

have at least one housing problem, defined as overcrowding, overpayment, or living in substandard housing.

The high prevalence of housing problems among lower-income large families is due to the housing market. Pasadena, like many communities, has relatively fewer apartments with three or more bedrooms that can reasonably accommodate children. Because of this, family apartments are quite expensive. According to real estate website Zumper.com, a three-bedroom unit rents for \$3,800 a month, which is affordable to only moderate or above moderate-income households.

Female-headed Households

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

Single-parent families typically have the same costs as any other families but must rely on less income to cover normal life expenses. According to the California Department of Education, the care for infants and toddlers costs an average of \$700 a month, for a total of \$8,400 a year. For single-parent families, this is a significant portion of annual income, leaving less income for housing, medical care, and other expenses. The financial burden is especially difficult for younger people, those who lack steady jobs, or those who are also underemployed.

Housing Accommodations

Pasadena implements numerous housing programs (e.g., inclusionary housing, homeownership program, rental housing vouchers, etc.) that collectively provide several thousand units of affordable housing. In addition to providing or funding the provision of housing opportunities, Pasadena also provides a wide range of services for families with children. These services are available to large families, female-headed families, and single parents, but are particularly targeted for lower income families. Some are related to the provision of affordable housing, while others include childcare, transportation, parks and recreation, and related support services.

With respect to affordable housing, Pasadena offers the following housing options for families:

- **Affordable Apartments.** According to City records, Pasadena has 60 assisted apartment complexes providing approximately 1,239

Community Profile/Housing Needs Assessment

units of housing affordable to lower and moderate-income families.

- **Townhomes/Single-Family Homes.** Although fewer in numbers, the City has supported the construction and rehabilitation of townhomes for families in Pasadena, including homeownership loans to families deed restricted to low and moderate-income households.
- **Housing Vouchers.** Housing choice vouchers are provided to families renting housing in Pasadena. This includes 1,202 eligible family households (ranging in size from 1 to 5 or more residents) earning low or very low incomes and 144 of those vouchers have been used by female-headed households with children.

Farmworkers

Due to the high cost of housing and low wages, a significant number of migrant farmworkers in California have difficulty finding affordable, safe, and sanitary housing. Farmworkers are typically categorized into permanent, seasonal, and migrant. Permanent farmworkers are typically employed year-round by the same employer. Seasonal farmworkers work an average of less than 150 days per year. Migrant farmworkers are seasonal farmworkers who have to travel to do farm work and do not return to their permanent residence within the same day.

According to the U.S. Department of Agriculture, there are 3,266 total farmworkers in the County of Los Angeles, declining from 3,825 farmworkers in 2012. Because Pasadena is located in a more urban setting, very few farmworkers live in the City. The U.S. Census reports that 135 residents, representing only 0.2 percent of the labor force, are farmworkers. Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in Pasadena. Due to the low number of agricultural workers, the housing needs of migrant and/or farmworkers can be met through affordable housing programs focused on lower-income households.

Housing Accommodations

Throughout the county, the housing needs of farmworkers can be supported with additional affordable housing. The State Housing and Community Development Department administers more than 20 programs that award loans and grants to local public agencies, private non-profit and for-profit housing developers, and service providers every year. This money supports the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, childcare facilities, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for low-income workers. Many of these programs and funding sources can be utilized to provide housing for farmworkers.

People Experiencing Homelessness

Population estimates for people experiencing homelessness are very difficult to quantify. U.S. Census information is often unreliable due to the difficulty of efficiently counting a population without permanent residences. Given this impediment, local estimates of the homeless and anecdotal information are often where population numbers of the homeless come from. During the Los Angeles County 2020 Point-in-Time Homeless Count, 527 people were identified as experiencing homelessness in Pasadena, a decrease from 542 people in 2019.

The Los Angeles County 2020 Point-in-Time Homeless Count does not have demographic data at the city level, but it does provide this for the County Continuum of Care which is an integrated system of care that guides and tracks homeless individuals. In the County, 36.1 percent of homeless individuals were Hispanic/Latino, followed by 33.7 percent Black, 25.5 percent White, 1.1 percent Native American, and 1.5 percent Asian or Pacific Islander. Despite making up only 8.3 percent of the total County population, Black people are 4 times more likely to experience homelessness. Structural racism is one of the main sources of homelessness among Black and Native American populations.

The 2020 Homeless Count revealed additional insights into the experiences of homeless individuals:

- Fifty-nine percent of newly homeless individuals cited economic hardship as a primary reason for losing their homes.
- Forty-one percent of unsheltered adults 18+ experienced a substance abuse disorder or serious mental illness.
- Thirty-five percent of unsheltered adults 18+ have a history of domestic, intimate partner, and other sexual violence.

These are just a few of the many subtleties and complexities of conditions facing homeless individuals, which require a tailored approach for providing the right type of housing options and an appropriate service mix.

Housing Accommodations

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

Although the City's preference is for rapid reentry into permanent housing, Pasadena recognizes that a full continuum of housing options is needed to meet the needs of homeless people at various stages of

Community Profile/Housing Needs Assessment

recovery. The following housing options are provided in Pasadena for homeless people.

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

Energy Conservation Opportunities

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

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

Affordable Housing at Risk of Conversion

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

California law requires that all housing elements include an analysis of assisted multi-family housing that receive federal, State, and/or local financial assistance and are at risk of converting from low income to market rate over the next 10 years.

A percentage of the City's affordable housing results from the inclusionary housing ordinance program, and these units are guaranteed to be affordable in perpetuity. However, the majority of assisted affordable housing units are not guaranteed to remain affordable indefinitely. The reasons why publicly assisted housing may convert to market rate include

Community Profile/Housing Needs Assessment

expiring subsidies, mortgage prepayments, and expiration of affordability restrictions. Affordable housing is most likely to convert to market rents during inflationary times when market rents escalate and create a financial incentive. Low vacancy rates and the strength of the housing market, therefore, will place pressure on owners to convert their properties.

Table A-12 lists all multi-family rental projects that have received public assistance and are deed restricted as affordable in Pasadena as of June 2021. Those that have covenants expiring by 2031 are indicated by bold/italicized text in the right-hand column. Table A-13 identifies rental units created via the City's Inclusionary Housing Ordinance, all of which will remain affordable for their lifetimes.

Table A-12: Publicly Assisted Multi-Family Housing

Project Name and Address	Project Characteristics						
	Target Group	Year Built	Total Units	Bedroom Mix	Property Owner	Project Funding Sources	Expiration Date of Covenants
Acappella Apts. 160 Corson	Family	2002	143 units 12 VLI	N/A	Profit-Motivated	City IHO; City DB	2023
Arpeggio Apts. 325 Cordova St.	Family	2002	135 units 11 VLI	N/A	Profit-Motivated	City IHO; City DB	2021
Archstone Apts. 25 S. Oak Knoll Ave	Family	2002	120 units 10 VLI	N/A	Profit-Motivated	City IHO; City DB	2023
Del Mar Gardens 240 E. Del Mar	Family	2009	31 units 3 L; 1 M	N/A	Profit-Motivated	City IHO; City DB	Perpetuity
Del Mar Station 202 S. Raymond Ave	Family	2006	347 units 14 L; 7 M	N/A	Profit-Motivated	City IHO; No DB	Perpetuity
Pasadena Place 169 W. Green St	Family	2006	38 units 3 VLI	N/A	Profit-Motivated	City IHO; City DB	Perpetuity
Renaissance Court 46 E. Grove Blvd	Family	2006	31 units 5 LI	N/A	Profit-Motivated	City IHO; City DB	Perpetuity
Trio Apartments 621 E. Colorado	Family	2006	304 units 12 L; 6 M	N/A	Profit-Motivated	City IHO; No DB	Perpetuity
Westgate Apartments 231 S. De Lacey Ave	Family	2010 and 2011	820 units 96 VLI	N/A	Profit-Motivated	City IHO; No DB	Perpetuity
The Bellevue 33 South Wilson Ave	Family	2007	45 units 4 VLI	N/A	Profit-Motivated	City IHO; City DB	2023
Walnut Place 712 East Walnut	Family	2005	28 units 3 VLI	N/A	Profit-Motivated	City IHO; No DB	Perpetuity
Green Street SRO 1299 Green Street	Mixed	2009	89 units 9 L; 80 M	N/A	Profit-Motivated	City IHO; No DB	Perpetuity
Fuller Theological 135 N. Oakland	Students	2006	169 units 18 L; 151 M	N/A	Nonprofit	City IHO; No DB	Perpetuity
636 Holliston	Family	2009	10 units 1 LI	1 bd: 3 du 2+ bd: 7 du	Profit-Motivated	City DB	Perpetuity

Community Profile/Housing Needs Assessment

Table A-12: Publicly Assisted Multi-Family Housing

Project Name and Address	Project Characteristics						
	Target Group	Year Built	Total Units Bedroom Mix		Property Owner	Project Funding Sources	Expiration Date of Covenants
422 Linda Rosa	Family	2010	7 units 1 LI	bd: 4 du bd: 3 du	Profit-Motivated	City DB	Perpetuity
168 N. Wilson Avenue	Family	2005	23 units 1 VLI	N/A	Profit-Motivated	City IHO	Perpetuity
Raymond Grove 55. E. Orange Grove	Family	1998	12 units 12 VLI	bd: 5 du bd: 7 du	Profit-Motivated	City Housing Trust Fund	2046
Community Arms 169 E. Orange Grove	Family	1973 2002	133 units 133 VLI	1bd: 22 du 2bd: 86 du 3bd: 24 du	Community Bible CDC	Section 8; LIHTC; Bonds	2057
Kings Village 1141 N. Fair Oaks	Family	1971 2002	313 units 312 VLI	bd: 29 du bd: 113 du bd: 170 du	Community Bible CDC	LIHTC; ACF; MFRB	2055
Villa Los Robles 473 N. Los Robles	Family	1992	8 units 8 VLI	bd: 1 du bd: 7 du	Limited Partnership	RDA	3 units: 2038 2 units: 2047 3 units: 2073
Villa Parke Homes 422/488 N. Raymond; and 557 Los Robles	Family	1989 2013	9 units 9 LI/VLI	bd: 2 du bd: 7 du	Abode Communities	LIHTC; RDA; HOME	2028
Villa Yucatan 2186 E. Villa	Family	1973	14 units 14 VLI	4bd: 14du	Villa Yucatan Nonprofit	LMSA; HAP	2023
The Groves (formerly Northwest Manor II) 965 N. Raymond 700 E. Mountain	Family	1972	88 units 69 VLI	bd: 8 du bd: 23 du bd: 57 du	Nonprofit	LIHTC, HUD, City	2069
Northwest Manors I 985 N. Raymond	Family	1960	44 units all LI	1bd: 14 du 2bd: 30 du	Community Conservation Partners	LIHTC, HUD	2068
Washington Townhomes 529 E. Washington	Family	1972	20 units 20 VLI	2 bd; 20 du	Nonprofit	LMSA; HAP	2023
Orange Grove Gardens 252 E. Orange Grove	Family	2006	38 units 37 VLI	bd: 18 du bd: 20 du	Abode Communities	HOME; ACF; HAP RDA; LIHTC, COI	2060
Parke Los Robles 626 N. Los Robles	Family	1994	12 units 12 VLI	bd. 6 du bd: 6 du	Los Robles Dev. Corp	LIHTC; RDA	2049
Villa Washington 264 E. Washington	Family	1995	21 units 21 VLI/LI	bd: 11 du bd: 10 du	Profit-Motivated	LIHTC; RDA	2050
Holly Street Apts. 151 E. Holly St.	Family	1993	374 units 75 VLI	bd: 31 du bd: 43 du	Profit-Motivated	LIHTC; MFRB; City RDA	2026
Agape Court 445 N. Garfield Ave	Family	1999	44 units 12 L; 32 M	1bd: 4 du 2bd: 5 du	Beacon Housing	City HTF; HOME PropTax Exempt	2039

Community Profile/Housing Needs Assessment

Table A-12: Publicly Assisted Multi-Family Housing

Project Name and Address	Project Characteristics						
	Target Group	Year Built	Total Units Bedroom Mix		Property Owner	Project Funding Sources	Expiration Date of Covenants
Magnolia Townhomes 1172 N. Raymond	Family	1981	5 units 5 VLI	3 bd: 5 du	Profit-Motivated	HAP/S8NC	2022
543 N. Raymond	Family	1996	3 units 1 VLI; 2 LI	4 bd: 3 du	Profit-Motivated	HOME; RDA	2025
Navarro House 1516 N. Navarro St	Special Needs	N/A	1 SFR 6 VLI	6 beds	Affordable Housing Svcs	HOME; SHP; City Grant	2032
Casa Maria 691 E Washington Blvd	Special Needs	1998 2008	1 SFR 14 VLI	14 beds	URDC	EHAP	2063
Allen House 1808 Las Lunas	Special Needs	2000	1 SFR 6 VLI	6 beds	Villa Esperanza	PRAC 811; COI Funds	2041
Casa de Oro I 1370 N Dominion Ave	Special Needs	1998	1 SFR 6 VLI	6 beds	Villa Esperanza	PRAC 811	2040
Casa de Oro II 1115 N. Chester	Special Needs	2001	1 SFR 6 VLI	6 beds	Villa Esperanza	PRAC 811	2040
Dudley House 2131 E. Dudley	Special Needs	2001	1 SFR 6 VLI	6 beds	Villa Esperanza	PRAC 811	2043
Wagner House 1894 Wagner St	Special Needs	2000	1 SFR 6 VLI	6 beds	Villa Esperanza	PRAC 811; COI Funds	2041
Wynn House 1920 E. Villa	Special Needs	1998	1 SFR 6 VLI	6 beds	Villa Esperanza	PRAC 811; City HTF	2040
Villa Apartments 2089-97 E. Villa	Special Needs	2001	5 units 5 VLI	bd: 0 du bd: 5 du	Villa Esperanza	PRAC 811; COI Funds	2042
Sierra Rose 3053 E. Del Mar	Special Needs	2002	1 SFR 6 VLI	6 beds	Ability First	PRAC 811; HOME	2041
Crown House 3055 E. Del Mar	Assisted Living	1987	11 units 10 VLI	1 bd: 10 du	Ability First	City RDA	2027
Ashtabula Homes 390 Ashtabula	Special Needs	2003	21 units 20 VLI	1 bd: 21 du	Homes for Life	HUD 811; COI Funds; RDA	2044
Madison House 1802 N Madison Ave	Special Needs	1994	9 beds	1 bd: 9 du	Homes for Life	HOME; RDA	2024
Wilson House 54 N Wilson Ave	Special Needs	1993	8 beds	1 bd: 8 du	Homes for Life	N/A	N/A
Pasadena Accessible 915 Rio Grande	Special Needs	2002	13 units 12 VLI	bd: 9 du bd: 3 du	United Cerebral Palsy	COI Funds; PRAC 811	2042
Centennial Place 235 E Holly St.	Special Needs	1991 2010	144 units 143 VLI	144 Studios	Abode Communities	LIHTC; COI; City	2068

Community Profile/Housing Needs Assessment
Table A-12: Publicly Assisted Multi-Family Housing

Project Name and Address	Project Characteristics						
	Target Group	Year Built	Total Units Bedroom Mix		Property Owner	Project Funding Sources	Expiration Date of Covenants
Euclid Villa 154 S. Euclid	Special Needs	2000	15 units 15 VLI	1bd: 5 du 2bd+: 9 du	Union Station	LIHTC; City HTF; COI; HACOLA	2053
Parke Avenue Apts. 270 E Parke St	Special Needs	2007	12 units 12 VLI	bd: 2 du bd: 9 du	Affordable Housing Svcs	City HTF; SHP; Sec. 8; City DB	2062
Silvercrest Apts 975 E. Union	Senior	1996	75 units 74 VLI	bd: 32 du bd: 42 du	Salvation Army	PRAC 202; City RDA	2027
Pilgrims Towers East 440 N. Madison	Senior	1979	158 units 157 VLI	1 bd: 157 du	Retirement Housing Found.	HUD	2039
Pilgrims Towers North 560 E. Villa	Senior	1974 2005	258 units 255 VLI	1 bd: 258 du	Retirement Housing Found.	LMSA; HAP; LIHTC	2060
Concord Senior 275 Cordova St.	Senior	1966 2001	150 units 149 VLI	bd: 57 du bd: 92 du	Retirement Housing Found.	LIHTC, HUD, City	2075
Rosewood Court 1890 Fair Oaks	Senior	2004	65 units 65 VLI	1 bd: 64 du	Beacon Senior Housing Corp	PRAC 202; COI Funds	2043
Fountain Glen 775 E. Union St.	Senior	2004	98 units 3 L/1 M	N/A	Profit-Motivated	City IHO; City DB	Perpetuity
Telacu Courtyard 42 E. Walnut	Senior	1997	70 units 69 VLI	1 bd: 69 du	TELACU	PRAC 202; City RDA	2035
Hudson Oaks 1267 N. Hudson	Senior	2012	45 units 44 VLI	1bd: 44 du 2 bd: 1 du	Adobe Communities	COI Funds; LAC HIF; HAP; City Incl Funds	2066
Green Hotel 50 E. Green St.	Senior	2006	139 units 139 VLI	Stud: 99 du 1 bd: 39 du	Goldrich & Kess	City Inc. Funds; CA HTF; HAP	2047
Villa Raymond 455 N. Raymond	Senior	1941	61 units 61 VLI	bd: 45 du bd: 16 du	Profit-Motivated	LMSA; HAP	2031
Hudson Gardens 1255 N Hudson Ave	Senior	1982	42 units 41 VLI	1 bd: 42 du	AIMCO	HUD	2033
La Pintoresca 1235 La Pintoresca	Senior	1969	64 units 63 VLI	bd: 55 du bd: 4 du bd: 5 du	La Pintoresca Housing Corp.	HUD	2035
Woodbury Apts 476 E. Woodbury	Senior	1989	12 units 12 Low	bd: 2 du bd: 10 du	Profit-Motivated	City covenant; CALHFA	Perpetuity
Heritage Square 762 N Fair Oaks	Senior	2015	70 units 69 VLI	1 bd: 69 du	Bridge Housing	LIHTC; HOME; Vouchers; City Incl Funds	2068
Marv's Place 131 N. Mar Vista Ave	Family	2016	20 units 20 VLI	1 bd: 10 du 2-bd: 10 du	National CORE	LIHTC, County, City HOME, RDA & Incl funds	2068

Community Profile/Housing Needs Assessment

Table A-12: Publicly Assisted Multi-Family Housing

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

Notes:

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

Table A-13: Inclusionary Rental Projects with Affordable Units

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

Table A-13: Inclusionary Rental Projects with Affordable Units

Project Name	Address	Year Completed	Total Units	Number of Affordable Units
Fountain Glen (senior housing)	775 E. Union St.	2004	98	4
Total Affordable Units				529

Source: Pasadena Housing Department, June 2021.

Preservation and Replacement Options

Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2021-2031), affordability covenants at 13 properties, totaling 243 units, are set to expire (Table A-14). While many of these projects are identified as high risk of conversion due to for-profit ownership structures, nearly all responded to City inquiries that the owners have no plans to opt out of affordability restrictions. Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes.

Table A-14: Affordable Housing with Expiring Covenants (2021-2031)

Project Name and Address	Target Group	Year Built	Total Units Bedroom Mix		Property Owner	Project Funding Sources	Expiration Date of Covenants
Acappella Apts. 160 Corson	Family	2002	143 units	N/A	Profit-Motivated	City IHO; City DB	2023
			12 VLI				
Arpeggio Apts. 325 Cordova St.	Family	2002	135 units	N/A	Profit-Motivated	City IHO; City DB	2021
			11 VLI				
Avalon Pasadena 25 S. Oak Knoll Ave	Family	2002	120 units	N/A	Profit-Motivated	City IHO; City DB	2023
			10 VLI				
The Bellevue 33 South Wilson Ave	Family	2007	45 units	N/A	Profit-Motivated	City IHO; City DB	2023
			4 VLI				
Villa Parke Homes 422/488 N. Raymond; and 557 Los Robles	Family	1989	9 units	2 bd; 2 du	Abode Communities	LIHTC; RDA; HOME	2028
		2013	9 LI/VLI	3 bd; 7 du			
Villa Yucatan 2186 E. Villa	Family	1973	14 units	4 bd; 14 du	Villa Yucatan Nonprofit	LMSA; HAP	2023
			14 VLI				
Washington Townhomes 529 E. Washington	Family	1972	20 units	2 bd; 20 du	Nonprofit	LMSA; HAP	2023
			20 VLI				

Community Profile/Housing Needs Assessment

Table A-14: Affordable Housing with Expiring Covenants (2021-2031)

Project Name and Address	Target Group	Year Built	Total Units Bedroom Mix		Property Owner	Project Funding Sources	Expiration Date of Covenants
Holly Street Apts. 151 E. Holly St.	Family	1993	374 units	1 bd: 32 du	Profit-Motivated	LIHTC; MFRB;	2026
			75 VLI	2 bd: 43 du		City RDA	
Magnolia Townhomes 1172 N. Raymond	Family	1981	5 units 5 VLI	3 bd: 5 du	Profit-Motivated	HAP/S8NC	2022
543 N. Raymond	Family	1996	3 units	4 bd: 3 du	Profit-Motivated	HOME; RDA	2025
			1 VLI; 2 LI				
Crown House 3055 E. Del Mar	Assisted Living	1987	11 units	1 bd: 10 du	Ability First	City RDA	2027
			10 VLI				
Madison House 1802 N Madison Ave	Special Needs	1994	9 beds	1 bd: 9 du	Homes for Life	HOME; RDA	2024
Villa Raymond 455 N. Raymond	Senior	1941	61 units	0 bd: 45 du	Profit-Motivated	LMSA; HAP	2031
			61 VLI	1 bd: 16 du			
Total Units at Risk of Conversion:			243 units				

Notes:

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

Rental Assistance

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

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

Transfer of Ownership

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

Table A-15: Assisted Housing Acquisition Cost

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

Notes: Fair Market Rents (2020) for Los Angeles-Long Beach-Glendale HUD Metro Area

Average Size: Studio = 500 sq ft, 1-bed = 700 sq ft, 2-bed = 900 sq ft, 3-bed = 1200 sq ft, 4-bed = 1500 sq ft

5% vacancy rate and annual operating expenses per square foot = \$5.00

Construction of Replacement Units

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

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

An owner of a multi-family rental housing development with rental restrictions (i.e., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants) may plan to sell their at-risk property. HCD has listed qualified entities that may be interested in participating in California's First Right of Refusal Program. If an owner decides to terminate a subsidy contract, prepay the mortgage, or sell or

otherwise dispose of the assisted housing development—or if the owner has an assisted housing development in which there will be the expiration of rental restrictions—the owner must first give notice of the opportunity to offer to purchase to a list of qualified entities provided to the owner. HCD has listed 42 entities that may be interested in participating in California's First Right of Refusal Program in Los Angeles County². Of those entities listed, at least four have completed projects in Pasadena in the past: BRIDGE, National CORE, Abode, and SGV Habitat.

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

Housing element law requires a quantification of each jurisdiction's share of the regional housing need as established in the RHNA plan prepared by the jurisdiction's council of governments. HCD, in conjunction with SCAG, has determined the projected regional housing need for the SCAG region. The RHNA is 1,341,827 new housing units for the 2021-2029 planning period throughout the entire SCAG region. SCAG has, in turn, allocated this share among its constituent jurisdictions, distributing to each its own RHNA allocation divided along income levels. The City of Pasadena has a RHNA of 9,429 housing units to accommodate in the Housing Element period. The income distribution is as shown in Table A-16.

Table A-16: Regional Housing Needs Assessment 2021-2029

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

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

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

Appendix B: Constraints on Housing Production

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

Nongovernmental Constraints

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

Development Costs

Land Prices

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

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

Constraints on Housing Production

Construction Costs

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

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

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

Availability of Financing

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

Labor Costs

Labor costs can significantly increase construction costs, depending on whether union or non-union labor is used. For affordable projects funded by the City, State law requires the payment of prevailing wages, increasing labor costs 20 percent to 30 percent in Southern California. To mitigate the impact of increasing labor costs on affordable housing, State law

exempts project using low-income housing tax credits and tax-exempt bonds where no other subsidy is used from paying prevailing wages. However, project applicants looking to streamline development applications pursuant to SB 35 (California statutes of 2017) must pay prevailing wages.²

Government Code 65583(a)(6) Development Analysis

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

Requests for Lower Development Densities

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

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

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

Entitlement Processing

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

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

Building Permit Timeframe

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

Local Efforts to Remove Nongovernmental Constraints

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

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

- As part of Pasadena's inclusionary housing program, the City allows off-site affordable units to be built with modified materials and different features and interior finishes than market rate units, provided that all units are comparable in construction quality and exterior design.
- Pasadena can grant waivers of plan check and building permit fees, including its construction tax for projects containing housing units affordable to low- and moderate-income households. Further, the City's residential impact fee is charged at a flat rate per on-site affordable unit and reduces the fee for all units in the same project.
- In 2020, the City initiated a pilot ADU program for which the City provides construction financing for the ADU if the property owner agrees to rent the unit to a lower-income household for a period of at least seven years.

Governmental Constraints

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

Land Use Controls

Use Regulations

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

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

Constraints on Housing Production

Pasadena has established development caps within Specific Plan areas. (Such limits do not apply to properties outside of the Specific Plans.) However, land use policies allow for reallocation of nonresidential development capacities to residential capacities in response to demand. This means that the residential caps can be exceeded. Also, affordable housing units (via density bonus, the Inclusionary Housing Ordinance, or other means) do not count toward the caps, except within the Fair Oaks/Orange Grove Specific Plan. Thus, for example, a development involving 100 percent affordable units—anything except market rate—would not count toward any cap.

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

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

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

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

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

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

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

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

Constraints on Housing Production

Table B-3: Zoning Districts Permitted Land Uses

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

Notes:

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

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

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

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

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

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

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

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

Notes:

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

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

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

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

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

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

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

Development Standards – Non-Specific Plan Properties

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

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

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

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

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

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

Constraints on Housing Production

Table B-5: Residential Development Standards

Development Standard	RS	RM-12	RM-16¹ & (RM-16-1)	RM-32¹	RM-48¹	Mixed Use in CO, CL, CD
Minimum Lot Area (sf)	7,200 to 40,000	7,200	7,200 (12,000)	10,000	10,000	None
Minimum Lot Width (ft)	55 to 100	55	75	60	60	None
Maximum Density (units per lot)	1	2	16	32	48	48-87 per acre
Setbacks (feet)						
Front	25	25	20 (40)	20	20	Variable
Sides (each)	5, 10	5, 10	5 (10)	5	5	
Rear	25	10	0-5 (20)	0-25	0-25	
Maximum Height (feet)	28-32	28-32	23-36	23-36	38	4-5 stories
Maximum Site Coverage	35-40%	35-40%	None (35%)	None	None	None

Development Standards – Specific Plan Properties

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

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

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

Table B-6: Specific Plan Density and Height Standards

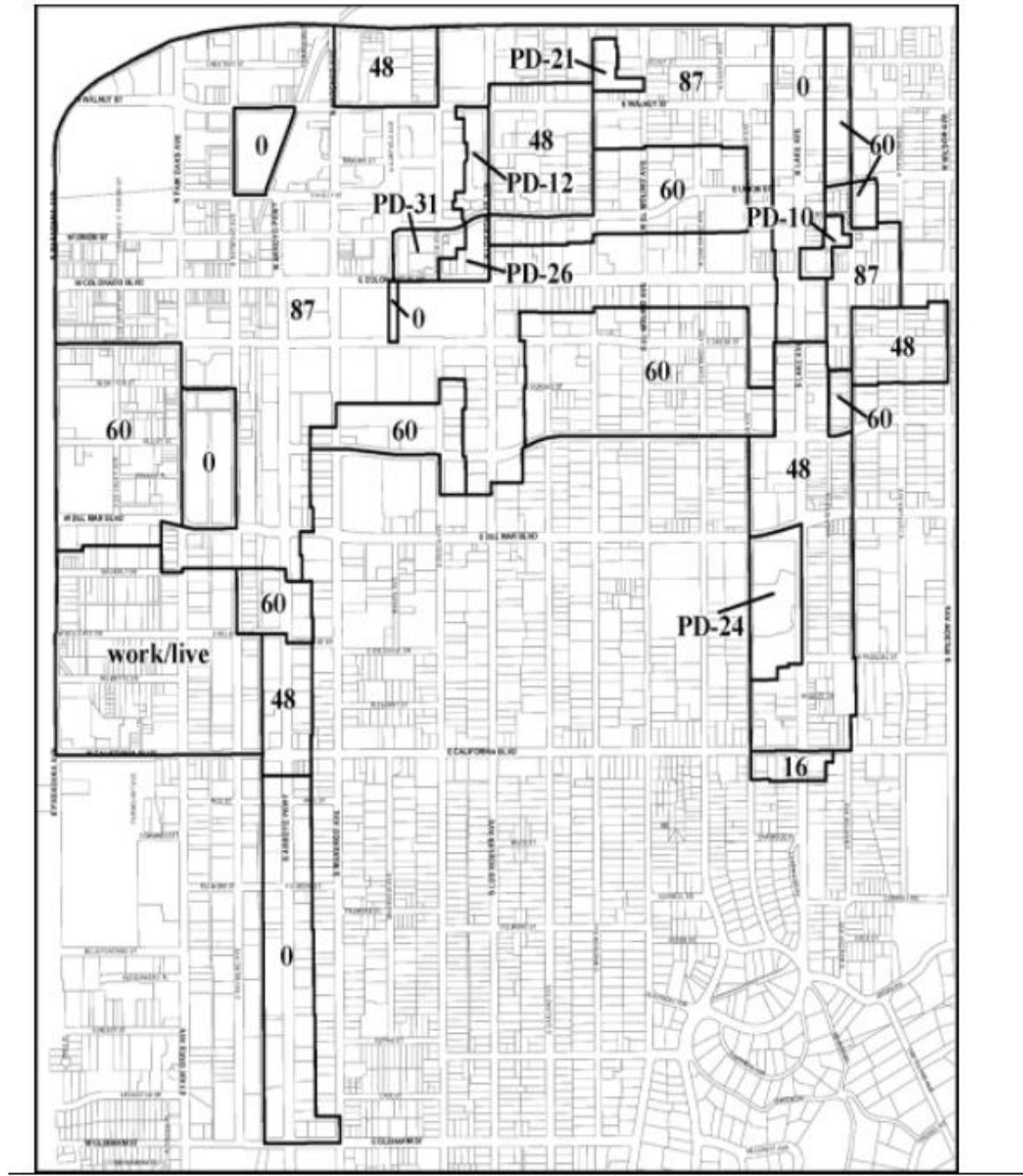
Specific Plan and Subdistrict	Maximum Density	Maximum Height
Central District – CD-1	Per PMC 17.30.040, Figure 3-6 (48-87 du/ac)	Per PMC 17.30.040, Figure 3-8
Central District – CD-2	Per PMC 17.30.040, Figure 3-6 (48-87 du/ac)	Per PMC 17.30.040, Figure 3-8
Central District – CD-3	Per PMC 17.30.040, Figure 3-6 (48-87 du/ac)	Per PMC 17.30.040, Figure 3-8
Central District – CD-4	Per PMC 17.30.040, Figure 3-6 (48-87 du/ac)	Per PMC 17.30.040, Figure 3-8
Central District – CD-5	Per PMC 17.30.040, Figure 3-6 (48-87 du/ac)	Per PMC 17.30.040, Figure 3-8
Central District – CD-6	Per PMC 17.30.040, Figure 3-6 (48-87 du/ac)	Per PMC 17.30.040, Figure 3-8
East Colorado – CG-1	48 du/ac	60 feet
East Colorado – CG-2	48 du/ac	45 feet
East Colorado – CG-3	60 du/ac	45 feet; 60 feet within ¼ mile of rail station
East Colorado – CL-3	48 du/ac; 60 du/ac near ¼ mile of rail station	45 feet; 60 feet within ¼ mile of rail station
East Colorado – CG-5	48 du/ac	45 feet
East Colorado – CG-6	60 du/ac	45 feet; 60 feet within ¼ mile of rail station
East Pasadena – d1CO	48 du/ac	45 feet
East Pasadena – d1CL	32 du/ac	36 feet
East Pasadena – d2CO	48 du/ac	Per PMC 17.32.070, Figure 3-12 (generally 32-60 feet)
East Pasadena – d2CL	32 du/ac	Per PMC 17.32.070, Figure 3-12 (generally 32-60 feet)
East Pasadena – d2CG	48 du/ac; 60 du/ac near ¼ mile of rail station	Per PMC 17.32.070, Figure 3-12 (generally 32-60 feet)
East Pasadena – d3CO	48 du/ac	38 feet
Fair Oaks/Orange Grove – RM12	2 du/lot	28-32 feet
Fair Oaks/Orange Grove – RM16	16 du/ac	23-36 feet
Fair Oaks/Orange Grove – CL1b	16 du/ac	23-36 feet
Fair Oaks/Orange Grove – C3a	40 du/ac	32 feet
Fair Oaks/Orange Grove – C3b	32 du/ac	32 feet
Fair Oaks/Orange Grove – C3d	32 du/ac	32 feet

Constraints on Housing Production

Table B-6: Specific Plan Density and Height Standards

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

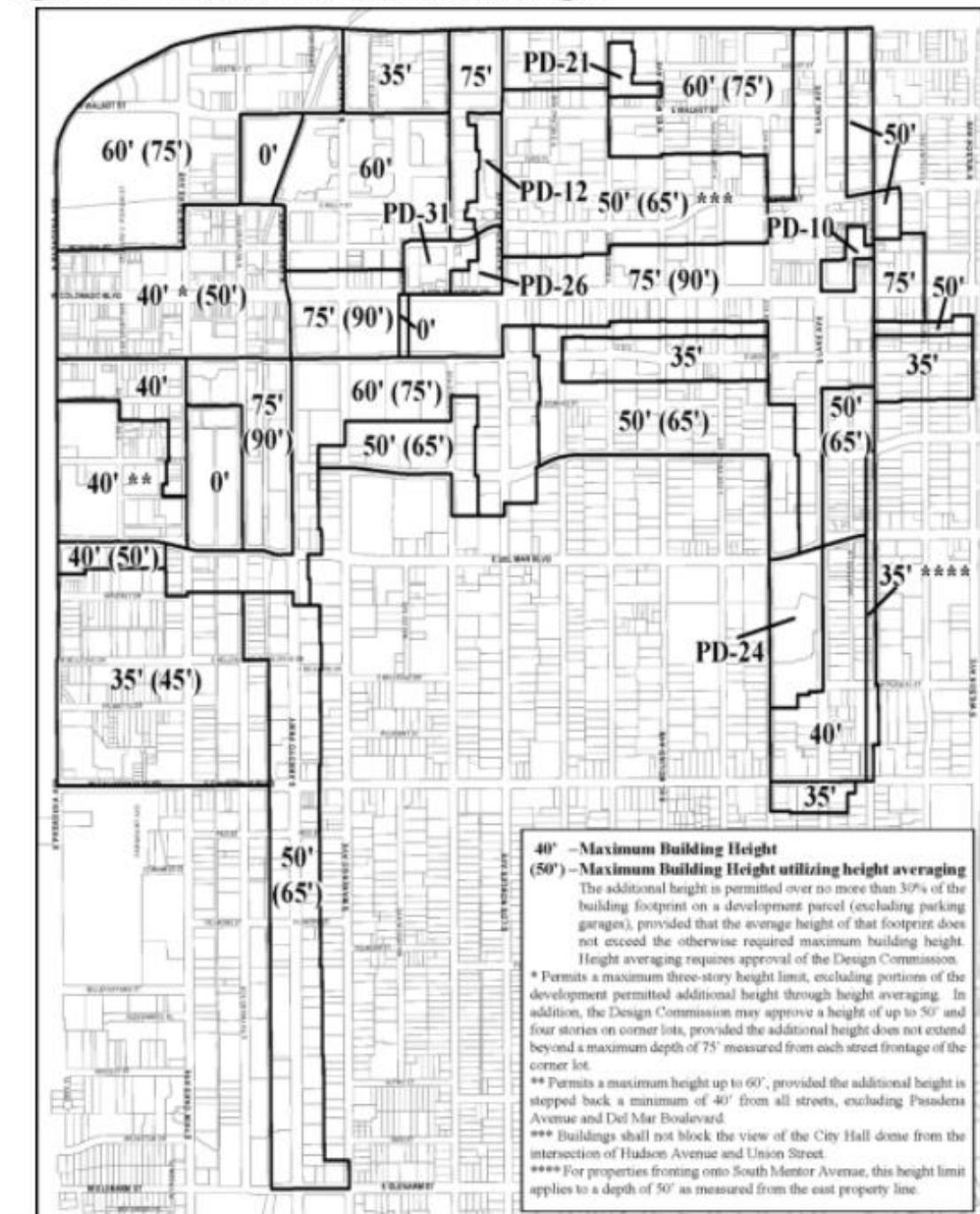
Figure 3-6 - Central District Maximum Residential Density (dwelling units/acre)



Source: PMC Section 17.30.040

Constraints on Housing Production

Figure 3-8 - Central District Maximum Height



Source: PMC Section 17.30.040

Parking Standards

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

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

Constraints on Housing Production

Table B-7: Parking Standards

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

On-/Off-Site Improvements

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

Typical standard requirements include:

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

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

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

Locally Adopted Ordinances

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

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

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

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

Constraints on Housing Production

2. Rental units. If the residential project consists of rental units, a minimum of five percent of the units shall be rented to very low-income households, five percent of the units shall be rented to very low or low-income households, and 10 percent of the units shall be rented to very low, low, or moderate-income households.

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

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

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

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

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

In January, 2021, City staff presented an analysis of the 2019 IHO amendments to the Planning Commission which concluded: "Based on this review, it appears that the amendments have been working relatively well and as intended. They have not slowed or stopped production of housing in the city, have not caused a sudden influx of more affordable housing concession permit projects with increased height, and in some cases, have been enough of an incentive for projects to choose concessions on the menu rather than seeking additional relief through SDBL [state's density bonus law.]"

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

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

Codes and Enforcement

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

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

- Restrictions on the use of wood as exterior wall and roof material in fire hazard areas, and requirements for Class A assembly for other materials;
- Requirements for fire sprinklers in all new construction, except one- and two-family dwellings outside brush hazard areas, townhomes less than three stories in height, and certain residential care facilities for six or fewer clients;

Constraints on Housing Production

- More restrictive building standards for roof sheathing, diaphragms, suspended ceilings, footings and foundations, shear walls, and building separation to reduce risk of injury and property damage in the event of an earthquake; and
- Additional amendments provide for carrying forward existing administrative provisions, such as establishment of the City Council as the Board of Appeals and other miscellaneous provisions.

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

Zoning for a Variety of Housing Types

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

Multi-family Rental Housing

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

Housing for Agricultural Employees (permanent and seasonal)

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

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

Emergency Shelters

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

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

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

Constraints on Housing Production

These data, together with the analysis of available sites above, indicate a shortage of beds for persons experiencing homelessness.

AB 101 (2019 legislative session, codified largely in Government Code Sections 30035.7, 65400, 65585, and 65913.4, as well as portions of the Health and Safety Code, Public Resources Code, Revenue and Taxation Code, and Welfare and Institutions Code), require that low-barrier navigation centers³ be permitted as a matter of right in areas zoned for mixed-use and nonresidential zones that permit multi-family uses, whether by-right or with a discretionary permit. The City will need to revise the Zoning Code to identify zones can provide additional land area for possible emergency shelter accommodation and to also address the requirements under AB 101.

Transitional and Supportive Housing

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

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act, codified in Government Code Sections 65583 and 65650) requires supportive housing to be considered a by-right use in zones where multi-family and mixed-uses are permitted, including nonresidential zones permitting multi-family uses, if the proposed housing development meets specified criteria. The law prohibits a local government from imposing any

³ As defined in Government Code section 65660, " 'Low Barrier Navigation Center' means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing."

minimum parking requirement for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop. AB 2162 also requires local jurisdictions to streamline the approval of housing projects containing a minimum amount of supportive housing units by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for a conditional use permit or other similar discretionary entitlements. The City will need to revise the Zoning Code to comply with AB 2162.

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

Single-Room Occupancy (SRO)

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

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

Mobile Homes/Factory-built Housing

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

Constraints on Housing Production

mobile homes and manufactured housing are the same as single-family housing in the same district.

Accessory Dwelling Units (ADUs)

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

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

Housing for Persons with Disabilities

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

Zoning and Land Use

Under the State Lanterman Developmental Disabilities Services Act (Lanterman Act), small State-licensed residential care facilities for six or fewer persons must be permitted in all zones that allow single-family or multi-family uses, subject to the same permit processing requirements and development standards of the same type of housing within that zone. This means that housing for persons with disabilities are not subject to a use permit, building standard, or regulation not otherwise required of single-family homes or multi-family housing in the same district. Residential care facilities serving seven or more clients are conditionally

permitted in the RM-16, RM-32 and RM-48 residential zoning districts and the PS, CO, and CL nonresidential zoning districts. However, due to the high concentration of certain uses in Northwest Pasadena, General Plan Land Use Element Policy 40.2 prohibits new development of such facilities but allows for necessary improvements to existing facilities. This limitation only affects the Northwest portion of the City where a significant concentration of larger community care facilities exists.

Definition of Family

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

Reasonable Accommodation

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

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

Fees and Exactions

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Impacts fees are also charged to cover the

Constraints on Housing Production

cost or providing municipal services or mitigating project impacts. These fees are summarized in Table B-8. The total amount of fees varies from project to project based on type, existing infrastructure, and the cost of mitigating environmental impacts.

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

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

The City has a GIS system online that provides all zoning and development standards information for every parcel. The GIS site is easily accessed through the Planning Division's home page:

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

Also, Title 17, the Zoning Code, is available online via the same path.

Table B-8: Development Fees

Fee Category	Fee Amount
Planning and Application Fees	
Variance	\$5,071
Conditional Use Permit	\$5,471
Minor Conditional Use Permit	\$2,704
General Plan Amendment	\$17,544
Zone Change/Map Amendment	\$18,405
Neighborhood Development Permit	\$6,530
Design Review	\$2,469 \$3,819 (> 9 units)
Single-family Compatibility Permit	\$6,593
Hillside Development Permit	\$6,593
Condominium Conversion	\$4,225 plus \$167 per parcel
Planned Development Plan	\$20,530
Subdivision	
Certificate of Compliance	\$1,592
Lot Line Adjustment	\$4,838
Tentative Parcel or Tract Map	\$5,242 plus \$192 per parcel
Vesting Tentative Map	\$5,642 plus \$192 per parcel
Environmental	
Initial Environmental Study	At Cost
Environmental Impact Report	\$6,242 (Initial Deposit)
Negative Declaration/Mitigated Negative Declaration	\$2354.75
Development Impact Fees	
Residential Impact Fee – Market Rate	Studio \$19,811.55 1 Bedroom \$20,907.50 2 Bedrooms \$23,220.31 3 Bedrooms \$26,702.41 4 Bedrooms \$32,444.34

Table B-8: Development Fees

Fee Category	Fee Amount
	5 or more \$36,672.04
Residential Impact Fee – Affordable Housing	\$1,026.66 per unit
Traffic Reduction and Transportation Improvement Fee	Single-family \$9,550.39 per unit Multi-family \$3,697.88 per unit
General Plan Maintenance Fee	0.5% of building permit valuation
Construction Tax	1.92% of project valuation
New Water Service Fee	Based on actual Cost of Service
Sewer Facility Charge	Based on flat rate per connection
Inclusionary Fee (varies by sub-area of the City)	Rental Unit: \$1 to \$32 per square foot Ownership Unit: \$15 to \$56 per square foot

Source: City of Pasadena, 2021-2022

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

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

Table B-9: Typical Fees for Residential Development

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

Processing and Permit Procedures

Processing and permit procedures may pose a considerable constraint to the production and improvement of housing. Common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, costly conditions of

Constraints on Housing Production

approval, and challenged CEQA processes and documentation. These constraints increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer. The tables below outline the typical timelines for various residential projects in Pasadena.

For a single-family residence on a legal lot, the process typically requires only plan check, without discretionary review or design review. Projects exceeding median neighborhood house size and new houses in the Hillside Development Overlay and Neighborhood Development overlays require a discretionary review for compatibility with the surrounding neighborhood that typically takes six months. Plan check review requires about four weeks for City departments to either approve the drawings as submitted or to indicate what corrections are required. After changes are made by the applicant, the City's re-check is usually accomplished in two to three weeks. The cumulative timeframe is generally no more than eight weeks from application submittal to permit issuance, unless the project is built in a historic landmark district and subject to additional review via the Historic District Permit. For certain neighborhoods, the City requires Neighborhood Development Permits and Single-Family Compatibility Permits to ensure new construction preserves the scale and character of particular neighborhoods. For projects involving a request for a density bonus and the associated concessions allowed by State law, the applicant is required to obtain an Affordable Housing Concession Permit. Any of these permits could add eight to twelve additional weeks to the permitting process.

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

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

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

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

Table B-10: Timelines for Permit Procedures

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

Source: City of Pasadena 2020-2021

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

Pre-application Process

- Predevelopment Plan Review
 - Required for 10+ units
 - Length:
 - One to two months (fewer than 50 units)
 - City Council notification is required if 50+ units
 - Hearings: None
 - Decision-maker: None
- Preliminary Plan Check
 - Optional but recommended for 3+ units (City of Gardens)
 - Length: Three to four months or longer
 - Hearings: None
 - Decision-maker: None

Constraints on Housing Production

- Preliminary Consultation (Design Review)
 - Optional but recommended for 3+ units
 - Decision-maker: In RM districts, staff (3-9 units); Design Commission (10+ units); in other districts, depends on design review thresholds in PMC 17.61.030
 - 10-12 weeks (typically concurrent with another process)

Zoning Entitlement

Single Family Review

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

Multi-Family Review (when project involves discretionary entitlements)

- Minor Conditional Use Permits/Conditional Use Permits
 - Typical Request: Expansion of a nonconforming use; construction of 15,000 or 25,000 sf or more (mixed use)
 - CEQA (if not exempt)
 - Length: Four to 12 months (one hearing)
 - Decision-maker: Hearing Officer
 - Appeals: Board of Zoning Appeals; City Council
- Minor Variance/Variance
 - Typical Request: Deviation from development standard (height, setbacks, parking, open space, etc.)
 - CEQA (if not exempt)
 - Length: Four to 12 months (one hearing)
 - Decision-maker: Hearing Officer

- Appeals: Board of Zoning Appeals; City Council
- Affordable Housing Concession Permit
 - Typical Request: Off-Menu Density Bonus
 - 5+ base units
 - CEQA (if not exempt)
 - Length: Four to 12 months (one hearing)
 - Decision-maker: Hearing Officer
 - Appeals: Board of Zoning Appeals; City Council
- Planned Development Permit
 - Includes Zoning Map Amendment – Legislative Action
 - CEQA: Typically EIR
 - Length: 12 to 18 months or longer
 - Hearings: Minimum three hearings (Design Commission, Planning Commission, and City Council)
 - Decision-maker: City Council

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

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

Historic Preservation (if necessary)

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

Design Review

- Concept Design Review (3+ units)
 - Required for 3+ units
 - CEQA (if not exempt or previously prepared)

Constraints on Housing Production

- Decision-maker: Staff in RM districts (3-9 units); Design Commission (10+ units) in other districts
- Three to nine months (depending on CEQA)
- Final Design Review (3+ units)
 - Required for 3+ units
 - Decision-maker: Staff in RM districts (3-9 units); Design Commission (10+ units) in other districts
 - 10 to 12 weeks

Ministerial Review

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

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

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

Discretionary Review

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

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

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

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

Design Review

New residential development in Pasadena often includes the demolition of existing structures and the construction of higher intensity uses in established multi-family residential neighborhoods or mixed-use commercial districts. Therefore, it is critical to ensure new development is compatible with existing land use patterns. Pasadena has thus established a design review process to encourage excellence in architectural design, enhance the visual environment, and ensure that development is compatible with surrounding land uses.

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

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

1. Apply Citywide urban design principles to ensure that new construction supports the best of the City's architectural traditions;

Constraints on Housing Production

2. Encourage new structures that show creativity and imagination, add distinction, interest, and variety to the community, and are environmentally sustainable;
3. Promote architectural and design excellence in new construction and discourage poor-quality development;
4. Ensure that future development should:
 - a. Reflect the values of the community;
 - b. Enhance the surrounding environment;
 - c. Visually harmonize with its surroundings and not unnecessarily block scenic views; and
 - d. Avoid nostalgic misrepresentations that may confuse the relationships among structures over time.
5. Ensure that new landscaping provides a visually pleasing setting for structures on the site;
6. Promote the protection and retention of landmark, native, and specimen trees and if feasible mature canopy trees and other significant landscaping of aesthetic and environmental value;
7. Ensure that the design, quality, and location of signs are consistent with the character and scale of the structures to which they are attached and are visually harmonious with surrounding development; and
8. Promote the conservation, enhancement, preservation, and protection of historic resources.

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

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

Environmental Review

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

SB 35 Approval Process

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

As of June, 2019, the City of Pasadena was determined to be subject only to SB 35 streamlining for proposed developments with 50 percent or greater affordability. As of early 2021, the City had not received any applications or inquiries for SB 35 streamlining. To accommodate any future SB 35 applications or inquiries, the City will create and make available to interested parties an informational packet that explains the SB 35 streamlining provisions in Pasadena and provide SB 35 eligibility information as applicable. Additionally, the City will evaluate its current development and design standards to ensure objective design standards are established. However, as discussed under the discretionary review processes, while all residential projects are encouraged to incorporate the design guidelines, strict adherence is not required for project approval.

Environmental Constraints

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

Flooding

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

Constraints on Housing Production

Geology

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

Biology

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

Wildland Fire Hazards

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

Infrastructure Constraints

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

Appendix C: Housing Resources

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

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

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

Housing Resources

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



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

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

Housing in Pasadena

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

The cost of developing subsidized affordable housing has increased while public funding has decreased. According to a study produced by the Terner Center at UC Berkeley, across the United States, the high costs of developing subsidized housing hinder efforts to address the affordability crisis of low- and moderate-income families and provide homes for unhoused individuals. The number of people overpaying for housing

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



Pasadena continues to experience significant new housing construction.

Housing Production

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

Approved and Proposed Projects

In Pasadena, nearly every conceivable type of housing product continues to be developed: townhomes, apartments, condominiums, senior housing, mixed-use development, work/live units, senior life care facilities, housing for people with disabilities, and accessory dwelling units (ADUs). The City is crediting the following approved and proposed projects to the 2021–2029 RHNA, totaling 3,950 units:

- 410 units outside of the eight Specific Plan areas
- 3,540 units within the eight Specific Plan areas

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

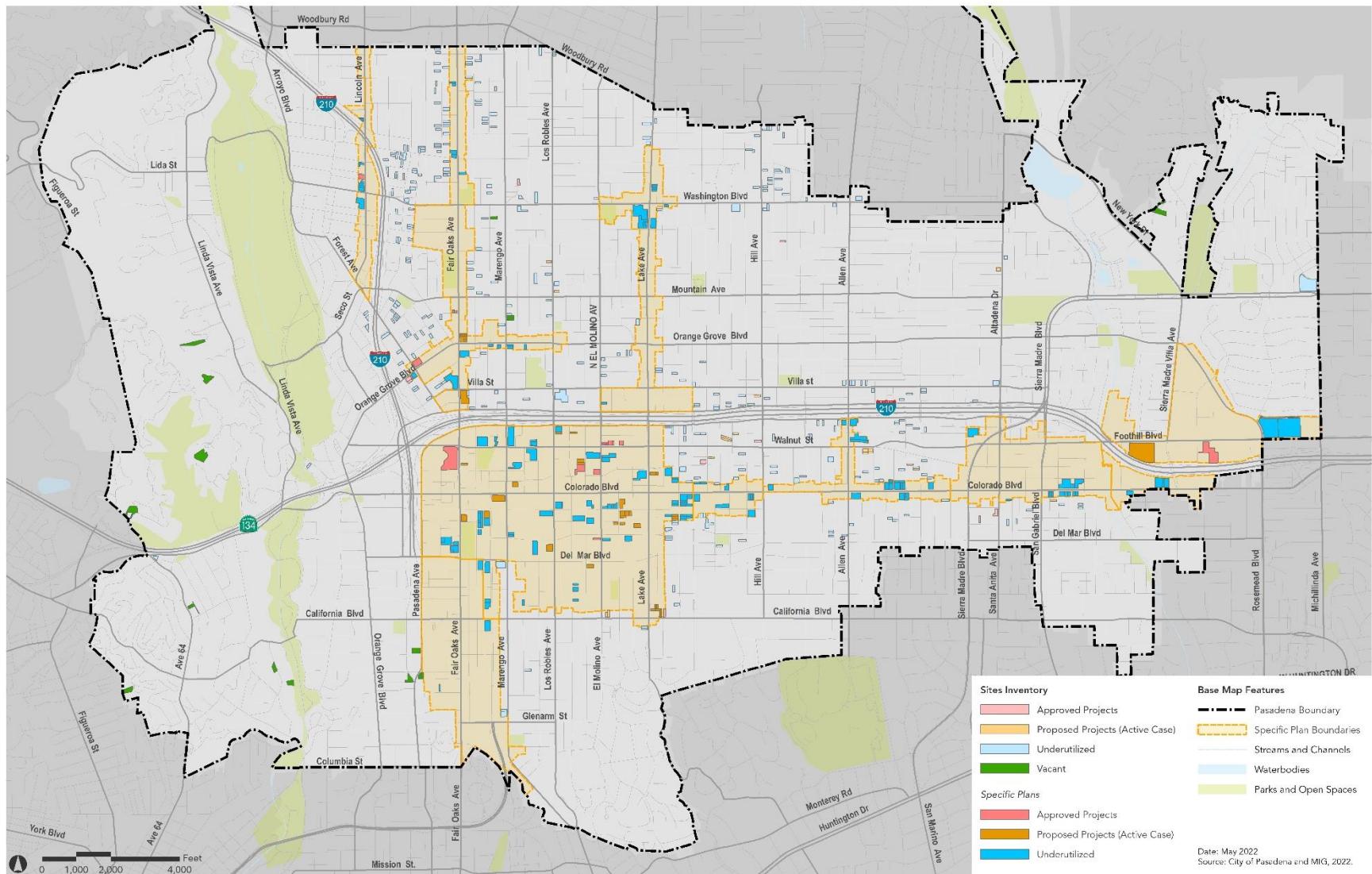
Table C-1: Approved Projects

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

Housing Resources

This page left intentionally blank.

Figure C-1: Sites Inventory



Housing Resources

This page is intentionally blank.

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

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

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

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

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

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

In total, the approved and proposed projects will result in 3,950 units. After these projects are considered, a RHNA of 5,479 units remain to be achieved via redevelopment and ADU construction.

Housing Resources

Table C-2: Proposed Projects

Project Name	Affordability Level				Total
	EL/VL Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Outside of Specific Plan Areas					
19 E. Orange Grove Blvd	69	--	--	1	70
673 E. California Blvd	--	--	--	13	13
170 N. Parkwood Ave	--	30	--	28	58
244 N. Michigan Ave	3	--	2	29	34
1027 N. Altadena Dr	--	--	--	9	9
1075 N. Los Robles Ave	--	--	--	2	2
154 Mar Vista Ave	--	--	--	6	6
264 N. Chester Ave	--	--	--	5	5
41 S. Daisy Ave	--	--	--	3	3
439 N. Hill Ave	--	--	--	13	13
93 N. Craig Ave	--	--	--	6	6
936 N. Los Robles Ave	--	--	--	3	3
Subtotal	72	30	2	118	222
Within Specific Plan Areas					
100 E Green St	--	--	100	123	223
1501-1525 E Walnut Ave	3	3	24	51	81
444 N. Fair Oaks Ave	22	--	10	174	206
540 S Lake Ave	7	--	55	--	62
105 S Catalina Ave	--	--	--	45	45
740 E Green St	23	--	--	250	273
141 S Lake Ave	6	--	--	128	134
127 N Madison Ave	--	--	4	45	49
130 N Fair Oaks Ave	--	--	--	38	38
136 S Oak Knoll Ave	2	--	--	15	17
150 E Colorado Blvd	--	--	--	98	98
253 S Los Robles Ave	8	--	--	82	90
254 E Union St	15	--	--	44	59
272 N Los Robles Ave	27	--	79	--	106
274 N Oakland Ave	54	10	170	1	235
340 S Madison Ave	--	--	--	8	8
747 E Green St	6	--	--	66	72
86 S Fair Oaks Ave	14	--	--	73	87
913 Boston Ct	--	--	--	12	12
3202 E Foothill Blvd	--	46	23	481	550
Subtotal	187	59	465	1,734	2,445
Total	259	89	467	1,852	2,707

Inventory of Housing Sites

Assumptions and Methodology

Consistent with HCD guidelines, the methodology for determining realistic capacity on each identified site and the assumed RHNA income category must account for land use controls, site size, and site improvements. Due to the limited availability of residential land in Pasadena, some developers may opt for a density bonus to increase the unit count. Starting in 2021, residential projects in California with on-site affordable housing could receive a density bonus of up to 50 percent. Larger bonuses are available for 100% affordable projects. Previously, under Government Code Section 65915—commonly known as the State Density Bonus Law—the maximum bonus was 35 percent.

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

Site Capacity Assumptions. Review of developments completed in the CD and RM zones (projects that have been constructed in approximately the past five years) shows that the unit yield on development sites in Pasadena approach the maximum yield allowed by zoning regulations—or exceeds the maximum permitted densities through density bonuses. For example:

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

Thus, the sites inventory is actually conservative by estimating that the identified sites will be developed at 90 percent of capacity, as described below.

Housing Resources

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

- **RM-12 zoned sites:** The RM-12 zone is referred to as the duplex zone, with a minimum lot size of 7,200 square feet. Zoning regulations permit up to two units per lot. Thus, any site zoned RM-12 that is smaller than 14,400 square feet (twice 7,200) can only support two units.
- **RM-16, RM-32, and RM-48 zoned sites.** Sites zoned for multi-family development have been calculated at 90 percent maximum density based on recent trends and the assumption that development standards, combined with unique site features, may not always lead to 100 percent buildout.
- **CL and CO zoned sites.** Multi-family residential and mixed-use developments are permitted in these zones. Allowed densities range from 48 to 87 units per acre. Ninety percent capacity has been assumed based on observed trends citywide. Also, the analysis below examines trends regarding residential development occurring on sites that allow 100 percent nonresidential uses, as in these zones. The inventory only includes sites with characteristics similar to CL- and CO-zoned sites that have been redeveloped with residential uses or that have active residential development applications.
- **Central District Specific Plan.** The Central District Specific Plan has six subdistricts, all of which but one (CD-6) allow multi-family and mixed -use development, with densities varying based on location (see figure on page B-13 of Appendix B). Designated sites in the Central District have been assumed to be built at 90 percent of maximum capacity.
- **East Colorado Specific Plan.** The updated East Colorado Specific Plan, adopted in February 2022, has five subdistricts, all of which allow multi-family uses and four of which allow mixed use, in recognition of proximity to the Allen Avenue L Line light rail station and frequent bus traffic along Colorado Boulevard. Maximum densities are 32 or 64 units per acre depending upon subdistrict and proximity to the rail station. Build-out assumptions are 90 percent of maximum density based on recent development proposals.
- **East Pasadena Specific Plan.** In the East Pasadena Specific Plan, of the 11 subdistricts, nine allow multi-family development and two permit mixed use. Maximum densities are either 32 or 48 units per acre based on subdistrict, or 60 units per acre within one-quarter mile of the rail station. Ninety percent capacity of the

permitted maximum density has been assumed given recent development proposals with density bonus requests.

- **Fair Oaks/Orange Grove Specific Plan.** This Specific Plan's land use districts mirror the RM-12 and RM-16 residential districts and in the commercial zones, allows only limited multi-family and mixed-use projects at 16 to 40 units per acre. Build-out assumptions are 90 percent based on recent development proposals.
- **Lincoln Avenue Specific Plan.** The Lincoln Avenue Specific Plan Update was approved on November 15, 2021. The update intends to help establish Lincoln Avenue as the heart of the greater residential neighborhood, where commercial and multi-family uses co-exist in a walkable, vibrant environment with public realm improvements that create a cohesive and well-connected corridor. A portion of the updated Specific Plan (MU-N district) was up zoned to allow 32 units per acre. Other areas of the plan continue to allow 16 units per acre. A recent development application within this Specific Plan area requested a Planned Development (PD) for a 59-unit project, including four very low-income units, at a density of 28.2 units per acre. The application was submitted prior to the up zoning. The applicant plans to resubmit to take advantage of the higher density limit.
- **North Lake Specific Plan.** In this Specific Plan, standard zoning land use regulations generally apply (with limited prohibitions on residential use within two North Lake subdistricts). Thus, based on trends citywide, a 90 percent capacity has been assumed for those sites where residential use is allowed.
- **South Fair Oaks Specific Plan.** The South Fair Oaks Specific Plan was adopted on July 11, 2022, just prior to City Council adoption of this Housing Element. The plan envisions new residential development in four mixed-use districts at densities from 16 to 87 units per acre. Based on past projects within and adjacent to the plan area, as well as trends throughout Pasadena, a 90 percent capacity has been assumed.

Densities Appropriate for Accommodating Lower-Income Housing

Sites that allow development densities of 30 or more units per acre have been credited toward the lower-income RHNA, as allowed by State law (the "default density"). The California Government Code states that if a local government has adopted density standards consistent with its population and based upon criteria set by State law (at least 30 units per acre for Pasadena), those sites are deemed appropriate for

Housing Resources

accommodating the jurisdiction's share of regional housing need for lower-income households. Land use designations with density ranges near the default density are considered appropriate for accommodating housing for moderate-income households.

Site Suitability

Consistent with Housing Element law (Government Code Section 65583.2) related to the suitability of small and large sites for housing production, the lower-income sites inventory presented in this Appendix is predominately limited to parcels between 0.5 and 10 acres in size, as additional justification is required to designate sites for lower income housing that are smaller than 0.5 acres or larger than 10 acres. In the inventory, several sites designated for lower-income housing include one or more parcels that are less than one-half acre in size. These sites are included because the multiple parcels function as one site. Small isolated sites (less than 0.5 acres) meeting the default density standard are credited toward the moderate- and above-moderate income categories to account for a potential variety of types, sizes, and amenity levels in future higher-density development projects.

State law also includes specific criteria for assessment of the realistic availability of non-vacant sites during the planning period. If non-vacant sites accommodate half or more of the lower-income need, the Housing Element must present "substantial evidence" that the existing use does not constitute an impediment to additional residential use on the site. Due to the built-out nature of Pasadena, most sites have existing uses. Non-vacant sites included in the inventory have been selected using the following criteria, which are indicated for each non-vacant site in the detailed sites matrix included at the end of this appendix. A site identified under criterion 1, 2, or 5 requires no further factors. All other sites qualify using at least three of the criteria. For sites zoned exclusively for residential use, factor 6 has been applied in most instances.

- 1) Interest: Developer interest or property owner interest to redevelop the site
- 2) Vacant Lots: Completely vacant lot
- 3) Lot with Minimal Improvements: Minimal existing improvements on site, such as a storage shed.
- 4) Underutilized Parking Lot: Associated with a use that could incorporate parking into a new development on the parking lot (a common redevelopment approach in Pasadena)
- 5) City or Caltrans Ownership: Property is under City or Caltrans ownership, with defined intent to redevelop the site with a residential use at a higher density
- 6) Redevelopment Trend for Existing Use: Uses that are similar to those that have been previously recycled in Pasadena (e.g., industrial uses,

small shopping centers, offices, stand-alone restaurants and retail uses, properties zoned exclusively for residential use that are currently developed well below the zoning capacity, as described in greater detail below under Vacant and Underutilized Residential Sites)

- 7) Building/Land Value: Property improvement value is less than half of the land value (ratio is less than 1.00), indicating substantial underinvestment and the ability of a property owner to achieve financial gain through redevelopment
- 8) Year: Structure was built prior to 1985 (and therefore over 36 years of age) but is not a designated or eligible historic structure, indicating that properties may need substantial improvements or replacement for maximum financial return
- 9) Building Intensity: Low existing floor-area ratio (FAR) under 1.00 or lot coverage of less than 50% (for residential uses), thus indicating substantial underinvestment and the ability of a property owner to achieve financial gain through redevelopment
- 10) Lease: Site has no existing tenant lease(s) or lease(s) expires within early in 6th cycle planning period (where known)
- 11) Building Condition: Building deteriorating and/or many tenant vacancies

These criteria have been applied across all income categories, not just non-vacant sites identified to accommodate the lower-income RHNA. To ensure that appropriate sites have been chosen, properties that show recent investments or updates or that contain officially designated historic buildings are not included.

Table C-3 on the following pages documents projects in Pasadena that have recently been completed and have been approved within specific plan areas, on residentially zoned sites, and on sites that permit 100 percent commercial uses. The information presented demonstrates that projects have been and will be built in all zones under a variety of conditions. The table indicates the factors that contributed to site redevelopment from the list above. These same factors are shown for each site in the sites inventory at the end of this Appendix C to justify its inclusion based on either similarities to approved/built projects, developer/property owner interest, or because a site is vacant.

Regarding the inclusion of sites currently used as parking lots for adjacent uses (factor 4 above), several projects in Pasadena involve this development approach, in which the existing buildings that the parking lots serve will remain; the required parking for the existing use is incorporated into the new development. In addition to the Parsons site described above, examples include:

Housing Resources

- 388 Cordova, which involved conversion of an existing office building to residential uses and wrapping the existing parking structure with new units
- 535 E. Union, being built on the parking lots for Pasadena Presbyterian Church

3452-3488 E. Foothill, which involves building 233 apartments on the lot serving the flagship Panda restaurant (while the restaurant continues to operate). Several properties are subject to the reuse provisions of State law, which requires that vacant sites identified in the previous two Housing Elements and non-vacant sites identified in the previous Housing Element only be deemed adequate to accommodate a portion of the housing need for lower-income households if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) and the site allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households and which do not require a subdivision. The parcels subject to these requirements are identified in the accompanying sites inventory table, and the Element includes a program to adopt the required by-right zoning. Non-vacant sites identified in the previous Housing Element but credited toward the moderate-or above moderate-income RHNA in the current Housing Element are not subject to these provisions since they are not being used to address the lower-income RHNA.

Table C-3: Approved Projects Illustrating Redevelopment Factors Used

Address and Zoning	Existing/Prior Use	Proposed Use	Factors Influencing Redevelopment	Year of Existing Building	Site Size (SF)	Existing Improvements (SF)	FAR	Max FAR	Retain Existing Structure
Within Specific Plans									
85 W. Green Street Zoned CD-1 AD-1	Restaurant (former Twin Palms)	Mixed-use project of ground-floor commercial and 18 residential units	1 - Active application 9, 11 - Building has been vacant 5+ years	1994	8,534	4,222	0.49	2.00	
388 Cordova Zoned CD-2	High-rise office building with ground-floor commercial	Conversion of building and parking structure to condominiums	8, 11 Project completed: first phase 2020 and second phase 2022	1981	57,995	113,931	1.96	2.25, 2.0	X
740 E. Green Zoned CD-4	Five-story office building	250 residential units	1 - Active application 8, 9, 11	1956, 1958	101,430	83,357	0.82	2.00	
139 S. Oak Knoll Zoned CD-4	Three-story office building	17 residential units	1 - Active application 8, 9, 11	1959	8,610	7,670	0.89	2.00	
150 E. Colorado Zoned CD-2	A 62,268-square-foot office building	Mixed-use project with 98 units	1 - Active application 8, 9, 11	1980	65,596	63,388	0.97	3.00	
178 S. Euclid Zoned CD-2	Low-rise commercial office building	43 condominiums	1, 9 Project completed 2022	1908, 1958	22,514	8,501	0.38	2.00	
Southwest corner of E. Colorado and S. Los Robles Zoned CD-2	Former multi-story indoor shopping mall	77 condominium units and 65,000 square feet of commercial space	1, 8, 11 Project to open Q1 2023	1981	87,120	158,879	1.82	3.00	
535 E. Union Street and 54 S. Oakland Avenue Zoned CD-3	Parking lots and accessory buildings for Pasadena Presbyterian Church	86 mixed-income units and 55 apartments reserved for seniors	1, 3, 4, 7, 8 Project under construction	1963	38,383	39,837	1.04	2.00	
Orange Grove and Summit Avenue Zoned FGSP-C-3D	Liquor store and low-scale retail buildings	21 multi-family units, half of which will be for lower-income households	1, 7, 8, 11	1899, 1900, 1909/1954	22,637	8,285	0.37	2.00*	
3452-3488 E. Foothill Zoned EPSP-d2-CG-B	Panda Inn flagship restaurant site parking lot	233 apartments, 21 of which will be affordable housing	1 - Active application 4, 9	1962, 1969	187,410	128,990	0.69	2.00	X
MW Lofts (711 E. Walnut St.) Zoned CD-3	One-story office buildings	40 residential units	1 - Active application 6, 7, 8, 9	1961	16,814	17,088	1.02	2.25	
100 W. Walnut/75 W. Holly St. Zoned PD-34	Surface parking lots associated with office development	475 multi-family units	4 Project completed	1974, 1977, 1981	987,505	929,585	0.94	2.25	X
843 N. Fair Oaks Ave. Zoned FGSP-C-3A	Vacant	7 residential units	2		8,205				

Housing Resources

Table C-3: Approved Projects Illustrating Redevelopment Factors Used

Address and Zoning	Existing/Prior Use	Proposed Use	Factors Influencing Redevelopment	Year of Existing Building	Site Size (SF)	Existing Improvements (SF)	FAR	Max FAR	Retain Existing Structure
765 N. Orange Grove Blvd. Zoned FGSP-C-3D	Single-family residence	48 multi-family units: 21 ELI/VLI, 14 MI, and 13 AMI	1 - Active application 8, 9	1933, 1955	38,141	6,095	0.16	2.00*	
1435 Lincoln Ave. Zoned LA-MU-N	Retail convenience store	8 residential units	1 - Active application 7, 8, 9, 11	1924/1932/1961	23,429	5,824	0.25	1.00	
99 N. El Molino Ave. Zoned CD-3	Single-story medical office building	40 residential units	1 - Active application 6, 7, 8, 9	1952	29,992	18,000	0.60	2.00	
Commercial Zoning									
444 N. Fair Oaks Avenue Zoned FGSP-C-3Ba	Throop Lumber Yard	206-unit multifamily project that includes 23 very low-income and 10 moderate-income units	1 - Active application 3, 7, 8, 9	1947, 1975	90,977	9,412	0.10	2.00*	
233 N Hill Ave. Zoned CG	Vacant	58 micro units: 8 ELI/VLI and 50 AMI	1 - Active application 2		24,019				
1878-1890 Walnut Avenue Zoned CG	One-story commercial building and large parking lot	58 for-sale townhomes for restricted-income households	1 - Active application 4, 6, 7, 8, 9	1940, 1976	25,225	17,678	0.70	0.80	
3200 E. Foothill Boulevard Zoned PD-36 (planned commercial development)	Large self-storage business on an 8.32-acre site	550 units (including at least 20% affordably units consistent with the City's IHO) and a small 9,800-square-foot retail building	1 - Active application 7, 8, 9	1925/1945, 1973/1978	359,805	276,218	0.77	1.20	
Residential Zoning									
Michigan Avenue Zoned RM-32 PK (multifamily residential with a commercial parking overlay)	Former railroad right-of-way property	31-unit condominium project	1 - Active application 2		33,949				
2487 Mohawk St. Zoned RM-32	Single-family unit	21 multi-family units, including 1 ELI/VLI	8, 9, 11	1923	21,380	5,428	0.25		
143 Mar Vista Ave. National Community Renaissance Zoned RM-48	Vacant	20 multi-family units: 19 ELI/VLI and 1 AMI			20,629				
947 E. California Blvd. Zoned RM-48	Single-family unit	4 condominiums	7, 8, 9 Completed project	1955	14,060	13,800	0.98		
1153 Bresee Ave.	Vacant	1 single-family home	2		7,508				

Table C-3: Approved Projects Illustrating Redevelopment Factors Used

Address and Zoning	Existing/Prior Use	Proposed Use	Factors Influencing Redevelopment	Year of Existing Building	Site Size (SF)	Existing Improvements (SF)	FAR	Max FAR	Retain Existing Structure
Zoned RS-6									
280 Grandview St.	Single-family unit	9 multi-family units	1 - Active application 8, 9	1953/1975	12,505	2,792	0.22		
Zoned RM-16									
2415 Oswego St.	Single-family unit	8 multi-family units	1 - Active application 8, 9	1925	10,000	1,296	0.13		
Zoned RM-32									
209 S. El Molino Ave.	Single-family unit	11 residential units	1 - Active application	1907	9,894	3,920	0.40		
Zoned RM 48									
690 N. Orange Grove Blvd./556 Cypress	Commercial plant nursery	48 residential units	1 - Active application 3, 7, 8, 9	1954/1958	48,867	5,073	0.10		
Zoned RM-32									
350 Cordova St. Zoned RM-48 HL-40(45)	Single-story medical office complex on 1.3-acre site	86 residential units, 13 of which will be reserved for low- and very low-income households.	1 - Active application 7 - 1970s construction 11	1978	56,580	17,614	0.31		

*No FAR maximum; approximate based on development standards.

Housing Resources

This page intentionally left blank.

Accessory Dwelling Units

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

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

Detailed Sites Inventory

Currently Available Sites

The inventory of sites that have appropriate zoning in place largely consists of underutilized properties in the RM-12, RM-16, RM-32, RM-38, CL, and CO zoning districts, as well as properties within each of the Specific Plans. Pasadena is in the process of updating all seven Specific Plans and creating a new Specific Plan—Lamanda Park—from portions of the current East Colorado and East Pasadena Specific Plans. As part of this effort, the City's consultant conducted detailed analysis of the potential for properties to recycle based on economic data and contact with property owners. While the proposed land use regulatory changes for each Specific Plan area have not been considered in this sites analysis for the purpose of projecting capacity, the information has been used to inform the likelihood of a property transitioning from its current use to a future residential or mixed-use development. For example, the Affinity project at 555 South Arroyo Parkway, which the City Council approved in December 2022, lies within the South Fair Oaks Specific Plan area.

Housing Resources

Because that Specific Plan had not been adopted at the time this element was provided to HCD for review, the City did not include the Affinity project in this sites inventory. Affinity is a mixed-use project that includes 95 units of independent senior living housing.

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

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

Vacant and Underutilized Residential Sites

Underutilized sites included in this inventory have been chosen based on observable and well-established redevelopment trends of properties zoned exclusively for residential use. As is demonstrated in Table C-4 below, the trends illustrate the potential capacity increase available to property owners and the owners actions to redevelop to take advantage of the underused capacity. On these sites, the residential capacity is two to 13 times the existing development. Existing uses on the sites are older or show signs of disinvestment or deferred maintenance, indicating a "ripeness" for private redevelopment. The current trends involving redevelopment of such sites are documented in Table C-4 below and the comprehensive sites inventory table at the end of this appendix.

The inventory includes 0.4 acres of vacant and 30.4 acres of underutilized properties in the RM-12 zone. As described above, these sites generally allow only two units per lot unless the lot size exceeds 14,400 square feet. Altogether, RM-12 sites account for 282 units, or only 4.4 percent of the overall sites inventory. Most of these sites are in Northwest Pasadena and represent properties that currently are developed with one single-family home. Given inquiries by several property owners regarding potential redevelopment, development of these sites appears feasible and the subject of market interest. Virtually all of these sites have been included in the above moderate-income RHNA category since densities fall below the default density of 30 units per acre.

Sites zoned RM-16, RM-32, and RM-48 occur citywide. For the inventory, the City has selected sites that currently support only one single-family home and generally are larger than one-quarter acre. Properties zoned RM-16, RM-32, and RM-48 have been assigned to the moderate-income

RHNA category, although RM-32 and RM-48 are also suitable to accommodate both lower income housing and above moderate-income housing. Table C-4 identifies many examples of property owners tearing down an existing single-family residence and building as few as three replacement units (net gain of only two units). The trends identified in Table C-4 have been applied to properties citywide where one unit exists on a lot and the building-to-land-value ratio is low. The age of a property was not necessarily used since Pasadena has many homes dating 50 years or older that are well preserved. Also, Assessor's data frequently does not list the age of a structure, as it may be unknown; Table C-4 indicates information regarding year built when known.

Table C-4: Underutilized Residential Sites – Redevelopment Trends

Address	Existing Use	Proposed Use	Age (if known)
RM-16 Zone			
120 N Oak	Single-family unit	3 detached units	
199 S Meredith	Single-family unit	3-unit townhouse	
884 S Marengo	Duplex	5-unit apartment	1926
936 N Los Robles	Single-family unit	One single-family unit and a duplex	1922
44 N Oak	Single-family unit	3 units	1924
100 N Greenwood	Single-family unit	3-unit multifamily	1912
63 N Sierra Bonita	Single-family unit	4-unit townhome	1922
1645 N Lake	4 detached units	6-unit multifamily	
1715 N Lake	Single-family unit	1 single-family unit and 6 multifamily	1920
82 N Parkwood	Single-family unit	3-unit townhome	1920
281 N Craig	Single-family unit	Add duplex	1942
RM-32 Zone			
266 N Wilson	Single-family unit	5-unit apartment	1932
597 N Mar Vista	2 single-family units	6 units	

Housing Resources

Table C-4: Underutilized Residential Sites – Redevelopment Trends

Address	Existing Use	Proposed Use	Age (if known)
1135-1137 E Villa	Single-family unit	4 units	1908
814 Magnolia	4-unit apartment	7-unit condo	1954
264 N Chester	Single-family unit	5-unit multifamily	1935
93 N Craig	Single-family unit	6-unit multifamily	1920
1045 Locust	Single-family unit	9-unit multifamily	1939
515 Champlain	5-unit multifamily	9-unit multifamily	
340 S Madison	4-unit multifamily	9-unit multifamily	1919
524 Cyprus	Single-family unit	8-unit townhouse	
264 E Bellevue	Single-family unit	8-unit multifamily	1925
2434 Oswego	2 single-family units	10 condo units	
81 Harkness	Single-family unit	6-unit multifamily	1936
241 Mar Vista	Single-family unit	6 townhomes	
500 S Oakland	Single-family unit	5-unit multifamily	
RM-48 Zone			
93 N Holliston	2 single-family units	9 condo units	
439 N Hill	Single-family unit	13-unit apartment	1920
983 San Pasqual	Single-family unit	1 single-family unit and 6 condo units	
395 N Holliston	Single-family unit	5-unit multifamily	1922
398 N Holliston	2 single-family units	9-unit townhome	
350 Cordova	Office building	84-unit multifamily	1978
130-140 N Mar Vista	Single-family unit	23-unit multifamily	1925

Table C-4: Underutilized Residential Sites – Redevelopment Trends

Address	Existing Use	Proposed Use	Age (if known)
397 N Catalina	Single-family unit	3 units plus retain existing	1908

Underutilized Sites that Permit 100 Percent Nonresidential Uses

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

Regarding reduced demand for retail and office space, data maintained by the City's Economic Development Division indicate that retail vacancy rates were as high as 25.5 percent in the third quarter of 2021. Retail storefront occupancy has been improving since then, with an 8.1 percent vacancy in the 2022 second quarter. However, the City has not received any applications for new retail commercial development. The limited demand for retail space is being accommodated by existing vacant storefronts. Also, in 2022, office vacancy remained between 13 and 18 percent through the third quarter.

- Many examples of the trend of converting sites that allow 100 percent commercial and office to residential use are described in Table C-3 above.

The development applications presented in Table C-3 illustrate a clear and overwhelming interest of commercial property owners to tear down all types of commercial buildings—small offices, restaurants, strip commercial centers, and even a self-storage facility—and replace them with housing of all types, including 100 percent affordable projects.

The City examined 2017-2021 building permit data for properties zoned CL and CO. Of the 25 sites for which permits were issued, 15 of those involved improvements or minor additions to existing commercial buildings. Of the remaining 10 permits, six were for residential and mixed-use projects. Not all CL- and CO-zoned sites are included in the inventory. Of the properties citywide zoned CL, the inventory includes only 19 of the 481 properties—four percent. No sites zoned CO are included in the inventory. The targeted CL- and CO-zoned sites in the inventory were selected based on the presence of the factors described previously.

Housing Resources

Table C-3 and the paragraphs above report development projects that have been built or are nearing completion, as well as development applications approved on sites that allow exclusively nonresidential uses. The City notes that in addition to those projects, staff has been approached by owners of the commercially and industrially zoned sites described below about redeveloping their properties for residential use. These inquiries and conversations illustrate clear property owner interest in transitioning currently viable business enterprises to residential development—even if a General Plan Amendment and rezoning would be required. None of these sites are included in the inventory, but they are presented here as evidence of developer owner interest even if a General Plan amendment and zone change would be required to facilitate residential development.

The City largely did not include specific plan sites in the inventory since at the time the initial sites inventory was prepared because only the Lincoln Avenue Specific Plan update had been adopted. Any of the sites described below that now permit residential uses could be used in the future if the City should need to designate additional sites for lower-income housing in response to “no net loss” findings.

- Three properties supporting auto services businesses at 1501-1521 E. Walnut are proposed for redevelopment with an 83-unit single-room occupancy project, with 30 units set aside as below-market-rate homes. A formal application was submitted in late 2022, thus further demonstrating the extent to which redevelopment is of interest to developers.) The property is zoned CG.
- At 3341 E. Foothill Boulevard, the owner of the Hastings Village shopping center (a center with eight “big box” stores and several smaller stores and restaurants) has inquired about building housing on the site. The site is in the East Pasadena Specific Plan and zoned EPSP-d2-CG-C (commercial).
- The owner of the Michael’s craft store at 1155 E. Colorado Boulevard has had conversations with City staff about replacing the building with a residential development. The site is in the East Colorado Specific Plan and zoned ECSP-MU-N (mixed use).
- The owner of the 99 Cents store property at 442 N. Los Robles Avenue has approached City staff about filing an application to redevelop the site with residential uses. The site is zoned CL.
- During preparation of the Housing Element but prior to adoption of the amended South Fair Oaks Specific Plan in July 2022, the property owner of a car wash at 346 S. Fair Oaks Avenue asked during Housing Element study sessions to rezone his property to allow residential use. With adoption of the specific plan amendment, the site is now zoned SFO-MU-N (mixed use).
- The owner of the Rusnak Volvo site at 1987-2025 E. Colorado Boulevard has expressed interest in converting the site to residential or mixed use. The site, in the East Colorado Specific Plan, is zoned ECSP-MU-G (mixed use).

- The owner of a now-closed assisted living facility at 1450 N. Fair Oaks Avenue, within the Fair Oaks/Orange Grove Specific Plan, has indicated interest in converting the site to residential use. The site, zoned FGSP-RM-16, allows a maximum density of 16 units per acre. As part of the specific plan update, the owner may ask that a higher density be applied.
- The owner of the Eaton Canyon Industrial Park at 2923-2947 Bradley Street, which is zoned exclusively for light industrial use, has inquired about changing the General Plan land use designation and zoning to allow conversion to residential use. The properties abut residential neighborhoods.
- Another industrial property owner, of properties located at 2990-3000 E. Colorado Boulevard, has had discussions with City staff about processing a General Plan amendment and zone change to allow residential use. The site abuts neighborhoods zoned exclusively for multi-family.

Table C-7 at the end of this Appendix lists all housing sites and the attributes that have been considered, as described above, in determining the suitability of these sites as viable housing sites and their ability to be assigned to lower-income and moderate-income categories. Based on these characteristics, selected sites within the Central District Specific Plan, East Colorado Specific Plan, Fair Oaks/Orange Grove Specific Plan, South Fair Oaks Specific Plan, CO zone, and CL zone are shown to convert to residential or mixed-use development.

As the discussion above indicates, more than 20 active applications propose conversion of sites currently developed with a commercial use to high-density residential and mixed-use development. Moreover, of the 1,283 approved units shown in Table C-1, approximately 80 percent of those units are being built on properties that allow 100 percent commercial uses, with the remainder consisting of properties zoned RM-16, RM-32, and RM-48 (converting from lower-density to higher-density developments). These data clearly indicate trends of higher-density residential and mixed-use projects replacing both existing commercial developments and aging lower-density units. Market forces in Pasadena are driving these trends, and the City's Inclusionary Housing Ordinance is providing for the new projects to include affordable units.

Specific Plans

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

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

Housing Resources

- 762 N. Fair Oaks Avenue with 70 units, 69 for very low-income households
- 75 W. Walnut Street with 201 units, 20 for low-income households
- 178 S. Euclid Avenue with 40 units, three for very low-income households
- 645 E. Union Street with 40 market-rate units
- 263 S. Los Robles Avenue with 95 units, eight for very low-income households
- 83 N. Lake Avenue with 54 market-rate units
- 3425 E. Foothill Boulevard with 211 units, 21 for very low-income households
- 141 S. Lake Avenue with 134 units, six for very low-income households
- 3202 E. Foothill Boulevard with 481 units, 46 for low-income and 23 for moderate-income households

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

The sites inventory includes properties within Specific Plan areas that meet the criteria discussed previously.

Table C-5 summarizes the number of units, by RHNA income category, that can be accommodated by vacant and underutilized sites within and outside of the Specific Plan areas.

Table C-5: Vacant and Underutilized Sites

Areas	Affordability Level			Total
	Lower Incomes (0-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Outside of Specific Plan Areas				
Vacant	--	18	18	36
Underutilized	274	644	774	1,692
<i>Subtotal</i>	<i>274</i>	<i>662</i>	<i>792</i>	<i>1,728</i>
Within Specific Plan Areas				
Central District	1,421	517	470	2,408
East Colorado	572	151	-	723
East Pasadena	777	-	13	790
Fair Oaks/Orange Grove	102	53	20	175
Lamanda Park	133	102	-	235
Lincoln	-	21	55	76
North Lake	171	27	2	200
South Fair Oaks	97	5	-	102
<i>Subtotal</i>	<i>3,273</i>	<i>876</i>	<i>560</i>	<i>4,709</i>
Total	3,547	1,538	1,352	6,437

Replacement Housing Requirements

Government Code Section 65583.2(g)(3) requires that all sites included in the sites inventory be subject to a policy requiring that residences occupied by lower-income households, subject to rent control, or subject to an affordability requirement within the last five years (so-called "protected units") be "replaced" as provided by state Density Bonus Law (Government Code Section 65915(c)). Government Code Section 66300 (the Housing Crisis Act of 2019) also includes protections for "protected units," requiring that they be "replaced" in any new housing developments. Developers are also required to provide existing lower income tenants with relocation benefits and the first right of refusal to the replacement units. The Housing Element includes a program requiring that listed sites be subject to this policy.

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

Housing for Homeless Individuals and Families

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

- SP-2 (South Fair Oaks Specific Plan) in all subdistricts except MU-G
- East Pasadena Specific Plan EPSP-D1-1G

In both zones, emergency shelters are limited to 12 total beds each. As discussed in Appendix B – Constraints on Housing Production, the City has identified 24 sites within the above zones that could accommodate by-right emergency shelters. Collectively, the sites could accommodate 288 beds. With adoption in July 2022 of the updated South Fair Oaks Specific Plan, approximately 272 acres of the 311 acres comprising the

Housing Resources

plan area now allow emergency shelters by right, thus increasing the potential sites.

Emergency shelters of larger size are permitted in several zones with a conditional use permit (CG, IG) or a minor conditional use permit (EC-CG1, 2, 4, 5, 6; East Pasadena Specific Plan d1-CG, d1-IG, d2-CG, d2-IG, d3-CG). During inclement weather, temporary shelters may be opened at religious institutions. While Pasadena currently may not have the number of shelter beds needed to meet demand, zoning regulations do not constrain opportunities for new shelters to be established. Rather, the cost of acquiring properties and building emergency shelters is the challenge. Also, the 12-bed limitation and distancing requirements for by-right shelters creates financial and siting challenges. Programs 12, 14, 17, 18, 19, 20, and 23 in the Housing Plan set forth actions the City will take, in cooperation with community partners, to address the needs of unsheltered individuals and families, including increasing allowed occupancy above the 12-bed limit.

Adequacy of the Sites Inventory

Overall, the sites inventory identified in this Appendix totals 10,261 units, 3,908 of which are in the very low- and low-income RHNA categories. Overall, the City can adequately accommodate—and have excess capacity for—the RHNA under existing land use regulations. Table C-6 shows a surplus of 59 lower-income units, 519 moderate-income units, and 1,036 above-moderate income units, for a total surplus of 1,614 units.

Regarding sites that have been used in prior cycles that are included in this sites inventory and designated as appropriate for lower income housing, the City has included a program to allow residential uses by right on these recycled sites at a minimum density of 30 units per acre when at least 20 percent of the units are affordable to lower-income households and no subdivision is required.

Table C-6: RHNA/Sites Inventory Summary

Site Type	Affordability Level				Total
	EL/VL Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Approved Projects	71	21	64	1,127	1,283
Proposed Projects	259	89	467	1,852	2,667
Sites Available		3,547	1,538	1,302	6,387
ADUs		481	15	210	706
Total Site Capacity		4,468	2,084	4,491	11,043
2021-2029 RHNA	2,747	1,662	1,565	3,455	9,429
RHNA status (-shortfall/+ surplus)		+59	+519	+1,036	+1,614

Financial Resources

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

Local Resources

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

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

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

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

Housing Resources

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

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

State Resources

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

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

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

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

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

Federal Resources

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

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

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

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

Private Resources

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

Administrative Resources

Work of the Housing Department

The City of Pasadena Housing Department represents the primary agency charged with implementing housing policy directives established by the City Council. The department, as its mission statement declares, is

Housing Resources

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

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

Housing Rights Center

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

Pasadena Power and Water Department

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

The RHNA detailed sites inventory table is provided on the following pages.

Detailed Sites Inventory

The RHNA detailed sites inventory table—including identification of factors for each site—is provided on the following pages.

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Commercial	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
906 GRANITE DR	91101	5327001010A	MMU	CD5		48	87	0.107923638	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	0	0	Office	6, 8 (1961), 9	Common ownership with adjacent lot	
900 GRANITE DR	91101	5327001011A	MMU	CD5		48	87	0.099359219	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	0	0	Commercial	6, 8 (1953), 9	Common ownership with adjacent lot	
896 GRANITE DR	91101	5327001012A	MMU	CD5		48	87	0.12011263	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	0	0	Commercial	6, 8 (1971), 9	Common ownership with adjacent lot	
923 E CALIFORNIA BLVD	91101	5327002007A	MMU	CD5		48	87	0.21562412	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	0	0	0	0	0	
927 E CALIFORNIA BLVD	91101	5327002008A	MMU	CD5		48	87	0.266296429	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	0	0	Office	6, 7	Common ownership with adjacent lot	
540 S LAKE AVE	91101	5327002001A	MMU	CD5		48	87	0.167431898	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	7	55	0	62	Office	6, 7	Common ownership with adjacent lot	
503 S ARROYO PKWY	91105	5722008012B	HMU	CD6		48	87	0.648869929	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	0	0	Office	1	Project approved	
495 S ARROYO PKWY	91105	5722008002B	HMU	CD6		48	87	0.387967741	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	95	0	194	289	Office	1	Project approved	
730 N FAIR OAKS AVE	91103	5725002903C	MMU	FGSPC-3A	0	40	0.183656087	Residential	YES - Current	YES - City-Owned Available	Not Used in Prior Hol	0	0	0	0	Mixed Use Commercial	1	Active project - City		
740 N FAIR OAKS AVE	91103	5725002904C	MMU	FGSPC-3A	0	40	0.183656994	Vacant	YES - Current	YES - City-Owned Available	Not Used in Prior Hol	0	0	0	0	Other	1	Active project - City		
25 E ORANGE GROVE BLVD	91103	5725002911C	MMU	FGSPC-3A	0	40	0.093123421	Commercial	YES - Current	YES - City-Owned Available	Not Used in Prior Hol	0	0	0	0	Special Use	1	Active project - City		
19 E ORANGE GROVE BLVD	91103	5725002912C	MMU	FGSPC-3A	0	40	0.157259072	Commercial	YES - Current	YES - City-Owned Available	Not Used in Prior Hol	0	0	0	0	Other	1	Active project - City		
722 N FAIR OAKS AVE	91103	5725002914C	MMU	FGSPC-3A	0	40	0.205047163	Public facilities	YES - Current	YES - City-Owned Available	Not Used in Prior Hol	0	0	0	0	Transportation	1	Active project - City		
710 N FAIR OAKS AVE	91103	5725002913C	MMU	FGSPC-3A	0	40	0.290735872	Public facilities	YES - Current	YES - City-Owned Available	Not Used in Prior Hol	69	0	1	70	Commercial	1	Active project - City		
770 E GREEN ST	91101	5734025014D	MMU	CD4		48	87	0.364524099	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	0	0	0	0	0	
790 E GREEN ST	91101	5734025026D	MMU	CD4		48	87	0.241469114	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	0	0	0	0	0	
106 S OAK KNOLL AVE	91101	5734025030D	MMU	CD4		48	87	0.27026903	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	0	0	0	0	0	
																	Active application; includes APNs 5734-025-024, 5734-025-014, 5734-025-026, 5734-025-027, 5734-025-029, 5734-025-			
740 E GREEN ST	91101	5734025024D	MMU	CD4		48	87	0.462840643	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	23	0	250	273	Bt Main Street Commercial Low	1	030	
1525 E WALNUT ST	91106	5737007011E	LC	CG	0	16	0.131068767	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	0	0	Commercial	6, 8 (1973), 9	Common ownership of adjacent parcel		
1515 E WALNUT ST	91106	5737007012E	LC	CG	0	16	0.146981733	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	0	0	Commercial	6, 8 (1950), 9	Common ownership of adjacent parcel		
1501 E WALNUT ST	91106	5737007060E	LC	CG	0	16	0.157343311	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	6	24	51	81	Bt Large Format Standalone Commercial	6, 7 (0.49), 8 (1970), 9			
80 N LAKE AVE	91106	5738008034F	HC	CD5		48	87	0.352674769	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	0	0	0	0	0	
86 S FAIR OAKS AVE	91105	5722001002F	HMU	CD1		48	87	0.742931688	Commercial	YES - Current	NO - Privately-Owned Available	Used in Prior Housing	14	0	73	87	Transportation	1	Active application	
256 N MICHIGAN AVE	91106	5738015130G	MHDR	RM32	0	32	0.401183815	Vacant	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	0	0	Vacant	1	Active application		
244 N MICHIGAN AVE	91106	5738015143G	MHDR	RM32	0	32	0.354909705	Public facilities	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	3	2	29	34	Vacant	1	Active application		
175 N GREENWOOD AVE	91107	5746016046H	LC	CG	0	16	0.180093265	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	0	0	Transportation	1	Active application		
1890 E WALNUT ST	91107	5746016047H	LC	CG	0	16	0.238527176	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	0	0	0	0	0		
1870 E WALNUT ST	91107	5746016088H	LC	CG	0	16	0.384752684	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	0	0	0	0	0		
170 N PARKWOOD AVE	91107	5746016087H	MDR	RM16	0	16	0.1935669209	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	30	0	28	58	Bt Main Street Commercial Low	1	Active application		
127 N MADISON AVE	91101	5723015027II	MMU	CD3		48	87	0.285975255	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	0	0	0	0	0	
127 N MADISON AVE	91101	5723015028II	MMU	CD3		48	87	0.492933513	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	4	45	49	Bt Main Street Commercial Low	1	Active application	
1627 POPPY PEAK DR	91105	5482008021	LDR	RS6	0	6	0.841370815	Vacant	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	1	1	Vacant	2			
1135 LINDA GLEN DR	91105	5707010053	LDR	RS2	0	6	1.143919918	Agricultural/open spa	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	1	1	Vacant	2			
1430 LINDA RIDGE RD	91103	5707014005	LDR	RS2	0	6	1.334753925	Agricultural/open spa	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	1	1	Open Space	2			
95 PATRICIAN WAY	91105	5708006016	LDR	RS2	0	6	1.522186029	Agricultural/open spa	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	1	1	Open Space	2			
305 MANFORD WAY	91105	5708021018	LDR	RS2	0	6	2.040936349	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	1	1	Open Space	2			
280 AVENUE 64	91105	5715003027	LDR	RS6	0	6	0.461702192	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	1	1	Single Family Detached,1	6, 8 (1943)			
765 ROCKWOOD RD	91105	5717014005	LDR	RS2	0	6	0.600394251	Vacant	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	1	1	Single Family Detached,1	6, 9			
725 HILLSIDE TER	91105	5717018008	LDR	RS2	0	6	0.543313394	Vacant	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	1	1	Vacant	2			
725 S PASADENA AVE	91105	5719005900	LDR	RS4	0	6	0.82558335	Public facilities	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	1	1	Vacant	2	Former Caltrans future ROW		
234 BELLEFONTAINE ST	91105	5719006901	LDR	RS4	0	6	0.722235903	Public facilities	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	1	1	C				

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Commercial	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
1507 SUNSET AVE	91103	5728012067	LMDR	RM12	0	12.0	0.173013788	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1954), 9			
1408 GLEN AVE	91103	5728012085	LMDR	RM12	0	12.0	0.173129677	Educational/institution	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1949), 9			
239 W WASHINGTON BLVD	91103	5728013034	LMDR	RM12	0	12.0	0.326952931	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Special Use	6.8 (1959), 9			
1323 SUNSET AVE	91103	5728013037	LMDR	RM12	0	12.0	0.20088767	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1941), 9			
1467 EL SERENO AVE	91103	5728014012	LMDR	RM12	0	12.0	0.172178876	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1963), 9			
107 CEDAR ST	91103	5728014015	LMDR	RM12	0	12.0	0.172185785	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8, 9			
1470 EL SERENO AVE	91103	5728014042	LMDR	RM12	0	12.0	0.165982012	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1967), 9			
1472 EL SERENO AVE	91103	5728014043	LMDR	RM12	0	12.0	0.179557781	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1967), 9			
1486 EL SERENO AVE	91103	5728014044	LMDR	RM12	0	12.0	0.184069327	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1962), 9			
1502 EL SERENO AVE	91103	5728014046	LMDR	RM12	0	12.0	0.459190142	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1965), 9			
1542 EL SERENO AVE	91103	5728014050	LMDR	RM12	0	12.0	0.228519752	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8, 9			
1478 SUNSET AVE	91103	5728016020	LMDR	RM12	0	12.0	0.174012273	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1962), 9			
1233 SUNSET AVE	91103	5728017054	LMDR	RM12	0	12.0	0.231634497	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1972), 9			
1241 SUNSET AVE	91103	5728017055	LMDR	RM12	0	12.0	0.256454815	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1945), 9			
1185 SUNSET AVE	91103	5728019031	LMDR	RM12	0	12.0	0.202795996	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1947), 9			
1095 SUNSET AVE	91103	5728021038	LMDR	RM12	0	12.0	0.172961733	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1957), 9			
1085 SUNSET AVE	91103	5728021039	LMDR	RM12	0	12.0	0.172960881	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1943), 9			
1077 SUNSET AVE	91103	5728021040	LMDR	RM12	0	12.0	0.172968814	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1950), 9			
1421 SUMMIT AVE	91103	5729005006	LMDR	RM12	0	12.0	0.349311469	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1960), 9			
1395 SUMMIT AVE	91103	5729006004	LMDR	RM12	0	12.0	0.174823059	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8, 9			
986 SUMMIT AVE	91103	5729016020	LMDR	RM12	0	12.0	0.275487318	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1956), 9			
1075 N LOS ROBLES AVE	91104	5729032015	MDR	RM16	0	16.0	0.224414594	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1979), 9			
791 EARLHAM ST	91101	5731013019	LMDR	RM12	0	12.0	0.230812174	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1965), 9			
773 EARLHAM ST	91101	5731013021	LMDR	RM12	0	12.0	0.178012188	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1955), 9			
733 EARLHAM ST	91101	5731014031	LMDR	RM12	0	12.0	0.173450002	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8, 9			
582 N EL MOLINO AVE	91101	5731015015	LMDR	RM12	0	12.0	0.185866988	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1950), 9			
610 N EL MOLINO AVE	91101	5731015034	LMDR	RM12	0	12.0	0.207931138	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1945), 9			
540 N EL MOLINO AVE	91101	5731017023	LMDR	RM12	0	12.0	0.176364381	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1955), 9			
183 S MERIDITH AVE	91106	5736023028	MDR	RM16	0	16.0	0.168386414	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1980), 9			
201 S MERIDITH AVE	91106	5736023030	MDR	RM16	0	16.0	0.182417741	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1941), 9			
1460 LOCUST ST	91106	5737007101	MDR	RM16	0	16.0	0.229194003	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1942), 9			
1311 N MENTOR AVE	91104	5740001019	LMDR	RM12	0	12.0	0.215616902	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Transportation	6.8 (1954), 9			
960 E WASHINGTON BLVD	91104	5740002001	MDR	RM16	0	16.0	0.170509999	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Bi Commercial Storage	6.8 (1978), 9			
1920 E VILLA ST	91107	5745001035	LMDR	RM12	0	12.0	0.232026885	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1963), 9			
1887 E VILLA ST	91107	5745012042	LMDR	RM12	0	12.0	0.170980106	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1945), 9			
1865 E VILLA ST	91107	5745012045	LMDR	RM12	0	12.0	0.166337578	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1972), 9			
310 LINDA ROSA AVE	91107	5746011027	MDR	RM16	0	16.0	0.168345603	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6.8 (1945), 9			
296 N OAK AVE	91107	5746013018	MDR	RM16	0	16.0	0.215987852	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6, 9	Active application		
100 N GREENWOOD AVE	91107	5746015029	MDR	RM16	0	16.0	0.18125755	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2	Single Family Detached,1	6, 9	Active application		
82 N PARKWOOD AVE	91107	5																		

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Commercial	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
1532 E HOWARD ST	91104	5850025019	LMDR	RM12	0	12	0.165869598	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2 Single Family Detached,1	6, 8 (1958), 9				
1373 BRESEE AVE	91104	5850026017	LMDR	RM12	0	12	0.247479188	Public facilities	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	2	2 Single Family Detached,1	6, 8 (1975), 9				
287 PLEASANT ST	91101	5722018018	MHDR	RM32	0	32	0.252127652	Commercial	YES - Current	NO - Privately-Owned Available	Used in Prior Housing	0	3	3	3 Single Family Detached,4		2			
417 N MARENGO AVE	91103	5725023040	MDR	RM16	0	16	0.275740749	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1956), 9				
499 N LOS ROBLES AVE	91101	5725032007	MDR	RM16	0	16	0.225383977	Parking	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Parks Recreation	6, 8 (1961), 9				
1399 LINCOLN AVE	91103	5727010003	MMU	LASPCL	0	16	0.222423252	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	3	0	3 Other	6, 8 (1964), 9	Common ownership of adjacent parcel			
1405 LINCOLN AVE	91103	5727010004	MMU	LASPCL	0	16	0.221368019	Industrial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	3	0	3 B1 Low Intensity Strip Commercial	6, 8 (1964), 9	Common ownership of adjacent parcel			
256 W HOWARD ST	91103	5728008036	MDR	RM16	0	16	0.226494476	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1950), 9				
276 W HOWARD ST	91103	5728008038	MDR	RM16	0	16	0.289083569	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1950), 9				
1568 MENTONE AVE	91103	5728008040	MDR	RM16	0	16	0.190035187	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1967), 9				
1558 MENTONE AVE	91103	5728008041	MDR	RM16	0	16	0.180849268	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1952), 9				
247 DEL MONTE ST	91103	5728008051	MDR	RM16	0	16	0.290893517	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1942), 9				
305 W WASHINGTON BLVD	91103	5728010043	MDR	RM16	0	16	0.275494363	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1949), 9				
285 PEPPER ST	91103	5728013049	MDR	RM16	0	16	0.195320794	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1967), 9				
1251 GLEN AVE	91103	5728017045	MDR	RM16	0	16	0.193018504	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1946), 9				
281 W HAMMOND ST	91103	5728019056	MDR	RM16	0	16	0.207173443	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1950), 9				
271 W HAMMOND ST	91103	5728019057	MDR	RM16	0	16	0.215979255	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1955), 9				
290 ROBINCROFT DR	91104	5729011011	MDR	RM16	0	16	0.246104135	Vacant	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1960), 9				
1017 N LOS ROBLES AVE	91104	5729033012	MDR	RM16	0	16	0.21941734	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1979), 9				
936 N LOS ROBLES AVE	91104	5730012003	MDR	RM16	0	16	0.17759586	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1922), 9				
599 N MADISON AVE	91101	5731005052	MDR	RM16	0	16	0.259923286	Public facilities	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1950), 9				
615 E GREEN ST	91101	5734037900	MMU	CD4	48	87	0.058811787	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	3	0	3 B1 Main Street Commercial Low	6, 8, 9				
173 S MERIDITH AVE	91106	5736023027	MDR	RM16	0	16	0.192508735	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1957), 9				
193 S ALLEN AVE	91106	5736026014	MDR	RM16	0	16	0.194172006	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,7	6, 8 (1915), 9				
1762 E CORSON ST	91106	5737015009	MDR	RM16	0	16	0.184385182	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1950), 9				
1745 LOCUST ST	91106	5737015018	MDR	RM16	0	16	0.20908161	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1949), 9				
1688 E CORSON ST	91106	5737015026	MDR	RM16	0	16	0.193344856	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1950), 9				
1666 E CORSON ST	91106	5737015029	MDR	RM16	0	16	0.1982429	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1969), 9				
1632 LOCUST ST	91106	5737016008	MDR	RM16	0	16	0.188050694	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1985), 9				
1624 LOCUST ST	91106	5737016009	MDR	RM16	0	16	0.207759398	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1942), 9				
411 CARMELO AVE	91107	5744023039	MDR	RM16	0	16	0.179797345	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1945), 9				
409 N OAK AVE	91107	5745009035	MDR	RM16	0	16	0.178158254	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1948), 9				
440 N OAK AVE	91107	5745009045	MDR	RM16	0	16	0.209711277	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1924), 9				
319 N OAK AVE	91107	5746011002	MDR	RM16	0	16	0.177887899	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1960), 9				
302 LINDA ROSA AVE	91107	5746011026	MDR	RM16	0	16	0.184650068	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1980), 9				
281 N CRAIG AVE	91107	5746013011	MDR	RM16	0	16	0.220585395	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1942), 9				
61 N PARKWOOD AVE	91106	5746017095	MDR	RM16	0	16	0.192424546	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Attached,3	1, 6, 9	Active application			
2074 E COLORADO BLVD	91107	5747013033	LMU	ECSPCG-4	0	48	0.118752802	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	3	0	0	3 B1 Low Intensity Strip Commercial	6, 7 (0.27), 9				
2068 E COLORADO BLVD	91107	5747013034	LMU	ECSPCG-4	0	48	0.117131624	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 B1 Low Intensity Strip Commercial	6, 7 (0.71), 9				
118 S BERKELEY AVE	91107	5747015031	MDR	RM16	0	16	0.19920685	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hol	0	0	3	3 Single Family Detached,1	6, 8 (1952), 9				
125 S SAN MARINO AVE	91107	5747015033	MDR	RM16	0	16														

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Commercial	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
1416 N LAKE AVE	91104	5848029021	MMU	CLSP-1b	0	32	0.158953161	Residential	YES - Current	NO - Privately-Owned Available		Used in Two Consec	0	5	0	5	B1 Main Street Commercial Low	6, 9, 11		
1001 S MARENKO AVE	91105	5720017010	MHDR	RM32	0	32	0.203071972	Hotel/motel	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	Office	6, 7 (0.45), 8 (1942), 9		
621 S LAKE AVE	91106	5721027019	MHDR	RM32	0	32	0.21967312	Public facilities	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	Office	6, 8 (1947), 11	Common ownership with adjacent lot	
230 E ORANGE GROVE BLVD	91101	5725019027	LMMU	FGSPC-3D	0	32	0.19207991	Residential	YES - Current	NO - Privately-Owned Available		Used in Prior Housing	0	6	0	6	B1 Low Intensity Strip Commercial	6, 7 (0.91), 8 (1968)		
536 CYPRESS AVE	91103	5726010039	MHDR	RM32	0	32	0.235531734	Industrial	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	Single Family Detached,1	6, 8 (1949), 9		
514 CHAMPLAIN AVE	91103	5726015053	MHDR	RM32	0	32	0.206626596	Public facilities	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	Single Family Attached,2	6, 8 (1950), 9		
1385 LINCOLN AVE	91103	5727010002	MMU	LASPC1	0	16	0.418629021	Industrial	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	B1 Low Intensity Strip Commercial	6, 8 (1964), 9	Common ownership of adjacent parcel	
1035 N RAYMOND AVE	91103	5728006024	MHDR	RM32	0	32	0.23998158	Public facilities	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	Single Family Detached,1	6, 8 (1949), 9		
494 N WILSON AVE	91106	5732010044	MHDR	RM32	0	32	0.205832226	Residential	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	B1 Main Street Commercial Low	6, 8 (1946), 9, 10		
494 S OAKLAND AVE	91101	5734008022	MHDR	RM32	0	32	0.198891963	Residential	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	Single Family Detached,1	6, 8 (1950), 9		
81 HARKNESS AVE	91106	5737001020	MHDR	RM32	0	32	0.279956129	Commercial	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	Single Family Detached,2	6, 8 (1936), 9		
111 HARKNESS AVE	91106	5737002003	MHDR	RM32	0	32	0.274218204	Residential	YES - Current	NO - Privately-Owned Available		Used in Prior Housing	0	6	0	6	Multifamily,2		1 Active application	
154 MAR VISTA AVE	91106	5738014001	HDR	RM48	0	48	0.206879258	Vacant	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	Multifamily,1	1, 6, 8	Active application	
443 N HOLLISTON AVE	91106	5739002051	HDR	RM48	0	48	0.266388369	Residential	YES - Current	NO - Privately-Owned Available		Used in Prior Housing	0	6	0	6	Multifamily,6	1, 6, 9	Active application	
395 N CHESTER AVE	91106	5739003039	HDR	RM48	0	48	0.173208839	Residential	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	Single Family Detached,1	6, 8 (1950), 9		
395 N MICHIGAN AVE	91106	5739004039	HDR	RM48	0	48	0.170030489	Residential	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	Single Family Detached,1	6, 8 (1975), 9		
1300 N HILL AVE	91104	5741003032	LC	CL	0	16	0.206551091	Residential	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	Other	6, 9, 11		
488 N ALLEN AVE	91107	5745012050	LC	CL	0	16	0.20652006	Commercial	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	Accommodation	6, 7 (0.48), 8 (1930)		
70 N CRAIG AVE	91107	5746008053	MHDR	RM32	0	32	0.194028426	Residential	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	Single Family Detached,1	6, 8 (1957), 9		
93 N CRAIG AVE	91107	5746009049	MHDR	RM32	0	32	0.210379367	Residential	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	Single Family Detached,1	1, 6, 9	Active application	
35 N OAK AVE	91107	5746010029	LMU	ECSPCG-4	0	48	0.208856656	Residential	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	Single Family Detached,1	6, 8 (1906), 9		
39 N BERKELEY AVE	91107	5746015055	MHDR	RM32	0	32	0.206527892	Residential	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	Single Family Attached,2	1, 6, 9	Active application	
60 S DAISY AVE	91107	5748014015	MHDR	RM32	0	32	0.197873359	Hotel/motel	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	6	0	6	Single Family Detached,2	6, 8 (1962), 9		
40 ORANGE PL	91105	5713023004	MMU	CD1	48	87	0.138845456	Public facilities	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	7	0	7	Office	6, 7 (0.06), 8, 9		
814 MAGNOLIA AVE	91106	5720025003	MHDR	RM32	0	32	0.229680196	Commercial	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	7	0	7	Multifamily,3	6, 8 (1954)		
623 S LAKE AVE	91106	5721027020	MHDR	RM32	0	32	0.22684872	Commercial	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	7	0	7	Transportation	6, 8 (1958)	Common ownership with adjacent lot	
304 E ORANGE GROVE BLVD	91101	5725019014	LMMU	FGSPC-3D	0	32	0.231993136	Commercial	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	7	0	7	Multifamily,2	6, 7 (0.23), 8 (1950s), 11		
432 N GARFIELD AVE	91101	5725031009	MHDR	RM32	0	32	0.228365837	Public facilities	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	7	0	7	Single Family Attached,2	6, 8 (1970), 9		
843 N FAIR OAKS AVE	91103	5726002010	LMU	FGSPC-3A	0	40	0.093667037	Vacant	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	7	0	7	Other	2		
713 E GREEN ST	91101	5734037024	MMU	CD4	48	87	0.130168944	Commercial	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	7	0	7	B1 Large Format Standalone Commercial	6, 8 (1940), 9		
395 N HOLLISTON AVE	91106	5739002057	HDR	RM48	0	48	0.208274435	Residential	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	7	0	7	Single Family Detached,2	1, 6, 9	Active application	
407 N CHESTER AVE	91106	5739003037	HDR	RM48	0	48	0.168828867	Residential	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	7	0	7	Multifamily,3	6, 8 (1958), 9		
449 N MICHIGAN AVE	91106	5739004046	HDR	RM48	0	48	0.175468918	Residential	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	7	0	7	Single Family Detached,1	6, 8 (1960), 9		
1748 E WASHINGTON BLVD	91104	5742004039	LC	CL	0	16	0.237947972	Commercial	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	7	0	7	B1 Large Format Standalone Commercial	6, 7 (0.43), 8 (1964), 9		
37 S ROOSEVELT AVE	91107	5747006040	MHDR	RM32	0	32	0.259092298	Commercial	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	7	0	7	Special Use	1, 8 (1964)	Church-owned property	
2078 E COLORADO BLVD	91107	5747013048	LMU	ECSPCG-4	0	48	0.232164385	Commercial	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	7	0	0	7	B1 Commercial Recreation Facility	6, 7 (0.49), 9		
845 S VINEDO AVE	91107	5748012007	MHDR	RM32	0	32	0.231869488	Commercial	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	7	0	7	Single Family Detached,2	6, 8 (1946), 9		
2754 E COLORADO BLVD	91107	5748013003	LMU	ECSPCG-5	0	48	0.170512318	Commercial	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	7	0	7	B1 Low Intensity Strip Commercial	6, 7 (0.23), 8 (1974), 9		
2744 E COLORADO BLVD	91107	5748013004	LMU	ECSPCG-5	0	48	0.169826655	Commercial	YES - Current	NO - Privately-Owned Available		Not Used in Prior Hol	0	7	0	7	B1 Low Intensity Strip Commercial	3, 6, 7 (0.00)	Use car sales lot	
2738 E COLORADO BLVD	91107	5748013005	LMU	ECSPCG-5	0															

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Commercial	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
2830 E COLORADO BLVD	91107	5748014001	LMU	ECSPCG-5	0	48	0.253693067	Residential	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	11	0	11	BT Low Intensity Strip Commercial	3, 6, 7 (0.09), 9, 11	
182 S RAYMOND AVE	91105	5722010006	HMU	CD1	48	87	0.148303167	Commercial	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	12	0	12	BT Commercial Recreation Facility	6, 8 (1928), 9	
700 N ORANGE GROVE BLVD	91103	5726010017	LMU	FGSPC-3D	0	32	0.431745613	Residential	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	12	0	12	Agriculture	1 Common ownership of adjacent parcel	
448 S OAKLAND AVE	91101	5734009703	MHDR	RM32	0	32	0.407148584	Educational/Institution	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	12	0	12	Single Family Attached,1	6, 8 (1972), 9	
675 E GREEN ST	91101	5734037022	MMU	CD4	48	87	0.222160586	Commercial	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	12	0	12	BT Main Street Commercial Low	1, 6, 7 (0.02), 8 (1956), 9, 11	Common ownership of adjacent parcel
735 E GREEN ST	91101	5734037026	MMU	CD4	48	87	0.224581734	Commercial	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	12	0	12	BT Large Format Standalone Commercial	6, 8, 9	
1055 E GREEN ST	91106	5735025011	MMU	CD5	48	87	0.286839643	Commercial	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	12	0	12	BT Large Format Standalone Commercial	6, 8, 9	
200 S MENTOR AVE	91106	5735028066	HDR	RM48	0	48	0.280987555	Residential	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	12	0	12	Transportation	6, 8 (1969), 9	Common ownership of adjacent parcel
913 BOSTON CT	91106	5738008036	HC	CD5	48	87	0.147860617	Residential	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	12	0	12	BT Low Intensity Strip Commercial	6, 8 (1975), 9	
171 N HOLLISTON AVE	91106	5738022006	HDR	RM48	0	48	0.275448744	Residential	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	12	0	12	Transportation	3, 6, 11	
385 N MICHIGAN AVE	91106	5739004051	HDR	RM48	0	48	0.28522053	Public facilities	YES - Current	NO - Privately-Owned Available			Used in Prior Housing	0	12	0	12	Multifamily,4	6, 8 (1964), 9	
2855 E COLORADO BLVD	91107	5748007022	LMU	ECSPCG-5	0	48	0.288424214	Educational/Institution	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	12	0	12	Accommodation	6, 7 (0.81), 9	
363 E WASHINGTON BLVD	91104	5838014010	MHDR	RM32	0	32	0.522638475	Commercial	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	12	0	0	12	BT Multifamily,3	6, 8 (1940), 9	
715 E WALNUT ST	91101	5723009022	MMU	CD3	48	87	0.15370238	Commercial	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	13	0	13	BT Commercial	1 Active application	
417 N MADISON AVE	91101	5731021056	HDR	RM48	0	48	0.303026211	Residential	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	13	0	13	Single Family Detached,1	6, 8 (1958), 9	
1350 E COLORADO BLVD	91106	5736001004	MMU	PD35	0	70	0.166326361	Public facilities	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	13	0	0	13	BT Commercial Recreation Facility	6, 8 (1952), 9	Common ownership of adjacent parcel
439 N HILL AVE	91106	5739001053	HDR	RM48	0	48	0.260209678	Residential	YES - Current	NO - Privately-Owned Available			Used in Prior Housing	0	13	0	13	Single Family Detached,1	1, 6, 9	Active application
2818 E COLORADO BLVD	91107	5748014035	LMU	ECSPCG-5	0	48	0.299223534	Hotel/motel	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	13	0	13	Accommodation	6, 7 (0.49), 8 (1962), 9	
3311 E COLORADO BLVD	91107	5754003046	MMU	ECSPCG-6	0	60	0.247525286	Commercial	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	0	13	13	Light Industrial	Trends in east Pasadena near L Line station	
380 E WOODBURY RD	91104	5838001015	LDR	CL	0	16	0.447026469	Residential	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	13	0	13	Special Use	4, 8 (1960), 9	Church-owned property
48 MARION AVE	91106	5737005030	MHDR	RM32	0	32	0.486168271	Commercial	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	14	0	14	Transportation	6, 8 (1976), 9	
45 N CATALINA AVE	91106	5738004002	HMU	CD5	48	87	0.181470837	Public facilities	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	14	0	14	Transportation	4, 7 (0.01)	
1855 E WASHINGTON BLVD	91104	5852004061	LC	CL	0	16	0.479230776	Agricultural/open spa	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	14	0	14	Transportation	1 Active application	
212 S EL MOLINO AVE	91101	5734023005	HDR	RM48	0	48	0.341087813	Public facilities	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	15	0	15	Office	6, 7, (0.52), 8 (1953), 9	
99 S CATALINA AVE	91106	5735027005	MMU	CD5	48	87	0.241046488	Public facilities	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	0	15	15	Transportation	6, 8 (1948), 9	Common ownership of adjacent parcel
105 S CATALINA AVE	91106	5735027006	MMU	CD5	48	87	0.241527104	Public facilities	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	0	15	15	Transportation	6, 8 (1948), 9	Common ownership of adjacent parcel
119 S CATALINA AVE	91106	5735027007	MMU	CD5	48	87	0.241689055	Public facilities	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	0	15	15	Transportation	6, 8 (1966), 9	
127 S CATALINA AVE	91106	5735027008	HDR	RM48	0	48	0.241772605	Public facilities	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	0	15	15	Transportation	6, 8 (1958), 9	Common ownership of adjacent parcel
135 S CATALINA AVE	91106	5735027009	HDR	RM48	0	48	0.241895988	Commercial	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	0	15	15	Transportation	6, 8 (1962), 9	Common ownership of adjacent parcel
160 S MENTOR AVE	91106	5735027034	HDR	RM48	0	48	0.348172924	Public facilities	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	15	0	15	Transportation	6, 8 (1969), 9	Common ownership of adjacent parcel
495 N ALTADENA DR	91107	5744021008	LC	CL	0	16	0.534344641	Commercial	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	15	0	0	15	BT Large Format Standalone Commercial	6, 7 (0.56), 9, 11	
1987 E COLORADO BLVD FRONT	91107	5746014041	LMU	ECSPCG-4	0	48	0.516110835	Residential	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	15	0	0	15	BT Low Intensity Strip Commercial	6, 7 (0.06), 8 (1931), 9	
1577 N FAIR OAKS AVE	91103	5836024028	LMU	FGSPCL-1B	0	16	0.471458802	Residential	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	1	1	13	13	Single Family Detached,1	6, 8 (1965), 9	
300 E WALNUT ST	91101	5723018904	INST	CD2	48	87	1.796118092	Hotel/motel	YES - Current	YES - City-Owned			Not Used in Prior Hol	0	0	16	16	Emergency Services	1 Active project - City	
141 S MICHIGAN AVE	91106	5735015023	HDR	RM48	0	48	0.681285219	Public facilities	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	16	0	0	16	Special Use	1, 8, 9	Church-owned property
100 S MENTOR AVE	91106	5735027016	MMU	CD5	48	87	0.306165448	Public facilities	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	3	13	13	Office	6, 8 (1941), 9	
267 CORDOVA ST	91101	5722027914	MMU	CD2	48	87	0.319709194	Commercial	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	0	17	0	17	Multifamily,150	6, 8 (1966), 9	
136 S OAK KNOLL AVE	91101	5734025004	MMU	CD4	48	87	0.224715813	Commercial	YES - Current	NO - Privately-Owned Available			Not Used in Prior Hol	2	0	15	15	Office	1, 4, 6, 9	
80 VALLEY ST	91105	571																		

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Commercial	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
60 S LOS ROBLES AVE	91101	5734036016	HMU	CD2		48	87	0.789719636	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	62	0	0	62	Accommodation	6, 7 (0.30), 9	Common ownership of adjacent parcel	
489 N FAIR OAKS AVE	91103	5726015905	MMU	FGSPC-3B		0	32	2.186772876	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	63	0	0	63	Civic Facilities	1USPS annex, but inquiry made		
300 S RAYMOND AVE	91105	5722009030	HMU	CD1		48	87	0.834707115	Industrial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	65	0	0	65	Accommodation	6, 9		
210 S DE LACEY AVE	91105	5713022032	MMU	CD1		48	87	1.251889702	Public facilities	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	68	0	0	68	Office	6, 8	Common ownership with adjacent lot	
1850 LOCUST ST	91107	5746005026	MMU	ECSPCG-3		0	60	1.215014804	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	70	0	0	70	Wholesale Warehousing	6, 8, 9	Common ownership of adjacent parcel	
747 E GREEN ST	91101	5734013004	MMU	CD4		48	87	0.785828522	Public facilities	YES - Current	NO - Privately-Owned Available	Used in Prior Housing	6	0	66	72	Office	1Active application		
1207 E GREEN ST	91106	5735009901	MMU	ECSPCG-4		0	48	0.927115619	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	73	0	0	73	Bl Low Intensity Strip Commercial	4, 6		
3299 E COLORADO BLVD	91107	5754004031	MMU	ECSPCG-6		0	60	1.386691099	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	75	0	0	75	Bl Large Format Standalone Commercial	6, 7 (0.77), 9	Trends in east Pasadena near L Line station	
140 CHESTNUT ST	91103	5723002040	MMU	CD1		48	87	1.846559677	Hotel/motel	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	80	0	0	80	Special Use	4, 6		
104 N MENTOR AVE	91106	5738003901	MMU	CD5		48	87	1.0650306	Public facilities	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	83	0	0	83	Commercial	6, 9		
323 S ARROYO PKWY	91105	5722009023	HMU	CD1		48	87	1.080459829	Hotel/motel	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	85	0	0	85	Bl Commercial Recreation Facility	1Project approved		
213 S EUCLID AVE	91101	5722024417	HDR	RM48		0	48	1.302025772	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	13	0	73	86	Bl Commercial Storage	1Active application		
1329 N LAKE AVE	91104	5730028058	MMU	CLSP-1b		0	32	2.978707441	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	86	0	0	86	Bl Large Format Standalone Commercial	6, 7 (0.64), 9	Common ownership of adjacent parcel	
141 S LAKE AVE	91101	5734035031	HMU	CD5		48	87	0.496249052	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	5	0	84	89	Office	1Active application		
253 S LOS ROBLES AVE	91101	5722030163	HDR	CD2		48	87	0.815767401	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	8	0	82	90	Office	1Active application		
111 N MADISON AVE	91101	5723015081	MMU	CD3		48	87	1.170215302	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	20	0	76	96	Bl Low Intensity Strip Commercial	1Active application		
221 E WALNUT ST	91101	5723003038	LMMU	CD2		48	87	2.250363831	Public facilities	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	97	0	0	97	Office	4, 6, 9, 11		
150 E COLORADO BLVD	91105	5722036024	HMU	CD2		48	87	1.521953283	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	0	0	98	98	Office	1		
167 E WALNUT ST	91103	5723002909	MMU	CD1		48	87	0.175219546	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	0	0	100	100	Utilities Communications	2		
400 E GREEN ST	91101	5722030904	MMU	CD2		48	87	1.297321453	Commercial	YES - Current	YES - City-Owned Available	Not Used in Prior Hoi	102	0	0	102	Other	4, 6, 7, 8		
272 N LOS ROBLES AVE	91101	5723005029	MMU	CD3		48	87	0.21358688	Residential	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	27	79	0	106	Multifamily,2	6, 9, 11		
280 RAMONA ST	91101	5723018910	MMU	CD2		48	87	1.003828134	Commercial	YES - Current	YES - City-Owned Available	Not Used in Prior Hoi	111	0	0	111	Accommodation	1Active project - City		
150 N MADISON AVE	91101	5723014027	MMU	CD3		48	87	1.508070163	Commercial	YES - Current	NO - Privately-Owned Available	Used in Prior Housing	118	0	0	118	Bl Commercial Storage	6, 9		
975 N MICHILLINDA AVE	91107	5758018011	LC	CL		0	16	4.55439272	Agricultural/open spa	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	131	0	0	131	Bl Low Intensity Strip Commercial	6, 8 (1960s), 9, 11		
444 N FAIR OAKS AVE	91103	5725003058	LMDR	RM12		0	12	1.862813136	Commercial	YES - Current	YES - City-Owned Available	Not Used in Prior Hoi	22	10	174	206	Civic Facilities	1Active application		
100 E GREEN ST	91105	5722011017	HMU	CD1		48	87	0.683772914	Commercial	YES - Current	NO - Privately-Owned Available	Used in Two Consec	0	100	123	223	Other	1Active application; previous application filed		
488 E VILLA ST	91101	5731021042	MMU	CL		0	16	2.422538175	Public facilities	YES - Current	NO - Privately-Owned Available	Used in Prior Housing	0	0	227	227	Bl Low Intensity Strip Commercial	15731-021-034		
3452 E FOOTHILL BLVD	91107	5757030041	HMU	EPSPd2-CG		0	48	3.676823564	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	0	0	233	233	Bl Commercial Storage	1, 4, 6	Developer interest in building on surface parking lot	
274 N OAKLAND AVE	91101	5723006037	MMU	CD3		48	87	0.246856308	Hotel/motel	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	64	170	1	235	Single Family Attached,15	1Active application		
3701 E FOOTHILL BLVD	91107	5757023010	LMU	EPSPd3-CG-E		0	48	6.213168466	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	268	0	0	268	Bl Commercial Recreation Facility	6, 9	Trend of building on parking lots; trends in east Pasadena near L Line station	
3801 E FOOTHILL BLVD	91107	5757024023	LMU	EPSPd3-CG-E		0	48	8.278341651	Commercial	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	358	0	0	358	Bl Regional Mall	6, 9, 11	Closed Sears store and extensive parking lots	
75 W HOLLY ST	91103	5713002016	MMU	PD34		0	87	5.673539879	Vacant	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	0	0	475	475	Office	1Active application		
3202 E FOOTHILL BLVD	91107	5752023039	MMU	PD36		0	66	8.331586763	Hotel/motel	YES - Current	NO - Privately-Owned Available	Not Used in Prior Hoi	46	23	481	550	Bl Large Format Standalone Commercial	1, 6, 7 (1.28)	Trends in east Pasadena near L Line station	

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

Housing Element

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

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

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

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

The City's Inclusionary Housing Ordinance, or IHO, has created new housing units for seniors and low- and middle-income households. From 2014 to 2020, 432 inclusionary affordable units were added (building permits issued, under construction, and completed), and \$14,283,090 in

Evaluation of Progress

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

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

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

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>PROGRAM #1: CODE ENFORCEMENT</p> <p>Code enforcement is an important tool to maintain the quality of property values in neighborhoods and commercial areas, and to protect the health, safety, and welfare of residents. To achieve these goals, the City has several code enforcement functions, described below.</p> <p>Code Compliance. Code compliance is a means to ensure that the quality of the City's commercial and residential neighborhoods is maintained. Code compliance staff enforces state and local regulations governing exterior building conditions, property maintenance, and interior conditions. Code compliance staff also works with neighborhood groups to address common concerns. For properties found in violation, eligible property owners are directed to nonprofit organizations and City rehabilitation loans and grants for assistance in resolving code violations and making repairs.</p> <p>Emergency Enforcement. The Prosecutor's Office oversees an interdepartmental effort called City Resources Against Substandard Housing (CRASH). The CRASH team includes representatives from Health, Fire, Building, Humane Society, Police, and Code Enforcement. The CRASH team works to correct substandard buildings, eliminate blight, identify solutions</p>	<p>1.1: The Code Compliance Division reorganized Officer assigned areas to maximize field inspection times. The Division modified its enforcement process to achieve faster abatement.</p> <p>The Housing Inspections Section, which is responsible for Occupancy Inspection Program (OIP) and Quadrennial Program (QP), was reorganized to form part of the Code Compliance Division (previously in Building & Safety). This change resulted in improved coordination between Property Maintenance and Zoning enforcement, as this section's follow-up is often required for outstanding violations that have resulted from the OIP and QP programs.</p> <p>The Code Compliance Division opened 2,154 code compliance cases and via the Quadrennial Inspection Program, inspected 5,151 multi-family units for compliance with City's housing code requirements through 2019. The inspections are highly effective at identifying units in need of minor and major and helping lower-income property owners take advantage of City programs to assist with improvements. Inspections will continue, as the program works well to improve housing conditions and ensure safe living environments.</p> <p>1.2: The Public Health Department is a member of the City's C.R.A.S.H. task force (chaired by Code</p>

Evaluation of Progress

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

Evaluation of Progress

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

Evaluation of Progress

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

Evaluation of Progress

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

Evaluation of Progress

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

Evaluation of Progress

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

Evaluation of Progress

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>affordability breakdown of the 2014–2021 RHNA is 340 very low units, 207 low income units, 224 moderate income units, and 561 above moderate income units. These housing planning targets can be addressed through a combination of housing production credits and available housing sites. As mentioned in Appendix C, the City has adequate sites to accommodate the full RHNA and its income levels. The proposed general plan and mitigation in the program EIR ensures that sites are developable as envisioned in the Land Use and Mobility Plan within the housing element planning period.</p> <p>Objectives</p> <p>7.1: Adopt the general plan and increase the development caps, including in the Central District, and implement mitigation in the EIR.</p> <p>7.2: Continue to review specific plans and make needed changes to ensure adequate sites to achieve the 2014–2021 RHNA.</p>	
<p>PROGRAM #8: MIXED USE/TOD STRATEGY</p> <p>Pasadena housing growth strategy relies predominantly on mixed-use and transit-oriented development that is focused into specific plan areas, transit villages, and neighborhood villages. To implement land use plan, the City has a mixed use/transit oriented development strategy described below.</p> <p>Mixed Use Development. Mixed use is an important strategy in the Pasadena General Plan to increase housing choices (including affordable housing), concentrate higher density projects in specific plan areas, support economic activity, and improve the walkability of an area. Mixed-use projects are a combination of commercial and residential uses in the same structure. To achieve these benefits, the City has codified zoning standards that facilitate and encourage mixed-use projects—such as reducing the project area required for open space, providing flexibility in meeting that requirement, and allowing a greater building envelope.</p> <p>Transit Oriented Development. Transit-oriented development is a concept that closely coordinates land use and mobility planning, making it more convenient to travel throughout the community by transit and foot. Pasadena has always embraced TOD planning; the City boasts a modern light rail and has established TOD districts throughout the City. In 2005, the City adopted TOD standards to encourage projects within a quarter-mile radius of a light rail station and the greater Central District. This has resulted in numerous residential and mixed use projects, including the Westgate, Del Mar Station, Holly Street, and Stuart Apartments.</p>	<p>8.1: The City continued implementation of mixed-use incentives.</p> <p>8.2: The City continued to implement the TOD Ordinance, which specifies standards and land uses for properties located within 1/4 mile of a transit station. In addition, an amendment to the TOD Ordinance was approved by the City Council in 2016.</p> <p>New projects constructed in response to the TOD Ordinance includes projects near the Allen Street and Sierra Madre Villa stations.</p> <p>8.3: The Specific Plan areas include the City's mixed-use and TOD areas. The City is currently working on updating all existing Specific Plans to implement the 2015 General Plan. Extensive community input is informing the Specific Plan updates, which are scheduled to conclude in 2021 and 2022. During the City's 2019 update to the Inclusionary Housing Ordinance, the City conducted a financial analysis that studied if a different inclusionary requirement or a different series of incentives should apply to TOD areas than the rest of the City. The analysis showed a similar trend and impact of the inclusionary requirement and the incentives, and the City decided to treat TOD areas the same as areas outside TOD areas.</p> <p>Continued Appropriateness: <i>The new Specific Plans and updated TOD Ordinance will continue to provide incentives for TOD projects. As the plans are expected to be adopted during this planning period and the TOD Ordinance will remain in place, the</i></p>

Evaluation of Progress

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Pasadena's mixed use and transit oriented strategy has resulted in the recycling of virtually every land use and the construction of thousands of new units. It remains a cornerstone of the City housing and land use strategy.</p> <p>Objectives</p> <p>8.1: Continue implementation of mixed-use incentives; monitor and assess the effectiveness due to the incentives on an annual basis.</p> <p>8.2: Continue land use, housing, and mobility strategy of encouraging transit oriented developments around Gold Line stations.</p> <p>8.3: By mid cycle or 2017/2018, review codes and incentives to facilitate the development of mixed-use and TOD consistent with the general plan.</p>	<p>program will be continued in the 2021-2029 Housing Element. No modification is needed.</p>
<p>PROGRAM #9: RESOURCE CONSERVATION</p> <p>Pasadena continues to be an industry leadership in encouraging sustainable development in a manner that reduces energy conservation, protects the environment, and facilitates the production of affordable housing. The City's efforts include building codes, development incentives, and services below.</p> <p>Building Codes. Pasadena implements the California Green Building Standards Code (CalGreen) to promote sustainable building design and construction practices in the community. Although CalGreen's mandatory provisions apply only to new construction and rehabilitation, the City extends these requirements to additions and alterations. Additional requirements, as permitted under state law, also apply to the residential and mixed use developments in Pasadena.</p> <p>Solar Incentives. Pasadena Solar Initiative (PSI) promotes the expansion of renewable solar power use in the community. Through rebates, additional incentives and education, the PSI aims to facilitate the generation of 14 megawatts of solar power by 2017. Through these incentives, the City has already facilitated the installation of 380 solar units in residential structures in Pasadena. Combined with other installations, Pasadena is 25% toward its goal by 2017.</p> <p>Water and Sewer Services. The housing element determined that there are adequate supplies of water supply, sewer capacity, and conveyance infrastructure in place to accommodate the 2014–2021 RHNA. However, in accordance with state law, the City is required to adopt written policies and procedures that grant priority for service allocations to proposed projects that include low income housing. This action was proposed in the 2008 housing element but needs to be completed.</p>	<p>9.1: The City's Building and Safety Division regularly reviews plans pursuant to CalGreen requirements.</p> <p>9.2: The City's Water and Power Department continues to implement the City's solar initiative through rebates and additional incentives and education.</p> <p>9.3: Written policies and programs to prioritize water and sewer service allocations were completed in 2015. The City's Department of Water and Power confirmed that the City Council Resolution #8621 complies with the State law.</p> <p>Continued Appropriateness: <i>This program ensures adequate infrastructure to support existing and future housing development and helps support the City's Climate Action Plan. The program will be continued in the 2021-2029 Housing Element, with modifications to align with the Climate Action Plan.</i></p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Objectives</p> <p>9.1: Continue to implement CalGreen and make technical refinements to the code as required to implement its provision.</p> <p>9.2: Continue to implement the City's solar initiative to help reach targets for nonrenewable energy production by 2017.</p> <p>9.3: Work with the City's Department of Water and Power to finalize written policies and programs to prioritize water and sewer service allocations.</p>	
<p>PROGRAM #10: INCLUSIONARY HOUSING</p> <p>The City's Inclusionary Housing Ordinance (IHO) requires that residential and mixed-use projects of 10 or more units dedicate 20% of the units as affordable to low and moderate income households. Ownership projects can fulfill the requirement with all moderate income units, whereas at least 10% of the required inclusionary units in rental projects must be set aside for low income (80% MFI) households. As an alternative to constructing the inclusionary units, a developer may choose one of three options: 1) construct the required units on another site, 2) donate another site for a portion or total number of units, or 3) pay a fee in lieu of building the units.</p> <p>However, the 2009 case, Palmer/Fifth Street Properties v. City of Los Angeles, held that the Costa Hawkins Act does not permit the City to require affordable units in new rental housing unless it has provided incentives to the developer, and the developer has agreed by contract to provide the affordable units. In 2013, the Governor also vetoed state legislation proposed to give cities the authority to continue inclusionary housing programs. AB 1505 the "Palmer Fix" was adopted and fixed this problem. In light of these and other changes, the City may consider amendments to realign its program: Greater flexibility in the existing inclusionary option that allows the provision of off-site affordable units.</p> <p>A Citywide expenditure policy for IHTF that is closely tied to the City's housing needs, tenure, and diversity goals. Incentives for the production and retention of affordable housing units for families, specifically three-bedroom units suitable for children.</p> <p>Consider potential amendments to the IHO to address concerns raised in recent court rulings (Palmer case) and other potential challenges.</p> <p>Objectives</p> <p>10.1: Continue to monitor effectiveness of the inclusionary housing ordinance and the expenditure of Inclusionary Housing Trust Funds.</p>	<p>10.1: The City's inclusionary housing ordinance continues to be very effective. From 2014 to 2020, 432 inclusionary affordable units have been added (building permits issued, under construction, and completed), and \$14,283,090 in developer-paid In-Lieu Fees have been added to the Inclusionary Housing Trust Fund. During 2020 alone, despite the COVID-19 pandemic, 135 inclusionary units had building permits issued, were under construction, or were issued occupancy permits.</p> <p>Six projects totaling 272 affordable units were supported with in-lieu fees between 2014-2020.</p> <p>Since adoption of the Inclusionary ordinance in 2001, 36 projects have been completed, of which 22 utilized a density bonus.</p> <p>10.2: The City updated the Inclusionary Housing Ordinance in August 2019. This update included the following:</p> <ul style="list-style-type: none"> a) Raised the base inclusionary requirement from 15 percent to 20 percent, consisting of 5 percent very low-income, 5 percent low-income, and 10 percent moderate income on rental projects, and 20 percent moderate-income on for-sale projects. b) Raised in-lieu fee to maximum levels supported by technical study. c) Eliminated trade-down provisions, resulting in all affordable units counting the same regardless of income level. d) Created the concession menu as an alternative for applicants, with a requirement that a project include 20 percent affordable units, with the same income breakdown as recommended for the base inclusionary requirement, to become eligible for the menu. Allowed eligible projects to select no more than two of the five concessions listed in this report and exempt such

Evaluation of Progress

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

Evaluation of Progress

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Objectives</p> <p>11.1: Consider the implementation of changes to the City's development review process to improve timeliness and achieve desired outcomes.</p> <p>11.2: Reevaluate appropriateness of development fee schedules following implementation of development process improvements.</p> <p>11.3: Periodically review potential constraints to the development, maintenance, and improvement of housing as situations arise.</p>	
<p>PROGRAM #12: REGULATORY HOUSING INCENTIVES</p> <p>Because Pasadena is largely built out with a highly defined development pattern, the City uses an effective mix of regulatory housing incentives to facilitate the construction of affordable and market rate housing in strategic growth areas. The primary three tools used are described below.</p> <p>Density Bonus. Pasadena implements a density bonus ordinance to incentivize the production of affordable housing. Eligible projects may receive an increase in density if any of the following conditions are met: at least 5% of the units are affordable to very low income households; at least 10% are for-sale units affordable to low or moderate income households; or the project has at least 35 units available exclusively to persons aged 55 years and older. Up to three additional incentives are also available depending on the proportion and income targeting of affordable units.</p> <p>Parking Incentives. Reductions in parking requirements are available to facilitate affordable, special needs, and transit-oriented housing. For example, tandem parking may fulfill up to 30% of the parking requirement in multi-family and mixed-use projects. Parking may be reduced to 0.5 space per unit for senior housing and 0.25 space per SRO units. The City also requires a reduction in parking for transit-oriented development within ¼ mile of a light rail station and in the Central District Transit-Oriented Area.</p> <p>Minor Variances. The City has created other flexible tools to facilitate new housing, such as the minor variance process. Eligible projects can receive the following minor variances: 1) yard setback requirements, with no limit on percentage of deviation; 2) size of landscape areas in multi-family districts (including City of Gardens projects); 3) fence/wall height, with no limit on percentage of deviation; 4) building heights; and 5) other development standards set forth in the municipal code.</p>	<p>12.1: The City continued to provide flexibility through the density bonus, parking incentives, and minor variances for applicable projects as codified in the Zoning Code. With revisions to the City's inclusionary housing ordinance, fewer developers are electing to use the State density bonus ordinance, indicating that the City's inclusionary housing ordinance is providing adequate incentives and contributing significantly to the affordable housing stock.</p> <p>The City has not adopted its own density bonus ordinance and instead refers to State law.</p> <p>As part of planned adjustments to the inclusionary housing ordinance, the City will clarify how density bonuses are applied relative to the overall yield provided by the market rate and inclusionary units.</p> <p>12.2: The City will review and possibly consider changes to the Zoning Code as part of the Housing Element update. As part of the ongoing Specific Plan update program, the City is considering new parking requirements, including unbundling parking costs from rental prices. The 2015 Land Use Element update has a policy encouraging the evaluation of parking requirements and unbundling parking costs from housing costs, which will be implemented in the updated Specific Plans.</p> <p>Continued Appropriateness: <i>The flexibility and incentives to build housing is necessary to ensure residential development. Current incentives will remain, and the program will be updated to: a) require an update to the Density Bonus ordinance and b) define options for incorporating additional incentives into the updated Specific Plans.</i></p>