



# PASADENA

2021-2029 HOUSING ELEMENT

ADOPTED JULY 18, 2022

RESOLUTION No. 9935

CERTIFIED MARCH 10, 2023



# **2021-2029 HOUSING ELEMENT**

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**ADOPTED BY THE  
CITY COUNCIL  
JULY 18, 2022  
RESOLUTION NO. 9935**

**CERTIFIED BY THE STATE OF CALIFORNIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
MARCH 10, 2023**



**RESOLUTION NO. 9935**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA ADOPTING  
THE 2021-2029 HOUSING ELEMENT OF THE GENERAL PLAN**

**WHEREAS**, the State of California Government Code at Article 10.6 (sections 65580 through 65589.8) states that the availability of housing is of vital statewide importance and directs the preparation, content, and adoption of housing elements; and,

**WHEREAS**, the 2021-2029 Housing Element sets forth the housing policies for the City, facilitates the preservation and development of housing, and establishes programs to accommodate the City's share of the regional housing need in Southern California; and

**WHEREAS**, the 2021-2029 Housing Element complies with the requirements of State housing element law (Government Code section 65580 et seq.) and contains each off the elements mandated by state law, including but not limited to, identifying adequate sites for a variety of housing types and making adequate provision for the existing and projected needs of all economic segments of City; and

**WHEREAS**, California Government Code Section 65583 requires that the Housing Element Update contain: (i) an assessment of the City's housing needs and an analysis of the resources and constraints, both governmental and non-governmental, relevant to the meeting of these needs; (ii) an inventory of land suitable and available for residential development and an analysis of the development potential of such sites; (iii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (iv) programs that set forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element Update; and

**WHEREAS**, the City finds that the 2021-2029 Housing Element complies with all of the requirements set forth in Government Code Section 65583; and

**WHEREAS**, in accordance with Government Code Section 65583.2, the City finds, based on substantial evidence in the record, including but not limited to the location, existing uses, potential for intensification based on building value to land value

ratios, the City's past experience with converting existing uses to higher density residential development, current market demand for the existing and proposed uses, development trends, regulatory incentives, and similarity to other commercial and low-density residential sites on which residential development applications have been filed, that the existing uses on the non-vacant sites identified in the site inventory to accommodate the RHNA are likely to be discontinued during the planning period and therefore do not constitute an impediment to additional residential development during the period covered by the 2021-2029 Housing Element; and

**WHEREAS**, the City referred the 2021-2029 Housing Element to all necessary parties as required by Government Code sections 65352 and 65352.3, received comments thereon, and addressed all such comments as required by State Law; and

**WHEREAS**, in accordance with Government Code Section 65585(b), the City on August 12, 2021, submitted a draft Housing Element to the California Department of Housing and Community Development (HCD), and received a letter from HCD dated October 11, 2021, which found that the City's draft Housing Element required revisions to comply with Housing Element Law; and

**WHEREAS**, the City responded to HCD's specific requirements identified in the October 11, 2021 letter into the City's draft Housing Element and resubmitted the draft Housing Plan Element to HCD on December 29, 2021; and

**WHEREAS**, HCD issued a letter to the City dated February 25, 2022, which found that the City's revised draft Housing Element required further revisions to comply with Housing Element Law; and

**WHEREAS**, the City has incorporated revisions into the Housing Element in response to HCD's letter of February 25, 2022 to ensure that the Housing Element substantially complies with Housing Element Law, as shown in Exhibit A incorporated herein by this reference; and

**WHEREAS**, the Planning Commission held a public hearing on the 2021-2029 Housing Element and associated CEQA Addendum to the 2015 General Plan Environmental Impact Report ("Addendum") on June 29, 2022, considered the comments received from HCD, and recommended approval with amendments to the City Council; and

**WHEREAS**, on July 18, 2022, the City Council held a public hearing on the 2021-2029 Housing Element, at which it reviewed and considered the recommendations as set forth in the Staff Report of the same date, the comments received from HCD, and the Planning Commission's recommendations. The City Council adopted the Addendum, and found that the Addendum properly discloses only minor technical changes or additions to the EIR, and none of the conditions triggering a subsequent or supplemental EIR are present, as set forth in State CEQA Guidelines Section 15164.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PASADENA  
RESOLVES AS FOLLOWS:**

1. The above recitations are true and correct and are incorporated by reference into this action.
2. The City Council has found that the 2021-2029 Housing Element is consistent with the policies of the City's General Plan and the purposes of Title 17 of the Municipal Code, as set forth in Findings attached to the Staff Report of this same date.
3. The City Council has considered the findings made by the Department of Housing and Community Development included in the Department's letter to the City dated February 25, 2022, Consistent with Government Code Section 65585(f), the City Council has changed the Housing Element in response to the findings of the Department to substantially comply with the requirements of Article 10.6 of the Government Code as interpreted by HCD. The responses to comments made to the draft 2021-2029 Housing Element are described in Exhibit A, which is incorporated herein by this reference.
4. The City Council of the City of Pasadena hereby adopts the 2021-2029 Housing Element of the General Plan as attached in Exhibit B and incorporated herein by reference, replacing the 2014-2021 Housing Element in its entirety.
5. The Director of Planning and Community Development is hereby directed to transmit the adopted 2021-2029 Housing Element to the California Department of Housing and Community Development (HCD) for its earliest action and certification as provided by law; and is further directed and authorized to make all non-substantive changes to the Housing Element as required to make it internally consistent, or to address any non-substantive changes or amendments suggested or requested by

the Department of Housing and Community Development (HCD). Should HCD require substantive changes to the Housing Element adopted herein, City staff shall bring such changes or amendments back to the City Council for its further review and appropriate action.

Adopted at the regular meeting of the City Council on the 18<sup>th</sup> day of July, 2022 by the following vote:

AYES: Councilmembers Hampton, Madison, Masuda, Rivas,  
Williams, Vice Mayor Wilson, Mayor Gordo

NOES: None

ABSENT: Councilmember Kennedy

ABSTAIN: None



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MARK JOMSKY, City Clerk

Approved as to form:

/s/ Theresa Fuentes  
Theresa E. Fuentes  
Assistant City Attorney

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

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March 10, 2023

David Reyes, Assistant City Manager  
City of Pasadena  
100 North Garfield Avenue, Suite 228  
Pasadena, CA 91101

Dear David Reyes:

**RE: City of Pasadena's 6<sup>th</sup> Cycle (2021-2029) Adopted Housing Element**

Thank you for submitting Pasadena's (City) housing element adopted July 18, 2022 and received for review on January 11, 2023, including modifications authorized by Resolution Number 9935. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Pasadena Affordable Housing Coalition, Josh Albrekston and Abundant Housing LA and YIMBY Law pursuant to Government Code section 65585, subdivision (c).

HCD is pleased to find the adopted housing element, including modifications, in substantial compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element addresses the statutory requirements described in HCD's October 14, 2022 review.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 2 (Northwest Pasadena)
- Program 6 (Housing Sites)
- Program 7 (Mixed Use/TOD Strategy)
- Program 9 (Removal of Constraints)
- Program 10 (Regulatory Incentives)
- Program 11 (Alternative Housing Opportunities)
- Program 12 (Financial Assistance)
- Program 20 (Fair Housing)
- Program 21 (Education and Monitoring)
- Program 23 (Zoning Code Updates)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB1) Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

HCD appreciates the hard work, cooperation, and responsiveness the City's housing element team provided throughout the housing element review and update. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Reid Miller, of our staff, at [Reid.Miller@hcd.ca.gov](mailto:Reid.Miller@hcd.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall".

Paul McDougall  
Senior Program Manager

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# Housing Pasadena 2021-2029

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## Introduction

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



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

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

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

*All Pasadena residents have an equal right to live in decent, safe, and affordable housing in a suitable living environment for the long-term well-being and stability of themselves, their families, their neighborhoods, and their community. The housing vision for Pasadena is to maintain a socially and economically diverse community of homeowners and renters who are afforded this right.*

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

## **Required Scope of the Housing Element**

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

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

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

- **Appendix A: Housing Needs.** This includes an analysis of demographic, economic, social, and housing characteristics of Pasadena residents and an assessment of current and future housing needs in the community associated with population and employment growth and change.
- **Appendix B: Constraints Analysis.** This includes an analysis of potential governmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities, commensurate with the City's identified housing needs.

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

## Related Plans



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

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

City transmitted this housing element to these agencies to allow for population projections to be incorporated into their plans. This allows purveyors to plan for infrastructure and set priorities to serve affordable housing—as required under Government Code section 65589.7—should a shortfall in water or sewer service occur.

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

## Terms and Acronyms



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

### **AFFH – Affirmatively Furthering Fair Housing**

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

### **AI – Analysis of Impediments to Fair Housing Choice**

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

### **AMI – Area Median Income**

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

### **CDBG – Community Development Block Grant**

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

### **CEQA – California Environmental Quality Act**

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

certified as legally adequate by the public agency before action on the proposed project.

### **CHAS – Comprehensive Housing Affordability Strategy**

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

### **CHDO – Community Housing Development Organization**

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

### **HCD – California Department of Housing and Community Development**

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

### **HOME – HOME Investment Partnership Program**

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

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

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

### **LIHTC – Low Income Housing Tax Credit Program**

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

### **MRB – Mortgage Revenue Bonds**

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

### **RHNA – Regional Housing Needs Assessment**

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

### **SCAG – Southern California Association of Governments**

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

### **TOD – Transit-Oriented Development**

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

## Public Engagement

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

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

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

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

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

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

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



programs. Also, the Task Force had the benefit of reviewing HCD's comment letter on the first draft element.

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

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

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

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

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

Public comments were considered by City staff, the Task Force, the Planning Commission, and City Council in the drafting of the Housing Element. The Task Force, Commission, and Council were all provided with

public workshop summaries and all comments received via the survey, as well as any letters submitted outside of these processes. Task Force members in particular considered public comments in their discussions that directed crafting of the housing programs and implementing actions. For example, the suggestion to create a congregational housing overlay arose from public comment. City staff—Planning and Housing—reviewed both public comments and Task Force recommendation to prepare the draft Housing Element that was shared with the Commission and Council before sending the document to HCD in August 2021 and as part of subsequent submittals. Other examples of public recommendations and the City's responses in the Housing Element include:

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

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

## Housing Plan

conversion. Assistance is also available to rehabilitate and bring up to code an existing unpermitted "granny flat" or illegal garage conversion.

In 2019, the City initiated community outreach events for the program to update all Specific Plans. These outreach events include presentations and discussions on housing issues in the City. In 2020, the City held virtual community workshops and open houses from July 2020-December 2020. Public hearings for the Specific Plans began in 2021 and continued through 2022/23.



**PASADENA**

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

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

**Key Themes**



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

Building supply doesn't keep up with demand	Lack of affordable housing units	High cost of living	Large housing need due to population growth
Large homelessness problem	In City don't allow for enough new affordable housing	People of color are disproportionately impacted by lack of housing	More housing required to accommodate all demographic communities
Emergency shelter facilities	Urban units	People of color are disproportionately impacted by lack of housing	Minimum lot size required
City 2030 has low and/or no housing production	Housing mobility	People of color are disproportionately impacted by lack of housing	Affording lower income families
High cost of living	Highly developed area	People of color are disproportionately impacted by lack of housing	More number of people leaving
High cost of living	Urban units	People of color are disproportionately impacted by lack of housing	Desirability caused by lack of diversity
High cost of living	Housing mobility	People of color are disproportionately impacted by lack of housing	More people of color are interested in participating

What types of housing are needed in the community?

Building supply doesn't keep up with demand	Lack of affordable housing units	High cost of living	Large housing need due to population growth
Large homelessness problem	In City don't allow for enough new affordable housing	People of color are disproportionately impacted by lack of housing	More housing required to accommodate all demographic communities
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Where should new housing be located in Pasadena?

Building supply doesn't keep up with demand	Lack of affordable housing units	High cost of living	Large housing need due to population growth	More housing required to accommodate all demographic communities	Minimum lot size required	Affording lower income families	More people of color are interested in participating	Change zoning	Church on Main Street
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What are the major housing issues and challenges in Pasadena today and in the future?

What types of housing are needed in the community?

Where should new housing be located in Pasadena?

Additional Questions and Comments

Building supply doesn't keep up with demand	Lack of affordable housing units	High cost of living	Large housing need due to population growth	More housing required to accommodate all demographic communities	Minimum lot size required	Affording lower income families	More people of color are interested in participating	Change zoning	Church on Main Street
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Comments from participants the first workshop were captured on a digital white board. Appendix E contains summaries of all comments from all community engagement activities.

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## Framing the Challenge

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



## Housing and Neighborhood Change

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

- **High Housing Costs.** During the 2000s, Pasadena's housing prices have soared. As of May 2021, the median price of a home was \$1.1 million, up almost 19 percent from 2020.<sup>1</sup> According to RENTCafe, the average rent payment for a two-bedroom apartment was \$2,463 per month, one percent higher than the previous year. The income required to afford housing is still above moderate household incomes.
- **Housing Overpayment.** As housing prices have increased faster than household income, the affordability crisis continues to worsen. In 2017, 56 percent of all Pasadena households experienced housing cost burden, meaning more than 30 percent of household income was spent on rent or a mortgage. This degree of overpayment means that many people face having to cut back severely—or forego—spending on healthcare, education, and other life needs.

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<sup>1</sup> Redfin.com. Accessed June 22, 2021.

- Housing Quality. Overall, Pasadena's housing stock is in good condition. However, certain neighborhoods still have many older homes in need of maintenance and repairs. Older homes (pre-1970s) may have lead-based paint, asbestos, and other conditions that require remediation upon remodeling or simply to create a healthier indoor environment. The City's Presale Certification If Inspection program provides a means to address major life and safety code corrections, as does the Quadrennial Inspection Program for multi-family units. Continuing such programs allows housing for people of all-income levels to be maintained in good condition.
- Equal Housing Access for All People. Pasadena offers a quality of life that continues to attract new residents and investors looking to profit from the successful local housing market. Pasadena does not view housing as a commodity. Housing is a basic human need and right. Every person deserves access to decent, affordable homes. Housing policies and programs must recognize and respond to very specific housing needs in Pasadena, not just for the eight years covered by this Housing Element but over a longer planning horizon. Avoiding displacement, housing the unhoused, creating ownership opportunities, making it easier for essential workers to live and work in the community, providing tenant protections: these represent goals that will strengthen the City and provide places where people can thrive, feel safe, and contribute to Pasadena's continued success.

## Demographic Change

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

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

very little, with Whites and Hispanics representing about 70 percent of the population and Blacks around 10 percent. Since 2010, the White population declined four percent and Black only one percent, with parallel increases in Hispanics by one percent and Asian/Pacific Islanders by four percent. Over this 10-year period, the change has not been dramatic, particularly in recognition that these latter two groups are increasing proportionally throughout San Gabriel Valley cities.

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

## Balancing Goals and Resources

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

Pasadena has long recognized the demand, and the City's more recent history has been marked by forward-thinking housing policy, with programs implemented by partnerships between many City agencies and numerous community organizations and other government agencies. Even with the loss of redevelopment in 2012, production of affordable housing has proceeded, largely because of the City's inclusionary housing policies and the success of nonprofit homebuilders in acquiring suitable properties and securing grant and loan funding to provide housing in this high-resource area. But as many people will report, the production is never enough. The gap between household incomes and housing costs—

## Housing Plan

either to rent or buy a home—means that many long-time residents and others looking to locate to Pasadena cannot afford to live here.

In 2020-2021, the COVID-19 pandemic added new pressures. Many residents lost their jobs as businesses were forced to shut down. Unable to pay rent or mortgages, people mostly relied on federal and State payments and programs when assistance was available. City revenues declined due to loss of sales tax and all-important transient occupancy taxes collected from visitors. For the first time since World War II, Pasadena was effectively closed on New Year's Day in 2021, with no Tournament of Roses Parade or Rose Bowl game. But interestingly, during the pandemic year, local housing construction continued apace.

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

## Housing Plan

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



### Quantified Objectives

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

**Table HE-1: Quantified Housing Objectives**

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

All quantified objectives are subject to funding availability.

MFI = Median Family Income

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

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

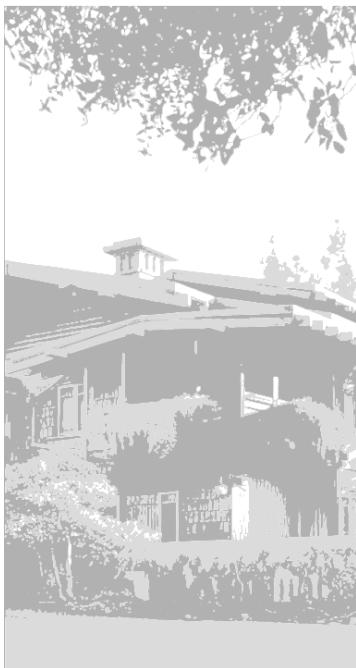
<sup>3</sup>. Refers to the provision of incentives, technical assistance, and/or funding (subject to availability) to preserve affordable rental housing

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

<sup>5</sup> Refers to the annual number of housing choice vouchers, subject to federal funding.

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

## Goals, Policies, and Programs



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

### GOAL HE-1: HEALTHY NEIGHBORHOODS AND LIVING ENVIRONMENTS

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

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

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

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

#### **GOAL HE-1**

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

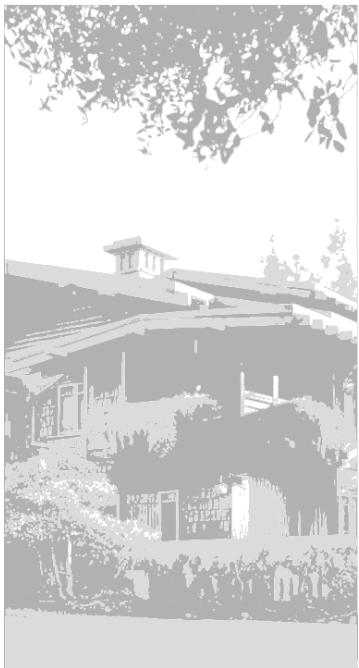
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#### **Policies**

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

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

## GOAL HE-2: HOUSING SUPPLY AND DIVERSITY



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

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

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

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

### **GOAL HE-2**

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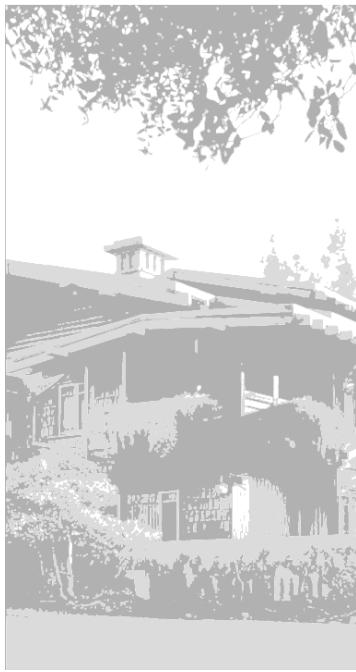
A balanced supply and diversity of rental and ownership housing suited to residents of varying lifestyle needs and income levels.

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#### **Policies**

- HE-2.1     **Housing Diversity.** Facilitate and encourage diversity in types, prices, ownership, and size of single-unit homes, apartments, homes, mixed-use and transit-oriented developments, work/live housing, and emerging housing types.
- HE-2.2     **Strategic Growth.** Direct new residential development into the Central District, transit villages, neighborhood villages, and along key corridors—neighborhoods where people can live and work, shop, and benefit from access to a rail and bus transit.
- HE-2.3     **Environmental Sustainability.** Encourage sustainable patterns of residential growth and preservation with respect

- to land use, building and site design, resource conservation, open space, and health considerations.
- HE-2.4 **Affordable Housing.** Facilitate a mix of household income and affordability levels in residential projects citywide, with an emphasis on ensuring integration of affordable housing into every neighborhood.
- HE-2.5 **Adaptive Reuse.** Support innovative strategies for the adaptive reuse of office, retail, hotels/motels, and industrial buildings, consistent with land use policy, to accommodate innovative housing types and productive use of underused buildings.
- HE-2.6 **Housing Incentives.** Facilitate the development of affordable housing through regulatory concessions, financial assistance, density bonuses, the inclusionary housing program, and other City and outside agency programs.
- HE-2.7 **Missing Middle.** Address the growing need for “missing middle” housing—rental and ownership homes affordable to the moderate-income workforce.
- HE-2.8 **Development Process.** Modify development processes to streamline and simplify the processing of entitlement permits, design review, building permits, and funding of affordable housing projects.
- HE-2.9 **Community Involvement.** Continue and support dialogue with builders, advocates, nonprofits, residents, finance industry, and other stakeholders to understand and address evolving housing needs of residents and the workforce.
- HE-2.10 **Overconcentration of Affordable Housing.** Ensure future development of housing distributes affordable units throughout the City and avoids overconcentration of affordable units.



## GOAL HE-3: HOUSING ASSISTANCE AND PRESERVATION

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

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

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

### GOAL HE-3

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

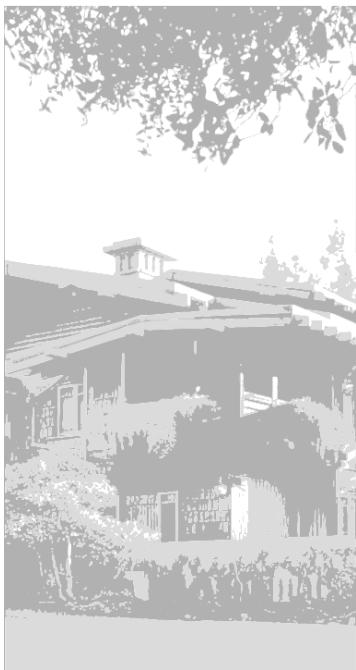
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#### Policies

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

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

## GOAL HE-4: SPECIAL HOUSING NEEDS



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

### GOAL HE-4

Adequate housing opportunities and support services for seniors, people with disabilities, families with children, college students, and people in need of emergency, transitional, or supportive housing.

#### Policies

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

## GOAL HE-5: AFFIRMATIVELY FURTHERING FAIR HOUSING

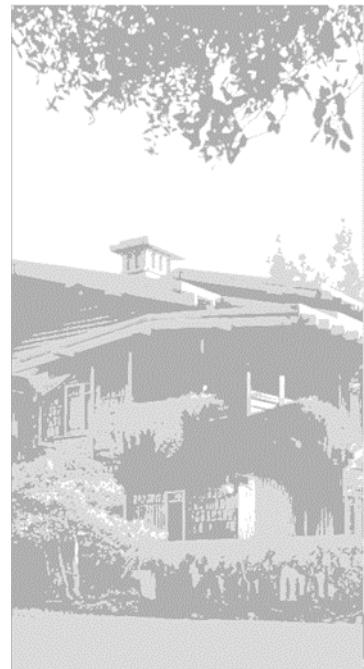
Pasadena supports and promotes a diverse community of unique neighborhoods where all residents are included and valued, no group is privileged above any other group, and all have opportunity to live in neighborhoods of their choosing. Federal and State fair housing laws prohibit discrimination in home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

### **GOAL HE-5**

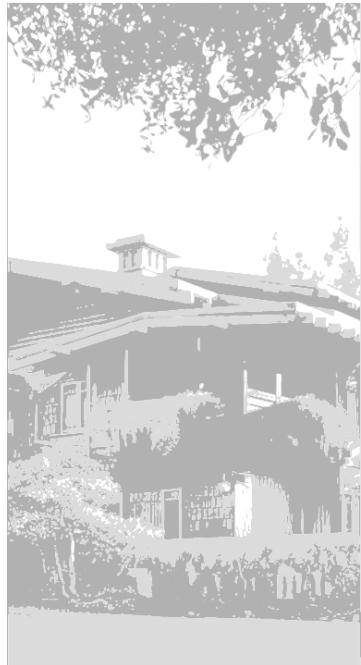
A housing environment in which all people have equal access to the housing of their choice and are treated with dignity and respect in the neighborhoods in which they choose to live.

#### **Policies**

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



## PROGRAM #1: CODE ENFORCEMENT AND HOUSING INSPECTION



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

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

correction of the violations, a certificate of inspection is issued. To streamline the program, the City has established an online self-certification process at:

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

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

#### Implementation:

#### 2021–2029 Objectives:

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

## Housing Plan

**Target Population:** Citywide for all economic groups  
**Time Frame:** Ongoing  
**Responsible Agency:** Interdepartmental  
**Funding Source(s):** General Fund, CDBG, rental property fees, other federal sources as available

## PROGRAM #2: NORTHWEST PASADENA

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



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

## Implementation:

## 2021–2029 Objectives:

- Support community building efforts through funding and dedicating staff resources. Annually, through the CDBG funding process, allocate available resources to support community-

building efforts, with the goal of assisting other City departments to address public facility and infrastructure improvements in the community.

- Work with the Northwest Commission to address community concerns and support the long-term revitalization of this area. Meet with the Northwest Commission at least once per year. In accordance with the City's CIP, implement the following improvements in Northwest Pasadena:
  - Jackie Robinson and Pintoresca Park improvements: 2022 (completion of ongoing program)
  - Sidewalk repairs and ADA improvements: Through 2026 and beyond
  - Raymond Avenue electrical system undergrounding: Through 2026 and beyond
  - Various pedestrian and traffic system enhancements: Through 2026 and beyond
  - Various water system enhancements: Through 2026 and beyond
  - Various electric power system upgrades: Through 2026 and beyond
- **Fair Housing Outreach.** The City will conduct increased outreach in Northwest Pasadena to increase awareness of housing resources, fair housing workshops, and the City's Tenant Protection Ordinance. Specifically, the Housing Department will conduct at least one fair housing workshop each year for community-based organizations that serve residents and housing providers in Northwest Pasadena. At least one workshop annually will be conducted in Spanish. Assist at least 60 persons annually, inclusive of persons assisted by the Housing Rights Center.
- **ADU Production.** Apply for and use funding from CalHome and CalFHA sources to incentive and facilitate construction of ADUs in Northwest Pasadena.
- **Community-building Efforts:** Support community-building efforts by funding organizations and dedicating staff resources to support efforts, subject to funding availability. By FY 2022, expand staff capacity (utilizing CDBG funds) to assist service providers in Northwest Pasadena to apply for CDBG and Pasadena Assistance Fund (endowment for human services).
- **Neighborhood Improvements (infrastructure and community facility improvements):** Target 50 percent of public improvement funds under the CBDG program to Northwest

Pasadena and overall, 25 percent of Capital Improvement Program funding.

- **Community Input.** Meet with the Northwest Commission at least once per year.

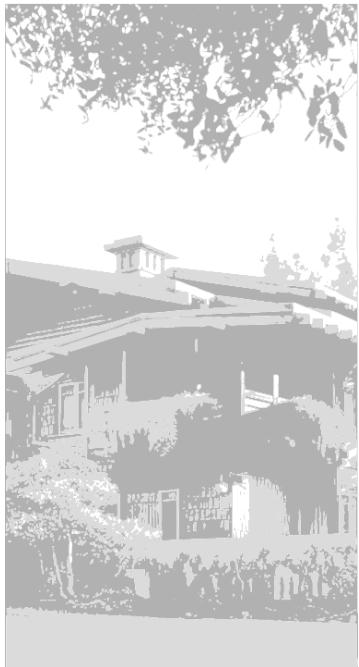
**Target Population:** Northwest neighborhoods

**Time Frame:** Ongoing

**Responsible Agency:** City Manager's Office; Housing Department; Public Works Department

**Funding Source(s):** General Fund; grants

## PROGRAM #3: HOUSING REHABILITATION



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

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

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

**Implementation:**

**2021–2029 Objectives:**

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

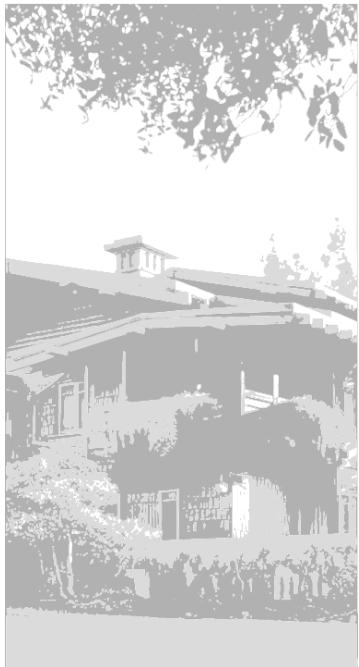
**Target Population:** Citywide; Extremely low-, very low-, and low income-income households

**Time Frame:** At least annually

**Responsible Agency:** Housing Department

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

## PROGRAM #4: HISTORIC PRESERVATION



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

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

### Implementation:

#### 2021–2029 Objectives:

- Continue designating eligible landmark districts and structures, issuing Mills Act contracts, and completing historic design review.
- Continue to advertise incentives for historic preservation and to support historic preservation projects as funding is available.
- Monitor application of the Historic Preservation Ordinance to understand how processes might be streamlined to reduce

timelines for overall project entitlement. Make adjustments as needed based on the monitoring activity.

**Target Population:** Citywide; all economic groups

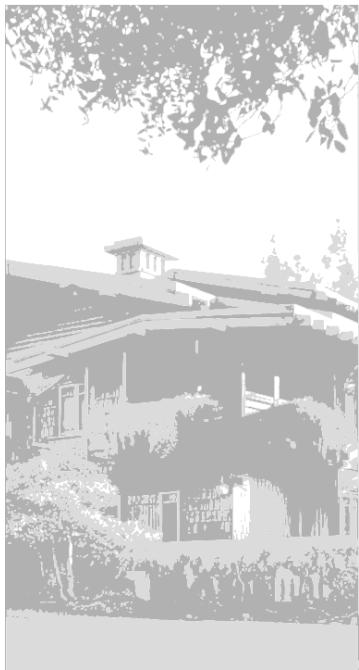
**Time Frame:** Ongoing for designation of properties and incentives for preservation

Assess application of the Historic Preservation Ordinance and its effects on entitlement timelines during 2022-23

**Responsible Agency:** Planning & Community Development

**Funding Source(s):** General Fund

## PROGRAM #5: HOUSING DESIGN



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

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

reviews such structures to ensure that historic features are preserved.

**Implementation:**

**2021–2029 Objectives:**

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

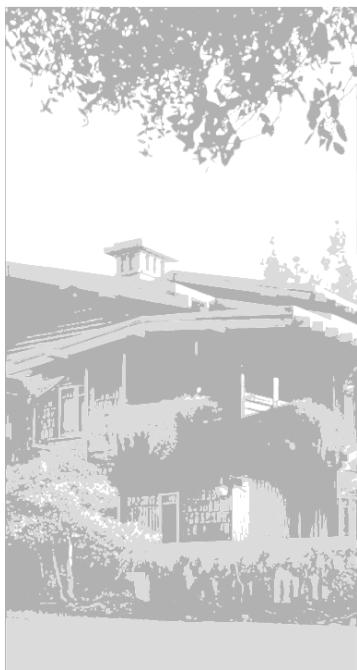
**Target Population:** Citywide, All economic groups

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

**Responsible Agency:** Planning & Community Development

**Funding Source(s):** General Fund

## PROGRAM #6: HOUSING SITES



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

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

The RHNA for 2021-2029 is 9,429 units, divided among four household income categories as shown on the adjacent graphic. These housing

planning targets can be addressed through a combination of housing production credits and available housing sites. As mentioned in Appendix C, adequate sites can be identified to accommodate the full RHNA at the four income levels. If, through the update process of the specific plans, additional housing capacity is created, this can be reflected in any subsequent Housing Element updates.

### Implementation:

#### 2021–2029 Objectives:

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



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

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

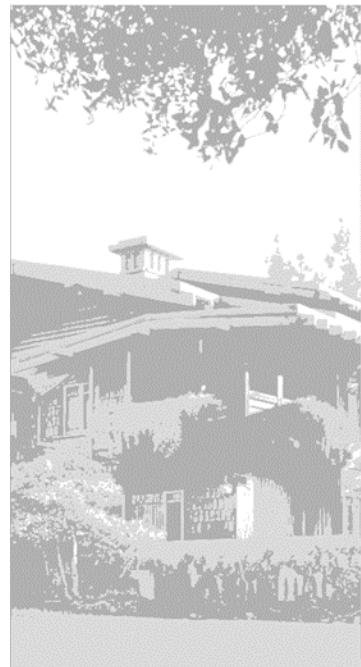
## Housing Plan

<b>Target Population:</b>	Citywide, All economic groups
<b>Time Frame:</b>	Specific Plans adoption 2022 through 2023  Incorporate Specific Plans in no-net-loss tracking system in 2022.  Explore land use and zoning tools to facilitate housing opportunities in Northwest Pasadena by 2024.  Create an adaptive re-use ordinance by 2023.  Create a vision plan for the former Interstate 710 right-of-way by 2028.
<b>Responsible Agency:</b>	Planning & Community Development, Transportation Department
<b>Funding Source(s):</b>	General Fund

## PROGRAM #7: MIXED USE/TOD STRATEGY

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

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



### Implementation:

#### 2021–2029 Objectives:

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

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

## Housing Plan

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

## PROGRAM #8: INCLUSIONARY HOUSING

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

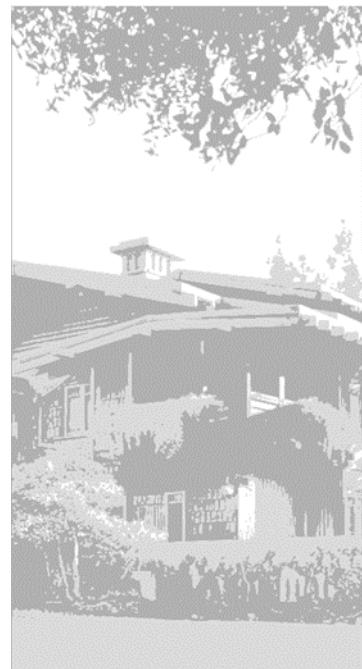
The City's inclusionary housing ordinance continues to be very effective, benefitting immensely from AB 1505, which eliminated restrictions on the application of inclusionary housing ordinances. From 2014 to 2020, 432 inclusionary affordable units were added (building permits issued, under construction,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

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

### **Implementation:**

#### **2021–2029 Objectives:**

- Continue to monitor effectiveness of the inclusionary housing ordinance and the expenditure of Inclusionary Housing Trust Funds.
- Promote the City's Local Preference Ordinance and upcoming available inclusionary units at least annually at an outreach event in Northwest Pasadena.
- Achieve approval of 146 inclusionary units during the housing cycle.
- By 2027, investigate ways to incentivize creation of three-bedroom units and implement those strategies toward a goal of five percent of inclusionary units during the housing element cycle.



## Housing Plan

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

**Time Frame:** Ongoing

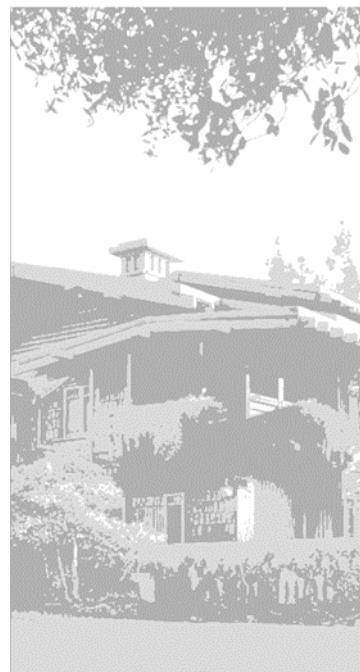
**Responsible Agency:** Planning & Community Development and Housing Departments

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

## PROGRAM #9: REMOVAL OF CONSTRAINTS

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

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



as part of the comprehensive Zoning Code update to ensure the distinctions are clear, to allow care facilities in all residential zones, and to ensure all regulations comply with current State law. The City will modify or replace conditional use permit regulations to assure approval certainty and provide objective standards, such as addressing the need for standards and conditions to focus on life safety conditions of such facilities and not the persons being housed.

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

**Implementation:**

**2021–2029 Objective(s):**

- Study ways to streamline design review process and implement process improvements by 2026.
- Study live/work regulations to determine whether loosening limitations on the residential square footage would help meet targeted housing needs. If changes are determined to be appropriate, implement those changes by 2026.
- Create a modified development review process (from entitlement to building permit) for projects providing at least 50 percent of the total units as affordable and for all projects seeking Low Income Housing Tax Credits to remove timing constraints.
- Review development fees following implementation of development process improvements.
- Periodically review potential constraints to the development, maintenance, and improvement of housing as conditions change.

- As part of the Zoning Code update program, identify and, where feasible, remove constraints in the Pasadena Municipal Code which: 1) prohibit or overburden the use of manufactured and prefabricated housing, and 2) inhibit establishment of residential care facilities for seven or more persons that may in fact operate as transitional or supportive housing.
- Eliminate the discretionary Affordable Housing Concessions Permit process that applies to the density bonus program.

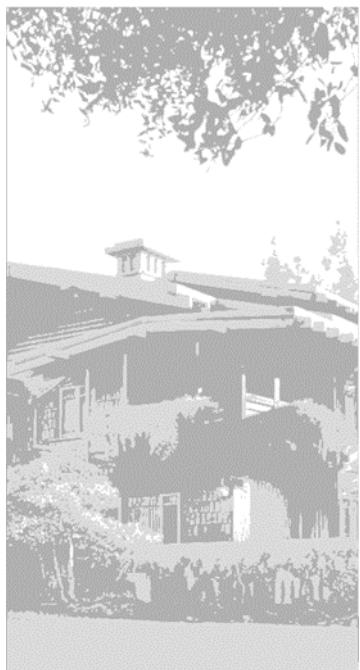
**Target Population:** All economic groups

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

**Responsible Agency:** Planning & Community Development

**Funding Source(s):** General Fund

## PROGRAM #10: REGULATORY INCENTIVES



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

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

### Implementation:

#### 2021–2029 Objective(s):

- Update the density bonus ordinance to parallel State law and include any additional incentives unique to and desired by Pasadena—and reflective of its relationship to the inclusionary housing ordinance.
- In the updated specific plans and in the Zoning Code, establish parking regulations with bedroom-based ratios: 1 space per

studio and one-bedroom units, and 1.5 spaces per 2+ bedroom units. Consider changes to the zoning regulations that allow the unbundling of parking costs from housing rent payments.

- Update the Affordable Housing Concessions Menu by 2025 to align with the incentives on the menu to be consistent with current State Density Bonus law. Although the City has already eliminated any requirement for separate discretionary approvals for density bonus concessions, the update will include removal of any discretionary approvals from the ordinance.
- Create 100 lower-income units during the eight-year housing cycle.
- By 2023, establish reduced processing time for both entitlement and plan checking for affordable housing projects (with 50 percent or more units for lower-income households). The goal is to reduce the plan check time from the current 30 days to 15 days. Prioritize processing of projects in Northwest Pasadena.

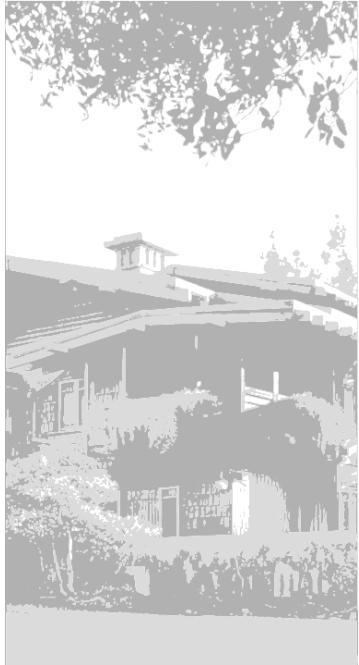
**Target Population:** Citywide, All economic groups

**Time Frame:** Zoning Code and Specific Plan amendments by 2024

**Responsible Agency:** Planning & Community Development

**Funding Source(s):** General Fund

## PROGRAM #11: ALTERNATIVE HOUSING OPPORTUNITIES



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

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

**Implementation:****2020–2029 Objectives:**

- Implement the ordinance that allows affordable housing development on properties owned by and zoned for religious institutions. In the future, consider expanding to additional institutional uses. Achieve at least one affordable housing project (approximately 40 units) on a qualifying property.
- Investigate how the City or a partner organization may serve as the property manager for property owners who construct ADUs but wish to have a low-cost option for managing the rental.
- Review the current ADU standards and review process and evaluate how best to amend the ordinance to reflect State law while maintaining the character and quality of residential neighborhoods. Make any adjustments needed to facilitate ADU production, including strategies to encourage covenanted affordable ADUs.
- Continue the pilot program to fund legalizing unpermitted ADU conversions and prioritizing the program for households earning less than 80 percent of the area median income. Depending upon the success of the first phase of the pilot program, allocate funding for furthering the program. Legalize at least five affordable ADUs for income-qualified property owners.
- Implement recommendations from SCAG's ADU Technical Services project, where feasible, including developing ADU prototype plans.
- Explore the purchase of Caltrans I-710 properties for creative housing types for lower-income and special needs households. Purchase four I-710 properties for affordable housing, subject to funding availability.
- Monitor and review all ADU programs in 2024 for effectiveness to ensure ADU production and affordability goals are being achieved. As necessary, adjust the incentives in 2025 to facilitate production. Achieve at least 706 ADUs during the planning cycle, with 80 percent in higher opportunity areas.
- Advertise all ADU incentives and programs, targeting high-resource areas to encourage ADU production for lower-income households in neighborhoods with ready access to good schools, health services, and quality jobs.
- Implement the provisions of SB9 (2021 legislative session), as codified in the Pasadena Zoning Code.

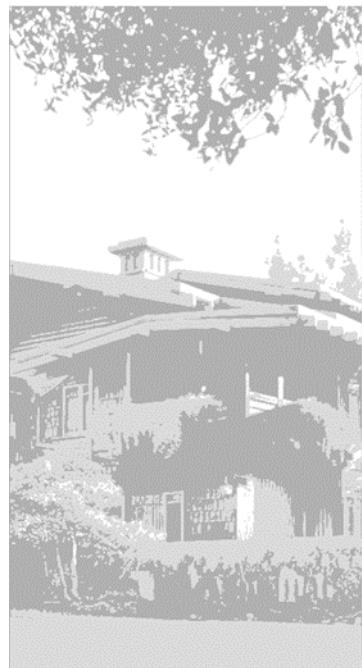
## Housing Plan

<b>Target Population:</b>	All economic groups citywide
<b>Time Frame:</b>	Bring forward an ordinance for Religious Facilities with Affordable Housing in 2022.
	Complete the second phase of the ADU pilot program by 2023.
	Follow up on recommendations of the ADU Technical Services project (due October 2022) in 2023-24.
	Relinquishment of Caltrans I-710 properties has been initiated and the planning and environmental evaluation process will occur throughout the cycle.
<b>Responsible Agency:</b>	Planning & Community Development and Housing Departments.
<b>Funding Source(s):</b>	General Fund

## PROGRAM #12: FINANCIAL ASSISTANCE

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

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



## Housing Plan

- The City participates in a State program—Housing Is Key—that provides rental assistance to qualified households. In November 2021, the City approved 900 rental assistance applications, drawing from a fund of \$11.3M.

### Implementation:

#### 2021–2029 Objectives:

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

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

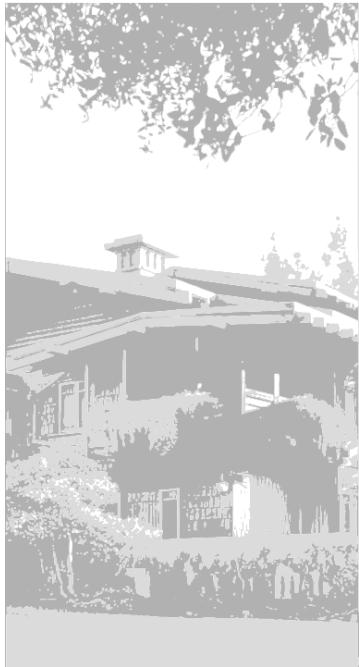
**Time Frame:** At least annually, seek federal and State funding; ongoing fee reduction

Identify potential properties for conversion by 2023 and ongoing

**Responsible Agency:** Housing Department

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

## PROGRAM #13: HOMEBUYERS ASSISTANCE PROGRAMS



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

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

### Implementation:

#### 2021–2029 Objective(s):

- Continue to provide homebuyer education, foreclosure counseling, and closing cost assistance to prospective homebuyers on an annual basis.
- Conduct at least one homebuyer workshop each year in Northwest Pasadena.
- Seek outside sources for funding a first-time homebuyer assistance program.

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

**Time Frame:** Ongoing

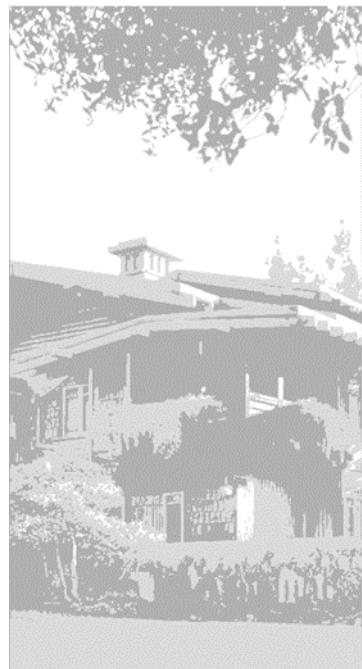
**Responsible Agency:** Housing Department, NHS

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

## PROGRAM #14: RENTAL HOUSING ASSISTANCE

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

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



- **Rent Stabilization.** In 2019, the California Governor signed AB 1482, which capped rent increases statewide through December 31, 2030. Rent increases are tied to increases in the consumer price index. Given that the legislation applies equally throughout the State, it does not reflect unique conditions in more expensive housing markets like Pasadena's.

**Implementation:**

**2021–2029 Objective(s):**

- Assist 1,200 households annually or the number of vouchers allocated under the housing choice voucher program, including project-based vouchers. Target a minimum of 30 percent of vouchers into higher-resource areas.
- Continue to allocate available vouchers to special needs groups under the HOPWA, NED, and CoC programs.
- Increase the availability of rental vouchers by applying for special needs or other vouchers when available.
- Expand outreach and education on the State's new Source of Income protection (SB 329 and SB 222), prohibiting housing discrimination against those utilizing public assistance for housing payments (including housing choice vouchers).
- Work with local property owners and landlords on an ongoing basis to encourage their willingness to accept vouchers and thus increase the supply of units citywide where vouchers can be used.
- Seek available funding or new grants to continue rapid rehousing activities, particularly funds available through Measure H.
- In the event that the rent control initiative on the November, 2022, ballot fails to pass, investigate the feasibility of enacting local rent stabilization controls, anti-harassment, just cause eviction, and other tenant protection strategies that reflect conditions unique to Pasadena.

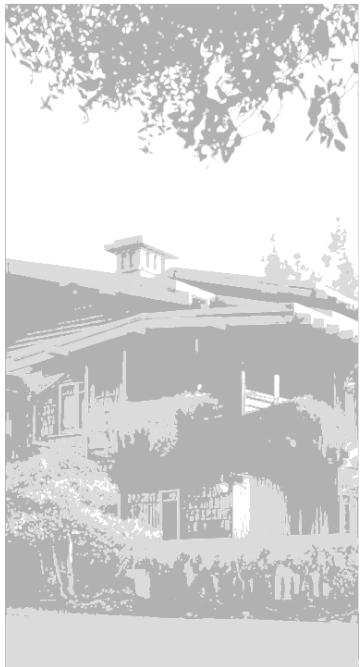
**Target Population:** Citywide; extremely low, very low, and low-income households

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

**Responsibility:** Housing Department

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

## PROGRAM #15: AFFORDABLE HOUSING PRESERVATION



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

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

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

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

### Implementation:

#### 2021–2029 Objectives:

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

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

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

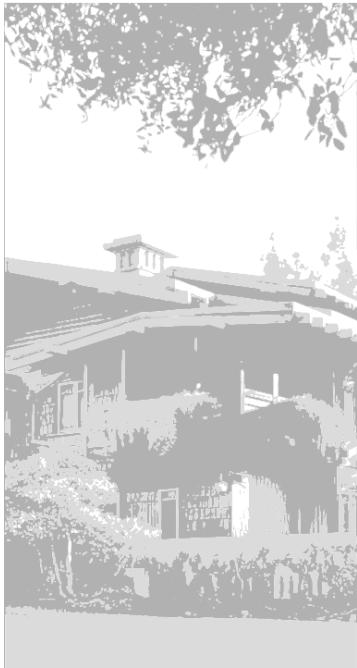
**Target Population:** Citywide; extremely low, very low, and low-income households

**Time Frame:** Ongoing

**Responsibility:** Housing Department

**Funding Source:** Local, State, and federal funds

## PROGRAM #16: HOUSING FOR PEOPLE WITH DISABILITIES



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

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

### Implementation:

#### 2021–2029 Objective(s):

- Continue to process applications for reasonable accommodations in an expeditious manner.
- Seek opportunities and grants to fund the provision of housing and services for people with disabilities (including developmental disabilities) as funding programs make the resources available.

- Amend the Municipal Code to remove the Minor Variance requirement for a request for a reasonable accommodation and replace the process with a staff-level ministerial action. Reduce overall processing time by up to four weeks.

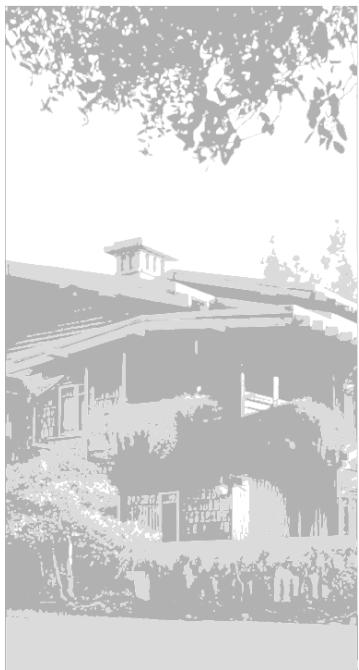
**Target Population:** All economic groups

**Time Frame:** At least annually for grants; amend Reasonable Accommodation provisions by 2023

**Responsibility:** Planning & Community Development; Housing

**Funding Source:** Local, State, and federal funds

## PROGRAM #17: HOUSING FOR SENIORS



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

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

the financial resources for maintenance can look for other seniors or younger roommates to reduce living costs. This model can achieve many objectives simultaneously: allow seniors to live independently, provide them with companionship and support with daily care/assistance with tasks, create affordable housing options for students, and encourage intergenerational interactions.

**Implementation:**

**2021–2029 Objective(s):**

- Continue to support the construction of new senior housing and life-care facilities and the preservation of affordable senior housing. Target up to 35 percent of such new units into higher resource/opportunity areas.
- Continue to fund the provision of supportive services for senior residents as funding becomes available.
- Use Measure H and other targeted funding sources to meet the particular needs of seniors at risk of becoming homeless or who are currently unhoused.
- Explore the creation of a City-sponsored shared housing program.
- Develop a strategy to help seniors find housing that meets their evolving housing needs. Reach out to 100 owners and potential occupants (as measured by website hits).

**Target Population:** Seniors from all economic groups

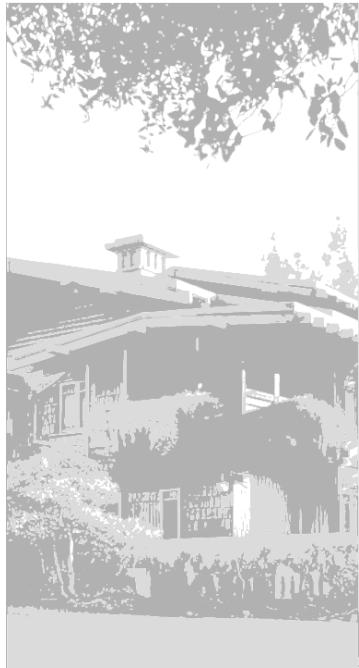
**Time Frame:** Providing senior housing and services: ongoing through the CDBG and other funding programs

Shared housing program: Investigate 2022-23 and if feasible, implement by 2025

**Responsibility:** Housing Department

**Funding Source:** Local, State, and federal funds

## PROGRAM #18: FAMILY, YOUTH, AND STUDENT HOUSING



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

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

**Implementation:**

**2021–2029 Objective(s):**

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

**Target Population:** All economic groups

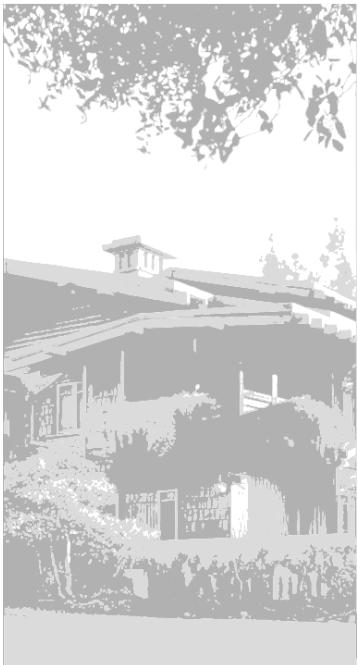
**Time Frame:** Coordination work and lobbying efforts annually

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

**Responsibility:** Planning & Community Development; Housing Department

**Funding Source:** Local, State, and federal funds

## PROGRAM #19: HOMELESS SERVICES



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

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

## Implementation

### 2021-2029 Objective(s):

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

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

**Time Frame:** Update the Ten-Year Plan by 2025

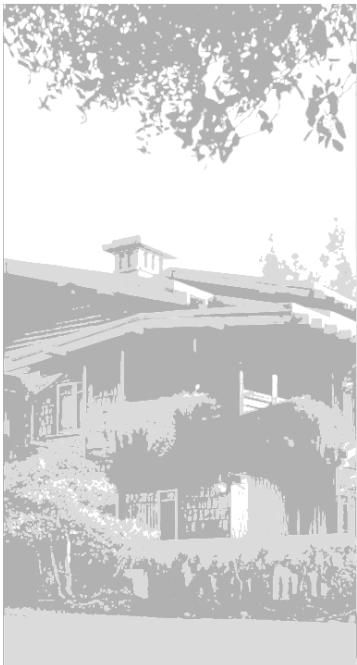
Investigate "Moving On" program by 2024

All other programs are ongoing

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

**Funding Source:** HUD

## PROGRAM #20: FAIR HOUSING



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

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

- **“Renoviction”:** By the end of 2022, complete amendments to administrative regulations in the existing Tenant Protection Ordinance (TPO) to close loopholes associated with landlord evictions of tenants for unit improvements.
- **Affordable Housing Preferences.** The City will evaluate and revise its local preference policy in compliance with Government Code section 8899.50 and all applicable State and federal fair housing laws. Revisions may consider a local preference policy consistent with SB 649 (Government Code sections 7061 and 7061.1). The evaluation and revision will also consider the intended objectives of anti-displacement, facilitating aging in the community, and reducing commutes for lower-income workers, and that the policy does not have the unintended result of, including but not limited to, perpetuating segregation within the City and across the region and excluding persons and families (e.g., non-elderly) of all incomes, including persons with protected characteristics.
- **Landlord Education.** The Housing Department supports landlord education through funding to non-profit organizations and partners with the HRC to conduct fair housing workshops and informational flyers. Through the contract, the City will expand outreach and education of the State’s Source of Income Protection laws (SB 329 and SB 222) defining public assistance, including housing choice vouchers as legitimate source of income for housing. Also, the City will develop materials regarding source of income protection for distribution to rental property owners, including property owners with ADUs and property owners seeking building permits for small rental complexes such as duplex and triplex developments.
- **Tenant and Homeowner Education.** The City will target dissemination of Fair Housing Outreach information and notices of available services and workshops in Northwest neighborhoods identified with disproportionate housing needs and displacement risks.
- **Unhoused Individuals and Families.** The City will engage Mental Health Advocacy Services to provide fair housing training for homeless services providers who assist with housing locator services.
- **Expanding Housing Opportunities.** A key goal of fair housing is to create opportunities for people to find housing of all types in all neighborhoods. Actions to achieve this goal include:
  - Continue the Second Unit Accessory Dwelling Unit (ADU) Pilot Program to provide easy financing to construct an ADU in exchange for leasing the unit to a Section 8 housing choice voucher holder for seven years. Other

options include bringing an unpermitted ADU (e.g., garage conversions) up to code for low- to moderate-income households. The goal is to achieve 20 ADUs over eight years.

- Initiate a program in 2022 to produce pre-approved ADU building plans to help reduce the cost to property owners of processing building permits and getting a project more quickly to construction.
- Monitor and review all ADU programs for effectiveness to ensure ADU production and affordability goals are being achieved. As necessary, adjust the incentives to facilitate production.
- Continue to implement the 2021 modifications to the Local Preference Ordinance for affordable housing (rental or ownership) developed with City subsidy or under the Inclusionary Housing/Density Bonus Ordinances. The modifications created a new priority category and of a new set-aside designed to address displacement (Over-Housed Priority and Former Resident Set-Aside (20 percent of available units).
- Increase visibility of the <http://pasadenahousingsearch.com> website by publishing an article for the website annually in the City's Pasadena-in-Focus newsletter, which is sent to all Pasadena residents.
- Work with SocialServe.com (the developer of the <http://pasadenahousingsearch.com> website) to include areas of opportunity as a search feature.
- In 2021, as part of its Missing Middle policy to address the growing need for "missing middle" housing—rental units affordable to the moderate-income workforce—the City entered a of a Public Benefit Agreement with the California Statewide Communities Development Authority for the acquisition of existing apartment projects Westgate Apartments Phase II and III (340 units) and The Hudson, with 173 units. The City will consider additional projects if opportunities arise during the planning period, with the goal of acquiring 900 total units.
- Beginning in 2022, promote the City's reduced residential impact fee from \$20,000 to \$3,000 if the developer builds workforce units. Currently, this reduction is not being widely utilized. Promote this incentive during pre-application and initial project reviews. Achieve 40 workforce units over the eight-year housing cycle.

**Implementation:**

**2021–2029 Objective(s):**

- Continue to provide fair housing services, tenant-landlord mediation, enforcement, and outreach and education services.
- Expand fair housing outreach and education in Northwest Pasadena, including at least one annual workshop in the neighborhood.
- Update the City's Analysis of Impediments to Fair Housing Choice every five years and implement recommendations contained in it.
- Conduct fair housing testing at least every other year beginning in 2022.
- Continue to implement Pasadena's Tenant Protection Ordinance and applicable provisions of the State 2019 Tenant Protection Act, with expanded tenant protection counseling and legal services.
- Reduce complaints of unlawful eviction by 10 percent relative to a 2022 baseline.
- By 2022, develop materials regarding source of income protection for distribution to rental property owners, including property owners with ADUs.
- At least annually, disseminate Fair Housing Outreach information and notices of available services and workshops, with targeted outreach in Northwest neighborhoods.
- Assist 70 persons annually with fair housing services.
- By 2025, review the City's preference policy to ensure that it is not perpetuating segregation or creating a disparate impact on any racial or ethnic group. Modify the policy as appropriate if it is perpetuating segregation or creating a disparate impact. Determine whether a preference policy based on AB 649 may be implemented.
- Continue programs focused on landlord education of fair housing laws.
- Continue to require affirmative marketing of available affordable housing, especially for inclusionary housing units and affordable housing projects that received City funding or incentives. Annually monitor to verify that each builder follows procedures and requirements for tenant or homebuyer selection.
- On an ongoing basis, publicize fair housing events and program information more prominently on City website and at public locations. Expand methods of outreach and education, especially through social media and community-based organizations.

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- At least annually make public announcements, via different media (e.g., social media, newspaper ads, and public service announcements at local radio and television channels) related to fair housing programs and opportunities.
- In 2023, work with KPAS (local public access television) to create an informational video on fair housing, including the new source of income protection.
- Annually participate in diversity awareness events and programs at a variety of locations throughout the City, with the goal of increasing fair housing inquiries by 10 percent.
- Annually publicize outcomes of fair housing lawsuits and complaints to promote the positive outcomes and resolutions.
- By 2023, establish a method of measuring the progress of fair housing practices which can include the index of dissimilarity, the Regional Opportunity Index, and percentage of residents experiencing extreme housing cost burdens. Report the findings of these metrics as part of the city's Housing Element Annual Progress Report each April, with 2022 as the baseline. Use information collected to adjust and target community outreach.

**Target Population:** Persons with protected status under fair housing laws

**Time Frame:** Ongoing

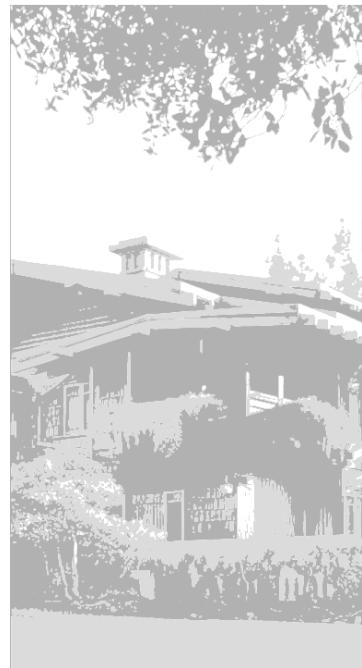
**Responsibility:** Housing Department

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

## PROGRAM #21: EDUCATION AND MONITORING

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

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



### Implementation:

#### 2021–2029 Objective(s):

- Monitor annually the progress in meeting the objectives set forth in the Housing Element and prepare Annual Report to HCD as required by law. Adjust strategies as appropriate to address any shortcomings.
- Establish a no-net-loss tracking program that allows the public to readily access information regarding housing sites available for the construction of affordable units.
- Conduct ongoing educational efforts to engage and inform the public, decision makers, and stakeholders about housing issues and programs. Provide informational materials both online and as part of in-person events. In particular, ensure that property owners pursuing ADU construction and new SB9 units are aware that they may not ask prospective tenants of their source of income.

## Housing Plan

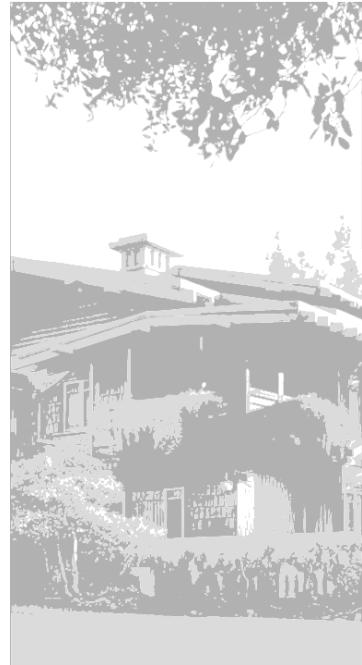
<b>Target Population:</b>	All economic groups
<b>Time Frame:</b>	Annually and ongoing
<b>Responsibility:</b>	Planning & Community Development; Housing Department
<b>Funding Source:</b>	General Fund

## PROGRAM #22: NEIGHBORHOOD AND COMMUNITY PRESERVATION

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

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

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



### Implementation:

#### 2021–2029 Objective(s):

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

## Housing Plan

displacement (Over-Housed Priority and Former Resident Set-Aside 20 percent of available units).

- *Prioritize Former Resident:* Many residents who are being priced out of Pasadena are disproportionately minority. This priority is for people who were priced out within the last ten years. Set aside 20 percent of new affordable units (up to 50 units) for former residents of Pasadena. By 2025, evaluate the effectiveness of this priority and consider modifications and increases to this number.
- *Over-Housed Priority:* Many older City deed-restricted affordable homes (with three or more bedrooms) are being occupied by older adults whose children no longer live with them. These households are “over-housed” but have limited trade down options in Pasadena due to price. This priority allows the over-housed households to access small inclusionary units and be able to remain in the community. Reduce displacement by 10 percent relative to a 2022 baseline.

**Target Population:** Residents of historically underserved neighborhoods

**Time Frame:** Ongoing

**Responsibility:** Planning & Community Development; Housing Department

**Funding Source:** General Fund

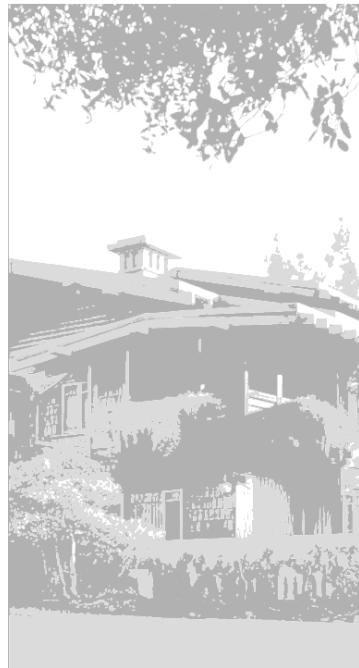
## PROGRAM #23: ZONING CODE UPDATES

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

### Implementation:

#### 2021–2029 Objective(s):

- Amend Title 17 (Zoning Code) of the Pasadena Municipal Code to implement current State laws, including provisions related to objective design standards, specifically to address the approval findings as a constraint. The provisions will limit or modify decision-making criteria, which may include inclusion of objective design and development standards.
- Amend the Zoning Code to reinstate transitional housing regulations the City adopted (that were inadvertently deleted by a subsequent code amendment) to implement State law.
- Update emergency shelter regulations in the Zoning Code to ensure consistency with State law and specifically, to ensure adequate capacity to accommodate the City's unhoused need and address constraints. The updated code provisions will revise parking requirements to comply with State law, increase bed limits above the current 12-bed limit to at least 35 beds based on input from service providers, and allow for Low Barrier Navigation Centers.
- Amend Zoning Code regulations regarding employee housing to allow such housing with six or fewer residents in a single-family residential zone to be treated the same as any single-family residence and employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone.
- For sites used in prior Housing Elements designated in this element as sites required to achieve the lower-income RHNA, adopt zoning code amendments, in compliance with Government Code section 65583.2, subdivision (c), that establish regulations that allow by-right approval of housing projects that include at least 20 percent of the units for lower-income households and do not require a subdivision. Under, State law, by right approval means that no review under the California Environmental Quality Act may be required, and no discretionary approval may be



## Housing Plan

required, although the City may require design review approval based on objective standards. In the interim and prior to adoption of the ordinance, the City will establish a process or procedure that implements by-right approval for eligible projects in compliance with Government Code section 65583.2, subdivision (c). This will include a provision for design review with objective standards.

- Amend the Zoning Code to create a separate design review process for affordable housing projects and rezoned sites to streamline the process, consistent with State law.

Target Population: All income groups

Time Frame: Procedure for by-right housing by January 2023, by-right Code amendments by 2023, other Code amendments by 2024

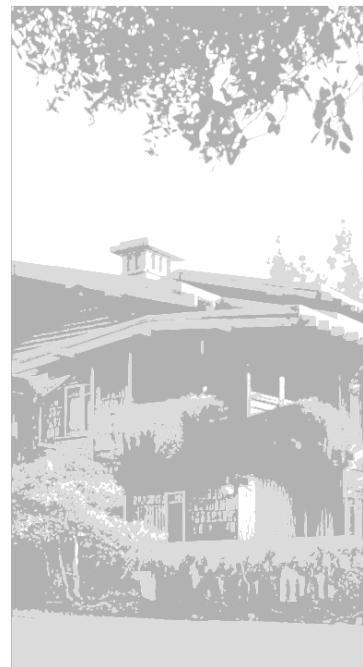
Responsibility: Planning & Community Development

Funding Source: General Fund

## PROGRAM 24: RESOURCE CONSERVATION

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

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



### Implementation:

#### 2021–2091 Objectives:

- Continue to implement CalGreen and make technical refinements to the code as required to implement its provision.
- Continue to implement the City's solar initiative to help reach targets for nonrenewable energy production.
- Implement Climate Action Plan strategies related to TOD, energy efficiency upgrades, carbon-neutral technologies, and water use reduction.

## Housing Plan

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

# Appendix A: Community Profile/Housing Needs Assessment

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## Population and Employment Trends

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

### Baseline Population and Population Growth

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

**Table A-1: Population Growth and Projected Growth**

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

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

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

## **Community Profile/Housing Needs Assessment**

### **Age**

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

**Table A-2: Age**

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

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

### **Race and Ethnicity**

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

**Table A-3: Race and Ethnicity**

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

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

## Employment

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

**Table A-4: Employment by Industry**

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

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

These trends are important, as certain industries are generally associated with lower median earnings. According to the 2018 American Community

## **Community Profile/Housing Needs Assessment**

Survey, in Pasadena, educational services, health care, and social assistance workers have a median income of \$49,873; those in professional, scientific, management, administrative, and waste management services had a median income of \$61,473. A large income gap exists between these two employment industries. The 10 largest employers in Pasadena are outlined in Table A-5.

**Table A-5: Principal Employers - 2019**

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

Source: City of Pasadena, Comprehensive Annual Report, 2019

## **Household Characteristics**

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

### **Income**

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

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

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

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

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

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

### **Housing Overpayment**

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

## Community Profile/Housing Needs Assessment

**Table A-6: Household Characteristics by Tenure**

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

Source<sup>1</sup>: US Census Bureau, American Community Survey 2014-2018 5-year estimates

Source<sup>2</sup>: U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) Tables 2013-2017

Source<sup>3</sup>: Southern California Association of Governments (SCAG) 2023 – 2031 Regional Housing Needs Allocation (RHNA)

## Housing Stock Characteristics

### Housing Stock

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

Due to disparities between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both

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

**Table A-7: Housing Stock Characteristics by Tenure**

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

Source<sup>1</sup>: California Department of Finance E-5 Population and Housing Estimates (2020)

Source<sup>2</sup>: US Census Bureau, American Community Survey 2014-2018 5-year estimates

Source<sup>3</sup>: CoreLogic September 2020

## Housing Condition

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

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

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complete plumbing facilities and 2.3 percent lack complete kitchen facilities. This translates to approximately 1,635 substandard units in Pasadena. These estimates for substandard housing do not include units lacking heating.

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

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

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

## **Housing Cost**

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

2019. By comparison, the median home price in Los Angeles County in September 2020 was \$710,000.

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

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

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

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

## Special Housing Needs

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

**Table A-9: Special Needs Groups**

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

Source<sup>1</sup>: US Census Bureau, American Community Survey 2014-2018 5-year estimates

Source<sup>2</sup>: California Department of Developmental Services, March 2021; DDS consumer count by CA ZIP Codes 91101-91107

Source<sup>3</sup>: Pasadena Partnership, Homeless Count

## **Persons with Disabilities, Including Persons with Developmental Disabilities**

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

U.S. Census data report 14,239 residents with a disability in Pasadena, representing 10 percent of residents. The proportion of disabled residents has remained the same since 2011. Ambulatory and independent living difficulties are the most prevalent disabilities among all Pasadena residents (see Table A-10). The majority of residents with a disability are 75 years and over (51.9 percent), followed by those 65 to 74 years old (20.4 percent) (see Table A-11). The most commonly occurring disability amongst seniors 65 and older is an ambulatory disability, experienced by 25.2 percent of seniors. Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Pasadena, 34.8 percent of the population with a disability are employed, compared to 77 percent of the population without a disability.

**Table A-10: Persons with Disabilities by Disability Type**

<b>Disability Type</b>	<b>Count</b>	<b>Percent of Total Population</b>
With a Disability	14,239	10.2%
With a Hearing Difficulty	3,170	2.3%
With a Vision Difficulty	1,923	1.4%
With a Cognitive Difficulty	5,783	4.4%
With an Ambulatory Difficulty	8,428	6.5%
With a Self-Care Difficulty	4,770	3.7%
With an Independent Living Difficulty	7,382	6.5%

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

Note: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability.  
These counts should not be summed.

**Table A-11: Population with Disabilities by Age**

Age Group	Total in Age Group	Number of Individuals with Disabilities	Percent of Individuals with Disabilities
Under 5 years	9,838	51	0.5%
5 to 17 years	16,797	494	2.9%
18 to 34 years	36,617	1,502	4.1%
35 to 64 years	55,573	4,768	8.6%
65 to 74 years	11,556	2,360	20.4%
75 years and over	9,762	5,064	51.9%

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

### Physical Disability

Many Pasadena residents will at some time in their lives experience a physical disability. Injury, illness, or simply advanced age will limit an individual's physical ability to perform work, read, and eventually care for themselves. For those living in single-family homes, residents can benefit from wider doorways and hallways, access ramps, larger bathrooms with grab bars, lowered countertops, and other features common to "barrier-free" housing. Location is also important for disabled people because they often rely on public transit to travel to services like grocers or medical offices. To assist physically disabled individuals living in the community, the City of Pasadena implements a Reasonable Accommodation Ordinance that is designed to offer flexibility in municipal code requirements to expand opportunities for people to build and rent housing that is accessible to people with disabilities. The City's reasonable accommodation ordinance was last updated in 2009, and Program 16 is included in the Housing Plan to update the ordinance to comply with State law. The City offers housing rehabilitation assistance that can be used to modify the exterior and interior of housing units to allow greater access and mobility for residents. The MASH program also assists disabled residents to modify their homes to increase accessibility.

The City also has an Accessibility and Disability Commission that serves as an advisory body to the City Council. Members represent a cross-section of the City's disability groups and include persons with professional experience in the field of disability. The commission studies issues and recommends access improvements to assist those with disabilities in the community and advance the priority of keeping Pasadena a barrier-free community for people with disabilities.

### Developmental Disability

According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 2,195 persons in Pasadena with developmental disabilities, based on the 2019 California Department of Finance population estimates. The Frank D. Lanterman Regional Center serves residents with development disabilities

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in the Pasadena area. The Center served about 1,560 persons from the ZIP codes that generally comprised the City of Pasadena in September 2019. About 43 percent of these clients were children, and about 70 percent lived at home with parents or guardians.

Many developmentally disabled people can live and work independently within a conventional housing environment. More severely disabled individuals may require group quarters where supervision is provided or where medical needs and physical therapy are provided. However, because developmental disabilities occur before adulthood, the first issue in supportive housing is to transition from the person's living situation at home to an appropriate level of independence as an adult.

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

### **Housing Accommodations**

Pasadena's housing vision is consistent with the ADA legislation to facilitate the most integrated setting appropriate for people with disabilities to reside, receive services, and participate in community life. The City's strategy for addressing the various needs of people with disabilities is centered on three core goals: independence, productivity, and integration.

Pasadena's housing options for disabled people are described below.

- *Residential Care Facilities.* These facilities serve persons ages 18 to 59 who may be physically handicapped, developmentally disabled, and/or mentally disabled. In Pasadena, there are 44 adult residential care facilities with a capacity of 442 people.
- *Specialized Housing Facilities.* The City has funded the development of affordable housing projects that are dedicated solely for occupancy by people with a disability. These include housing for people with physical, mental, or developmental disabilities.
- *Housing Vouchers.* The City of Pasadena Housing Department currently administers the Housing Choice Voucher program for

the City. As of July 2019, 1,202 households were receiving Housing Choice Vouchers. Of these, approximately 840 vouchers were issued to households with a disabled member.

### **Elderly (65+ years)**

Seniors are defined as persons 65 years or older, although for housing purposes the age may be as low as 55 years. Senior citizens are considered a special needs group, because their limited income, higher health costs, and physical disabilities make it difficult to find suitable and affordable housing. Pasadena has 21,318 residents 65 or older, representing 15 percent of the population. In 2011, 14 percent of residents were senior citizens, showing a slight increase.

Pasadena's senior population is diverse as reflected in tenure, age, income, and housing needs. In Pasadena, 13,445 households are headed by elderly residents, representing 25 percent of total households. Of that, 60 percent of senior households (or 8,119) own a home, and 40 percent (or 5,326) rent housing. The majority of senior households are nonfamily households.

Some key issues affecting senior households include:

- **Disabilities.** The majority of seniors will eventually have a disability that may limit one or more life activities. Whereas some disabilities may limit mobility, others may make it difficult to take care of personal needs. The majority of residents with a disability are 75 years and over (51.9 percent), followed by those 65 to 74 years old (20.4 percent). This underscores a need for accessible housing and supportive services.
- **Limited Income.** Seniors may have limited or fixed incomes in retirement. As a result, seniors pay a larger share of income toward housing. In Pasadena, 11 percent of all residents live in poverty, with 14.8 percent of this population being senior households.
- **Overpayment.** Approximately 68% of senior renters and 34% of senior homeowners overpay for housing, leaving less income for other living expenses. This underscores the importance of affordable housing options, including programs to repair homes.
- **Special Housing Needs.** As seniors gradually age, there is often an increased demand for a broader type of senior living arrangements, from independent age-restricted housing for more active lifestyles to assisted living for those requiring more supportive services.
- **Service Needs.** In addition to housing, seniors rely on support services. Services can include transportation, health care, home maintenance assistance, low cost loans or grants for rehabilitating homes, referral services, and many other services that can improve the lives of seniors.

### Housing Accommodations

The City recognizes the goal of providing services to enable seniors to "age in place," that is, to maintain their current residences for as long as possible. Achieving that goal involves providing a range of supportive services. The City provides low cost or free transit services, grants to low income senior homeowners to maintain their homes, and other services. The City's Senior Commission also plays an active role in defining needs and making recommendations to the Pasadena City Council to address gaps in services. Many Pasadena seniors reside in single-family homes, condominiums, or apartments. In addition to traditional housing, Pasadena provides the following housing options for seniors shown below.

- **Senior Apartments.** Currently, 13 apartment complexes in Pasadena provide 1,049 units that are dedicated solely to occupancy by lower and moderate-income seniors. As of July 2019, 1,202 households were receiving Housing Choice Vouchers. Of these, approximately 709 vouchers were issued to elderly households.
- **Age-Restricted Condominiums.** In recent years, there has been an increase in the number of age-restricted senior condominiums that are stand-alone projects or within age-restricted life care facilities.
- **Residential Care Facility.** Residential care facilities for the elderly serve persons 60 years of age and older who may have a disability but typically serve people in need of extended care services. The City's 32 residential care facilities for the elderly serve 2,097 seniors in Pasadena.
- **Life-Care Facilities.** Pasadena has several life-care facilities that provide the full continuum of care for seniors, from independent to assisted care. These include faith-based (e.g., 88-unit Monte Vista), nonprofit-based (e.g., 200-unit Villa Gardens), and private (e.g., 128-unit Regency) projects.

### Family Households

#### Large Households (5+ members)

Large households, defined by California Department of Housing and Community Development (HCD) as households containing five or more persons, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very expensive; as such, large households are often forced to reside in smaller, less expensive units or double up with other families or extended family to save on housing costs, both of which may result in unit overcrowding. Pasadena reports 4,523 large households, representing eight percent of all households. A larger percentage of renter households are large (4.7 percent), compared to owner households (3.5 percent). According to the CHAS, large families encounter unique housing conditions in that approximately 89 percent of lower income large family renters and owners