moderate-income residents and neighborhoods. This five-year strategy builds upon data, priorities, and feedback gathered through the Needs Assessment, Market Analysis, and community engagement.

This Strategic Plan is being developed during a time of economic uncertainty, including proposed federal reductions to domestic discretionary spending. If enacted, these cuts may result in decreased allocations for core housing, community development, and homelessness programs. In response, Pasadena will prioritize high-impact, cost-effective investments and emphasize leveraging other public and private funding sources to maximize outcomes for low- and moderate-income households.

To guide funding decisions and implementation, the City has identified twelve (12) high-priority objectives that will serve as the foundation for all HUD-funded programs over the next five years:

Plan Objectives (2025–2029):

1. Improve the quality of existing housing stock to support community and neighborhood stability.
2. Expand the number of affordable rental units available to low- and moderate-income households.
3. Increase homeownership opportunities for low- and moderate-income households.
4. Expand homeless prevention and intervention services.
5. Increase availability of supportive services to special populations (seniors, persons with disabilities, at-risk youth, persons living with HIV/AIDS, veterans).
6. Support programs that provide services to low- and moderate-income households.
7. Support capital improvement and financial assistance activities for small business development.
8. Increase employment opportunities through business creation, expansion, and technical assistance.
9. Improve accessibility of programs that provide services to low- and moderate-income households.
10. Support renovation and rehabilitation of facilities that provide access to community services for low- and moderate-income households.
11. Improve infrastructure in low- and moderate-income neighborhoods.

Strategic Plan

12. Support financial assistance activities for low- and moderate-income households to create investment opportunities.

The City of Pasadena has established twelve (12) strategic objectives to guide the use of its CDBG, HOME, and ESG funds over the 2025–2029 Consolidated Plan period. These objectives address priority needs identified through quantitative analysis (including CHAS 2016–2020 and 2023 ACS data) and extensive community consultation. They encompass expanding affordable housing, improving infrastructure in low-income areas, preserving existing housing, supporting small businesses and economic opportunity, and enhancing services for special needs populations. Given anticipated federal funding reductions, the City will prioritize investments that maximize community impact and align with Consolidated Plan goals. Each year, funding decisions will be guided by a Notice of Funding Availability (NOFA) process that integrates these strategic priorities into scoring criteria. Pasadena will also enforce Section 3 hiring and contracting preferences to increase opportunities for LMI residents.

Expected Outcomes

Each funded activity under the Consolidated Plan will also align with one or more of the three national performance outcome categories established by HUD:

- **Availability/Accessibility:** Activities that make essential services, infrastructure, housing, or facilities accessible to LMI individuals, including those with disabilities. This includes efforts to remove both physical and systemic barriers to participation in public life.
- **Affordability:** Activities that reduce costs or improve the affordability of housing, infrastructure, or services such as childcare or transportation, particularly for cost-burdened LMI households.
- **Sustainability:** Activities that promote livable neighborhoods by investing in housing, facilities, and services that improve long-term community viability, reduce blight, and strengthen civic infrastructure.

By aligning its objectives and investments with these outcomes, Pasadena seeks to promote lasting change in its neighborhoods, reduce racial and economic disparities, and expand access to opportunity for low to moderate-income households.

Strategic Plan

SP-10 GEOGRAPHIC PRIORITIES

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA).

The City of Pasadena has designated Northwest Pasadena as a geographic priority area under this Consolidated Plan. This designation is based on its high concentration of low- and moderate-income residents, higher prevalence of housing problems, and a historic pattern of disinvestment. The area includes several HUD-qualified census tracts and aligns with local goals for neighborhood revitalization, equitable development, and targeted service delivery. By layering investments from CDBG, HOME, and ESG programs, the City aims to foster lasting improvements in housing, infrastructure, economic opportunity, and quality of life. While Northwest Pasadena is prioritized, other eligible areas throughout the city may also receive assistance based on demonstrated need. Key indicators influencing this designation include:

- ❖ Higher rates of housing problems, including cost burden, overcrowding, and substandard conditions;
- ❖ Aging housing stock, with many units built before 1950;
- ❖ Higher concentrations of renters and low-income households;
- ❖ Environmental vulnerabilities, including extreme heat exposure and limited green space;
- ❖ And ongoing gentrification pressures, which threaten to displace long-time residents.

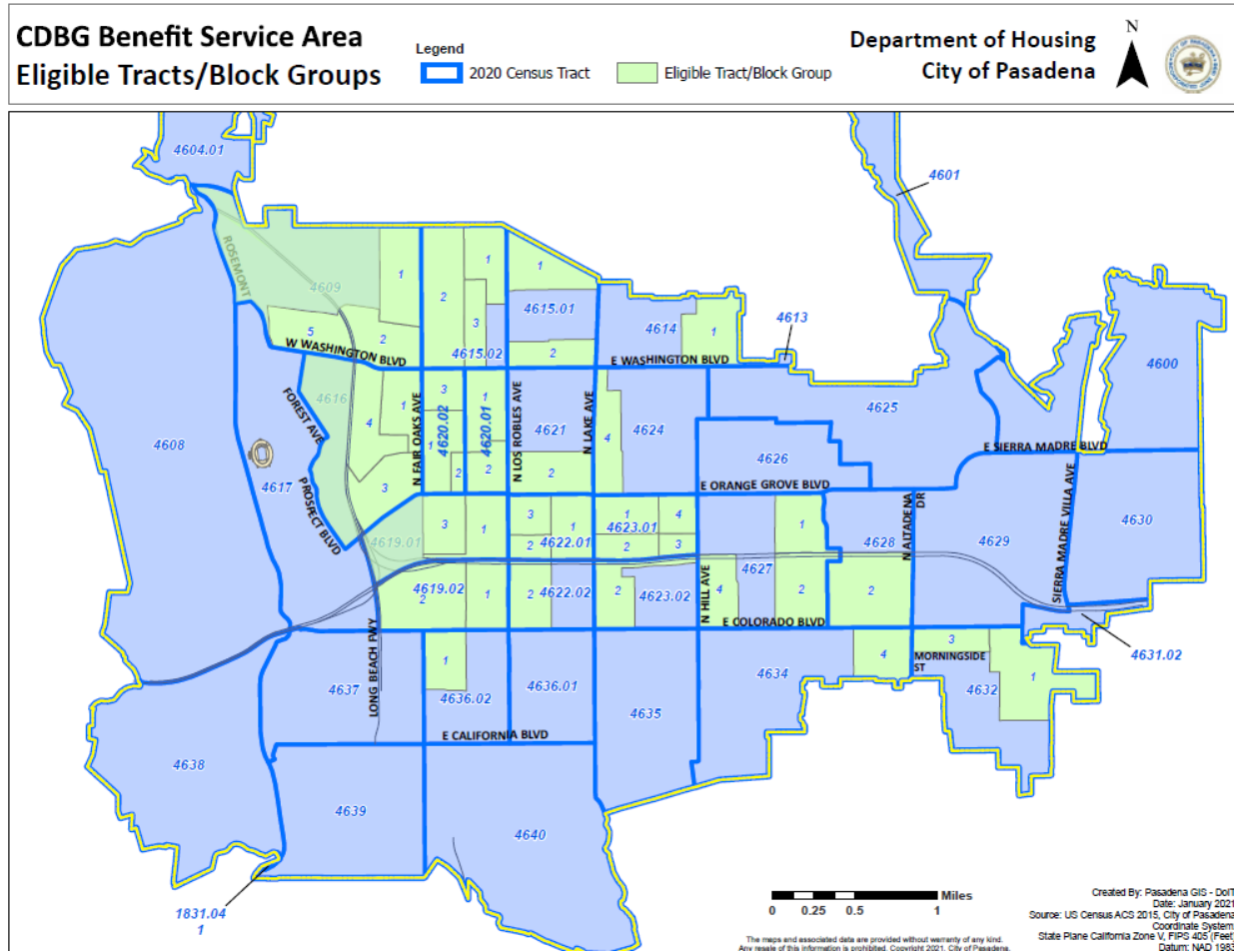
These conditions were identified through the City's CHAS data analysis, Community Health Improvement Plan (2023), and HUD AFFH (Affirmatively Furthering Fair Housing) review, which all point to a need for place-based strategies to address systemic inequities.

The City has a strong history of targeting CDBG and other HUD resources to Northwest Pasadena, and this Consolidated Plan continues and expands that focus. The City aims to implement a comprehensive and coordinated revitalization strategy in the area, including:

- Affordable housing rehabilitation and preservation;
- Infrastructure improvements, such as sidewalks, lighting, and stormwater drainage;
- Public facility enhancements, including parks and community centers;
- Job training and small business support to create economic opportunity for residents;
- And services for seniors, youth, and persons experiencing homelessness.

Many of these efforts will be implemented in partnership with local nonprofits, community development corporations, and residents through ongoing engagement and collaboration.

Map 2 – CDBG Eligible Census Tract Block Groups



Strategic Plan

SP-25 PRIORITY NEEDS

Priority Needs

Table 51 – Five-Year Priority Needs

#	Priority Need Name	Priority Level	Population	Geographic Area Affected	Associated Goals	Description	Basis for Relative Priority
1	Affordable Housing	High	Extremely Low, Low, Moderate, Large Families, Families with Children, Elderly, Frail Elderly Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental	City-wide	Housing	<p>Activities that create or improve residential units (single- or multi-family housing), as well as homeowner assistance, expansion of affordable housing, and infrastructure development specifically to support housing development.</p> <p>Expand the number of affordable rental units available to low- and moderate-income households.</p> <p>Increase investment opportunities for low- and moderate-income households.</p>	Feedback collected from community needs surveys, and quantitative data reported in the Needs Assessment and Housing Market Analysis served as the basis for priority need.
2	Homelessness	High	Extremely Low, Low, Large Families, Families with Children, Elderly, Chronic Homelessness Individuals, Families with Children, Veterans, Victims of Domestic Violence, Unaccompanied Youth, Persons with HIV/AIDS and their Families	City-wide	Homeless Intervention and Prevention	<p>An activity that provides services exclusively to persons who are homeless or at risk of homelessness.</p>	Feedback collected from community needs surveys, and quantitative data reported in the Needs Assessment and Housing Market Analysis served as the basis for priority need.

Strategic Plan

3	Non-Housing Community Development	High	Extremely Low, Low, Moderate, Large Families, Families with Children, Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Victims of Domestic Violence	City-wide	Public Service	An activity that provides services to low-income individuals/families or special needs groups.	Feedback collected from community needs surveys, and quantitative data reported in the Needs Assessment and Housing Market Analysis served as the basis for priority need.
4	Non-Housing Community Development	High	Low to Moderate Income	Low to Moderate Income Areas	Public Facility Improvements	Activities that improve access to facilities, energy efficiency, as well as rehabilitation of a structure or facility that houses a public use.	Feedback collected from community needs surveys, and quantitative data reported in the Needs Assessment and Housing Market Analysis served as the basis for priority need.
5	Non-Housing Community Development	High	Low-Moderate Income	Low to Moderate Income Areas	Infrastructure Improvements	Public improvements that support existing or future community development infrastructure which benefit an entire area or site.	Feedback collected from community needs surveys, and quantitative data reported in the Needs Assessment and Housing Market Analysis served as the basis for priority need.
6	Non-Housing Community Development	High	Low to Moderate Income	City-wide	Economic Development	An activity or improvement designed to support, increase, or stabilize business development, as well as to create or retain jobs, or expand the provision of goods and services.	Feedback collected from community needs surveys, and quantitative data reported in the Needs Assessment and Housing Market Analysis served as the basis for priority need.

Strategic Plan

SP-30 INFLUENCE OF MARKET CONDITIONS

Influence of Market Conditions

Table 52 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Pasadena’s high rental costs, limited supply of deeply affordable units, and long Section 8 waitlists highlight the need for flexible rental assistance options like TBRA. With a two-bedroom Fair Market Rent of \$2,544 and many low-income households facing severe cost burden, TBRA can help stabilize housing or support transitions out of homelessness. It is especially useful for addressing displacement risks in areas experiencing gentrification. TBRA offers a responsive tool to meet immediate housing needs while residents wait for permanent affordable housing options.
TBRA for Non-Homeless Special Needs	Pasadena’s non-homeless special needs populations—including seniors, persons with disabilities, and individuals with chronic health conditions—often struggle to find affordable, accessible rental housing. TBRA can help these residents secure stable housing in the private market, particularly when paired with supportive services. It provides flexibility to accommodate specific needs, such as proximity to care providers or ADA-accessible units. Given the shortage of supportive housing, TBRA is a valuable option to help maintain independence and prevent housing instability among these vulnerable groups.
New Unit Production	Cost of land and construction; availability of other (non-City) private and public financing sources; cost of infrastructure improvements required for development of land related to New Unit Production; impact fees, including school fees, transportation fees, parks, etc.; and construction requirements (e.g., seismic standards, Green building codes, accessibility standards, etc.); and general economic conditions, including income and employment levels and market interest rates. Despite these challenges, increasing the affordable housing supply through new construction remains a critical strategy for reducing cost burden, expanding housing choice, and supporting equitable growth.

Strategic Plan

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	A large portion of Pasadena’s housing stock is aging, with over 77% of units built before 1980 and many owner- and renter-occupied homes in need of repair or modernization. Older homes are more likely to have code violations, outdated systems, or lead-based paint, especially in low-income neighborhoods. Rising construction costs and limited financial resources often prevent low- and moderate-income households from making necessary repairs. Rehabilitation is essential to preserve naturally occurring affordable housing, support health and safety, and prevent displacement due to housing deterioration.
Acquisition, including preservation	Pasadena’s affordable housing stock is under increasing pressure from rising property values, investor speculation, and expiring affordability covenants. Many older, naturally occurring affordable rental units are at risk of being converted to market-rate, especially in neighborhoods experiencing redevelopment and gentrification. The high cost of land and limited development sites make acquisition and preservation of existing units a more cost-effective strategy than new construction. Acquiring and preserving these properties helps maintain long-term affordability, prevent displacement, and protect housing options for low- and moderate-income residents.

Strategic Plan

SP-35 ANTICIPATED RESOURCES

Introduction

The City of Pasadena anticipates receiving funding from the U.S. Department of Housing and Urban Development (HUD) through three core federal entitlement programs over the 2025–2029 Consolidated Plan period: the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG). These funds support a wide range of community development and housing activities that benefit low- and moderate-income residents, including affordable housing production, homelessness prevention, public facility improvements, and economic development.

For Program Year 2025 (PY25), the City expects level funding consistent with PY24 allocations. However, beginning in Program Year 2026 (PY26), the City anticipates reductions in federal funding, similar in scale to the cuts experienced during the Great Recession. These reductions are based on federal budget proposals and economic conditions that may impact domestic discretionary spending. To prepare for this possibility, the City has developed conservative five-year projections that reflect a phased decrease in funding beginning in PY26.

In response, the City will prioritize leveraging other local, state, and private resources, aligning federal funds with high-impact strategies, and ensuring that programs remain cost-effective and responsive to community needs. The following table outlines anticipated federal resources for the five-year planning period.

Table 53 – Anticipated 2025-2029 Allocations

Source	PY25	PY26	PY27	PY28	PY29	Total
CDBG	\$ 2,133,306	\$2,026,641	\$1,924,309	\$1,827,094	\$1,735,739	\$9,647,089
HOME	\$764,874	\$726,630	\$690,299	\$655,784	\$622,995	\$3,470,582
ESG	\$189,807	\$180,317	\$171,301	\$162,736	\$154,599	\$858,759
TOTAL	\$3,087,987	\$2,933,588	\$2,785,909	\$2,645,624	\$2,513,333	\$13,117,671

Strategic Plan

In addition to annual HOME entitlement funds, the City of Pasadena received a one-time allocation of \$3,042,435 in HOME-American Rescue Plan (HOME-ARP) funds to address the housing and service needs of qualifying populations affected by homelessness or at risk of homelessness. As part of its HOME-ARP Allocation Plan, the City dedicated \$350,000 to implement a Tenant-Based Rental Assistance (TBRA) program to support qualifying individuals and families. The remaining HOME-ARP funds, approximately \$2 million, are anticipated to be used primarily for the development or preservation of affordable rental housing targeted to populations with the greatest risk of housing instability. These investments will help fill critical housing gaps and support the City's broader efforts to reduce homelessness and expand affordable housing opportunities over the next several years.

The jurisdiction may elect to utilize Low-Income Housing Tax Credits and the State of California's housing programs to support housing development, such as CalHome, and the Affordable Housing Sustainable Communities Program. Other resources that may be used include County of Los Angeles, City of Los Angeles, City General Funds, as well as program income. The City of Pasadena's Housing Department currently has a pipeline to bring ten (10) projects with 289 affordable housing units to completion over the next 5 years. These affordable housing units consist of 251 new construction (including 61 Inclusionary) and 38 rehabilitations.

Anticipated Resources

Table 54 - Five-Year Anticipated Resources

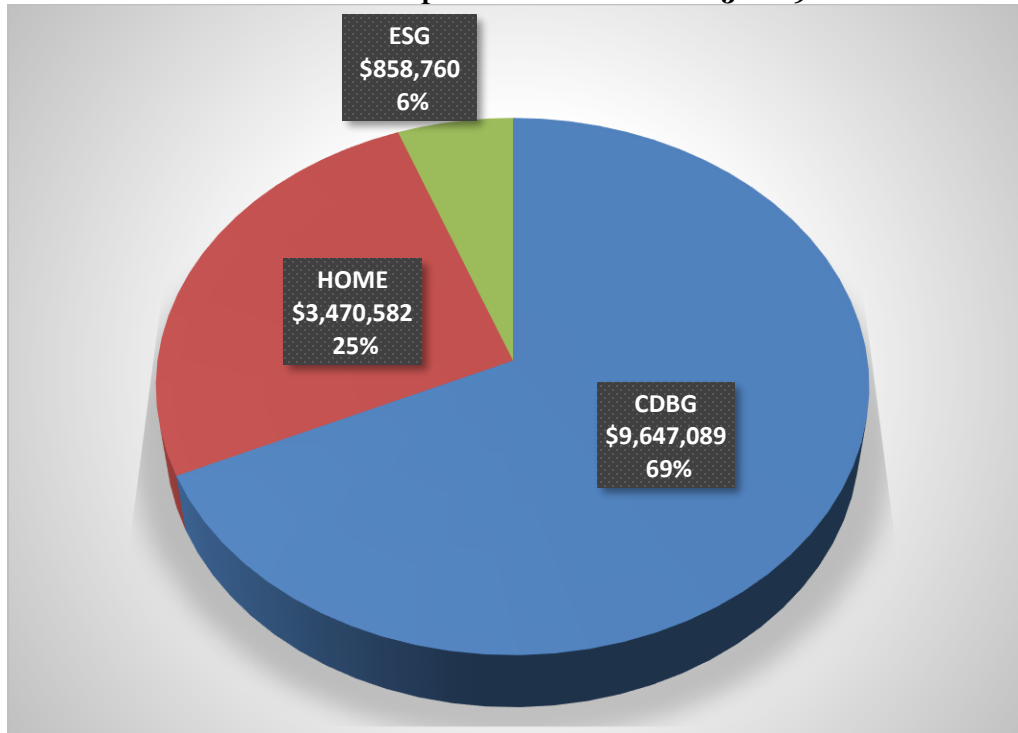
Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Federal	<ul style="list-style-type: none"> - Admin and Planning - Housing Rehabilitation - Public Facility & Infrastructure Improvements - Public Services - Economic Development 	\$2,133,306	\$200,000	\$0	\$2,333,306	\$7,513,783	A formula-based program that annually allocates funds to metropolitan cities, urban counties, and states for a wide range of eligible housing and community development activities.

Strategic Plan

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
HOME	Federal	<ul style="list-style-type: none"> - Homeowner Rehabilitation - Multifamily rental new construction - TBRA 	\$764,874	\$0	\$1,000,000	\$1,764,874	\$2,705,708	A formula-based program that provides allocations to states and units of general local governments, known as participating jurisdictions. Its purpose is to retain and expand the supply of affordable housing principally for low- and extremely low-income families through housing rehabilitation, new construction, first-time home buyer financing, and rental assistance.
ESG	Federal	<ul style="list-style-type: none"> - Emergency shelter -Homelessness Prevention -Rapid Rehousing -Homeless Management Information System (HMIS) 	\$189,807	\$0	\$716,828	\$906,635	\$1,087,703	A formula -based program that allocates funds to states, metropolitan cities, and urban counties to support emergency shelters for homeless individuals and families. Funding includes the jurisdiction's \$1M Rapid Unsheltered Survivor Housing (RUSH) disaster grant.

Strategic Plan

Chart 2 –Anticipated Resources for 2025-2029



Non-entitlement Funds:

The City has over 1,400 Section 8 Housing Choice Vouchers (HCV) for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market, in addition to Veteran Affairs Supportive Housing (VASH) vouchers for veterans.

The City of Pasadena acts as the collaborative applicant and lead agency for the Pasadena Continuum of Care (CoC). The City receives federal funding through HUD's annual CoC program which includes funding for permanent supportive housing, rapid rehousing, coordinated entry, and HMIS. The City also receives funding for homeless services directly through Los Angeles County Measure A tax revenue. The City receives grant funding from the State of California through the Homeless Housing, Assistance and Prevention Program (HHAP), the Encampment Resolution Fund, and the Family Homelessness Challenge Grant. The City receives 20 Housing Opportunities for Persons With AIDS (HOPWA) vouchers for tenant-based rental assistance through a contract with the City of Los Angeles Housing & Community Investment Department.

The Pasadena Assistance Fund (PAF) is an endowment managed by the Pasadena Community Foundation. These funds are granted out to local human services agencies that provide supportive services to the Pasadena community.

Strategic Plan

Inclusionary Housing Trust Funds are generated under the City's Inclusionary housing ordinance when a developer opts to pay a fee in lieu of providing affordable housing within their market rate housing development.

Housing Successor Funds are program income generated from the repayment of affordable housing project and homebuyer loans that were originated by the City's former redevelopment agency.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will be as creative as possible to find other sources of funding from state, federal, private developer, state tax-credit, or local funding, such as the housing trust funds, in order to develop and deliver efficient and cost-effective projects.

HOME Match

The primary sources of matching funds will be: a) Inclusionary Housing Trust Funds which are generated from the City's Inclusionary Housing Ordinance; and b) Housing Successor Funds, which are program income funds generated from the repayment of housing loans made by the City's former redevelopment agency.

ESG Match

ESG Match is provided by the CoC's HMIS grant which in turn utilizes City general fund as match.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns a development site, referred to as "Heritage Square South", located at 19 E. Orange Grove Blvd. through 750 N. Fair Oaks Ave. The property has been designated by the State as a Housing Asset and, as such, is to be developed primarily with affordable housing. The City also owns an office building located at 1015 N. Lake Ave. that will be renovated into a neighborhood facility non-profit resource center providing public services.

The City of Pasadena owns multiple parcels that may be leveraged to support housing and community development goals outlined in this Consolidated Plan. A notable example is the City-owned properties located at 1015 and 1027 North Lake Avenue, which are currently used as a nonprofit resource center. These sites are home to community agencies that provide critical services such as homeless outreach, fair housing counseling, and housing navigation services for low- and moderate-income residents.

Strategic Plan

SP-4o INSTITUTIONAL DELIVERY STRUCTURE

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Table 55 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Pasadena Department of Housing	Government	Lead Agency – HUD Entitlement Grants, PHA	Jurisdiction
City of Pasadena Public Works Department	Government	Capital Improvement Programs (CIP)	Jurisdiction
Pasadena Partnership to End Homelessness (Pasadena CoC)	Community Based Forum	CoC	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Pasadena’s Housing Department is the lead agency for the execution of this Consolidated Plan and is also the lead agency responsible for the implementation of the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and the Emergency Solutions Grant (ESG). Each of these programs includes goals, objectives and outcomes that are evaluated on a periodic basis. Department staff serves as co-chairs to the Pasadena Housing and Homeless Network, and also serves on each of the network’s sub-committees. The Housing Department will continue to meet with other entities including, but not limited to, commissions and various business and community groups.

The strength of the delivery system is closely coordinated between the City, the Pasadena Housing Authority, the Northwest Commission, the Human Services Commission and other non-profits and for-profit entities. Gaps in the delivery system are minimal and relate only to the lack of resources to implement needed activities or to expand programs rather than inadequate institutional capacity.

Strategic Plan

Availability of services targeted to homeless persons and persons with HIV and mainstream services.

Table 56 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		X
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

Describe the extent to which services targeted to homeless persons and persons with HIV, and mainstream services, such as health, mental health, and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and persons with HIV within the jurisdiction.

The service delivery system in Pasadena is predicated on the coordination of services through the Coordinated Entry System (CES). The CES covers 100% of the CoC's geographic area that includes outreach teams, 24/7 hotlines, and access points which ensures that people experiencing homelessness have timely access to resources. Partner agencies which do not serve as CES points of entry (i.e. law enforcement, mental health and education providers) are informed on how to refer people to get successfully connected to the system. Participants are not required to have a referral to access CES

Strategic Plan

and can self-refer by calling in or going to CES-participating agencies that provide homeless services. Currently, population-specific assessments triage special populations so that they can be quickly referred to appropriate resources, including chronic homeless individuals and families, families with minor children, veterans, unaccompanied youth, and people with HIV.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above:

The City of Pasadena's service delivery system for special needs populations and persons experiencing homelessness boasts a robust and coordinated network of service providers for varied populations. Between 2022 and 2023 the City saw a 9% decline in annual homelessness. In 2024 410 people experiencing homelessness in Pasadena were permanently housed, a 32% increase over 2023 (310 people).

However, there are still notable gaps in the service delivery system including insufficient interim and permanent housing, particularly affordable housing. Mental health services are difficult to access, and although homeless services are well coordinated, the general public often does not know what services are available or how to access them.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

In 2024, the Pasadena Continuum of Care finalized its updated Homelessness Plan, which is organized into five action areas each with specific quantitative goals. Strategies to achieve each goal are outlined within. City staff, on behalf of the Continuum of Care, track and report on progress toward these goals annually. The City aims to achieve a 50% reduction in annual homeless by the end of 2028, increase the availability of shelter beds so that 80% of the homeless population can access a bed on any given night, and reduce inflows into homelessness by 15%.

Strategic Plan

SP-45 GOALS SUMMARY

Goals Summary Information

Table 57 – Five Year Goal Summary

Sort Order	Goal	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2025	2029	Affordable Housing Non-Homeless Special Needs	City-Wide	Outcome: Affordability & Sustainability	HOME: \$2,750,000 CDBG: 2,250,000	Tenant-Based Rental Assistance: 25 Households New Rental Construction: 100 Rental Units Rehabilitated: 9 Housing Units
2	Public Services	2025	2029	Non-Housing Community Development	City-Wide	Outcome: Availability/ Accessibility	CDBG: \$1,500,000	Public service activities other than low/moderate income housing benefit: 6,000 Persons Assisted
3	Homeless Intervention and Prevention	2025	2029	Homeless	City-Wide	Outcome: Availability/ Accessibility	ESG: \$1,858,759	Homeless Person Overnight Shelter: 195 Persons Assisted Homelessness Prevention: 270 Persons Assisted Rapid Rehousing: 25 Persons Assisted
4	Public Facility Improvements	2025	2029	Non-Housing Community Development	CDBG Eligible Census Tracts	Outcome: Availability/ Accessibility	CDBG: \$2,000,000	Public Facility Activities other than Low/Moderate Income Housing Benefit: 100,000 Persons Assisted

Strategic Plan

Sort Order	Goal	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Infrastructure Improvements	2025	2029	Non-Housing Community Development	CDBG Eligible Census Tracts	Outcome: Availability/Accessibility	CDBG: \$2,500,000	Infrastructure Activities other than Low/Moderate Income Housing Benefit: 75,000 Persons Assisted
6	Economic Development	2025	2029	Non-Housing Community Development	City-Wide	Outcome: Sustainability	CDBG: \$325,000	Business Assisted: 20 Micro-Enterprises 10 Businesses

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates to assist 34 extremely and low-income families through affordable housing projects funded by HOME.

Strategic Plan

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement):

The City of Pasadena Housing Department does not have any public housing units under its jurisdiction and is not currently operating under a Section 504 Voluntary Compliance Agreement with the U.S. Department of Housing and Urban Development (HUD). However, the City recognizes a clear need to expand the availability of accessible housing units for individuals with disabilities, particularly among low- and moderate-income households, seniors, and persons with mobility impairments.

According to ACS 2023 estimates, 10.1% or 13,714 of Pasadena's population is disabled. CHAS and ACS data indicate that a substantial number of residents live with ambulatory, cognitive, or self-care disabilities, and many rely on affordable housing options that often lack accessibility features. Older multifamily housing stock—especially buildings constructed prior to the adoption of current accessibility standards—frequently lacks features such as elevator access, roll-in showers, wide doorways, and visual or auditory alerts.

To address these gaps, the City continues to support:

- Rehabilitation programs that incorporate accessibility modifications,
- New construction projects that comply with ADA and Fair Housing Act design requirements, and
- Partnerships with developers to create permanently accessible units within affordable housing developments.

Activities to Increase Resident Involvement:

The City of Pasadena Housing Department has developed a Resident Advisory Board (RAB), which consist of all the Housing Choice Voucher (HCV). At least once a year, RAB meetings are conducted to allow program participants the opportunity to be actively involved in the planning, programming, and implementation of Pasadena's rental assistance program activities.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Strategic Plan

SP-55 BARRIER TO AFFORDABLE HOUSING

Strategy to Remove or Ameliorate the Barriers to Affordable Housing:

The City of Pasadena has identified several barriers that limit the development, preservation, and accessibility of affordable housing. These include high land and construction costs, restrictive zoning and development standards in some areas, limited financial resources, and community opposition to affordable housing development. In response, the City will implement a multi-faceted strategy to reduce or mitigate these barriers over the 2025–2029 Consolidated Plan period.

Key Strategies Include:

1. **Zoning and Land Use Reform**

The City will continue to evaluate and implement zoning changes to expand housing opportunities, particularly in high-resource and transit-accessible areas.

This includes:

- Expanding by-right zoning for multifamily development
- Reducing parking requirements near transit
- Encouraging adaptive reuse and mixed-use development
- Implementing density bonuses and streamlining incentives under state and local law

2. **Leveraging Publicly Owned Land**

City-owned properties such as 1015 and 1027 N. Lake Avenue may be evaluated for future affordable housing or mixed-use projects. Public land disposition policies will consider affordability goals and local service needs when determining future use.

3. **Affordable Housing Incentives and Funding**

The City will use HOME, CDBG, and local housing funds to support:

- Acquisition and preservation of at-risk affordable units
- Gap financing for new construction of affordable rental housing
- Accessibility upgrades and rehabilitation of older housing stock
- Tenant-Based Rental Assistance (TBRA) for vulnerable households

4. **Fair Housing and Community Education**

Pasadena will continue partnering with fair housing service providers to educate residents and property owners, enforce anti-discrimination protections, and address community resistance to affordable housing through outreach and public engagement.

Strategic Plan

5. **Streamlining Development Review**

The City will work to reduce permitting barriers by simplifying review procedures and expanding staff capacity for affordable housing project processing.

Pasadena's Inclusionary Housing Ordinance and Local Housing Trust Fund also provide tools to encourage affordability through both market-rate and subsidized development.

6. **Affirmatively Furthering Fair Housing**

The City's geographic targeting of investments—particularly in northwest Pasadena—will help address historical patterns of segregation and promote housing choice in areas of opportunity.

Strategic Plan

SP-6o HOMELESSNESS STRATEGY

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The CoC's outreach strategy centers on building rapport and respecting individuals' autonomy. Harm reduction and trauma-informed care guide outreach to all unsheltered people experiencing homelessness, focusing on hotspots like parks, libraries, churches, train stations, the emergency room, and encampments. Street outreach teams frequently visit remote areas (e.g., freeway embankments, riverbed, washes) to ensure all people experiencing homelessness are reached. Outreach staff participate in service events that draw people who otherwise do not seek out services such as weekly mobile showers, a monthly mobile health clinic, and the CoC's winter shelter.

The Pasadena Street Outreach Collaborative brings together all Pasadena outreach workers once a month for resource sharing, ongoing training, and case conferencing. Over ten street outreach teams serve the CoC's geography including mental health- and substance use-focused multidisciplinary teams (MDT), a youth specialist team, and a team that covers the light rail trains and platforms. The Pasadena Outreach Response Team (PORT), a partnership between the Pasadena Fire and Public Health Departments, includes a firefighter paramedic and a public health nurse. The Pasadena Police Department's Homeless Outreach Psychiatric Evaluation Team pairs law enforcement officers with mental health clinicians to respond to emergency mental health crises and proactively engage people prior to potentially volatile situations. Non-emergency calls to police are directed to the PORT team, and community members can request street outreach via an online portal. Early morning, nighttime, and weekend outreach is conducted by local MDT and county street outreach teams for schedule flexibility to meet client needs.

Addressing the emergency and transitional housing needs of homeless persons

Currently, the City has a site-based shelter for homeless individuals and another for homeless families. Additionally, the City funds a weather-activated seasonal shelter, the Bad Weather Shelter, which operates in winter months and has up to 75 beds for individuals. The City also funds motel-based shelter (i.e., motel vouchers) for individuals, families, and unaccompanied youth. There are three transitional housing sites for families, including one for victims of domestic violence and another for pregnant and parenting women. The City also has several bridge housing facilities for longer term interim housing including recovery bridge housing for people recovering from substance use disorder. The Continuum of Care's Homelessness Plan has established a goal having

Strategic Plan

sufficient year-round shelter beds for 80% of people experiencing homelessness on any given night. The current strategy to expand shelter bed availability relies on the expansion of motel-based shelter (i.e., motel vouchers) which are easily scalable.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Rapid rehousing provides short-term or medium-term rental assistance and housing relocation and stabilization services which may include mediation, credit counseling, security or utility deposits, utility payments, moving cost assistance, and case management.

To facilitate rapid lease ups, housing identification services are offered that helps households find appropriate housing, contacting and recruiting landlords to provide housing opportunities for individuals and families experiencing homelessness, addressing potential barriers to landlord participation such as concern about short-term nature of rental assistance and tenant qualifications.

To support housing retention, participants are provided supportive services such as employment counseling, health care, mental health care, and access to various mainstream resources. If it is determined that a participant needs a higher level of services or a longer-term rental subsidy, they may be transferred to a permanent supportive housing program or long-term rental assistance program such as the Housing Choice Voucher program.

In the wake of the devastating Eaton Fire, households that were precariously housed at the time of the disaster are now at even greater risk of homelessness, and many have fallen into homelessness already. In the first two to three years of the plan, the City of Pasadena will utilize a \$1 million Rapid Unsheltered Survivor Housing (RUSH) grant to fund emergency shelter, rapid rehousing, and homelessness prevention for these extremely low-income fire-affected households.

Strategic Plan

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Continuum of Care has set a goal to reduce inflows into homelessness by 15% in its 2023-2028 Homelessness Plan.

The City funds homelessness prevention programming for extremely low-income individuals and families utilizing federal (ESG and ESG RUSH), state (Family Homelessness Challenge grant), and county (Measure A) funding. Prevention programs provide payment of rental arrears, short-term rental assistance, housing relocation and stabilization services, security deposits, and utility arrears and payments. Households can self-refer or may be referred by the Pasadena Unified School District's McKinney Vento office, Families In Transition.

Utilizing Los Angeles County Measure A funding, the City's Department of Housing staffs a Housing Retention Specialist who provides supportive services and referrals to community-based and mainstream resources to formerly homeless participants of rental assistance programs such as the Housing Choice Voucher program (Section 8). Referrals are made to the Housing Retention Specialist by other department staff when a participant's housing or rental subsidy is at risk for reasons such as failed inspections, failure to submit annual review paperwork, or lease violations.

The City was recently awarded five Foster Youth to Independence vouchers which will provide rental assistance to youth exiting foster care.

Strategic Plan

SP-65 LEAD-BASED PAINT HAZARDS

Actions to address LBP hazards and increase access to housing without LBP hazards

Pasadena has a large inventory of older housing, much of which was built before 1978 and is therefore at risk of containing lead-based paint (LBP). According to CHAS and ACS data, approximately 77% of Pasadena's housing stock was built before 1980, including many units occupied by low- and moderate-income households, and over 2,390 units are estimated to house children—a population particularly vulnerable to lead poisoning.

Recent health data from the California Department of Public Health confirms the ongoing risk: 19 child lead poisoning cases were reported in Pasadena in 2023, underscoring the need for proactive mitigation strategies in both owner- and renter-occupied units.

Proposed Actions to Address LBP Hazards:

- 1. Integrate LBP Screening and Risk Assessment in Rehabilitation Programs**

All housing rehabilitation projects funded through CDBG and HOME will include lead risk assessments for properties built before 1978. Identified hazards will be addressed through abatement or interim controls in accordance with HUD Lead Safe Housing Rule (24 CFR Part 35).

- 2. Prioritize LBP Mitigation in Low-Income Households with Children**

The City will continue to prioritize assistance to households with children under age six living in pre-1978 housing, particularly those in **high-risk census tracts** in northwest Pasadena. This includes outreach through community partners and direct referrals from local health and housing agencies.

- 3. Coordination with County Public Health**

Pasadena will coordinate with the Los Angeles County Department of Public Health to share data, referrals, and educational materials, and to ensure that families affected by lead poisoning are connected with remediation programs and medical support.

- 4. Public Education and Outreach**

The City will support public awareness campaigns in collaboration with nonprofits and community centers to educate landlords, tenants, and homeowners about lead risks, safe renovation practices, and available resources for testing and abatement.

Strategic Plan

5. Policy Integration

Lead safety standards will be integrated into the City’s housing policies and standard operating procedures for capital improvement, rental preservation, and homeownership programs. All federally funded housing projects will require compliance with LBP hazard disclosure, clearance, and safe work practices.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions proposed to address lead-based paint (LBP) hazards are directly informed by the extent and distribution of lead poisoning risk in Pasadena, as demonstrated by both housing data and public health records. Requiring LBP risk assessments in rehabilitation programs, prioritizing LMI households with children, and coordinating with health agencies—are closely aligned with this risk profile. By integrating LBP hazard mitigation into all federally funded housing activities and focusing resources on neighborhoods and populations with the greatest exposure, Pasadena’s strategy is both data-driven and equity-focused, aimed at reducing actual incidents of lead poisoning and preventing future harm.

How are the actions listed above integrated into housing policies and procedures?

The City of Pasadena integrates lead-based paint (LBP) hazard reduction strategies into its housing policies, program guidelines, and standard procedures to ensure ongoing compliance with federal regulations and to protect the health and safety of residents—particularly low-income families and children. Integration into Housing Policies and Procedures:

1. Rehabilitation Program Guidelines

All City-administered housing rehabilitation programs funded through CDBG and HOME include mandatory lead hazard evaluation and abatement protocols for any structure built before 1978. This includes risk assessments conducted by certified professionals, required use of lead-safe work practices, and clearance testing as part of project closeout procedures.

2. Written Standards and Contractor Requirements

The City’s contractor qualification and procurement processes require participating contractors and subcontractors to be trained and certified in lead-safe renovation. Lead mitigation standards are embedded in scopes of work, bid specifications, and construction oversight practices.

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3. HOME and CDBG Compliance Monitoring

Projects funded through HOME or CDBG that involve acquisition, rehabilitation, or tenant-based rental assistance are reviewed for LBP compliance during both initial underwriting and annual monitoring. LBP disclosure, visual assessments, and remediation documentation are required components of file audits.

Strategic Plan

SP-70 ANTI-POVERTY STRATEGY

The City of Pasadena is committed to reducing the number of households living below the poverty level through a combination of coordinated housing programs, workforce development initiatives, and economic opportunity strategies. Rather than focusing solely on services for individuals in poverty, the City's approach emphasizes removing systemic barriers, building income stability, and creating pathways to economic mobility.

1. Coordinated Housing and Economic Stability Strategies

The City integrates its federally funded housing programs—including CDBG, HOME, and ESG—with broader anti-poverty efforts by:

- Prioritizing affordable housing development and preservation near transit and job centers;
- Implementing Tenant-Based Rental Assistance (TBRA) to help households at-risk of becoming homeless remain stably housed while pursuing employment or education;
- Supporting permanent supportive housing to stabilize chronically homeless individuals so they can access job readiness resources;
- Incorporating financial education, homebuyer counseling, and credit-building programs into housing initiatives to increase household self-sufficiency.

2. Workforce Development and Job Readiness

Pasadena collaborates with local partners such as the Foothill Workforce Development Board (FWDB), Pasadena City College, and nonprofit organizations to connect low-income residents to job training and employment pathways. Key efforts include:

- Short-term certification programs and apprenticeships in health care, construction, and skilled trades;
- Career counseling and resume support through job centers;
- College & Career Pathways programs at Pasadena Unified School District that provide low-income youth with early exposure to workforce skills.

These programs are designed to build long-term income growth, not just job placement, and are intentionally aligned with local employer needs.

3. Section 3 Compliance and Local Hiring

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Pasadena actively enforces Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) to ensure employment and contracting opportunities for low-income residents and businesses:

- All HUD-funded construction and rehabilitation projects include Section 3 language in contracts and bid solicitations;
- Developers and contractors are encouraged to hire from public housing, voucher holders, or low-income neighborhoods;
- The City monitors and tracks Section 3 hiring outcomes and provides technical assistance to ensure compliance.

4. Targeted Use of Resources to Impact Poverty

Resources are concentrated in high-need areas such as Northwest Pasadena, where poverty levels, unemployment, and housing insecurity are highest. By investing in housing stability, workforce access, and infrastructure improvements in these neighborhoods, the City seeks to change the long-term trajectory of families experiencing poverty.

Expected Impact

By connecting affordable housing efforts to job access, education, and supportive services, Pasadena's anti-poverty strategy aims to reduce the number of poverty-level families not only by alleviating current hardship but by creating sustained economic opportunity. These efforts are further reinforced by the City's Economic Development Strategy and Consolidated Plan priorities, which focus on equity, inclusion, and place-based investment.

Strategic Plan

SP-8o MONITORING

The City of Pasadena has established a comprehensive monitoring system to ensure that all activities funded through the Consolidated Plan—specifically CDBG, HOME, and ESG programs—are carried out in compliance with applicable federal regulations, achieve intended outcomes, and provide measurable benefits to low- and moderate-income residents.

Monitoring Goals and Responsibilities

The primary goals of the City’s monitoring efforts are to:

- Ensure regulatory compliance with HUD program requirements;
- Track performance and progress toward Consolidated Plan goals and objectives;
- Identify and resolve any compliance issues early;
- And provide technical assistance and capacity building to subrecipients, developers, and contractors.

The Housing Department is responsible for overseeing program compliance. Staff conduct regular desktop reviews, onsite monitoring visits, and performance evaluations of all subrecipients and project sponsors.

Monitoring of CDBG, HOME, and ESG Activities

- CDBG: All public service agencies, capital improvement projects, and economic development activities are monitored for eligibility, timeliness, proper documentation of LMI benefit, and compliance with national objectives. The City maintains detailed project files and collects quarterly performance reports.
- HOME: Rental and homebuyer projects are monitored for affordability compliance, income verification, housing quality standards, and ongoing property inspections during the affordability period. For TBRA, tenant eligibility and payment standards are routinely verified.
- ESG: Funded programs, including rapid rehousing, emergency shelter, and homeless prevention, are monitored for compliance with eligible costs, client eligibility, and HMIS data entry. Corrective Actions and Risk Mitigation

Projects and subrecipients are evaluated using a risk-based assessment model. Higher-risk programs receive more frequent and in-depth reviews. If deficiencies are identified, the City provides written notices, corrective action plans, and follow-up monitoring to ensure timely resolution. Repeated or serious findings may result in funding suspension or de-obligation.

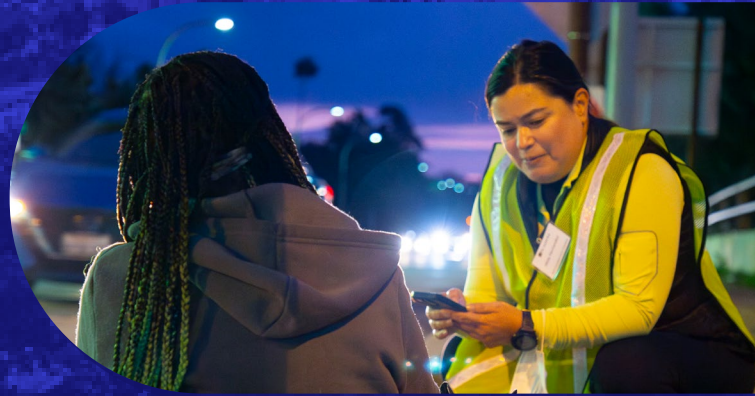
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Use of Data and Public Reporting

Pasadena uses HUD's IDIS, Sage (for ESG), and HMIS systems to report and track project progress. Monitoring results are reflected in the Consolidated Annual Performance and Evaluation Report (CAPER), which is made available for public comment and submitted annually to HUD.

2025-2026

City of Pasadena Annual Action Plan



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AP-15 EXPECTED RESOURCES

Introduction

The City of Pasadena anticipates receiving federal entitlement funds through the U.S. Department of Housing and Urban Development (HUD) for Program Year 2025 (PY25) to carry out the goals of the 2025–2029 Consolidated Plan. These include allocations from the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG). The City will also utilize a \$1 million ESG Rapid Unsheltered Survivor Housing (RUSH) disaster grant to support households impacted by the Eaton Fire.

For PY25, the City will support a wide range of housing, public facility, economic development, and homelessness-related programs. In addition to these federal funds, the City will leverage local housing trust funds, program income, and partnerships with public and nonprofit agencies to maximize impact.

Given the risk of federal budget reductions in future program years, the City will prioritize cost-effective and outcome-oriented investments that advance equity, preserve affordability, and promote neighborhood stability—particularly in Northwest Pasadena, the City’s designated geographic priority area.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The jurisdictions will be as creative as possible to find other sources of funding from state, federal, private developer, state tax-credit, or local funding, such as the housing trust funds, in order to develop and deliver efficient and cost-effective projects.

HOME Match

The primary sources of matching funds will be: a) Inclusionary Housing Trust Funds which are generated from the City’s Inclusionary Housing Ordinance; and b) Housing Successor Funds, which are program income funds generated from the repayment of housing loans made by the City’s former redevelopment agency.

ESG Match

ESG match will be provided by the City using its federal Continuum of Care Homeless Management Information System (HMIS) grant.

If appropriate, describe publicly owned land or property located within the

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jurisdiction that may be used to address the needs identified in the plan.

The City of Pasadena owns a vacant parcel at 280 Ramona Street, which has been designated for the development of over 100 units of affordable senior housing serving low- and very low-income households. The project is being developed by National Community Renaissance of Southern California (National CORE) and directly addresses high-priority needs identified in the Consolidated Plan, including increasing affordable rental housing and providing supportive housing for seniors.

To support this development, the City:

- Earmarked \$2,756,073 in HOME funds through the 2024 Annual Action Plan
- Under the Local Housing Trust Fund (LHTF) program \$5 million was awarded from the State of California, of which \$4,750,000 is committed to the Ramona Street project
- Key business terms Approved of a Development and Lease Agreement with National CORE
- Final design approval from the City's Design Commission has been received

The City's ownership of the land, along with its multi-layered funding and regulatory approvals, positions this project to advance Pasadena's goals of expanding deeply affordable housing in a high opportunity, centrally located area.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Federal	<ul style="list-style-type: none"> - Admin and Planning - Housing Rehabilitation - Public Facility & Infrastructure Improvements - Public Services - Economic Development 	\$2,133,263	\$166,137	\$0	\$2,299,400	\$7,513,783	A formula-based program that annually allocates funds to metropolitan cities, urban counties, and states for a wide range of eligible housing and community development activities.
HOME	Federal	<ul style="list-style-type: none"> - Homeowner Rehabilitation - Multifamily rental new construction - TBRA 	\$685,488	\$0	\$2,008,439	\$2,693,927	\$2,705,708	A formula-based program that provides allocations to states and units of general local governments, known as participating jurisdictions. Its purpose is to retain and expand the supply of affordable housing principally for low- and extremely low-income families through housing rehabilitation, new construction, first-time home buyer financing, and rental assistance.
ESG	Federal	<ul style="list-style-type: none"> - Emergency shelter -Homelessness Prevention -Homeless Management Information System (HMIS) 	\$189,807	\$0	\$716,828	\$906,635	\$1,087,703	A formula -based program that allocates funds to states, metropolitan cities, and urban counties to support emergency shelters for homeless individuals and families.

Table 58 - Year One Anticipated Funding Availability

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AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

Table 59 – Year One Goals Summary

Sort Order	Goal	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2025	2026	Affordable Housing Non-Homeless Special Needs	City-Wide	Outcome: Affordability & Sustainability	HOME: \$2,543,927	Tenant-Based Rental Assistance: 15 Households Multi-Units Rehabilitated: 100 Housing Units
2	Public Services	2025	2026	Non-Housing Community Development	City-Wide	Outcome: Availability/ Accessibility	CDBG: \$273,400	Public service activities other than low/moderate income housing benefit: 250 Persons Assisted
3	Homeless Intervention and Prevention	2025	2026	Homeless	City-Wide	Outcome: Availability/ Accessibility	ESG: \$906,635	Homeless Person Overnight Shelter: 75 Persons Assisted Homelessness Prevention: 100 Persons Assisted Rapid Rehousing: 25 Persons Assisted
4	Infrastructure Improvements	2025	2026	Non-Housing Community Development	CDBG Eligible Census Tracts	Outcome: Availability/ Accessibility	CDBG: \$500,000	Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15,000 Persons Assisted
5	Economic Development	2025	2026	Non-Housing Community Development	City-Wide	Outcome: Sustainability	CDBG: \$267,132	Business Assisted: 25 Micro-Enterprises 10 Businesses

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Sort Order	Goal	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Facility Improvements	2025	2026	Non-Housing Community Development	City-Wide	Outcome: Sustainability	CDBG: \$425,000	Public Facility Activities other than Low/Moderate Income Housing Benefit: 13,000 Persons Assisted

Goal Descriptions

Table 60 – Goal Descriptions

Goal Name	Goal Description
Housing	An activity that creates or improves residential units (single- or multi-family housing), including activities in support of housing such as rehabilitation, affordable housing expansion/preservation, and development.
Public Services	An activity that provides services to individuals and/or households.
Homeless Intervention and Prevention	Activities that provide services exclusively to persons who are homeless or at risk of homelessness.
Public Facility Improvements	The construction or rehabilitation of a structure or facility that houses a public use.
Infrastructure Improvements	Public improvements that support existing or future community development which benefit an entire area or site.
Economic Development	An activity or improvement designed to support, increase, or stabilize business development, as well as to create or retain jobs, or expand the provision of goods and services.

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AP-35 PROJECTS

Introduction

For Program Year 2025, the City of Pasadena will allocate federal funds through the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) to support projects that address the highest priority needs identified in the 2025–2029 Consolidated Plan. These projects reflect Pasadena’s commitment to creating safe, inclusive, and equitable communities—particularly in low- and moderate-income neighborhoods such as Northwest Pasadena, the City's designated geographic priority area.

The selected projects support a broad range of eligible activities, including the creation of affordable housing, homelessness prevention and shelter services, public facility improvements, youth and senior services, and economic opportunities for low-income residents. The City also prioritizes projects that align with its twelve Consolidated Plan objectives, provide measurable outcomes, and leverage additional public or private resources. This section outlines the proposed federally funded projects and programs for the 2025 Action Plan year, including the expected use of resources and the geographic areas served.

Projects

Table 61 - Year One Project Information

#	Project Name
1	Administration
2	Public Services
3	Affordable Housing
4	Public Improvements
5	Business Economics
6	Section 108
7	ESG 2025

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Pasadena allocates its CDBG, HOME, and ESG funds based on a combination of quantitative data, community input, and alignment with the Consolidated Plan’s twelve strategic objectives. Priority is given to activities that:

- Serve low- and moderate-income households;
- Address urgent community needs such as affordable housing, homelessness, and access to services for special populations;

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- Support geographically targeted revitalization in Northwest Pasadena and other CDBG-eligible areas;
- And leverage other funding sources or fill critical gaps where no other resources exist.

These priorities are also shaped by findings from the Needs Assessment, Community Health Improvement Plan (CHIP), and the Affirmatively Furthering Fair Housing (AFFH) analysis, which identified racial and economic disparities, housing instability, and unequal access to opportunity.

Obstacles to Addressing Underserved Needs

Despite careful targeting of funds, several challenges continue to limit the City's ability to fully meet all identified needs:

- Insufficient federal funding to meet the scale of housing and service demands, particularly given anticipated cuts beginning in PY26;
- High construction and land costs, which constrain the production and rehabilitation of affordable housing;
- Limited availability of deeply affordable units, especially for extremely low-income and special needs households;
- Gaps in supportive service funding, particularly for seniors, youth, and persons with disabilities;
- And community opposition or regulatory barriers that may delay or limit certain development proposals.

To overcome these barriers, the City is committed to leveraging state and local funds, streamlining development processes, supporting capacity building for nonprofit partners, and advocating for additional federal and regional resources.

PROJECT SUMMARY

1	Project Name	Administration
	Description	The project will cover the administration of the CDBG & HOME program.
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	\$503,398
	Target Date	6/30/2026
	Estimate the number and type of families that will	N/A

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	benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Housing Department - CDBG Administration (\$408,664 CDBG) Housing Department - HOME Administration (\$150,004 HOME)

2	Project Name	Public Services
	Description	The project will cover activities that provide services to individuals and/or households.
	Goals Supported	Public Service
	Needs Addressed	Outcome: Availability/ Accessibility
	Funding	\$273,400 - CDBG
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate income housing benefit: 250 Persons Assisted
	Location Description	Citywide
	Planned Activities	Flintridge Center (\$75,000) Reading Partners of Los Angeles (\$75,000) College Access (\$48,400) Foothill Unity Center - Community Social Service (\$75,000)

3	Project Name	Affordable Housing
	Description	The project will cover activities related to tenant-based rental assistance.
	Goals Supported	Housing
	Needs Addressed	Outcome: Affordability & Sustainability
	Funding	\$2,543,927 - HOME
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Persons Assisted: 15 Low Income Households New Construction: 100 Units
	Location Description	Citywide
	Planned Activities	Housing Department - TBRA (\$300,000 HOME) Ramona Senior Housing Project (\$2,243,927 HOME)

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4	Project Name	Public Improvements
	Description	The project will cover activities related to infrastructure and public facility improvements.
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Outcome: Availability/Accessibility
	Funding	\$767,132 CDBG
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Infrastructure Activities other than Low/Moderate Income Housing Benefit: 28,000 Persons Assisted
	Location Description	CDBG Eligible Census Tracts
	Planned Activities	Public Works Department - NW Sidewalk Improvements (\$500,000) Public Works Department – ADA Pushbuttons (\$267,132)

5	Project Name	Business Economics
	Description	The project will cover activities related to assistance to businesses.
	Goals Supported	Economic Development
	Needs Addressed	Outcome: Sustainability
	Funding	\$326,000 CDBG
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Business Assisted: 20 Micro-Enterprises 10 Businesses
	Location Description	Citywide
	Planned Activities	Economic Development Division – Façade Improvements (\$200,500) Economic Development Division – Disaster Relief Funds (\$125,500)

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6	Project Name	Section 108
	Description	The project will cover activities related to repayment of the \$6 million Section 108 loan used for Robinson Recreation Center.
	Goals Supported	n/a
	Needs Addressed	n/a
	Funding	\$440,000 CDBG
	Target Date	6/30/35
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	n/a
	Planned Activities	Finance Department - Section 108 Repayment (\$440,000)

7	Project Name	ESG 2025
	Description	The project will cover activities related homelessness.
	Goals Supported	Homeless Intervention and Prevention
	Needs Addressed	Outcome: Availability/Accessibility
	Funding	\$ 906,635ESG
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Homeless Person Overnight Shelter: 75 Persons Assisted Homelessness Prevention: 100 Persons Assisted Rapid Rehousing 25 Persons Assisted
	Location Description	Citywide
	Planned Activities	Homelessness Prevention (\$175,000): Payment of rental arrears, rental assistance, and housing relocation and stabilization services to households at imminent risk of homelessness. Emergency Shelter (\$283,619)- Provision of emergency shelter to households experiencing homelessness Rapid Rehousing (\$356,250)-Rental assistance for households exiting homelessness. Homeless Management Information System (\$40,000)- HMIS software, monitoring and reviewing data quality, completing data analyses, administering the system as the CoC's HMIS Lead. ESG Administration - \$51,735

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AP-50 GEOGRAPHIC DISTRIBUTION

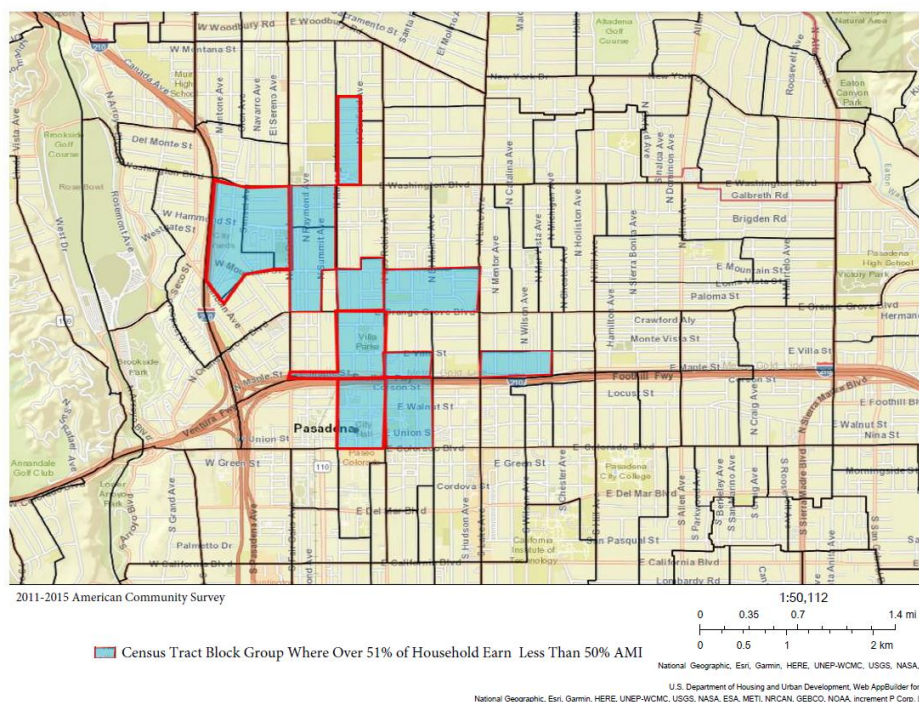
Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

For Program Year 2025, the City of Pasadena will direct a significant portion of its CDBG, HOME, and ESG resources toward low- and moderate-income areas, with a primary geographic focus on Northwest Pasadena. Northwest Pasadena includes multiple CDBG-eligible census tracts that have historically experienced underinvestment and are home to many of the City's most underserved populations. These neighborhoods also overlap with areas identified through the City's Affirmatively Furthering Fair Housing (AFFH) analysis as having elevated displacement risk and limited access to opportunity, particularly for Black and Latino residents.

Rationale for the priorities for allocating investments geographically.

This area has been designated as a local target area under the 2025–2029 Consolidated Plan due to its higher concentrations of poverty, racial and ethnic minorities, and housing cost burden, as well as its aging housing stock and infrastructure. The City seeks to target federal entitlement dollars strategically within low-and moderate-income (LMI) census tracts block groups. Specifically housing and investment opportunities to neighborhoods where over 51% of the census tract earns less than 50% AMI. These areas are where the most vulnerable residents live with higher cost burdens, and lower income.

Map 3 – Block Groups with >51% of Households Earn <50% AMI



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AP-55 AFFORDABLE HOUSING

Introduction

During Program Year 2025, the City of Pasadena will prioritize the use of HOME and HOME-ARP funds to expand and preserve affordable housing options for low- and moderate-income residents. These efforts are focused on both increasing the overall supply of affordable rental housing and supporting housing stability for vulnerable households, including people experiencing or at risk of homelessness, seniors, and persons with disabilities. The tables below pertain specifically to HOME-funded affordable housing activities consisting of a Tenant-Based Rental Assistance (TBRA) program. The TBRA program will target residents at high risk of homelessness and earn below 60% AMI.

Table 62 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

Table 63 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	15

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AP-6o PUBLIC HOUSING

The mission of the City of Pasadena Housing Department is the same as that of the Department of Housing and Urban Development (HUD): “To promote adequate and affordable housing, economic opportunity and suitable living environment free from discrimination.”

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.

Actions planned during the next year to address the needs to public housing

- Provide annual rental assistance for extremely low and low-income households.
- Promote a 95% Section 8 lease-up rate by utilizing an appropriate payment standard that enables families to rent units throughout the city.
- Promote and maintain continued participation by property owners in rental assistance programs.
- Promote fair housing and equal opportunity by ensuring awareness of state and local laws that impact access to housing.
- Continue to administer the rental assistance programs in a manner that reflects the City’s commitment to building better lives and better neighborhoods while maintaining program integrity and compliance with all applicable Federal, State and local housing regulations.
- Continue to earn SEMAP High Performer scores.
- Continue to provide information regarding housing opportunities through our printed listing and as well as at community outreaches. The briefing packet for the Section 8 participants are updated monthly, to include the most up to date federal, state and local information on fair housing and equal opportunity.
- Support a Housing Mediation Program that provides the opportunity for local residents (tenants, owners, and managers) to resolve rental issues in an objective and constructive manner. These services are provided by the City through a

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contract with the Housing Rights Center (HRC). Free mediation services are available to foster early solutions to problems along with free phone consultations regarding Fair Housing issues.

- Continued participation by the Resident Advisory Board (RAB) to allow program participants to be actively involved in the planning, programming and implementation of Pasadena rental housing activities. The RAB ensures that appropriate actions are taken by the Pasadena to address the needs of program participants in their efforts to lease properties in the City.
- Utilizing the Project Based Assistance (PBA) program to induce property owners to participate and make rental housing available to low-income families (Section 8 Housing Choice Voucher Program participants). Through PBA, Pasadena shall encourage the creation of new affordable housing units, especially permanent supportive housing, and maintain the continued affordability of existing units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City of Pasadena Housing Department has developed a Resident Advisory Board (RAB), which consist of all the Housing Choice Voucher (HCV) recipients. At least once a year, RAB meetings are conducted to allow program participants the opportunity to be actively involved in the planning, programming, and implementation of Pasadena's rental assistance program activities.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The PHA is designated as a high performer by HUD.

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AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

Introduction

As the Collaborative Applicant (i.e., lead agency) for the Pasadena Continuum of Care, the City of Pasadena coordinates and funds housing and services for individuals, families, and youth experiencing homelessness. The CoC approved its updated Homelessness Plan in 2024 which established quantitative goals including a 50% reduction in annual homelessness, reducing inflows into homelessness by 15%, and increasing emergency shelter bed inventory so that 80% of people experiencing homelessness can access a bed on any given night.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Pasadena works in collaboration with the Glendale CoC, the Long Beach CoC, and the Los Angeles CoC to provide comprehensive Coordinated Entry System (CES) coverage for Los Angeles County. The Pasadena CoC participates in the Los Angeles CES and uses the CES to prioritize and match people to available housing resources.

The Pasadena Street Outreach Collaborative brings together all Pasadena outreach workers once a month for resource sharing, ongoing training, and case conferencing. Over ten street outreach teams serve the CoC's geography including mental health- and substance use-focused multidisciplinary teams (MDT), a youth specialist team, and a team that covers the light rail trains and platforms. The Pasadena Outreach Response Team (PORT), a partnership between the Pasadena Fire and Public Health Departments, includes a firefighter paramedic and a public health nurse. The Pasadena Police Department's Homeless Outreach Psychiatric Evaluation Team pairs law enforcement officers with mental health clinicians to respond to emergency mental health crises and proactively engage people prior to potentially volatile situations. Non-emergency calls to police are directed to the PORT team, and community members can request street outreach via an online portal. Early morning, nighttime, and weekend outreach is conducted by local MDT and county street outreach teams for schedule flexibility to meet client needs.

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Addressing the emergency shelter and transitional housing needs of homeless persons

Currently, the City has a site-based shelter for homeless individuals and another for homeless families. Additionally, the City funds a weather-activated seasonal shelter, the Bad Weather Shelter, which operates in winter months and has up to 75 beds for individuals. The City also funds motel-based shelter (i.e., motel vouchers) for individuals, families, and unaccompanied youth. There are three transitional housing sites for families, including one for victims of domestic violence and another for pregnant and parenting women. The City also has several bridge housing facilities for longer term interim housing including recovery bridge housing for people recovering from substance use disorder.

The City will use \$246,119 for emergency shelter services in program year 2025-2026. The City will conduct a competitive selection process to select a non-profit agency to administer the funds.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Rapid rehousing provides short-term or medium-term rental assistance and housing relocation and stabilization services which may include mediation, credit counseling, security or utility deposits, utility payments, moving cost assistance, and case management.

To facilitate rapid lease ups, housing identification services are offered that helps households find appropriate housing, contacting and recruiting landlords to provide housing opportunities for individuals and families experiencing homelessness, addressing potential barriers to landlord participation such as concern about short-term nature of rental assistance and tenant qualifications.

To support housing retention, participants are provided supportive services such as employment counseling, health care, mental health care, and access to various mainstream resources. If it is determined that a participant needs a higher level of services or a longer-term rental subsidy, they may be transferred to a permanent supportive housing program or long-term rental assistance program such as the Housing Choice Voucher program.

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In Program Year 2025-2026, the City will sustain and expand existing rapid rehousing programming with federal (ESG RUSH, CoC), state (Homeless Housing, Assistance, and Prevention grant), and county (Measure A) funding. Funded programs include a CoC-funded program targeted to households with histories of domestic violence.

A total of \$356,250 of ESG RUSH funds will be utilized for rapid rehousing programming in Project Year 2025-2026.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Prevention initiatives are a necessary component of an effective homeless services system to ensure people are able to remain in their homes and avoid a destabilizing housing crisis. By strategically targeting assistance to those who are most at-risk of homelessness, programs are able to maximize the limited available resources for prevention. The City will continue to provide and bolster investments in homeless prevention assistance to households at risk of homelessness, as well as implement discharge planning policies as described earlier in this document.

A total of \$175,000 of ESG funds will be utilized for homelessness prevention programming in Project Year 2025-2026. The City will conduct a competitive selection process to select a non-profit agency to administer the funds.

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AP-75 BARRIERS TO AFFORDABLE HOUSING

Introduction

The City of Pasadena has played a significant role in addressing the housing needs of the community. Pasadena's history has been marked by forward-thinking housing policy. The City's record of accomplishment of providing quality affordable housing through new construction, rehabilitation, and homeowner and renter assistance is well known. The 2019 Analysis of Impediments report identified specific recommendations to address barriers to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:

The City of Pasadena is actively implementing reforms to mitigate these obstacles and promote equitable housing opportunities.

Zoning and Land Use Reforms

To address restrictive zoning and land use controls, Pasadena has undertaken significant amendments to its zoning code:

- **Adaptive Reuse Ordinance:** Implement zoning code amendments facilitating the conversion of underutilized commercial and office spaces into residential units. This initiative aims to increase housing supply by repurposing existing structures, thereby reducing development costs and timelines.
- **Accessory Dwelling Units (ADUs):** Recognizing the potential of ADUs to provide affordable housing options, the City is considering substantial fee reductions for ADU construction. Proposed changes include up to a 50% reduction in plan check and permit fees for small ADUs, making them more financially accessible to homeowners.
- **City's Zoning Code:** The Housing code has been amended defining a family as two or more persons living together as a single housekeeping unit in a dwelling unit. Zoning Code has been amended to address the following:
 - Low Barrier Navigation Center (AB 101) through Ordinance 7414 Passed 2023)
 - Supportive Housing (AB 2162)- Now permitted by right in zones where multifamily and mixed-use are permitted. As the remaining Specific Plans

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are updated, staff will ensure that supportive housing remains permitted as required.

- Emergency and Transitional Housing (AB 139) through Ordinance 7414 permits transitional housing by right in all residential zones and commercial zones that allow mixed-use and residential use.
- Density Bonus for 100% Affordable Housing (AB 1763)
- Accessory Dwelling Units (ABs 68, 671, 881, and 587, and SB 13, and others) updated through passage of Ordinance 7420.

Streamlining Development Processes

Pasadena is committed to simplifying and expediting the development process for affordable housing projects:

- **Permit Process Improvements:** The City is reviewing its development processes to identify and eliminate unnecessary delays in permitting, particularly for affordable housing developments. This includes streamlining entitlement permits, design reviews, and building permits to facilitate timely project completion.
- Objective Design Standards for residential and mixed-use projects above 48 dwelling units per acre are currently in development.

Financial Incentives and Support

- **Pasadena ADU Loan Program:** The City offers a construction loan of up to \$225,000 to eligible homeowners who wish to build or legalize an ADU with deferred payments and 1% simple interest. Participants must rent the unit to a tenant with a housing voucher (e.g., Section 8) for seven years. The program includes comprehensive assistance from pre-design through construction and helps increase affordable housing options without requiring new land acquisition.
- **Local Housing Trust Fund:** Pasadena received a \$5 million state award, of which \$4.75 million was committed to developing affordable senior housing at 280 Ramona Street.

Addressing Environmental and Rebuilding Challenges

In the aftermath of the Eaton Fire, which disproportionately affected communities in Altadena and Pasadena, the City is taking steps to prevent displacement and support rebuilding efforts:

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- **Anti-Displacement Measures:** The City is collaborating with state and local agencies to implement policies that prevent opportunistic property acquisitions and ensure that rebuilding efforts prioritize existing residents, particularly those from historically marginalized communities.
- **Climate Action Plan (CAP):** The City's CAP includes consistency checklists to ensure projects include sustainable elements.

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AP-85 OTHER ACTIONS

Actions planned to address obstacles to meeting underserved needs

Despite Pasadena’s ongoing efforts, the City continues to face several obstacles in addressing the needs of underserved populations, including limited funding, high housing costs, displacement risks, and service gaps for special populations. To overcome these challenges, the City will implement the following actions during Program Year 2025:

1. **Prioritize Investments in High-Need Areas**

The City will continue to prioritize Northwest Pasadena for housing, public facility, and infrastructure investments, based on data showing high levels of poverty, cost burden, and limited access to services. Geographic targeting enables more coordinated, place-based investment to address multiple needs in underserved neighborhoods.

2. **Leverage and Layer Resources**

To address funding limitations, Pasadena will continue to leverage federal, state, and local funding sources, including the Local Housing Trust Fund, HOME-ARP, and State housing and infrastructure grants. This approach increases the impact of HUD entitlement funds and supports larger, more comprehensive projects.

3. **Support Nonprofit Capacity and Partnerships**

Many service gaps—particularly in fair housing, mental health, youth programs, and services for persons with disabilities—are addressed by nonprofit organizations. The City will support capacity building for these partners through technical assistance, flexible funding, and collaboration across public systems.

4. **Expand Affordable Housing Tools**

The City will continue to promote the use of tools like Tenant-Based Rental Assistance (TBRA), the ADU Loan Program, and strategic land use (e.g., 280 Ramona Street) to create more affordable and accessible housing options, especially for seniors, persons with disabilities, and extremely low-income households.

5. **Community Engagement and Equity-Focused Planning**

Pasadena will expand inclusive outreach and planning processes, especially in underserved neighborhoods, to ensure programs are responsive to community-identified needs. Special attention will be given to addressing language access, technology access, and participation by marginalized groups.

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Actions planned to foster and maintain affordable housing:

In Program Year 2025, the City of Pasadena will take proactive steps to preserve existing affordable housing units that may be lost due to expiring affordability covenants, deferred maintenance, or increased market pressures. These actions are critical to maintaining housing stability for low-income households and ensuring long-term affordability in a high-cost market.

Key Actions Include:

1. Monitor and Intervene in At-Risk Properties

The City will continue to monitor affordable housing developments with expiring affordability covenants, particularly older HUD-assisted and HOME-funded properties. Pasadena will provide technical and financial assistance to extend affordability periods through acquisition, rehabilitation, or refinancing agreements.

2. Support Financial Restructuring of Older HUD Properties

The City will work with owners of older HUD rental properties to support financial restructuring, helping extend their affordability while addressing needed capital improvements and modernizing building systems.

3. Leverage Local, County, and State Funding

Pasadena will pursue and secure additional funding through State and County programs, including the Local Housing Trust Fund (LHTF), to support the preservation and rehabilitation of affordable housing. These funds will complement HOME and CDBG resources and allow deeper investments in high-need projects.

4. Use HOME and Trust Fund Dollars for Preservation and Acquisition

The City will continue to deploy HOME and LHTF dollars to rehabilitate aging affordable housing stock and support acquisition and preservation of naturally occurring affordable housing (NOAH) at risk of market-rate conversion.

5. Inclusionary Housing Program In-Lieu Fee Analysis

Pasadena will complete a comprehensive in-lieu fee analysis of its Inclusionary Housing Ordinance to assess whether current fees support long-term affordable housing production and preservation goals. Recommendations for policy changes or adjustments will be brought forward for Council consideration.

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6. **Public Forums and Community Engagement**

To build awareness and foster public support, the City will host affordable housing workshops and forums to educate the public, share data, and discuss preservation priorities with community members, developers, and advocacy groups.

7. **Legislative and Policy Advocacy**

Pasadena will collaborate with state and federal lobbyists to advocate for legislation and budget actions that enhance funding, preservation tools, and tenant protections that align with the City's affordable housing goals.

8. **Tenant Education and Anti-Displacement Support**

The City will coordinate with fair housing partners to monitor tenant risk in expiring properties, provide residents with relocation or legal assistance, and ensure that low-income tenants are aware of their rights and available protections.

Actions planned to reduce lead-based paint hazards:

In Program Year 2025, the City of Pasadena will continue to implement a coordinated strategy to identify, mitigate, and reduce lead-based paint (LBP) hazards, particularly in homes occupied by low- and moderate-income households and families with young children. These actions include:

1. **Lead Risk Assessments in Rehabilitation Projects**

All federally funded rehabilitation activities involving structures built before 1978 will include lead hazard evaluation and clearance testing. Identified hazards will be addressed through abatement or interim controls in compliance with HUD's Lead Safe Housing Rule (24 CFR Part 35).

2. **Public Education and Outreach**

Pasadena will work with local partners to conduct community education and outreach campaigns about LBP risks, prevention methods, and tenant rights related to lead safety.

Actions planned to reduce the number of poverty-level families

The City of Pasadena will pursue a multi-faceted strategy to reduce the number of families living in poverty by focusing on housing stability, economic opportunity, and workforce development. These actions go beyond providing services to low-income families—they are designed to help families build income and move toward long-term self-sufficiency.

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Key Actions in Program Year 2025 Include:

- 1. Affordable Housing and Rental Assistance**
By expanding access to affordable housing and implementing Tenant-Based Rental Assistance (TBRA), the City will help families stabilize their housing costs, freeing up income for education, job training, and savings.
- 2. Small Business Support and Microenterprise Development**
CDBG funds will be used to support small businesses and entrepreneurs through technical assistance, access to capital, and targeted outreach, especially in low-income commercial corridors like Northwest Pasadena.
- 3. Section 3 Enforcement**
Pasadena will continue enforcing Section 3 requirements to ensure that low-income residents benefit from employment and contracting opportunities generated by HUD-funded projects.

These actions work together to remove barriers to upward mobility, provide access to higher-wage jobs, and connect residents to stable housing—laying the foundation for long-term poverty reduction in Pasadena.

Actions planned to develop institutional structure

To effectively carry out the goals of the Consolidated Plan and ensure coordinated delivery of housing, community development, and public services, the City of Pasadena will continue to strengthen its institutional structure in Program Year 2025. These efforts focus on enhancing collaboration, improving capacity, and ensuring efficient administration of federal resources.

Key Actions Include:

- 1. Strengthen Partnerships with Public and Nonprofit Agencies**
The City will continue to work closely with nonprofit housing developers, social service providers, the Pasadena Housing Department, and the Los Angeles Homeless Services Authority (LAHSA) to deliver comprehensive services and leverage non-City funding. This includes convening regular coordination meetings and technical assistance workshops.
- 2. Improve Interdepartmental Coordination**
The City will enhance collaboration across departments—including Planning, Housing, Economic Development, Public Works, and Rent Stabilization—to align

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housing, infrastructure, and service delivery goals, particularly in targeted investment areas like Northwest Pasadena.

3. **Support Subrecipient and Developer Capacity**

The City will provide technical assistance, compliance guidance, and training to subrecipients and affordable housing developers to ensure effective project delivery and HUD regulatory compliance. This includes assistance with program reporting, procurement, and labor standards.

4. **Leverage State and Regional Partnerships**

The City will continue engaging with regional bodies and state agencies—such as SCAG, CalHFA, and the California Department of Housing and Community Development—to align local plans with broader initiatives and secure additional funding for affordable housing and homelessness programs.

Actions planned to enhance coordination between public and private housing and social service agencies

The Pasadena Continuum of Care regularly brings together partners from multiple systems to collaborate and coordinate around achieving mutual goals such as those laid out in the Consolidated Plan. Stakeholders include housing and service providers, people with lived experience of homelessness, healthcare and mental healthcare providers, the Public Health Department, local government officials, law enforcement, mainstream systems, faith-based and educational organizations, and community members. Input from these multidisciplinary partners is incorporated into the actions taken by the CoC to prevent and end homelessness, including informing system-level priorities, policy recommendations, and resource allocation decisions.

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AP-90 PROGRAM SPECIFIC REQUIREMENTS

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$40,944
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$40,944

Other CDBG Requirements

1. The amount of urgent need activities

\$0

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

- Inclusionary Housing Trust Funds. These are generated under the City's Inclusionary housing ordinance when a developer opts to pay a fee in lieu of providing affordable housing within their market rate housing development.
- Burbank-Glendale-Pasadena Regional Housing Trust funds. Since its inception in 20__, the Trust has allocated approximately \$7 million to the City.
- Program income from the repayment of former redevelopment agency housing loans is available to support affordable housing activities.
- The City owns the "Ramona" site which will be used for the development of a proposed 100-unit affordable housing development (including permanent supportive housing) for seniors.
-

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2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

RESALE AND RECAPTURE POLICIES (5/18/20)

Participating Jurisdictions (PJs) undertaking HOME-assisted homebuyer activities, including any projects funded with HOME Program Income (PI), must establish written resale and/or recapture provisions that comply with HOME statutory and regulatory requirements. These provisions must also be set forth in the PJ's Consolidated Plan. The written resale and/or recapture provisions that a PJ submits in its annual Action Plan must clearly describe the terms of the resale and/or recapture provisions, the specific circumstances under which these provisions will be used (if more than one set of provisions is described), and how the PJ will enforce the provisions for HOME-funded ownership projects. HUD reviews and approves the provisions as part of the annual Action Plan process.

The purpose of this section is to provide the “resale” and “recapture” policies of the City of Pasadena (the “City”). As stated above, HOME requires that PJs utilize resale and/or recapture provisions to ensure continued affordability for low-income homeowners and as a benefit to the public through the wise stewardship of federal funds.

The City may utilize HOME funds to assist homeowners or homebuyers in the following ways:

1. Acquisition and development assistance for developers of new homeownership housing;
2. Down payment assistance for new homebuyers; and;
3. Single-family rehabilitation assistance for existing homeowners.

City of Pasadena Resale Policy

This option ensures that the HOME-assisted units remain affordable over the entire affordability period. The Resale method is used in cases where HOME funding is provided directly to a developer for site acquisition and/or construction for homeownership housing projects.

Specific examples where the City of Pasadena would use the resale method include:

1. Providing funds for the developer to acquire property and/or to develop new homeownership housing projects;
2. Providing funds for the developer (or the City itself using such funds) to acquire existing dwelling units to be utilized for affordable homeownership housing; and
3. City use of funds for acquisition and preparation of a site (including demolition)

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for development of new homeownership housing.

Notification to Prospective Buyers. The resale policy is explained to the prospective homebuyer(s) prior to signing a contract to purchase the HOME-assisted unit. The prospective homebuyer(s) sign a “Borrower Disclosure Statement” document acknowledging that they understand the terms and conditions applicable to the resale policy as they have been explained.

Enforcement of Resale Provisions. The resale policy is enforced through the use of the City’s regulatory agreement Notice of Restrictions Affecting Real Property (the “Notice of Restrictions”) signed by the homebuyer at closing. The Notice of Restrictions will specify:

1. the length of the affordability period which will typically be 45 or 55 years;
2. that the home remain the Buyer’s principal residence throughout the affordability period; and
3. the conditions and obligations of the Owner should the Owner wish to sell before the end of the affordability period, including;
 - a. the Owner must formally notify the City in writing if intending to sell the home (“Notice of Intent to Sell”) prior to the end of the affordability period;
 - b. the subsequent purchaser must be low-income as defined by HOME, and occupy the home as his/her new purchaser’s primary residence for the remaining years of the affordability period. (However, if the new purchaser receives direct assistance through a HOME-funded program, the affordability period will be re-set according to the amount of assistance provided);
 - c. the sale price to the subsequent purchaser shall be such that the total housing cost for the new buyer (principal, interest, taxes, insurance, utilities, HOA) does not exceed 35 percent of the new Buyer’s annual income (the “Affordable Housing Cost”, as calculated by the City); and
 - d. Upon City’s receipt of the Notice of Intent to Sell, City shall have the right of first refusal to acquire the home at an Affordable Sale Price.

Fair Return on Investment. The City will administer its resale provisions by ensuring that the Owner receives a fair return on his/her investment and that the home will continue to be affordable to a specific range of incomes. Fair Return on Investment means the Owner’s investment which is the sum of the down payment, capital improvements, and an Equity Share as described below:

1. The amount of the Owner’s original down payment;
2. The cost of any capital improvements documented with receipts provided by the

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homeowner. All capital improvements shall be approved in advance by the City.

3. An “Equity Share” amount which, as described in detail in the City’s homebuyer documents, increases proportionately with the number of years of Owner residency in the home during the affordability period.

Affordability to a Range of Buyers. The City will ensure continued affordability to a range of buyers, particularly those whose total household incomes range from 65 percent to no greater than 80 percent of the Los Angeles Area Median Income.

Sales prices shall be such that the total housing cost (principal, interest, taxes, insurance, utilities, HOA) does not exceed the product of 30 percent times 80 percent of the Los Angeles County Area Median Income adjusted for family size appropriate for the unit (the “Affordable Housing Cost”), as calculated by the City. In a high housing cost area such as Pasadena, this would most likely require the City to provide additional financing assistance to the new homebuyer.

Example: The Owner originally purchased a home seven (7) years ago at the original purchase price of \$400,000 with City homebuyer assistance in the amount of \$150,000. The Owner now wishes to resell his home which has a fair market value of \$490,000, representing an appreciation in value of \$90,000. The Owner’s mortgage at the time of original purchase was in the principal amount of \$242,000.

Calculating Fair Return on Investment.

Down payment: The original homeowner was required to put down \$8,000 earnest money at the signing of the sales contract.

Cost of Capital Improvements: The Owner had handicapped-accessibility improvements made to the home four years ago at the cost of \$3,000. The work was pre-approved by the City and Owner has receipts to document the improvement.

Equity Share: Of the \$90,000 appreciation in the value of the home, Owner would receive \$59,625.

Calculating the Fair Return to the Original Owner:

Down payment:	\$ 8,000
Capital Improvements:	\$ 3,000
Equity Share:	\$59,625
\$70,625 Fair Return on Investment	

In order for the sales transaction to realize the Fair Return on Investment to the Owner, it may be necessary for the City to provide additional financing assistance to the new homebuyer.

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3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

These resale provisions apply to homeownership projects that are subsidized by the City with a HOME-funded below-market rate development or construction loan. The HOME funds are not used to lower the homebuyer's purchase price from fair market value to an affordable price.

Pursuant to HOME resale requirements, the City is required to ensure that, when an owner in a HOME-assisted for-sale housing development sells his or her property ("Property"), either voluntarily or involuntarily, during the affordability period:

- (a) The Property is sold to another low-income homebuyer who will use the property as his or her principal residence;
- (b) The owner receives a fair return on investment (i.e., the original down payment plus capital improvements made to the property); and
- (c) The Property is sold at a price that is "affordable to a reasonable range of low-income buyers".

Long-Term Affordability

The Property must be acquired by an eligible low-income family, and it must be the principal residence of the family. If the Property is transferred, voluntarily or involuntarily, it must be made available for subsequent purchase only to a buyer whose family qualifies as low-income, and will use the Property as its principal residence. The HOME resale provisions shall be in effect for the duration of the period of affordability, based on the amount of the City's HOME investment in the development of the project.

Fair Return on Investment

If the Property is sold during the period of affordability, the price at resale shall provide the owner a "fair return on investment" (including the owner's initial investment and any subsequent capital improvements). "Fair return on investment" shall be measured by the percentage change in the Consumer Price Index over the period of ownership. Details on the calculation of fair return, definitions of initial investment and eligible capital improvements, and how such capital improvements will be valued by the City, shall be contained within the City's homebuyer loan documents.

Continued Affordability

The resale requirements must also ensure that the Property will remain "affordable to a reasonable range of low-income homebuyers". The City defines "affordable to a reasonable range of low-income homebuyers" as:

Annual Action Plan

- (a) Target Population: A family with a gross household income that is greater than 50% of Area Median Income (“AMI”), but not exceeding 80% of AMI, adjusted for family size; and
- (b) Housing Affordability: Housing costs (mortgage, property taxes, insurance, HOA, utility allowance) do not exceed 40% of the family’s gross household income.

The City must set a resale price that provides a fair return to the owner while ensuring that the Property is affordable to its target population. In such instances, the City may provide additional direct funding assistance to the subsequent homebuyer to ensure that the original owner receives a fair return and the Property is affordable to the defined low-income population.

Homebuyer Loan Documents

Typically, when the City provides a HOME loan to assist the development of a homeownership housing project, the development loan is recast as individual homebuyer loans after the project is completed and the housing is sold to qualified buyers. These homebuyer loans are originated under the City’s Homeownership Opportunities Program (“HOP”). The HOP loan is typically structured in two ways: a) fully deferred for the term of the loan; of b) deferred for the first five (5) years with amortized monthly payments required for the balance of the loan term.

HOP loan documentation consists of the following:

- (a) A Promissory Note and a Deed of Trust which is recorded against the property.
- (b) A Request for Notice of Default and Resale which is recorded against the property to ensure that all parties to a resale transaction are aware that the City’s participation is required.
- (c) To secure compliance with HOME resale and other requirements applicable to the homeowner, a regulatory agreement Notice of Restrictions Affecting Real Property Including HOME Recapture Provisions (the “Regulatory Agreement”) is recorded against the property.
- (d) Other key homebuyer loan documents include a Loan Agreement and a Borrower Disclosure Statement.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City has no plans to use HOME funds to refinance existing debt on multifamily housing projects that have been rehabilitated with HOME funds.

Annual Action Plan

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The HOME TBRA preference for enrollment includes disabled, seniors, on the Section 8 waiting list, experiencing a services housing cost burden, reside in City of Pasadena, census tract where over 50% of residents are below 50% AMI.

Annual Action Plan

- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

Disabled seniors are considered at risk of homelessness as they represent the greatest number of homeless in Pasadena. This is due to raising housing costs and the fact that seniors are mostly on a fixed income. By providing this preference, the City is helping to curb the influx of homeless persons in the city.

- 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

Our affordable housing projects have a HUD approved local preference.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance

The City of Pasadena's ESG Written Standards can be found at <https://bit.ly/PasadenaESG> and as an attachment to this plan.

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Pasadena CoC, in partnership with the Los Angeles, Glendale, and Long Beach CoCs, operates the region-wide Los Angeles Coordinated Entry System (LA CES) which has established policies and procedures for the screening, assessment, and referral of program participants consistent with the ESG Written Standards. The LA CES utilizes population-specific standardized assessment tools to determine individuals' and families' eligibility for assistance under CoC and ESG programs. The LA CES has also established policies and procedures for prioritizing eligible individuals and families for permanent supportive housing. Victim service providers may choose not to utilize the CES. However, the LA CES has established alternative means for referring individuals and families to housing resources that are typically filled through the CES.

Annual Action Plan

2. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City awards ESG funds to sub-recipients through a competitive Request for Applications (RFA) process. The RFA is publicized through announcements via the CoC's website and list serves, in addition to notifications to registered users via the OpenGov system. Applications are reviewed by a committee made up of non-ESG funded CoC members. Private nonprofit organizations are eligible to apply, including faith-based organizations.

3. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Pasadena CoC Board includes at least one individual with lived experience of homelessness, which meets the homeless participation requirement as outlined in 24 CFR 576.405a.

4. Describe performance standards for evaluating ESG activities.

ESG projects are evaluated through annual monitoring and the Consolidated Annual Performance Evaluation Report (CAPER) utilizing data pulled from the HMIS. Programs performance standards are set in consultation with the CoC and based the goals outlined in the CoC's Homelessness Plan and the CoC's System Performance Measures. Programs that do not meet established goals are subject to reduction or non-renewal of funding.

APPENDIX

A

CITIZEN PARTICIPATION PLAN

I. INTRODUCTION

The City follows HUD's guidelines for citizen and community involvement concerning the Consolidated Plan. As the Lead Agency for the Consolidated Plan, it is the intent of the City to provide for and encourage citizen participation throughout the process of implementing the federal entitlement programs (specifically CDBG, HOME, and ESG). Hearings are conducted to allow the public to provide input and comments.

Towards this end, the City has established advisory bodies to assist the City in allocating and monitoring the use of federal entitlement funds. The two advisory bodies utilized for implementing federal entitlement funds are known as the Northwest Commission (reference City Ordinance No. 6404) and Human Services Commission (reference City Ordinance No. 6507). These advisory bodies represent various segments of the community including:

- ❖ Low/Moderate income residents;
- ❖ Minority groups;
- ❖ Elderly;
- ❖ Handicapped; and
- ❖ the Business community

Northwest Commission

Meeting Information:

Date: 2nd Tuesday of each month

Time: 6:30 p.m.

Location: Jackie Robinson Center

1020 N. Fair Oaks Ave.

Pasadena, CA 91103

This advisory commission consists of 11 members who are appointed by City Council. The northwest part of the City has the highest concentration of low/moderate income residents. The purpose of the commission is to advise and make recommendations to City Council regarding economic development in Northwest Pasadena. This advisory board monitors the allocation of CDBG funds used for non-public service activities.

Human Services Commission

Meeting Information:

Date: 2nd Wednesday of each month

Time: 6:00 p.m.

Location: Jackie Robinson Center

1020 N. Fair Oaks Ave.
Pasadena, CA 91103

This advisory commission consists of 13 members, 8 of which are appointed by City Council, one by the Pasadena Community College Board of Trustees, one by the Pasadena Unified School District, and 3 members who are recommended by agencies that provide human services to Pasadena. This commission was established to respond to significant unmet human service needs and gaps in the city. The purpose of the board is to advise and make recommendations to City Council regarding human service needs of people of all ages in the community. This advisory body monitors the allocation of funds used for public service activities.

II. COMMUNITY NEEDS SURVEY

In order to evaluate specific housing and community development needs in the City, staff elected to use a survey instrument (Appendix B). The survey is administered in paper form at commission meetings and/or electronically through the City website and social media. It consists of a variety of housing and community development needs for specific improvement types organized into the following categories: Public Services, Housing, Public Facility Improvements, Infrastructure Improvements, and Economic Development. Results of the survey are utilized to determine priorities in the Consolidated Plan and within the Notice of Funding Award (NOFA) process for the allocation of entitlement funds. Surveys are administered at commission meetings during the winter quarter, and are advertised through public noticing.

III. PUBLIC NOTICE, REVIEW & HEARINGS

The City shall hold at least two public hearings annually before City Council. The hearings shall be held prior to the submission of the City's Consolidated Plan, Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).

The City shall provide sufficient advance notice of hearings and commission meetings by advertising times and locations in several local newspapers, through social media and the City website. Hearings and commission meetings are held in buildings that are readily accessible to the handicapped.

Action Plan public hearings are advertised with a minimum 30-day notification period, also referred to as the public review period. The CAPER will have a minimum public review period of 15 days. During the public review period, draft versions of the Annual Action Plan and CAPER are made available throughout the City (libraries, senior centers, City website, etc.). The public notice invites citizens to review the draft documents and to attend the public hearings to present oral and written comments to the City Council for

consideration in approving the document. Citizens unable to attend the public hearings are invited to submit written comments to the City up to and including the day of the public hearing. The City will receive and respond to any oral and written comments at meetings and public hearings. Written comments received through the City and at the public hearing and a transcript of oral comments received will be included in the final copy of the document before submission to U.S. Department of Housing and Urban Development (HUD).

IV. AMENDMENTS AND ADMINISTRATIVE UPDATES

As specified in the CDBG regulations [Title 24 of the Code of Federal Regulations, Part 91.505(a)], the City shall amend the Consolidation or Action Plan when it:

- Changes allocation priorities or funds distribution method;
- Revises policies, data, or goals; or
- Modifies the purpose, scope, location, beneficiaries, or time extension of an activity.

Administrative Amendment

Amendments that are not considered substantial shall be referred to as administrative amendments. Administrative amendments do not require citizen participation (public notice) or City Council approval. Administrative amendments include administrative corrections, budget re-allocations with no change to total budget amount, and time extension of an activity.

Substantial Amendment

The City has determined that an amendment is substantial when:

1. A new activity or scope that was not included in the Action Plan is proposed;
2. A funded activity described in the Action Plan is canceled during the Program Year; or
3. A project listed in the Action Plan is changed from one (1) eligible activity to another.

The City will post a public notice and provide a public review period for a minimum of 30 calendar days, for citizens to make comments on a substantial amendment before it is implemented and submitted to HUD.

Substantial Emergency Amendment

The City has determined that an amendment is a substantial emergency when:

- It may be necessary to amend the Consolidated Plan and/or Annual Action Plan in the event of a National Emergency, State of Emergency, and Public Health Emergency including terrorism and infectious diseases, or natural disasters (i.e. earthquake, wildfire, severe storm, wind storm, tornado, flood, or mudslide). To comply with the national objective of meeting community development needs having a particular urgency, an activity will alleviate existing conditions that the City of Pasadena certifies:
 - o Pose a serious and immediate threat to the health and welfare of the community;
 - o Are of recent origin or recently became urgent (within the past 18 months);
 - o The City is unable to finance the activity on its own; and,
 - o Other resources of funding are not available to carry out the activity
- Amendments may include funding new activities and/or the reprogramming of funds including canceling non-performing activities to meet community development needs that have a particular urgency.

The City will post a public notice on the Housing Department website and provide a public review period for a minimum of 5 calendar days, for citizens to make comments on a substantial emergency amendments before it is implemented and submitted to HUD. Public hearing requirements can be met with virtual public hearings if:

- 1) National/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and
- 2) Virtual hearings provide reasonable notification and access for citizens in accordance with the grantee's certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

All interested persons are invited to participate electronically by submitting comments to publiccomment@cityofpasadena.net prior to the start of the City Council meeting. Or during the meeting and prior to the close of the public hearing, members of the public may submit up to 200 words to be read aloud, if so desired, at the following webpage: www.cityofpasadena.net/city-clerk/public-comment.

Administrative Updates

Changes to the Consolidated Plan that do not meet the criteria for standard or substantial amendments and do not require citizen participation are defined as administrative updates. Examples of administrative updates include: grammatical or structural edits

that do not substantially change the scope of meaning of an activity; and changes in the coding or eligibility determination of a project that do not change the scope, location, or beneficiaries.

Submission of Amendments and Administrative Updates to HUD

The City will submit Substantial Amendments to HUD on a quarterly basis through the Integrated Disbursement and Information System (IDIS). Standard Amendments and Administrative Updates are not formally noticed to the public, nor submitted to HUD. However, documentation describing general changes and/or identifying specific changes will be included in the Consolidated Annual Performance and Evaluation Report (CAPER), which is made available to the public.

V. PARTICIPATION BY NON-ENGLISH SPEAKING RESIDENTS

It is the intent of the City to allow for input by all non-English speaking residents in the public hearing process. Due to the significant number of Spanish speaking residents in the City, an interpreter will be present upon request at all federal entitlement program-related community meetings and/or public hearings.

VI. TECHNICAL ASSISTANCE

It is the intent of the City to provide technical assistance to all residents interested in developing proposals for the future use of entitlement funds. To ensure that residents are aware of this assistance, advertisement of public information meetings related to the development and the review of proposed activities will include reference to this service.

VII. COMPLAINTS & GRIEVANCES

The City recognizes that despite making significant efforts through outreach and education there may be complaints and/or grievances files regarding the operation of the City's federal entitlement programs. These concerns should be addressed to the following:

City of Pasadena, Department of Housing
Attn: William K. Huang, Housing Director
P.O. Box 7115 Pasadena, CA 91109

Office Location: Renaissance Plaza
649 N. Fair Oaks Ave. Suite 202, Pasadena, CA 91103
Telephone: (626) 744-8300

When practical, a written response will be made by the City within 15 working days. If it should take longer to develop a response the City shall notify the correspondent in writing within 15 working days of the time period needed to provide an answer.

VIII. DISPLACEMENT OF RESIDENTS

The Citizen Participation Plan includes an Anti-displacement and Relocation Plan that describes how the City will help persons who must be temporarily relocated or permanently displaced due to the use of CDBG, HOME or ESG funds.

BACKGROUND

The City of Pasadena has adopted a policy that requires that a relocation assessment be completed in any circumstance in which it is anticipated even one person will be displaced as the result of a project using federal funds. This policy exceeds all State and Federal requirements. The purpose of this assessment is to insure the City of Pasadena is advised early in the process of any major relocation problems that could be encountered in a project. The early recognition of problems gives the City the opportunity to review the impact that the project may have on the community.

In addition, the City of Pasadena follows the Citizen Participation process required in Paragraph 6012 of the State of California Relocation Regulations and HUD relocation regulations found in HUD Transmittal 1378 Paragraph 2-2. A summary of that process follows:

“All persons who may be displaced, neighborhood groups, formed relocation committees or similar individuals or organizations shall be given an opportunity and will be encouraged fully and meaningfully to participate in reviewing the relocation plans and/or assessments.”

Definitions

Displacement occurs when a person moves as a direct result of federally assisted acquisition, demolition, conversion, or rehabilitation activities, because he or she is:

- Required to move;
- Not offered a decent, safe, sanitary and affordable unit in the project;
- Treated “unreasonably” as part of a permanent or temporary move.

The term *displaced person* means any person that moves from real property or moves his or her personal property from real property permanently as a direct result of one or more of the following activities:

- Acquisition of, or written notice of intent to acquire, or initiation of negotiations to acquire, such real property, in whole or in part, for a project;
- Rehabilitation or demolition of such real property for a project;
- Rehabilitation, demolition, or acquisition (or written notice of intent) of all or a part of other real property on which the person conducts a business or farm operation, for a project.

A person may also be considered displaced if the necessary notices are not given or provided in a timely manner and the person moves for any reason.

RELOCATION OF DISPLACED PERSONS

When a substantial number of persons will be displaced from their dwellings the City of Pasadena will encourage the residents and community organizations in the displacement area to form a relocation committee. The committee will include, when applicable, residential owner occupants, residential tenants, business people, and members of existing organizations within the area. In lieu of initiating a new process of citizen participation, public entities, which have conducted or are conducting a citizen participation process as part of an existing development program, will be utilized and committees they formed may be substituted if the goals of Citizen Participation will be reached.

During the relocation planning process the City of Pasadena will, at a minimum, guarantee the following:

- Timely and full access to all documents relevant to the relocation program;
- The provision of technical assistance necessary to interpret elements of the relocation plan and other pertinent materials;
- The right to submit written or oral comments and objections, including the right to submit written comments on the relocation plan and to have these comments attached to the plan when it is forwarded to the local legislative body or the head of the state agency for approval;
- Prompt, written response to any written objections or criticisms;
- Assurances that families living in the project area will be given the opportunity, if feasible, to return to the project area after completion of project activities.

APPENDIX

B

Public Services

Mental Health Services	3.52
Health Services	3.51
Youth Services	3.28
Child Care Services	3.26
Transportation Services	3.16
Food Banks	3.02
Crime Awareness/Prevention Services	3.02
Disability Services	3.01
Housing Counseling	2.93
Senior Services	2.92
Substance Abuse Services	2.84
Employment Training Services	2.80
Tenant/Landlord Counseling Services	2.80
Legal Services	2.47
Service for Persons with HIV/AIDS	2.24

Public Facilities Improvements

Educational Facilities	3.52
Parks and Recreational Facilities	3.41
Fire Stations	3.40
Mental Health Care Facilities	3.34
Libraries	3.32
Child Care Centers	3.30
Youth Centers	3.19
Homeless Facilities	3.17
Centers for the Disabled	2.99
Senior Centers	2.83
Police Stations	2.59
Parking Facilities	2.47
Facilities for Persons with HIV/AIDS	2.20

Economic Development

Store Front Improvements	2.51
Publicly-Owned or Privately Owned	
Commercial/Industrial Rehabilitation	2.30
Commercial/Industrial Improvements	2.29
Micro-Enterprise Assistance	2.14
Technical Assistance	2.07
Direct Financial Assistance to For-Profits	1.75

Housing

Neighborhood Cleanups (trash, weed abatement)	3.38
Increase Affordable Rental Housing	3.36
Homeownership Assistance	3.24
Energy Efficiency Improvements (solar panel installation, water saving)	3.23
Permanent Housing for Homeless	3.16
Lead Based Paint/Hazards Test/Abatement	3.07
Rental Assistance (Tenant Based)	3.03
Housing Accessibility Improvements	2.97
Multi-Unit Housing Rehabilitation	2.85
Owner-Occupied Housing Rehabilitation	2.50

Infrastructure

Tree Planting	3.21
Street Improvements	3.17
Water/Sewer Improvements	3.12
Sidewalk Improvements	3.06
Flood Drainage Improvements	3.05
Lighting Improvements	3.03
ADA Accessibility to Public Facilities	2.87


**794 surveys conducted between
January 1 -31, 2025**

APPENDIX

C

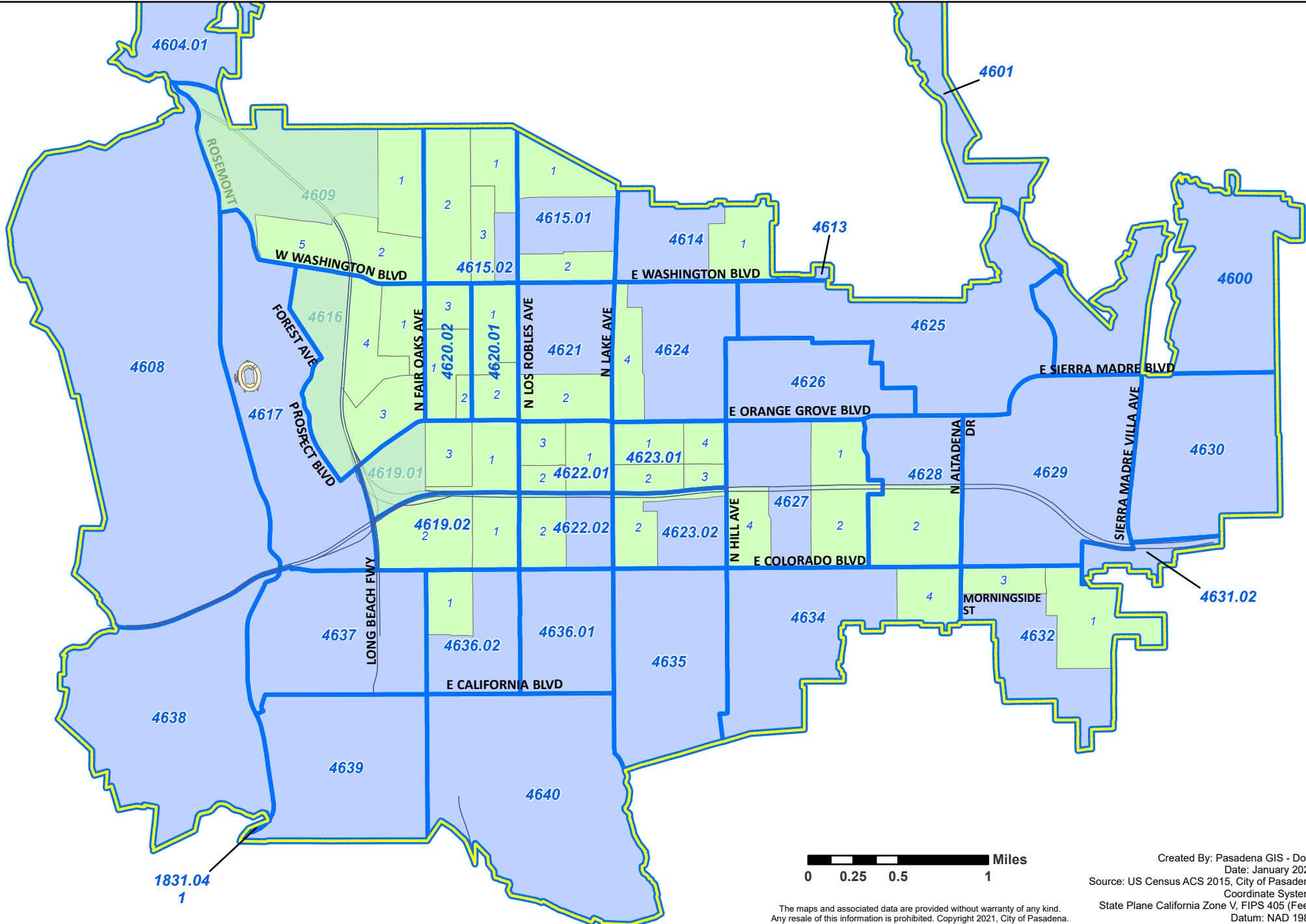
CDBG Benefit Service Area Eligible Tracts/Block Groups

Legend

 2020 Census Tract

 Eligible Tract/Block Group

**Department of Housing
City of Pasadena**



A scale bar labeled "Miles" with markings at 0, 0.25, 0.5, and 1.

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Created By: Pasadena GIS - DoIT
Date: January 2021
Source: US Census ACS 2015, City of Pasadena
Coordinate System:
State Plane California Zone V, FIPS 405 (Feet)
Datum: NAD 1983

APPENDIX

D

APPENDIX

E

**PUBLIC NOTICE BY THE CITY OF PASADENA
OF A SCHEDULED PUBLIC HEARING BY THE CITY COUNCIL
RELATING THE APPROVAL OF THE FIVE-YEAR CONSOLIDATED PLAN
(2025-2029) AND THE ANNUAL ACTION PLAN (2025)**

The City of Pasadena announces that the draft 5-Year Consolidated Plan (2025-2029) and Annual Action Plan (2025) as required by the Department of Housing and Urban Development (HUD) will be available on or about April 17, 2025, for public review. This action if approved is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines per Section 15061(b)(3).

The 5-Year Consolidated Plan (2025-2029) is a planning document that assesses housing assistance needs, housing stock conditions, community development needs, service needs for the homeless, and sets goals for addressing those needs over a five-year period.

The Annual Action Plan (2025) functions as an annual application for federal funds under HUD formula grant programs, specifically, the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnership Act (HOME) and any other HUD entitlement programs potentially available to the City of Pasadena. The Annual Action Plan describes the strategy to carry out federal programs, indicates the general priorities for allocating funds and describes the basis for assigning the funding to each priority. The document includes a description of the proposed activities, funded with the HUD Community Development formula grant funds during the upcoming program year (July 1, 2025 – June 30, 2026) to address priorities.

The Pasadena City Council and Housing Department are vitally interested in improving and increasing communication with Pasadena citizens in the areas of housing, community development, and economic development. This amendment is available for a public review starting April 17, 2025, on the Housing Department website at: <https://www.cityofpasadena.net/housing/>. Citizens wishing to submit written comments during the public review and comment period may mail them, postmarked no later than May 16, 2025, to the following:

City of Pasadena
Housing Department
Attention: Randy Mabson, Program Coordinator
649 N. Fair Oaks Blvd. #202
Pasadena, CA 91109

The public hearing will be held at the following location and time:

City Council - Public Hearing
Monday, May 19, 2025, at 6:00 p.m.
Pasadena City Hall – City Council Chambers
100 N. Garfield Avenue
Pasadena, CA 91109

During the meeting and prior to the close of the public hearing, members of the public may provide public comment. Please refer to the agenda when posted as to whether the hearing will be held electronically or in person, and how to provide public comment. If you challenge the matter in Court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence sent to the City Clerk at, or prior to, the public hearing.

MIGUEL MÁRQUEZ, City Manager
P.O. Box 7115
Pasadena, CA 91109