

Evaluation of Progress

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Objectives</p> <p>12.1: Continue to provide flexibility through the density bonus, parking incentives, and minor variance programs.</p> <p>12.2: Consider changes to the zoning code to allow for a greater percentage of tandem parking and to allow for the uncoupling of parking costs from rental costs.</p> <p>Complete by 2016/2017.</p>	
<p>PROGRAM #13: ALTERNATIVE HOUSING OPPORTUNITIES</p> <p>Pasadena residential neighborhoods offer a diversity of housing types that vary in type, density, and vintage. The challenge in creating new housing opportunities is how to integrate new units into established and highly defined neighborhoods. Two such efforts are as follows:</p> <p>Small Lot Ordinance. One of the more endearing forms of housing in Pasadena is small lot bungalows. The bungalow court, which features small houses arranged around a central garden, was the predominant form of multi-family housing in Southern California in the early 1900s. Adaptations of this concept have become popular in recent years in southern California. Small lot subdivisions allow for single-family homes, townhouses, or garden courts on smaller parcels than under standard zoning regulations. These housing products can have separate lots, do not require expensive subterranean parking, offer lower cost homeownership opportunities, and can be oriented in visually interesting ways.</p> <p>Second Units. Second units are self-contained units attached to or detached from the primary residential unit on a single lot. Second units typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students, single persons, and extended families. Rent from second units can help modest income and elderly homeowners remain in or continue affording their homes. The City has developed a ministerial approval process along with residential development standards. Though Pasadena has had few applications for second units in recent years, in consideration of continued input from the public, the City will reevaluate its current ordinance requirements.</p> <p>Objectives</p> <p>13.1: Review zoning code and consider amendments to facilitate small-lot, single-family subdivisions as a means to providing affordable homeownership opportunities while balancing the need to protect the unique architectural and historical character of the City.</p> <p>13.2: Review the City's second-unit standards, hold public meetings to solicit input, and evaluate the feasibility of changes to the ordinance to better facilitate such units</p>	<p>13.1: Work on this objective has not been initiated due to remaining tasks associated with other objectives with earlier assigned completion date. Through the Housing Element update process, the City will determine whether this program is still needed.</p> <p>13.2: The City Council approved amendments to the City's Accessory Dwelling Unit Ordinance, which responds to City Council direction, community input, and to comply with state legislation: SB 1069, AB 2299, SB 229, and AB 494. Further amendments may be needed to address more recent legislation.</p> <p>In 2018, the City issued 15 building permits for ADUs, and there were 53 ADU applications submitted in 2018. In 2019-2020, approximately 150 ADUs were approved or submitted for approval. Between January 2021 and October 15, 2021, the City approved 44 building permits for ADUs, and 181 applications were in the process, which could yield 225 ADUs.</p> <p>Continued Appropriateness: <i>Creative strategies for increasing housing production with no public funding or subsidies have been effective at producing new units. The City will continue to improve conditions for ADU production, including completing the pilot program to finance 5 ADUs for lower-income households. Also, the City is participating in SCAG's ADU Technical Services project to identify ways to encourage ADU production. This program will be expanded to include broader strategies for encouraging alternative housing choices.</i></p>

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within the context of maintaining the character and quality of residential neighborhoods.	
PROGRAM #14: FINANCIAL ASSISTANCE The City provides a wide range of financial assistance for developers of affordable housing to encourage the production of affordable housing. Assistance may include City financial assistance, land assemblage/write-downs, and fee modifications or waivers, as briefly described below. City Assistance. The Housing Department provides funds for affordable housing production and preservation, including Inclusionary Housing Trust Funds, HOME, state and federal funds. Eligible uses include new construction (rental and ownership); property acquisition; rehabilitation (rental and ownership); homebuyer assistance; special needs housing; and affordable housing preservation. When funds are available, the Housing Department issues NOFAs and RFPs to solicit competitive proposals. Land Assemblage/Write-downs. The City may also provide land write-downs to selected developers in the acquisition and disposition of housing sites and/or surplus properties for the construction or rehabilitation of affordable housing units. Typically, developers acquire and assemble lots before submitting an application for development and City funding. Subject to the availability of funding, the City will continue to seek property acquisition opportunities, consider land write-downs and other creative land subsidies, and assemble sites for affordable housing. Fee Waivers. The City may waive part of the Plan Review Fee, Building Permit Fee, and Construction Tax in exchange for deed-restricted units affordable to very low, low, and/or moderate income households. Affordable projects receive fee reductions of up to \$25,000 per unit, with a cap of \$125,000 per project. Fee modifications and waivers are increased progressively for projects that provide a higher percentage of affordable units and deeper income targets. The fee waiver program also includes a reduced residential impact fee and traffic impact fee for affordable housing.	<p>14.1: During the planning period, the City contributed towards a variety of new construction and rehabilitation/preservation projects. For example, in 2019, \$580,000 was provided to assist in the rehabilitation and preservation of the 114-unit La Villa Lake senior rental housing complex at 1070 N. Lake Ave. That same year, \$1,000,000 was allocated to assist with the construction of the 65-unit Salvation Army HOPE permanent supportive housing rental project at 1000 E. Walnut St. From 2014 -2018, the City provided funding to assist in the rehabilitation, preservation, or development of 225 affordable units.</p> <p>In June of 2020, the City and nonprofit developer BRIDGE Housing entered into a development and loan agreement with \$4,992,683 in funding assistance for the new construction of a 70-unit permanent supportive housing complex for homeless seniors, located on the City-owned "Heritage Square South" site. In July of 2020, the City increased its previously approved \$1M in funding assistance for The Salvation Army Hope Center permanent supportive housing rental project (65 units) at 1000 E. Walnut St. and committed an additional \$1M for the project for \$2,000,000 in total City funding. The City also committed project-based Section 8 rental subsidy vouchers to support both projects.</p> <p>14.2: From 2014 to 2019, 17 projects received over \$7 million total in impact fee reductions and fee waivers by providing affordable housing. During 2020, four projects totaling 302 units were issued building permits and received \$3,928,053 in impact fee reductions and fee waivers by providing 61 affordable housing units under the Inclusionary ordinance.</p> <p><i>Continued Appropriateness: This program will be modified in the 2021-2029 Housing Element to reflect available funding and to match previous performance.</i></p>
Objectives 14.1: Contingent on availability, provide funding support for the production, rehabilitation, and preservation of up to 14 affordable units annually. 14.2: Provide reduced fees in return for developers providing affordable housing and/or meeting IHO requirements for an estimate of 50 units annually.	

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<p>PROGRAM #15: HOMEBUYERS ASSISTANCE PROGRAMS</p> <p>Pasadena has traditionally offered several homeownership programs to increase the number of affordable housing opportunities. Though the loss of RDA funding has significantly curtailed these efforts, the City will be pursuing additional funding to restore past program efforts.</p> <p>Homebuyer Education. The City contracts with the Los Angeles Neighborhood Housing Services (LANHS) to provide homebuyers' education and counseling to lower income renters to purchase housing. Program services also include credit counseling, financial prequalification, referrals, and limited financial assistance to first-time homebuyers. LANHS also employs certified foreclosure counselors who work with homeowners and lenders in the home mortgage lending process.</p> <p>Homeownership Assistance. This program provides down payment assistance to first-time, income-qualified home buyer applicants in the form of a low interest, second trust deed loan. To encourage long-term ownership and allow Pasadena to reuse funds, the loan provides a means to secure a portion of the appreciation if the property is resold or refinanced before the loan maturity date. The City also offers a closing cost program, with funds from the Pasadena Foothill Association of Realtors.</p> <p>Habitat for Humanity. The City works with Habitat for Humanity, Heritage Housing partners, and other organizations to provide homeownership opportunities. One such effort is the former Desiderio Army Reserve Center. The City is working with Habitat to establish a PD that will include a passive park and a nine-home bungalow courtyard. Efforts are underway to raise \$2.9 million for this effort. Applicants for homes must contribute a minimum of 300 hours of sweat equity to help build the home.</p> <p>Objectives</p> <p>15.1: Evaluate ways to secure future rounds of CalHOME and BEGIN funds to reactivate the homeownership program as funding becomes available.</p> <p>15.2: Assist in obtaining funds to complete the Desiderio Army base conversion and work with Habitat to build 9 affordable homes.</p> <p>15.3: Continue to provide homebuyer education, foreclosure counseling, and closing cost assistance to prospective homebuyers on an annual basis.</p>	<p>15.1: The State loan assistance limits under the CalHome program are insufficient to bridge the financing gap between market sale prices and low-income affordability given the high cost of housing in Pasadena. However, CalHome assistance may be helpful to provide deeper income affordability in for-sale housing projects that already require low-income units (e.g., projects subject to density bonus or Inclusionary requirements). For this reason, it may make sense for developers of such projects to apply to the State for CalHome funds. The BEGIN program has been discontinued.</p> <p>15.2: Construction of this project was completed in July 2018.</p> <p>15.3: The City has continued to make referrals to Neighborhood Housing Services of Los Angeles County for these services.</p> <p>Also, the State recently awarded to the City approximately \$5.6M in Permanent Local Housing Allocation funds over the next five years, a portion of which will be utilized to provide workforce housing down payment assistance loans to homebuyers.</p> <p>Continued Appropriateness: For the 2021-2029 Housing Element, this program will be revised to focus on referrals to State programs. For example, the City's partner, Neighborhood Housing Services of Los Angeles County, also refers prospective homebuyers to the program. Also, through participation in the San Gabriel Valley Regional Housing Trust, Pasadena may be able to see production of homes for first-time homebuyers.</p>
PROGRAM #16: RENTAL HOUSING ASSISTANCE	16.1: The Housing Choice Voucher Program continued to provide rental assistance during this reporting period,

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<p>The Pasadena Housing Department is the federally designated agency for implementing rental assistance programs for income-eligible households, and eligible homeless families, individuals, and persons with special needs. The City has three rental assistance efforts.</p> <p>Housing Choice Vouchers. The Housing Authority issues approximately 1,442 vouchers to income-eligible residents of Pasadena. Of this total, approximately 900 vouchers are issued to families and approximately 500 vouchers are issued to seniors. Five apartment projects also received project-based vouchers. The City's priority and preference system for allocating vouchers adhere to the following order: residency, working, disability, veteran, involuntary displacement, and substandard housing.</p> <p>Special Needs. Pasadena administers vouchers for special needs groups. These include persons living with HIV/AIDS and their families under the Housing Opportunities for Persons with Aids (HOPWA) program. Vouchers are also issued to non-elderly disabled (NED) people under two programs: NED #1 must be selected from the Section 8 waiting list and meet the definition of non-elderly disabled households, and NED #2 provides rental assistance to very low income people. The City also allocates vouchers to assist homeless people under the Shelter Plus Care Program (S+C).</p> <p>Emergency Rental Assistance. The City of Pasadena historically offered an emergency rental assistance activity that offers security deposits, initial deposits, and back rents for very low and lower income Pasadena residents. The City also historically offered a similar program, called Tenant-Based Rental Assistance) for those temporarily displaced. Although these activities have been curtailed or cut back completely due to loss of funding, the City seeks to restore the program as funding opportunities become available.</p> <p>Objectives</p> <p>16.1: Assist 1,442 households or the number of vouchers allocated under the housing choice voucher program, including project-based vouchers.</p> <p>16.2: Continue to allocate available vouchers to special needs groups under the HOPWA, NED, and S+C programs.</p> <p>16.3: Seek available funding or new grants to restore emergency rental assistance programs or similar programs.</p>	<p>although as federal funding for the program was reduced, the number of assisted households also decreased. In 2014, 1,332 households received vouchers; in 2019 the average was 1,225 households. Over the planning period, an average of 1,285 households were assisted annually.</p> <p>To encourage use of Section 8 vouchers for ADU rentals, the City requires that homeowners who receive a loan through a City program to build a newly constructed ADU must rent the unit to a Section 8 voucher holder for seven years.</p> <p>16.2: These programs continued and provided rental assistance to over 126 households during the 2020 reporting period (approximately 120 annually).</p> <p>16.3: The City continues to receive Los Angeles County Measure H funding for rapid rehousing for single adults as well as homelessness prevention for individuals. This funding is contracted out to local, non-profit homeless service providers. The City utilized \$153,500 of funding from the California Emergency Solutions and Housing (CESH) grant received from the State of California over the past two years to fund additional rapid rehousing services. Additionally, the City has allocated \$1.2 million of Emergency Solutions Grant funding made available through the CARES Act (ESG-CV) to rapid rehousing activities. In Fiscal Year 2022, the City expects to receive Homeless Housing, Assistance and Prevention Round 2 grant funding from the State of California in the amount of \$256,790 which will be allocated toward additional rapid rehousing activities.</p> <p>During the COVID-19 pandemic, the City was active in providing renters with information about rent forgiveness programs.</p> <p>The Pasadena Continuum of Care has requirements in the Permanent Supportive Housing (PSH) written standards that all the agencies the City funds to administer rental assistance programs are required to comply with Housing First principles/approach. Housing First offers permanent housing as quickly as possible to individuals and families experiencing homelessness. Participants are then provided with supportive services and connections to community-based supports with the goals of helping them to remain in housing and avoid returning to homelessness. Income, sobriety, participation in treatment, and/or other services are not required as a precondition for obtaining housing.</p>

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	<p>Continued Appropriateness: <i>This program will be updated in the 2021-2029 Housing Element to include education to landlords and other applicable items.</i></p>
<p>PROGRAM #17: AFFORDABLE HOUSING PRESERVATION</p> <p>The City of Pasadena has an expansive inventory of deed-restricted affordable housing and a smaller inventory of market-rate affordable projects. Preserving existing affordable housing, both market rate and government deed-restricted projects, are important goals. Activities are described below.</p> <p>Deed-Restricted Affordable Housing. Pasadena has about 2,500 publicly assisted multi-family units that are deed restricted as affordable to lower income households. Up to 25% of the covenanted units will come up for renewal by 2024. Although the City presently monitors the status of these projects, the high cost of replacement (as opposed to preservation) merits a stronger program. To that end, the City will: 1) create an updated assisted housing database; 2) annually monitor the list, 3) explore funding sources for projects at risk of conversion; 4) present options for developers building new projects to preserve at-risk units; and 5) ensure tenants are properly notified of impending conversions as required by state law.</p> <p>Market Rate Affordable Housing. Pasadena helps to preserve market rate housing affordable to lower income households through acquisition and rehabilitation (Program #4), historic preservation (Program #5), and funding assistance (Program #12). Developers can fulfill their IHO obligations by acquiring, rehabilitating, and preserving existing market rate units as affordable housing. During the update process, however, comments were raised about the need to prevent the loss of affordable rental housing. Since this is a complex issue, an objective to study options for preserving non-deed-restricted affordable housing and tenant protections is included as an action for the 2014–2021 Housing Element.</p> <p>Objectives</p> <p>17.1: Continue preservation of deed-restricted housing, focusing on housing projects at risk of conversion. As the ground lease is expiring on the Concord Senior project, explore preservation options.</p> <p>17.2: Continue activities to preserve market rate affordable housing through rehabilitation loans. Inform builders of the option to satisfy IHO requirements through acquisition/rehabilitation of rental properties.</p>	<p>17.1: The transaction to financially restructure, rehabilitate, and preserve the 150-unit affordable Concord senior housing project closed on May 28, 2020, and construction/renovation activities commenced in November 2020. During the report period, progress was made on the transaction to rehabilitate and preserve the 114-unit La Villa Lake senior rental housing complex at 1070 N. Lake Ave. The transaction is expected to close during the fourth quarter of FY 2021.</p> <p>Additionally, the Grove, a 44-unit affordable rental housing project for families, was completed in December 2016.</p> <p>17.2: On October 28, 2019, City Council approved \$580,000 in loan assistance to rehabilitate the 114-unit La Villa Lake senior rental housing complex at 1070 N. Lake Ave. Formerly a HUD project, La Villa Lake became market rate in 2014 when the original owner opted out of the HUD rent subsidy and low-income housing requirements. This project will provide affordable low-income housing for seniors for 55 years. In addition, as housing projects come through the City's entitlement pipeline, Housing Department staff informs developers of options to satisfy Inclusionary Housing Ordinance (IHO) requirements, including the acquisition/rehabilitation of properties in which off-site affordable Inclusionary units may be provided. No privately developed project with existing affordable units approached the City during the previous reporting periods for rehabilitation assistance.</p> <p>City funding for housing activities, such as rehabilitation, is available on an open window application basis. Funding preferences and requirements are found on the Housing Department website.</p> <p>Housing projects may also fulfill IHO requirements through the provision of off-site affordable inclusionary units which may be accomplished by developers acquiring and rehabilitating properties in which to locate the off-site units.</p> <p>17.3: See Program 23.3 regarding amendments to strengthen the Tenant Protection Ordinance. The Housing Department launched the Second Unit Accessory Dwelling Unit (ADU) Pilot Program to provide easy financing to construct an ADU in exchange for leasing the unit to a "Section 8" housing choice voucher</p>

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<p>17.3: Study options to change the tenant protection ordinance and for options for preserving non-deed restricted affordable housing by 2016.</p>	<p>holder for seven years. Other options include bringing an unpermitted ADU (e.g., garage conversions) up to code for low- to moderate-income households. Garage conversions are a source of non-deed restricted affordable housing.</p> <p>As of June 2021, five units were in the pre-design phase of the ADU pilot program. Two are garage conversions, two are unpermitted units, and one is a new detached structure.</p> <p><i>Continued Appropriateness:</i> <i>This program will be continued in the 2021-2029 Housing Element. No modification is needed.</i></p>
<p>PROGRAM #18: ADMINISTRATIVE RESOURCES</p> <p>The City employs various tools to achieve the community's housing vision. These include expanding collaborative partnerships, seeking funding, and developing unique tools to publicize housing opportunities. Although not an exhaustive list, three tools are frequently used by the City and community.</p> <p>Collaborative Partnerships. In today's market, creative approaches and partnerships are required to finance and build affordable housing. As mentioned in Chapter 4 and in the 2010-2015 Consolidated Plan, the City works with dozens of nonprofit and for-profit organizations to build affordable housing, rehabilitate housing, and preserve at-risk affordable housing from losing its affordability covenants. Additional organizations provide an extensive menu of supportive services to Pasadena. This network assists the City in effectively achieving its housing vision.</p> <p>Funding Programs. The Housing Department provides funding for the production, rehabilitation, and provision of assistance for housing. Many of these funds are not guaranteed and are allocated on a competitive basis. However, this funding is essential to maintaining the City's economic and social diversity. From organizations dedicated to providing services to community building initiatives, these groups are essential. The City will continue to seek creative funding, including but not limited to private foundations, governmental grants, and other sources.</p> <p>Housing Search Website. The City subscribes to a free housing search website, located at http://pasadenahousingsearch.com/. As a partner, the City shares affordable housing listings with the L.A. County Housing Resource Center and other participating cities. The search engine has several useful features, including whether the property owner speaks Spanish,</p>	<p>18.1: On July 24, 2020, the City submitted an application to the State for five-year funding under the Permanent Local Housing Allocation (PLHA) program. The funds may be used for a broad range of affordable housing activities in accordance with an approved five-year program plan. In February of 2021, the State notified the City of an award in the amount of \$936,076 for the first program year.</p> <p>18.2: Inclusionary and City-assisted projects continued to be listed on www.pasadenahousingsearch.com during the reporting period.</p> <p>18.3 Case management for rental assistance is supported with Measure H funding. This initiative provides assistance to rental assistance participants who had previously experienced homelessness to assist them to remain in good standing with the rental assistance program.</p> <p>18.4 The Housing Department supports landlord education through funding to the Housing Rights Center, and partners with HRC to conduct fair housing workshops and informational flyers.</p> <p><i>Continued Appropriateness:</i> <i>Considering the low cost of program maintenance and operation compared to the results, program objectives could be maintained. This program will be continued in the 2021-2029 Housing Element but modified to reflect available funding sources.</i></p>

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<p>Section 8 is accepted, pets are accepted, or the unit is accessible for disabled people. The Housing Search website is highly used, with 200,000 successful searches for affordable housing each year.</p> <p>Objectives</p> <p>18.1: Continue to expand partners and funding opportunities to leverage resources for housing programs.</p> <p>18.2: Continue to participate in and update affordable housing listings on the Department's housing search engine.</p>	
<p>PROGRAM #19: HOUSING FOR DISABLED PEOPLE</p> <p>Pasadena implements activities to encourage the development of housing suitable for people with disabilities (including developmental disabilities) as well as fund supportive services to address their needs. City programs for providing housing and services to people with a disability follow.</p> <p>Building Design. The ADA mandates certain requirements for multifamily housing units to be accessible to people with disabilities. There are also techniques for improving the accessibility of housing through the adoption of principles of "universal design," "visitability," or "barrier free" housing. Features typically include zero-step entrances, wide enough doorways for wheelchairs, and other key features. Pasadena will explore ways to make these types of improvements where feasible.</p> <p>Reasonable Accommodation. Pasadena's housing was predominantly built before ADA requirements and may not be as accessible as new units. Therefore, the City's municipal code establishes a process for requesting and granting reasonable modifications to zoning, development regulations, building codes, and land use to allow for the fullest access to housing. The City will continue to implement this process to improve access to housing for people with disabilities in Pasadena.</p> <p>Housing Opportunities. At times, expanding housing opportunities for people with disabilities (including developmental disabilities) is needed. The City supports the construction of housing and group quarters that is suitable for people with disabilities. The City allocates vouchers (Program #16) for people with disabilities to live in housing in an integrated setting with other nondisabled people. Finally, the City seeks opportunities to fund the provision of supportive services to Pasadena's disabled residents.</p>	<p>19.1: The City's continues to implement the reasonable accommodation ordinance adopted in 2005, which establishes a process for requesting and granting reasonable modifications to zoning, development regulations, buildings codes, and land use to allow for housing accessible to persons with disabilities. It was last updated in 2009. No issues have been identified to date.</p> <p>19.2: The City uses federal and State grants, as well as county and local tax revenue to provide services and permanent housing for the homeless population, a significant percentage of which have disabilities. Notably, \$3.15 million of Continuum of Care funding received from the U.S. Department of Housing and Urban Development is utilized for the provision of permanent supportive housing to people with a disabling condition.</p> <p>19.3: Updates to the Zoning Code were completed in January 2017, and all updates to the Zoning Code have been completed for the 2014-2021 planning period. However, additional updates will be required to address more recent law.</p> <p>Continued Appropriateness: <i>This is an important program to ensure equitable and affordable housing opportunities. This program will be modified in the 2021-2029 Housing Element to clarify reasonable accommodation procedures.</i></p>

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<p>Objectives</p> <p>19.1: By 2018, evaluate feasibility of developing housing accessibility features consistent with ADA; implement reasonable accommodation ordinance.</p> <p>19.2: Seek opportunities and grants to fund the provision of housing and services for disabled people (including developmental) as funding arises.</p> <p>19.3: By 2015, review zoning code to ensure residential care facilities, limited, are allowed in appropriate zones consistent with state law.</p>	
<p>PROGRAM #20: HOUSING FOR SENIORS</p> <p>The City of Pasadena continues to have a sizable senior population because it is a desirable place to retire. Moreover, many retirement communities have chosen to locate in Pasadena. City activities dedicated to providing housing and services for seniors are described below.</p> <p>Housing Facilities. Pasadena offers approximately 1,200 units of senior housing, the majority of which are deed restricted affordable to low income seniors through covenants. In addition, more than 500 housing choice vouchers are allocated to seniors to rent housing in the community. The production of senior housing is also encouraged in multi-family districts, where provisions for parking reductions, density bonus incentives, and fee reductions also apply. The City creatively uses its resources to increase the supply of senior housing, such as the rehabilitation of Hudson Oaks.</p> <p>Life Care Facilities. As the baby boomer population ages, senior housing providers are expanding their housing facilities and services to include "life care" housing opportunities, ranging from independent and semi-independent to assisted-living housing. The concept is to allow seniors who no longer reside in single-family homes to age in place without having to move to a completely different community or building as their health needs change. To that end, Pasadena works with life-care facility providers and developers to facilitate the construction of senior life-care facilities.</p> <p>Senior Services. Pasadena seniors benefit from supportive services that enable them to live at home as independently as possible. The City funds organizations that provide meal and nutrition, recreation, health care, and service programs. Many programs operate from Pasadena's Senior Center. The City's transit line offers subsidized low-cost public transit for seniors. The City also implements its MASH program, which provides free home maintenance, repairs, and property maintenance for eligible seniors.</p>	<p>20.1: In 2019, the City and Retirement Housing Foundation worked together to financially restructure, rehabilitate, and preserve the 150-unit affordable Concord senior housing project. Also in 2019, City Council approved \$580,000 to assist the rehabilitation and preservation of the 114-unit La Villa Lake senior rental housing complex at 1070 N. Lake Ave. In 2016, the 70-unit Heritage Square senior rental housing project was placed in service, supported by City provided financial assistance.</p> <p>In June of 2020, the City and BRIDGE Housing entered into a development and loan agreement for the new construction of a 70-unit permanent supportive housing complex for homeless seniors, located on the City-owned "Heritage Square South" site.</p> <p>20.2: Housing and supportive services to seniors are provided through Continuum of Care, Emergency Solutions Grant program, and Measure H funding sources.</p> <p>Continued Appropriateness: <i>Program objectives will be continued to ensure housing for seniors are available. This program will be continued in the 2021-2029 Housing Element.</i></p>

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<p>Objectives</p> <p>20.1: Continue to support the provision of senior housing and life care facilities and the preservation of affordable senior housing as funding is available.</p> <p>20.2: Continue to fund the provision of supportive services for senior residents as funding is available.</p>	
<p>PROGRAM #21: FAMILY AND YOUTH HOUSING</p> <p>The City of Pasadena implements three programs to assist in developing and providing housing for families, including families with children, emancipated youth, and college age youth.</p> <p>Development of Housing for Families. Recent market surveys show that developers are building primarily smaller condominiums and apartments targeted toward singles and couples without children. As part of Pasadena's Policy on Children, Youth and Families (2006), the City Council adopted a policy to increase the supply of adequate and affordable housing for families with children. To implement this policy, the City will evaluate incorporation of incentives in the IHO and a comprehensive funding strategy, as funds are available, to promote family housing.</p> <p>Housing for Emancipated Youth. Emancipating youth refers to youth "aging out" of the foster care system, as well as a broader group of youth becoming independent adults before the age of 18. About 1,500 foster youth age out of the Los Angeles County child welfare system each year. Most have nowhere to turn for jobs, housing, education, or support. Studies show that this population is at higher risk of homelessness. Providing opportunities for affordable apartments and transition housing in conjunction with support services could help address these needs.</p> <p>Student Housing. Pasadena is home to Caltech, Fuller Theological Seminary, Art Center of Design, Pasadena Community College, and other smaller private colleges that collectively enroll more than 35,000 students. The exceptionally large number of educational institutions in Pasadena creates a high demand for apartments and affordable housing for faculty. The City will continue to work with local educational institutions to prepare and update Master Plans to provide additional housing opportunities.</p>	<p>21.1: Since 2021, the City utilized \$71,410.80 of Homeless Emergency Aid Program (HEAP) funding for the provision of emergency shelter for homeless youth, many of whom are exiting foster care and other institutional living. Additionally, the City will utilize at least 8% or \$75,246.71 specifically for supportive services for youth experiencing homelessness. The City also is contracted with the region's lead homeless services provider for youth to provide rapid rehousing resources with Los Angeles County Measure H funding.</p> <p>The Housing Department awarded HEAP funding to Hathaway-Sycamores Child and Family Services (lead agency serving transitional aged youth aged 18-24) in April 2020 in response to the COVID-19 pandemic. The HEAP funding strategy for youth focuses on the provision of motel vouchers so youth have a safe place to sleep in their community and can remain engaged with services that facilitate connections to permanent housing.</p> <p>21.2: The Inclusionary Housing Ordinance (IHO) is not an appropriate vehicle to achieve this objective, as the ordinance is regulatory/prescriptive in function. Compliance is not based on incentives. It would be more effective for the City to support the development or preservation of large family units through direct financial subsidy, which it currently has done in previous projects (e.g., Marv's Place, Summit Grove, and Decker/Gill Court).</p> <p>21.3: The City continues to work with colleges to update existing master plans. In 2018, the City adopted the ArtCenter Master Plan, which included 1,500 beds of student housing.</p> <p><i>Continued Appropriateness:</i> <i>This program will be continued in the 2021-2029 Housing Element, with replacement or modification of objective 21.2.</i></p>

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2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Objectives</p> <p>21.1: Annually review grants to determine suitability for improving housing and supportive services for youth leaving foster care and institutional living.</p> <p>21.2: In tandem with the review of the IHO under Program #10 in January 2014, evaluate the feasibility and/or extent to which incentives could be provided for large family units given funding and market constraints.</p> <p>21.3: Continue to work with colleges to update master plans.</p>	
<p>PROGRAM #22: HOMELESS SERVICES</p> <p>Pasadena employs a multi-faceted approach to addressing homelessness as denoted in its Ten Year Strategy to End Homelessness as follows:</p> <p>Continuum of Care. Pasadena has traditionally implemented a Continuum of Care approach to addressing homelessness. A network of service agencies has emerged to address the needs of Pasadena's homeless. The City continues to fund this network of shelter and service providers with ESG and COC funds. The City is in the process of adopting Zoning Code amendments to expand the area where shelters, transition housing, and permanent supportive housing can locate consistent with state law.</p> <p>Rapid Re-housing/Transition. Pasadena supplements the COC system with a Rapid Re-housing Approach. This highly successful model provides an option for placing homeless individuals and families immediately into permanent housing with supportive services. Rapid re-housing participants are provided with short-term interventions including deposit assistance; shallow, short-term rent subsidies; and stabilization services including case management, budgeting assistance, and assistance to increase income.</p> <p>Supportive Services. Pasadena continues to support agencies that provide supportive services to people who are homeless. Services are provided by a network of organizations (nonprofit, local government, for profit, etc.) at all levels of homelessness, transition and permanent housing. This may include food services, job training, mental health, substance abuse recovery, referral services, and other services that enable people to transition into society and live full and productive lives.</p> <p>Objectives</p> <p>22.1: Periodically update and implement on an ongoing basis recommendations consistent with the City's Ten</p>	<p>22.1: The City's Continuum of Care Board and the Pasadena Partnership to End Homelessness meet periodically to provide feedback on funding recommendations and strategies to pursue to prevent and end homelessness.</p> <p>22.2: Review of the Zoning Code has been completed, and all updates to the Zoning Code to address 2014-2021 objectives have been completed. Additional amendments will be required to address recent laws.</p> <p>22.3: Amendments to the Zoning Code were adopted by City Council in December 2013.</p> <p>22.4: The CoC Board continues to prioritize funding for permanent supportive housing wherever possible when it is eligible and feasible with the funding source. Since 2019, the CoC Board has increased investments in homelessness prevention programming to reduce the number of people who experience homelessness for the first time due to the anticipated sharp increase in demand for prevention and diversion services when eviction moratoria are lifted in response to the COVID-19 pandemic.</p> <p>The CoC is exploring using upcoming State funding to support a Moving On program for formerly chronically homeless participants living in a local permanent supportive housing site. The program would provide direct assistance via move in costs, security deposits, etc. to support the transfer over to a less service intensive housing assistance resource and free up PSH units for those who are currently experiencing homelessness and need the housing and the intensive services that accompany it.</p> <p>22.5: Since 2019, the CoC has funded housing location and coordinated entry system services to assist clients in emergency shelter, transitional housing, and rapid rehousing programs successfully exit to permanent housing.</p>

Evaluation of Progress

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Year Strategy to End Homelessness and integrate a new Rapid Re-housing approach.</p> <p>22.2: By 2015, update zoning code to allow transitional and permanent supportive housing in all zones allowing residential uses subject to the same standards as to housing of the same type in the same zone.</p> <p>22.3: By December 2013, amend zoning code to allow emergency shelters as a by right use in the Light Industrial SP-2 (IG), Central District (CD-6), and EPSP-D1-IG subject to management and operational standards permitted in state law.</p>	<p>Continued Appropriateness:</p> <p><i>This program will be modified in the 2021-2029 Housing Element considering that 22.2 and 22.3 have been completed. With zoning code updates completed, the focus will be on development and implementation to support programs to address homelessness.</i></p>
<p>PROGRAM #23: FAIR HOUSING</p> <p>Pasadena's fair housing program supports its vision of a socially and economically diverse community by facilitating the provision of housing opportunities for all persons, regardless of status. Pasadena's efforts to affirmatively further the spirit of fair housing law are detailed below.</p> <p>Fair Housing Services. Pasadena contracts with nonprofit agencies to promote the enforcement of fair and equal housing opportunity laws. The Housing Rights Center provides counseling and referrals, landlord and tenant dispute resolution, discrimination and complaint processing, education, outreach, training, technical assistance, advocacy, and relocation assistance. The City implements its Housing Mediation Ordinance, which oversees landlord-tenant disputes.</p> <p>Fair Housing Impediments. Fair housing concerns have varied over the past decade concurrent with case law, improved awareness, and contemporary challenges. In accordance with federal and state fair housing law, the City periodically prepares an Analysis of Impediments to Fair Housing Choice that identifies potential impediments and offers a menu of strategies to address them. The City will continue to work with its fair housing provider to affirmatively address identified impediments.</p> <p>Tenant Protection Ordinance. The City requires property owners to pay relocation assistance for tenants who are involuntarily displaced from housing when the tenant is not at fault. Relocation assistance is required if: 1) the unit is slated for demolition; 2) the building must be vacated due to health and safety violations; or 3) the landlord seeks to remove the unit permanently from the rental market. Tenant protections are also enforceable in the case of condominium conversions.</p> <p>Objectives</p> <p>23.1: Continue to provide fair housing services, tenant-landlord mediation, enforcement, and outreach and education services.</p>	<p>23.1: Under contract with the City, the Housing Rights Center (HRC) continued to provide fair housing services, including landlord-tenant mediation, enforcement, and outreach and education services. In December of 2019, City Council approved \$75,000 in additional funding for HRC to provide expanded services. During 2020, with additional City funding, HRC expanded its services in response to the COVID-19 pandemic. Also, legal services have been added to the contract with HRC.</p> <p>23.2: The Housing Department completed the 2020 Analysis of Impediments to Fair Housing Choice as part of the 5-Year Consolidated Plan (2020-2024). Progress on recommendations is reported in the Consolidated Annual Performance & Evaluation Report (CAPER).</p> <p>23.3: Amendments to the Tenant Protection Ordinance (TPO) went into effect on July 13, 2019, expanding and strengthening protections for tenants. Also, on November 7, 2019, an emergency City ordinance went into effect which provided interim tenant eviction and rent increase protections in advance of State law AB 1482 (effective on January 1, 2020).</p> <p>23.4: In late 2020, the City provided additional funding support to the Housing Rights Center to enhance tenant protection services. At this time, no other tenant protection requirements are being considered.</p> <p>Continued Appropriateness:</p> <p><i>All AFFH programs will be continued in the 2021-2029 Housing Element to ensure equitable housing available for renters and low-income residents. Additional programs will be added to address landlord education and dissemination of information to affected households.</i></p>

Evaluation of Progress

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>23.2: Periodically prepare the Analysis of Impediments to Fair Housing Choice and implement recommendations contained therein.</p> <p>23.3: Continue to implement the Tenant Protection Ordinance; by 2016, study appropriateness and options for strengthening provisions of the ordinance.</p>	
<p>PROGRAM #24: HOUSING EDUCATION AND MONITORING</p> <p>Education and monitoring activities are an essential process for evaluating and refining housing programs. The City has three primary activities geared toward monitoring progress and engaging and educating decision makers and the community about housing policies and programs.</p> <p>Monitoring Program. The City maintains records of housing production for specific plans so that adequate sites remain available for development. Pasadena periodically prepares the annual monitoring reports—the Consolidated Annual Performance Evaluation Report for federal programs and the Annual Housing Element Progress report for the California HCD. The City will continue to prepare these reports as required by law and work toward integrating their preparation in a more coordinated manner.</p> <p>Community/Commission Education. Housing policy, programs, state and federal mandates, and funding sources are intricate in detail. Moreover, housing programs often change in response to market cycles. In an effort to enhance and inform the decision-making process for housing matters, the City will implement a more formal education process. This process will include educating elected leaders, city staff, and stakeholders, both individually and/or collectively, about Pasadena housing issues.</p> <p>Midcycle Housing Forum. The 2014–2021 Housing Element is prepared during a unique period of time. Southern California cities have one of the shortest periods to update the housing element. The region is struggling to recover from the worst economic downturn in generations and the loss of redevelopment dollars. Finally, the City could face new market pressures before the end of the housing element cycle in 2021. In this context, a midcycle review of the housing element may be an appropriate course of action to ensure that housing programs remain relevant through 2021.</p>	<p>24.1: The City submits the Annual Housing Element Progress Report to the State Department of Housing and Community Development each year.</p> <p>24.2: In November of 2019, the Housing Department convened a meeting of rental property owners to provide information on State housing legislation AB 1482 and SB 329. Presenters consisted of Neighborhood Legal Services of Los Angeles County, Housing Rights Center, and Housing Department staff. The City is also conducting community outreach events as part of the City's program to update all Specific Plans within the City. These outreach events include presentations and discussions on housing issues in the City. In 2019, the City held community workshops and walking tours from February through September 2019.</p> <p>The Housing Department convened workshops for the Pasadena Second Unit ADU Program in September 2020 to provide potential applicants program information. Specifically, the program provides homeowners financial assistance to build an ADU through new construction or garage conversion. Assistance is also available to rehabilitate and bring up to code an existing unpermitted "granny flat" or illegal garage conversion.</p> <p>The City is also conducting community outreach events as part of the City's program to update all Specific Plans. These outreach events include presentations and discussions on housing issues in the City. In 2020, the City held virtual community workshops and open houses from July through December 2020.</p> <p>24.3: As a result of new State housing legislation, the City updated its Inclusionary Housing Ordinance in August 2019, increasing the inclusionary housing requirement to 20 percent. The City also amended the Tenant Protection Ordinance in July 2019 to expand protections to tenants displaced in connection with rent increases, lease terminations, or evictions.</p> <p><i>Continued Appropriateness:</i> The City will continue education and monitoring program to ensure compliance with new State laws and the supply of housing can be reviewed against the demand. Programs will be added to address education regarding AFFH.</p>

Evaluation of Progress

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Objectives</p> <p>24.1: On annual basis, monitor the progress in meeting the objectives set forth in the housing element and prepare annual report as required.</p> <p>24.2: Conduct ongoing educational efforts to engage and inform the public, decision makers, and stakeholders about housing issues.</p> <p>24.3: At the midpoint of the 2014–2021 housing element period (2017), review select programs and activities to fine tune and adjust as deemed needed.</p>	

Appendix E: Public Engagement and Input Summary

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

Mayor's Housing Task Force Meetings

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

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

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

Public Engagement and Input Summary

needs, the Housing Task Force helped the City move closer towards the inclusion of the principles and community shared values of equity, inclusion, and opportunity for all.

Four initial meetings were held with the following objectives:

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

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

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

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

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

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

Community Workshops

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

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

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

Public Engagement and Input Summary

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

Community Workshop #1

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

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

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

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

Community Workshop #2

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

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

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

Public Engagement and Input Summary

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

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

Community Survey

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

Survey Questions:

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

Public Engagement and Input Summary

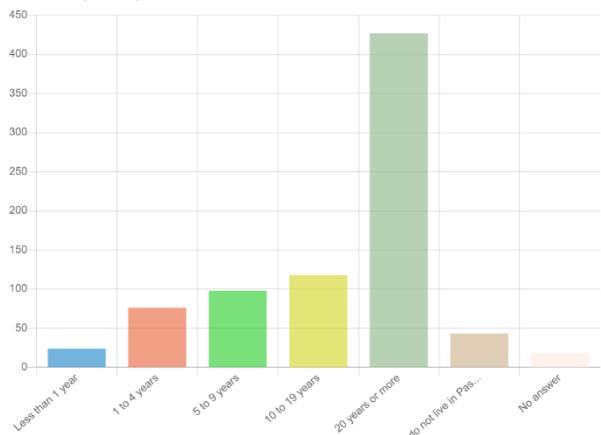
that the City currently requires that affordable housing units be included in any new development project of 10 or more units, pay a fee to fund affordable housing, or provide affordable housing elsewhere in Pasadena.

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

Public Engagement and Input Summary

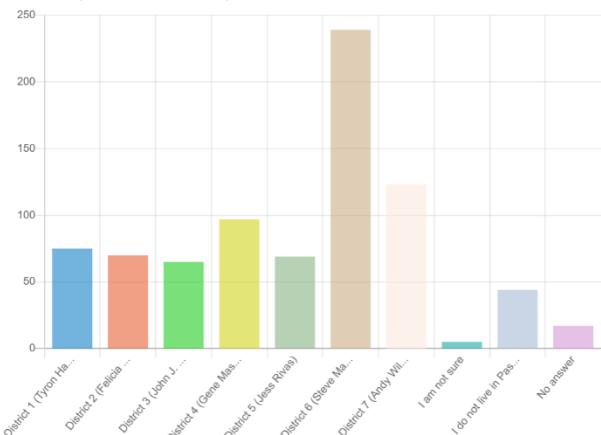
Responses

1. How long have you lived in Pasadena?



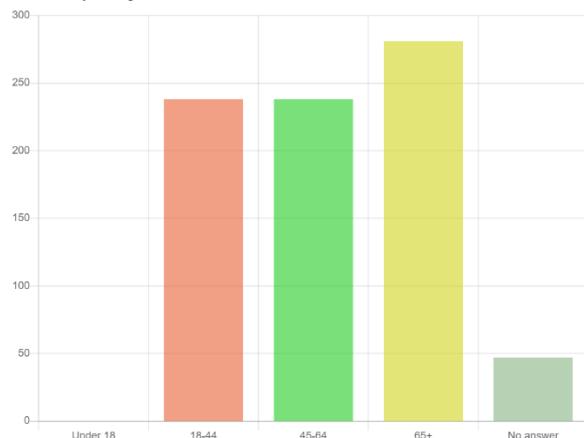
- █ Less than 1 year
- █ 1 to 4 years
- █ 5 to 9 years
- █ 10 to 19 years
- █ 20 years or more
- █ I do not live in Pasadena
- █ No answer

2. Which City Council district do you live in?



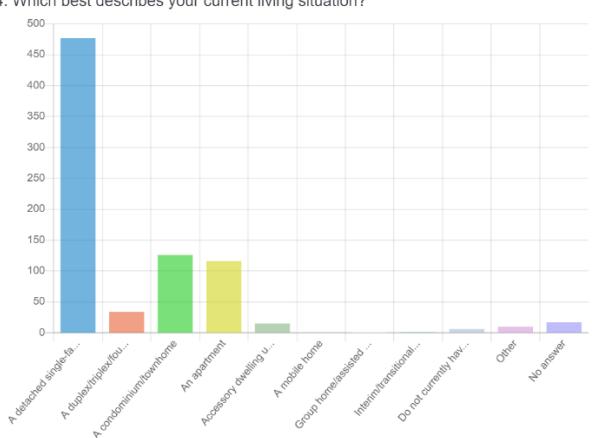
- █ District 1 (Tyron Hampton)
- █ District 2 (Felicia Williams)
- █ District 3 (John J. Kennedy)
- █ District 4 (Gene Masuda)
- █ District 5 (Jess Rivas)
- █ District 6 (Steve Madison)
- █ District 7 (Andy Wilson)
- █ I am not sure
- █ I do not live in Pasadena
- █ No answer

3. What is your age?



- █ Under 18
- █ 18-44
- █ 45-64
- █ 65+
- █ No answer

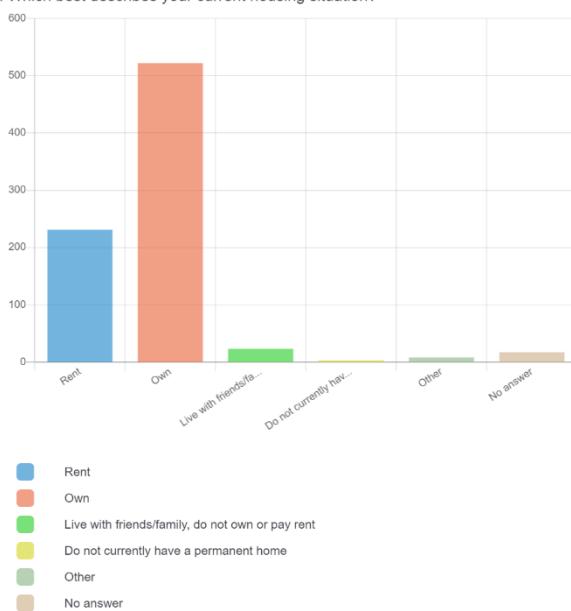
4. Which best describes your current living situation?



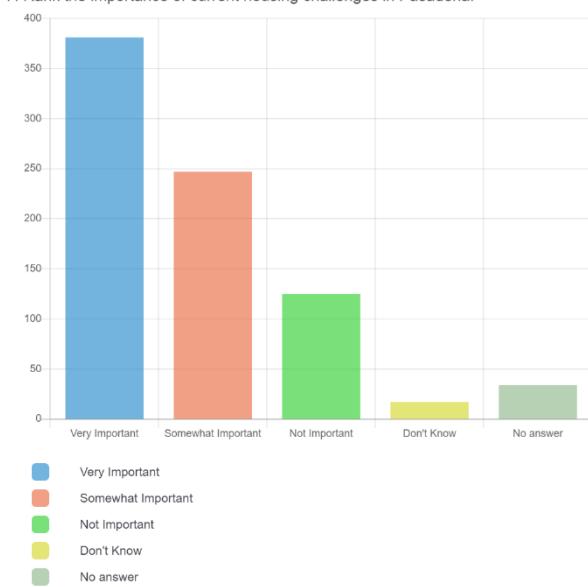
- █ A detached single-family home
- █ A duplex/triplex/fourplex
- █ A condominium/townhome
- █ An apartment
- █ Accessory dwelling unit (granny flat/guest house)
- █ A mobile home
- █ Group home/assisted living
- █ Interim/transitional housing and shelter
- █ Do not currently have a permanent home
- █ Other
- █ No answer

Public Engagement and Input Summary

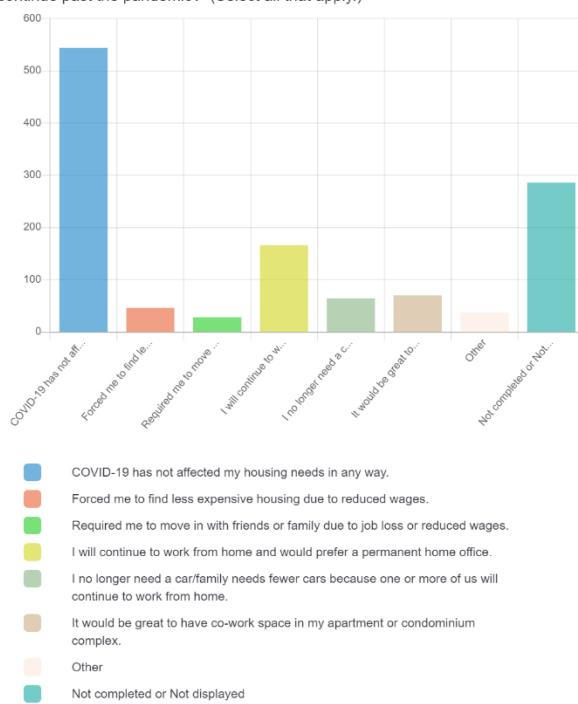
5. Which best describes your current housing situation?



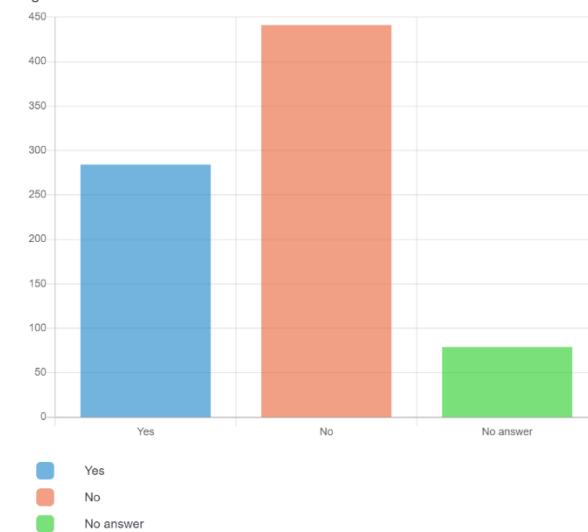
7. Rank the importance of current housing challenges in Pasadena.



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

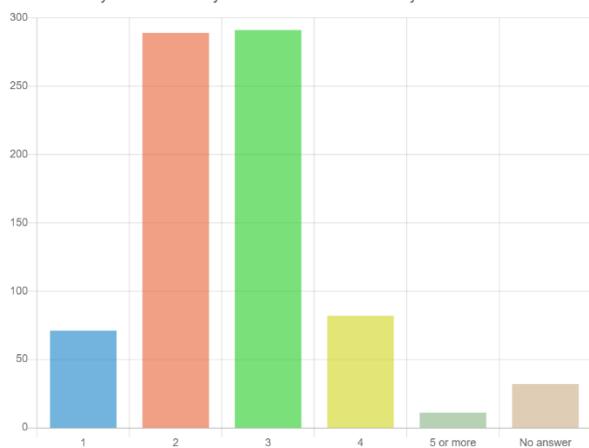


10. In some Pasadena neighborhoods and particularly in Northwest Pasadena, rising housing prices—both rental and for-sale housing—are causing lower-income, long-established residents to move because they can no longer afford their homes. This is an effect of "gentrification." Is gentrification of concern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



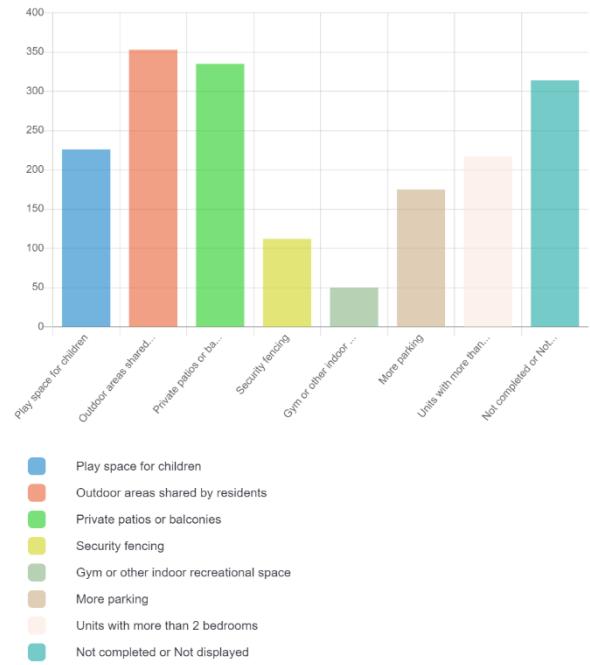
Public Engagement and Input Summary

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



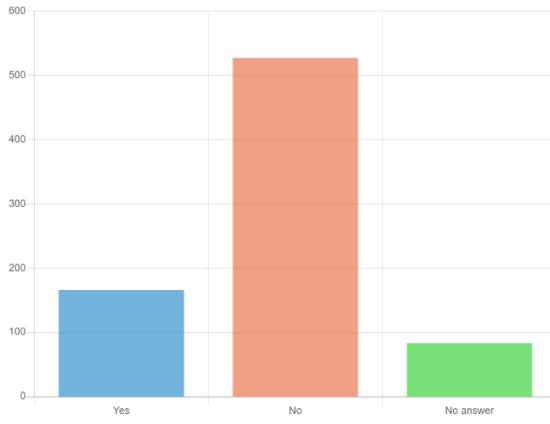
- █ 1
- █ 2
- █ 3
- █ 4
- █ 5 or more
- █ No answer

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



- █ Play space for children
- █ Outdoor areas shared by residents
- █ Private patios or balconies
- █ Security fencing
- █ Gym or other indoor recreational space
- █ More parking
- █ Units with more than 2 bedrooms
- █ Not completed or Not displayed

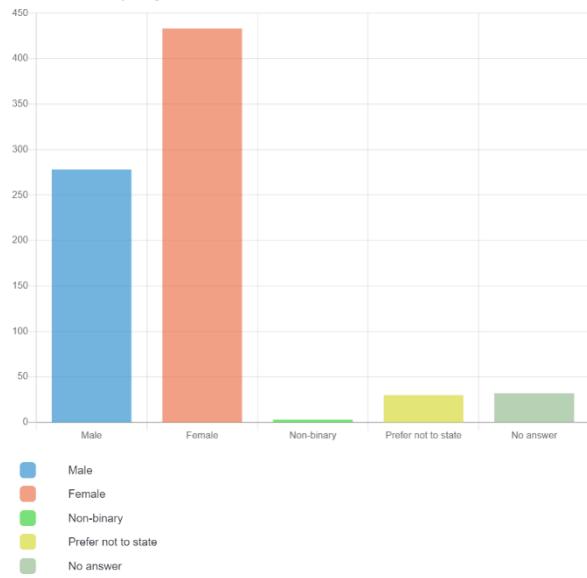
14. Are you aware of the resources the City offers to renters to help find and afford suitable housing?



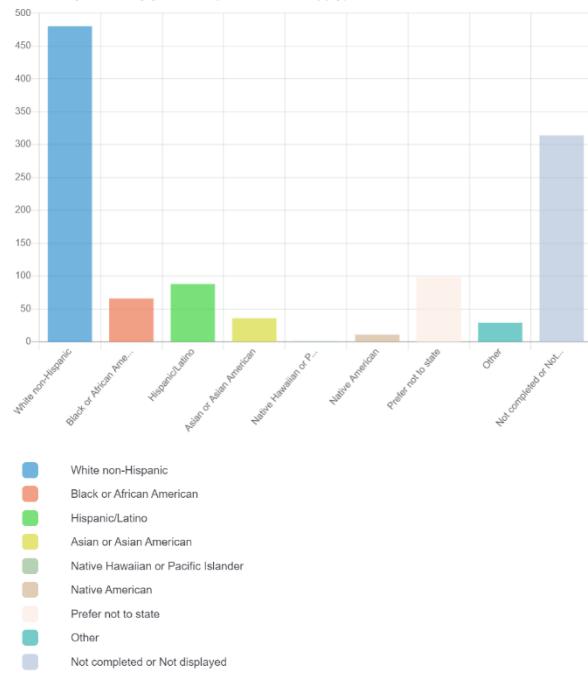
- █ Yes
- █ No
- █ No answer

Public Engagement and Input Summary

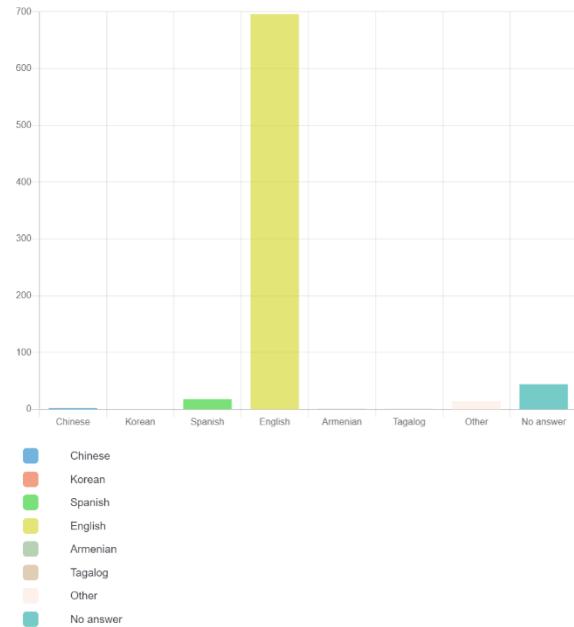
16. Please indicate your gender.



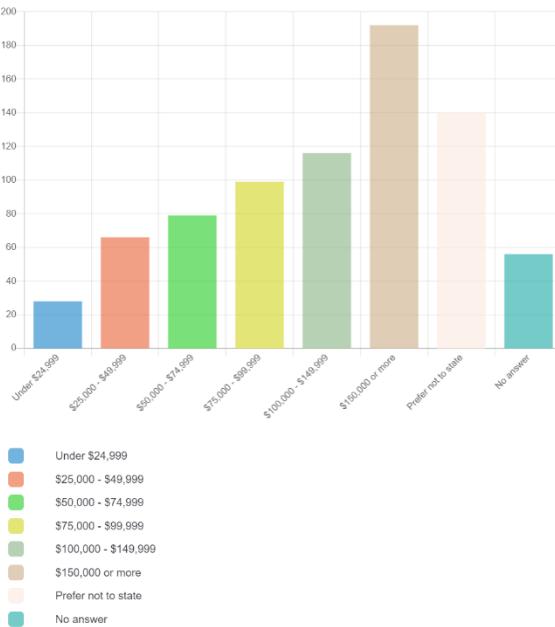
17. How do you identify yourself? (Select all that apply)



18. What language is primarily spoken in your household?



19. Which best describes your annual household income?



Planning Commission Workshops

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

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

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

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

City Council Workshops

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

Methods of Outreach

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

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

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

Housing Element Webpage

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

The screenshot shows the official website of the City of Pasadena, specifically the Planning & Community Development Department. The top navigation bar includes links for City Home, Report an Issue, City Events, Contact, PLANNING, BUILDING & SAFETY, CODE COMPLIANCE, CULTURAL AFFAIRS, COMMISSIONS, and CONTACT. A search icon is also present. The main page title is "Housing Element Update". Below the title, a breadcrumb navigation shows the path: Home > Planning Division > Community Planning > General Plan > Housing Element Update. A key statement from the General Plan is highlighted: "As a required component of the City's General Plan, the Housing Element implements the declaration of State law that '**the availability of housing is a matter of vital statewide importance and the attainment of decent housing and a suitable living environment for all Californians is a priority of the highest order**' (Gov. § Code 65580)." It also notes that Pasadena is required to update the Housing Element every eight years to support continued progress toward meeting diverse community housing needs and to address regional housing production targets. The current update covers the period from 2021 through 2029. Below this, a section titled "ABOUT THE HOUSING ELEMENT" discusses the required sections of the Housing Element, mentioning Government Code Section 65583. A list of links at the bottom of the page includes About, 2021-2029 Housing Element, Housing Needs, Things to Read, Task Force, Community Engagement, and Housing Survey.

Responses to Public Comments

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

Housing Challenges and Constraints

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

Housing Needs

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

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

Housing Opportunities

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

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

Public Engagement and Input Summary

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

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

Appendix F: Affirmatively Furthering Fair Housing

A. Introduction and Overview of AB 686

AB 686, passed by the California legislature in 2017, requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing. AB 686 added an assessment of fair housing to the Housing Element, which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity, analysis of segregation patterns and disparities in access to opportunities, assessment of contributing factors, and identification of fair housing goals and actions.

The City conducted an Analysis of Impediments (AI) to Fair Housing Choice in 2020 pursuant to federal law requirements. As appropriate, data and discussions from the 2020 AI are incorporated here.

B. Assessment of Fair Housing Issues

1. Fair Housing Enforcement and Outreach

As outlined in Pasadena's 2020 Analysis of Impediments to Fair Housing Choice (2020 AI), the City has committed to complying with applicable federal and State fair housing laws including the Fair Housing Act of 1968, the Fair Housing Amendments Act of 1988, and the Fair Housing Employment and Housing Act (FEHA).

The Housing Rights Center (HRC), under contract with Pasadena, provides fair housing services to City residents. HRC is a non-profit agency whose mission is to actively support and promote fair housing through education and advocacy. The services provided by HRC include the investigation and resolution of housing discrimination complaints, discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. The materials are made available free to the public in several different languages, including English, Spanish, Korean, Mandarin, Armenian, Cantonese, and Russian. Depending on the audience, the presentations can be translated by staff into Armenian, Mandarin, Spanish, or Russian. Landlord/tenant counseling is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection legislations, as well as mediating disputes between tenants and landlords.

Affirmatively Furthering Fair Housing

Between fiscal years (FY) 2014 and 2018, HRC served 6,804 clients, including 992 clients in FY 2018. Approximately 40.4 percent of clients were Black/African American. A majority of clients were in the extremely low-income category (73.3 percent).

Table F-1: Characteristics of Clients Served by HRC (FY 2014-2018)

Pasadena	2014-15	2015-16	2016-17	2017-18	2018-19	Total	Percent
Total Clients Served	1,487	1,594	1,490	1,241	992	6,804	100.0%
Ethnicity							
Hispanic	439	446	480	377	320	2,062	30.3%
Non- Hispanic	1,048	1,148	1,010	864	672	4,742	69.7%
Race							
White	327	298	299	222	190	1336	19.6%
Black/African American	615	728	575	497	334	2749	40.4%
Asian	54	50	58	38	36	236	3.5%
Hawaiian/Pacific Islander	7	9	8	4	2	30	0.4%
American Indian/ Alaska Native	16	78	15	34	4	147	2.2%
Other/Multi-Racial	460	409	521	438	416	2244	33.0%
Income Level							
Extremely Low Income (<30% AMI)	1,080	1,172	1,058	945	729	4,984	73.3%
Very Low Income (<50% AMI)	194	230	217	160	60	861	12.7%
Low Income (<80% AMI)	87	91	98	69	48	393	5.8%
Moderate Income (>80% AMI)	126	101	117	67	155	566	8.3%

Source: 2020 Pasadena Analysis of Impediments to Fair Housing Choice.

Discrimination complaints from both in-place and prospective tenants that are filed with HRC (or screened from regular calls) are first referred to the HRC Counseling Department. The complaining party is asked to describe the events and issues that prompted the complaint. Complaints are then passed to the HRC Investigations Department and reviewed to see if the facts provided warrant an investigation.

Between FY 2014 and FY 2018, 398 complaints of housing discrimination were reported by Pasadena residents. Most allegations were related to physical disability (55 percent), but a significant number of complaints involved mental disability (18 percent), familial status (7 percent), and race (5 percent). Of the 398 complaints of discrimination received between FY 2014 and FY 2018, 113 (28 percent) were deemed significant and turned into fair housing cases, and 60 percent of the cases opened had evidence to sustain the allegation of discrimination (Table F-2).

Table F-2: Discrimination Complaints by Protected Classification (FY 2014-2018)

	2014-15	2015-16	2016-17	2017-18	2018-19	Total	Percent
Physical Disability	35	35	43	53	51	217	54.5%
Mental Disability	9	13	16	12	22	72	18.1%
Discrimination General Information	2	10	12	4	1	29	7.3%
Familial Status	3	5	5	8	6	27	6.8%
Race	4	2	10	2	0	18	4.5%
National Origin	3	3	3	3	1	13	3.3%
Gender	2	0	5	2	2	11	2.8%
Age	0	2	0	0	2	4	1.0%
Sexual Orientation	1	0	1	0	1	3	0.8%
Arbitrary	0	0	1	1	0	2	0.5%
Religion	0	1	0	0	0	1	0.3%
Source of Income	0	0	0	1	0	1	0.3%
Total	59	71	96	86	86	398	100.0%

Source: 2020 Pasadena Analysis of Impediments to Fair Housing Choice.

The 2020 AI also found that a large portion of listings for for-rent and for-sale ads contained discriminatory language, primarily expressing preference for families, no-pet policy, and explicitly requiring minimum income levels or rejecting Section 8 assistance.

During the 2020 AI outreach process, residents commented that they had trouble finding assistance on fair housing issue and many feared retaliation from reporting acts of discrimination. Despite extensive fair housing activities and programs by the City through Housing Rights Center, participation is limited in them. Also, while fair housing testing is included in the scope of activities for the Fair Housing provider, no results of testing were provided in the 2020 AI nor could they be found on the City website.

For the sixth cycle Housing Element, the City conducted two community workshops and an online survey to hear from residents regarding housing issues of concern, including fair housing issues. Specific Spanish-language workshops were held, and the survey was available in a variety of languages. To encourage increased participation from lower-income and minority households and individuals, as well as organizations focused on fair housing, targeted notifications were sent to organizations such as the Northwest Commission, Pasadena En Español, NAACP Pasadena, Pasadena Tenants Union, and Abundant Housing LA.

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The fair housing concerns expressed during the engagement process focused on:

- Historic land use and transportation planning actions that profoundly segregated and displaced people of color, most notably the construction of Interstate 210 and the Interstate 710 stub
- Limited supply of affordable housing
- Displacement of lower-income households resulting from private redevelopment activity
- Lower-income households disproportionately affected by COVID-19 pandemic
- City's unwillingness to make it easier to provide emergency shelters for the community's unsheltered residents

In response and guided by recommendations from the Housing Task Force, this element includes policies and programs to:

- Removing development caps set forth in the General Plan and implementing specific plans, thereby increasing capacity for all housing types (which was accomplished prior to adoption of the Housing Element)
- Adopting measures that encourage ADU production (Programs 2 and 11)
- Adopting meaningful actions to affirmatively further fair housing, including metrics to measure progress toward goals, as detailed in the table beginning on page F-71 of this appendix (see also Program 20)
- Implementing the required housing replacement program for non-vacant sites included in the sites inventory (Program 6)
- Investigating means to establish local revenue sources for affordable housing production, such as a residential property vacancy tax, real estate transaction fee, and commercial and industrial development linkage fee (Program 22)
- Finding ways to increase the number of housing vouchers available in Pasadena (Program 14)
- Identifying older multifamily rental properties for potential acquisition and rehabilitation (Program 3)
- Using a joint powers authority to acquire existing housing developments and restrict tenancy to middle- and lower-income households (Program 12)
- Allowing residential development within Specific Plan areas on properties zoned primarily for commercial use (Program 6)
- Strengthening the City's Tenant Protection Ordinance (Program 20)

- Committing to reimagine the I-710 “stub” for housing and recreating community connections (Program 6)

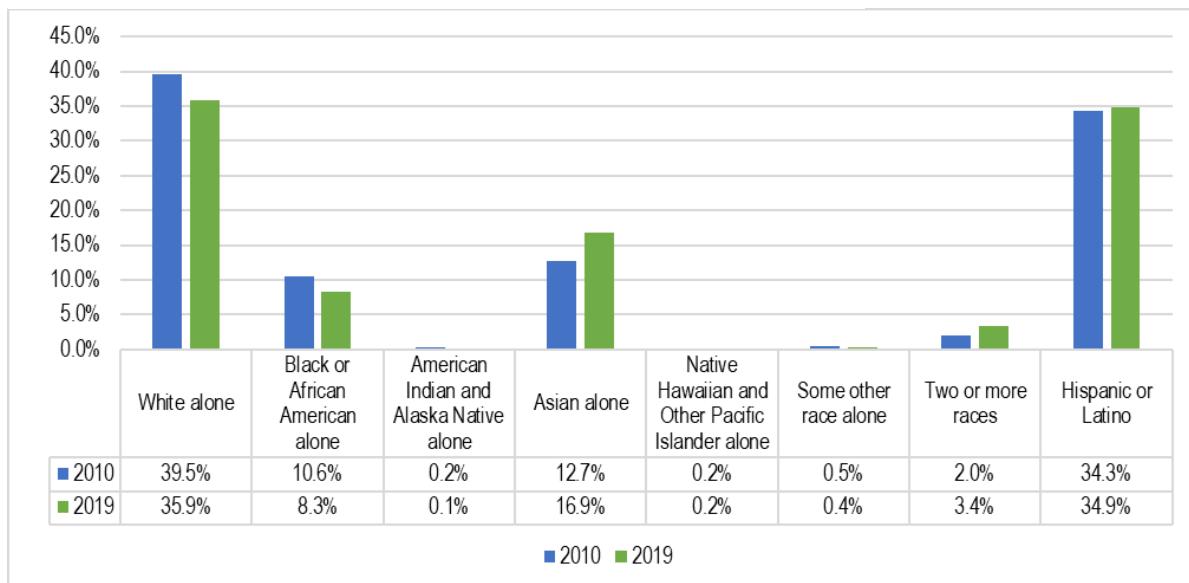
2. Integration and Segregation

Race/Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility.

Pasadena's population is mostly White and Hispanic/Latino. As shown in Figure , White population has decreased, proportionally, since 2010, while the Asian and Hispanic/Latino populations have grown. Pasadena has a White population similar to the neighboring city of San Marino, larger than Alhambra, Arcadia, and the County, and smaller than Glendale and La Cañada Flintridge (Table F-3). Pasadena has a substantially larger Hispanic/Latino population than Arcadia, Glendale, La Cañada Flintridge, and San Marino. The City also has a larger Black/African American population compared to most nearby cities.

Figure F-1: Race/Ethnicity Composition Changes



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Table F-3: Racial Composition in Neighboring Cities and Region

Jurisdiction	White Alone	Black	American Indian/Alaskan	Asian	Hawaiian/Pac. Islndr.	Other	Two or More	Hispanic /Latino
Alhambra	10.9%	1.2%	0.2%	52.6%	0.1%	0.0%	0.8%	34.1%
Arcadia	27.7%	0.9%	0.2%	57.4%	0.1%	0.0%	1.6%	12.1%
Glendale	63.5%	1.7%	0.1%	16.2%	0.1%	0.2%	1.4%	16.8%
La Cañada Flintridge	67.1%	0.2%	0.4%	26.0%	0.0%	0.1%	2.0%	4.2%
Pasadena	35.9%	8.3%	0.1%	16.9%	0.2%	0.4%	3.4%	34.9%
San Marino	38.3%	0.0%	0.1%	50.9%	0.0%	0.2%	2.7%	7.8%
Los Angeles County	28.4%	8.5%	0.2%	13.6%	0.2%	0.3%	1.7%	47.1%

Source: American Community Survey (2015-2019 Estimates).

Dissimilarity indices can be used to measure the extent to which a distribution of any two groups differs across block groups. Racial and ethnic dissimilarity trends for Pasadena and Los Angeles County are shown in Table F-4. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

From 1990 to 2020, the White and non-White communities in Pasadena have become less segregated. Segregation between White and non-White residents, White and Black residents, and White and Hispanic is considered moderate, while segregation between White and Asian/Pacific Islander communities is low. While segregation between White and non-White groups in Pasadena has lessened over the past 30 years, since 2010 they have become increasingly segregated. Overall, Pasadena shows a lower degree of segregation compared to the County as a whole.

Table F-4: Dissimilarity Indices

	1990 Trend	2000 Trend	2010 Trend	Current
Pasadena				
Non-White/White	48.17	46.20	37.91	40.11
Black/White	61.79	57.25	49.47	52.87
Hispanic/White	50.86	53.93	49.62	50.66
Asian or Pacific Islander/White	15.98	20.03	21.61	25.65
Los Angeles County				
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.4	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

Source: HUD Dissimilarity Index, 2020.

Block groups in Pasadena have racial/ethnic minority concentrations ranging from 28.4 to 96.8 percent. There is a higher concentration of minority groups in the northwest section of the City. Block groups along the southwestern City boundary and in the northeastern corner of the City have the lowest concentration of racial/ethnic minorities.

Distribution of RHNA Units by Percentage Minority Concentration

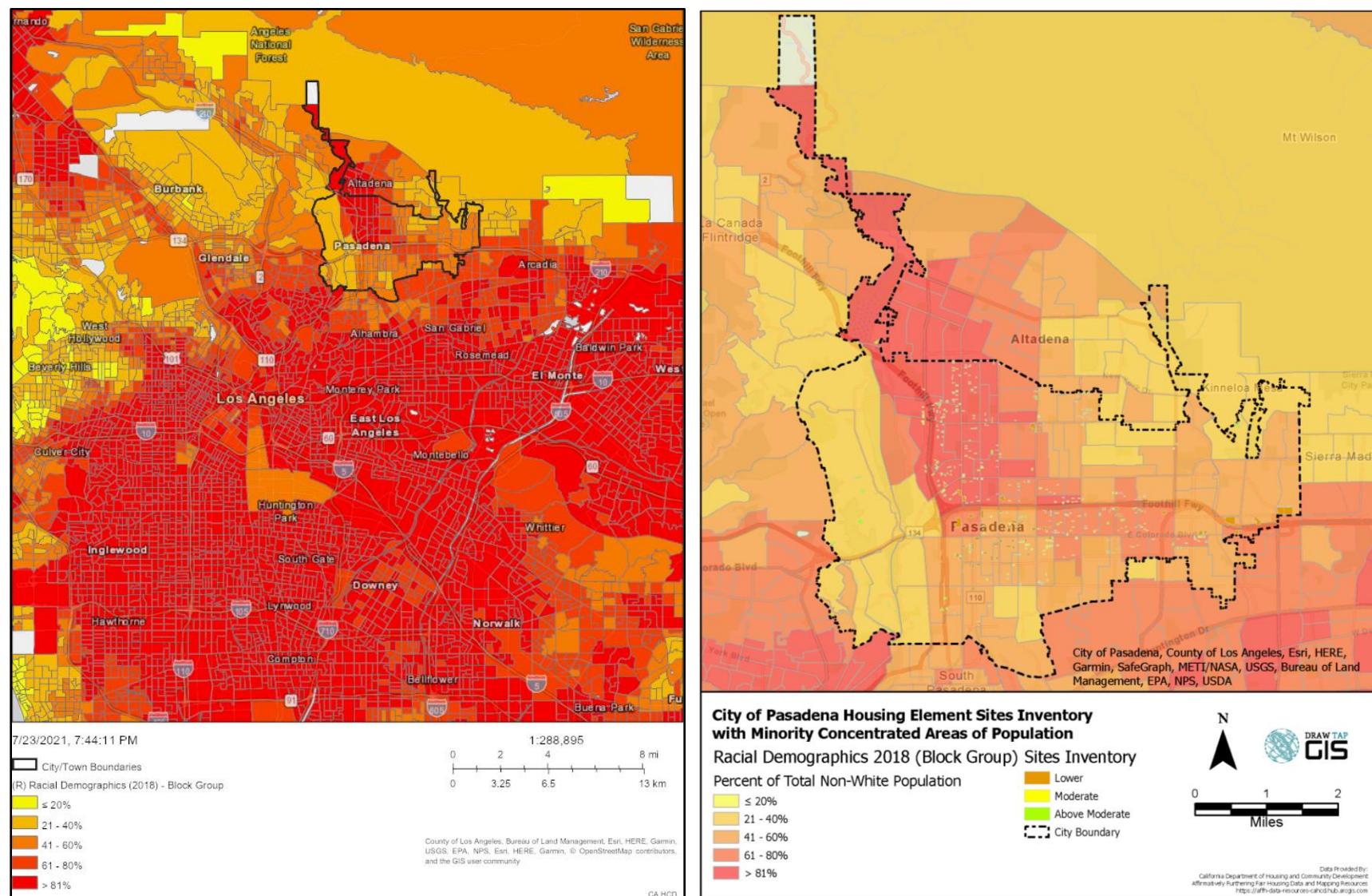
Most sites used to meet the City's 2021-2029 RHNA are in block groups where the racial/ethnic minority population makes up 41 to 60 percent of the population. Approximately 56 percent of lower-income units, 78 percent of moderate-income units, and 59 percent of above moderate-income units are in block groups with 41 to 60 percent racial/ethnic minorities. Proportionally, fewer lower-income units (2.6 percent) are in block groups where the racial/ethnic minority concentration between 61 to 80 percent, compared to moderate-income units (6.7 percent) and above moderate-income units (15.3 percent).

Table F-5: RHNA Unit Distribution by Percent Minority Concentration

% Minority Concentration	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
11 - 20%	0.0%	1.0%	0.2%	0.3%
21 - 40%	41.9%	14.0%	25.8%	29.7%
41 - 60%	55.5%	78.3%	58.7%	61.3%
61 - 80%	2.6%	6.7%	15.3%	8.7%
Total	3,997	2,045	4,286	10,328

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Figure F-2: Racial/Ethnic Minority Concentration and Sites Inventory



Persons with Disabilities

In Los Angeles County, about 9.9 percent of the population has a disability. Pasadena has a population of persons with disabilities (9.4 percent) comparable to the County and the neighboring cities of Alhambra (9.5 percent) and Arcadia (8.1 percent). Pasadena has a smaller disabled population than Glendale (13.8 percent) but larger than La Cañada Flintridge (5.5 percent), and San Marino (5.5 percent).

Figure F-3 shows that persons with disabilities are concentrated in census tracts in the center of Pasadena and along the northern City boundary. In most tracts, persons with disabilities make up less than 10 percent of the total population. One tract located in the center of the City has a disabled population between 20 and 30 percent.

Distribution of RHNA Units by Percent Population with Disabilities

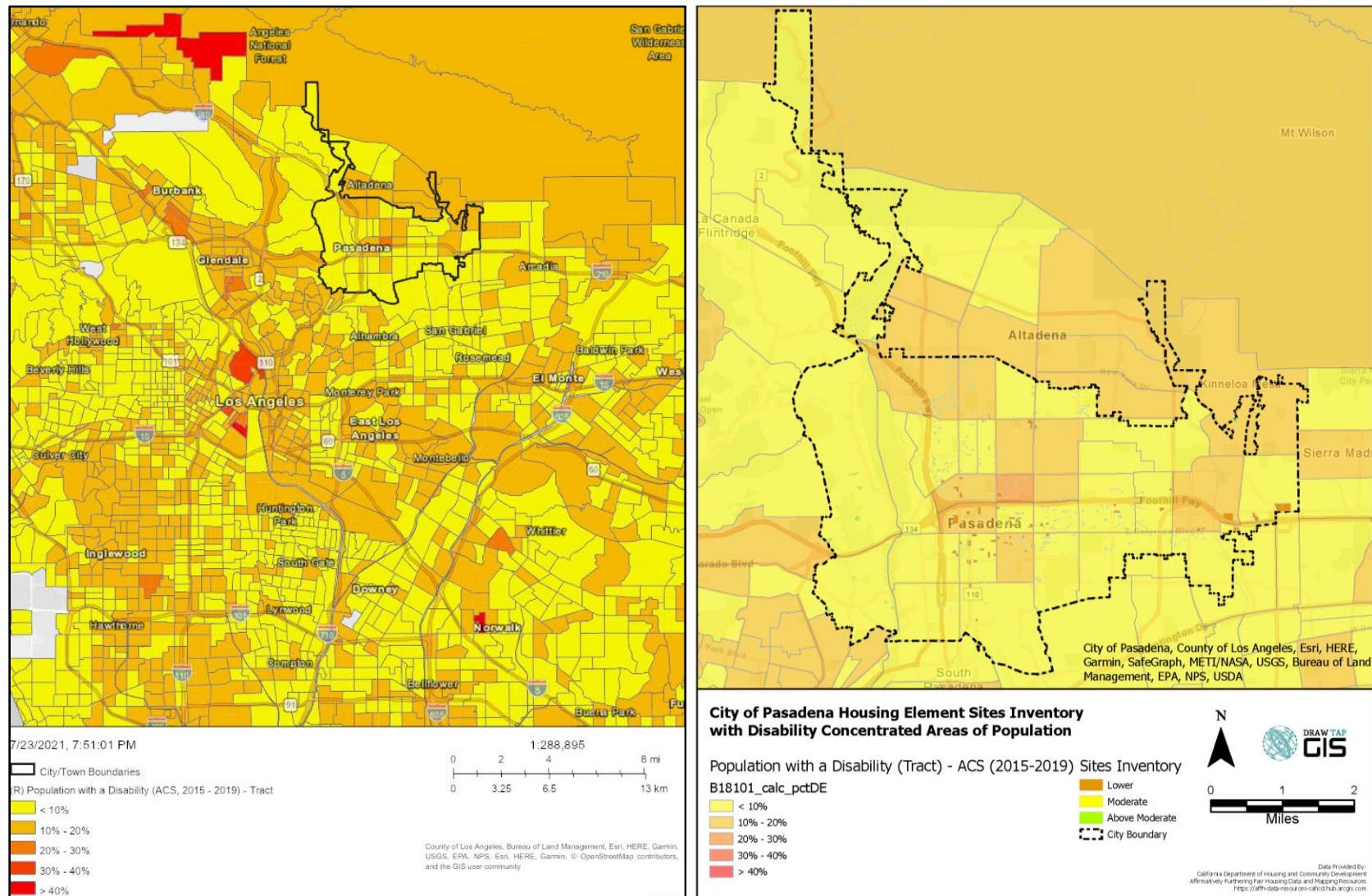
Most RHNA units (61.0 percent) are in tracts where the population of persons with disabilities is lower than 10 percent. A larger proportion of above moderate income RHNA units (6.8 percent) are in the tract with a higher concentration of disabled persons, compared to moderate income units (1.0 percent) and above lower-income units (0.0 percent). Lower-income RHNA sites are placed near public transit and along the City's transportation corridors—convenient locations for persons with disabilities.

Table F-6: RHNA Units by % Population with Disabilities

% Persons with Disabilities	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 10%	72.2%	77.3%	42.9%	61.0%
10% - 20%	27.8%	21.7%	50.3%	35.9%
20% - 30%	0.0%	1.0%	6.8%	3.0%
Total Units	3,997	2,045	4,286	10,328

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Figure F-3: Distribution of Population with Disabilities and Sites Inventory



Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in an apartment complex or confining children to a specific location are also fair housing concerns.

Single parent households are also protected by fair housing law. Approximately 21.5 percent of households in Pasadena have children of the householder, fewer than the surrounding jurisdictions of Alhambra (24.1 percent), Arcadia (33.3 percent), Glendale (24.9 percent), La Cañada Flintridge (38.8 percent), San Marino (36.1 percent), and the County (28.3 percent). According to the HCD AFFH map in Figure F-4, children in married households are most concentrated along the western and southern City boundaries and on the eastern side of the City. The percent of children living in married households in these tracts is over 80 percent, while tracts in the central areas of Pasadena have fewer children in married couple households.

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Approximately 3.9 percent of Pasadena households are single female-headed households with children compared to 6.4 percent countywide. Children in single female-headed households are concentrated in the south central and northwestern tracts of the City. Most tracts have less than 20 percent of children living in female-headed households.

Distribution of RHNA Units by Familial Status

Most RHNA units are located in tracts where the percent of children in married couple families is between 60 and 100 percent. Fewer lower-income RHNA units (40.3 percent) are in tracts where more than 80 percent of children live in married couple households compared to moderate-income units (48.4 percent) and above moderate-income units (436.7 percent).

The majority of lower-income RHNA units (75.4 percent), moderate-income units (67.9 percent), and above moderate-income units (67.0 percent) are in tracts where fewer than 20 percent of children live in female-headed households.

Most lower-income RHNA sites are higher density sites in mixed use areas where the existing units may be primarily smaller units and therefore may be proportionally occupied by fewer families with children.

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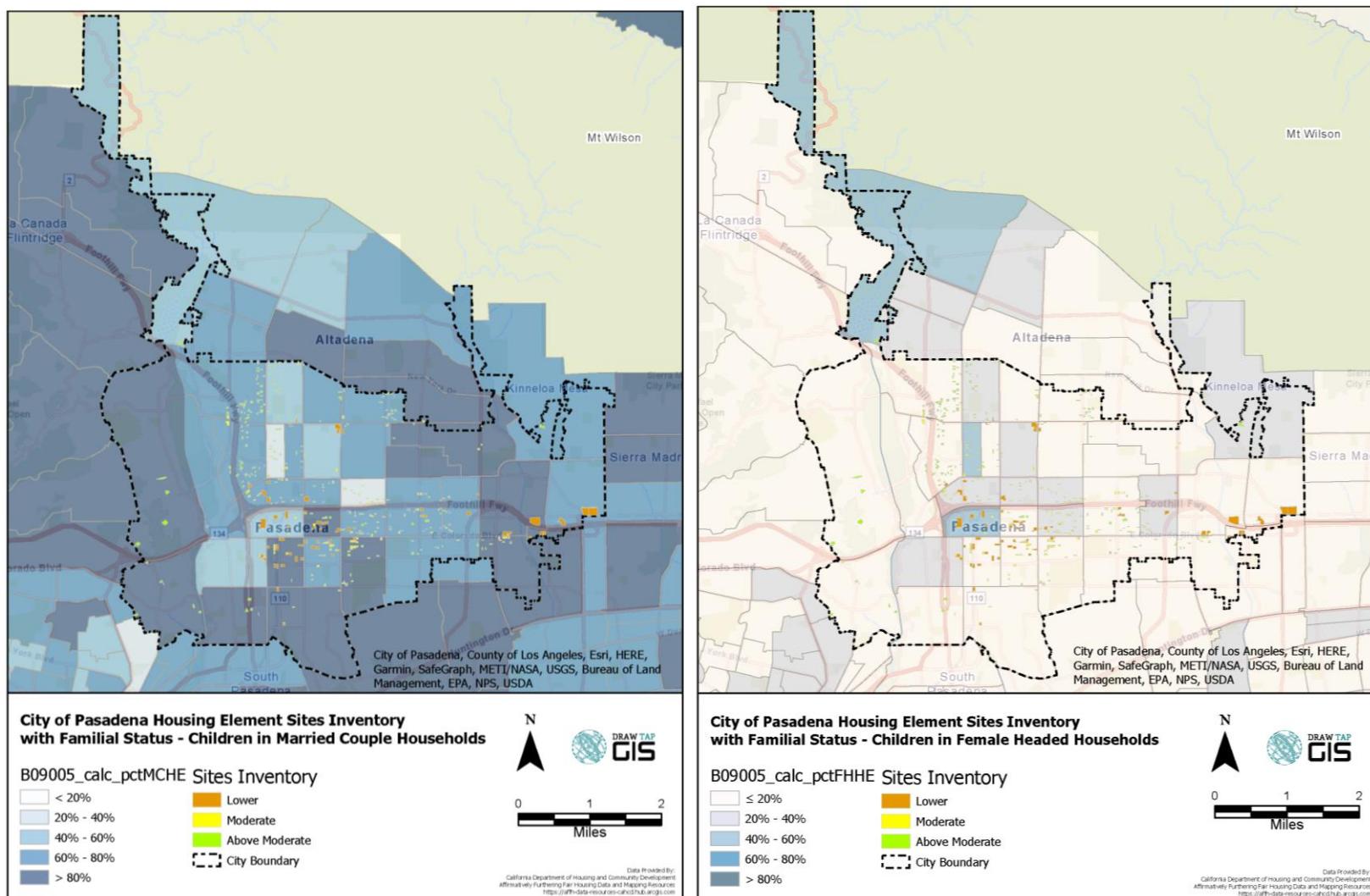
Table F-7: RHNA Units by Percent Children in Married-Couple Households

% Children in Married-Couple HH	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
20% - 40%	1.7%	7.0%	0.7%	2.4%
40% - 60%	14.2%	5.7%	17.5%	13.9%
60% - 80%	43.8%	38.9%	45.1%	43.3%
> 80%	40.3%	48.4%	36.7%	40.4%
Total Units	3,997	2,045	4,286	10,328

Table F-8: RHNA Distribution by Percent Children in Female-Headed Households (FHH)

% Children in FHH	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20%	75.4%	67.9%	67.0%	70.4%
20% - 40%	15.2%	28.8%	16.4%	18.4%
40% - 60%	9.4%	3.3%	16.6%	11.2%
Total Units	3,997	2,045	4,286	10,328

Figure F-4: Children in Married Households and Single Female-Headed Households and Sites Inventory



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Income Level

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. Figure F-5: Low- and Moderate-Income Household Distribution shows the Lower and Moderate Income (LMI) areas in the County by Census block group. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). LMI areas are concentrated in census tracts in the center of Pasadena, along the northern City boundary, and southeast corner. A higher concentration of LMI households is located in the City of Los Angeles and the surrounding areas south of Pasadena.

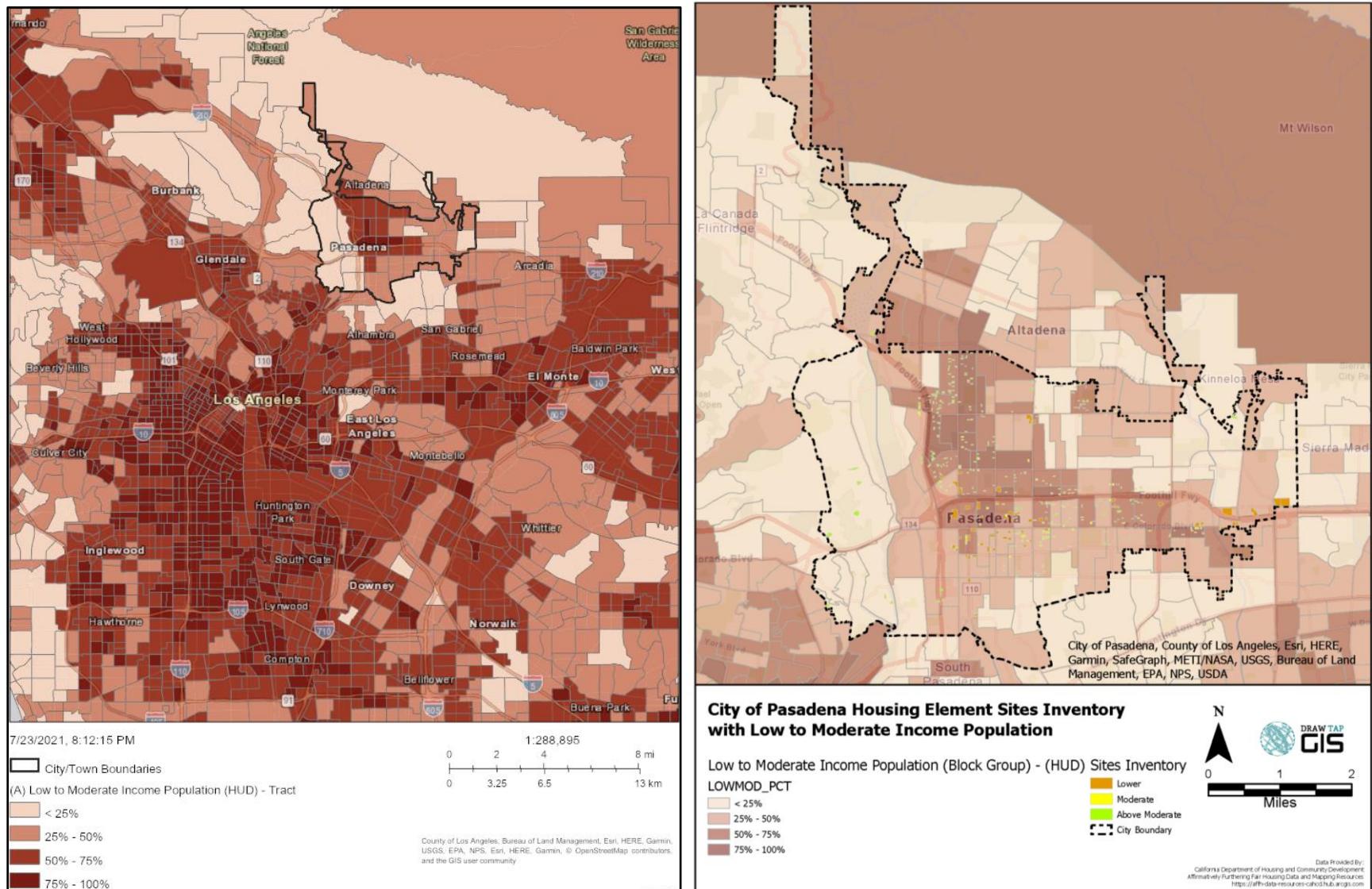
Distribution of RHNA Units by Percent Low- and Moderate-Income Population

About 46.1 percent of RHNA units are located in census tracts where LMI households make up 25 to 50 percent of the population. Approximately 7.3 percent of lower-income RHNA units, 12.6 percent of moderate-income units, and 10.8 percent of above moderate-income units are in tracts with a high concentration of LMI households, making up between 75 and 100 percent of the total population.

Table F-9: RHNA Unit Distribution by Percent LMI Households in Census Tract

% LMI HH	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 25%	19.8%	4.2%	0.7%	8.8%
25% - 50%	46.8%	40.0%	48.4%	46.1%
50% - 75%	26.1%	43.2%	40.1%	35.3%
75% - 100%	7.3%	12.6%	10.8%	9.8%
Total Units	3,997	2,045	4,286	10,328

Figure F-5: Low- and Moderate-Income Household Distribution



3. Racially and Ethnically Concentrated Areas

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

To identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. There are no R/ECAPs identified in Pasadena. The R/ECAPs closest are located in the City of Los Angeles southwest of Pasadena. Because of this, zero percent of RHNA units are located in R/ECAP sites.

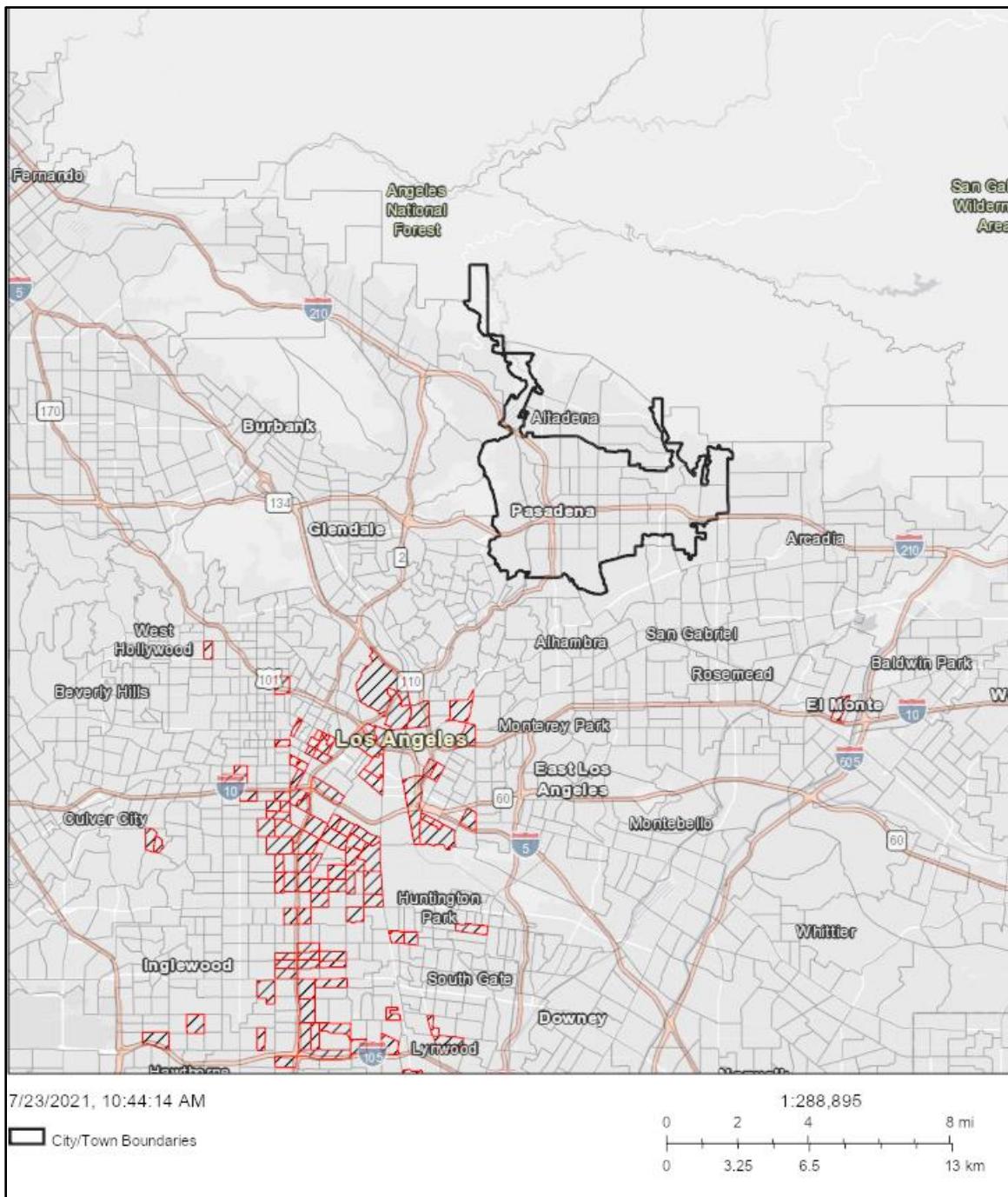
However, as shown in the next section (Access to Opportunities), some tracts in the City are classified as areas of High Poverty and Segregation according to the California Fair Housing Task Force Opportunity Maps. A specific analysis of these areas is included in the next section.

Racially Concentrated Areas of Affluence (RCAAs)

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAAs are defined as affluent, White communities. According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way, neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.

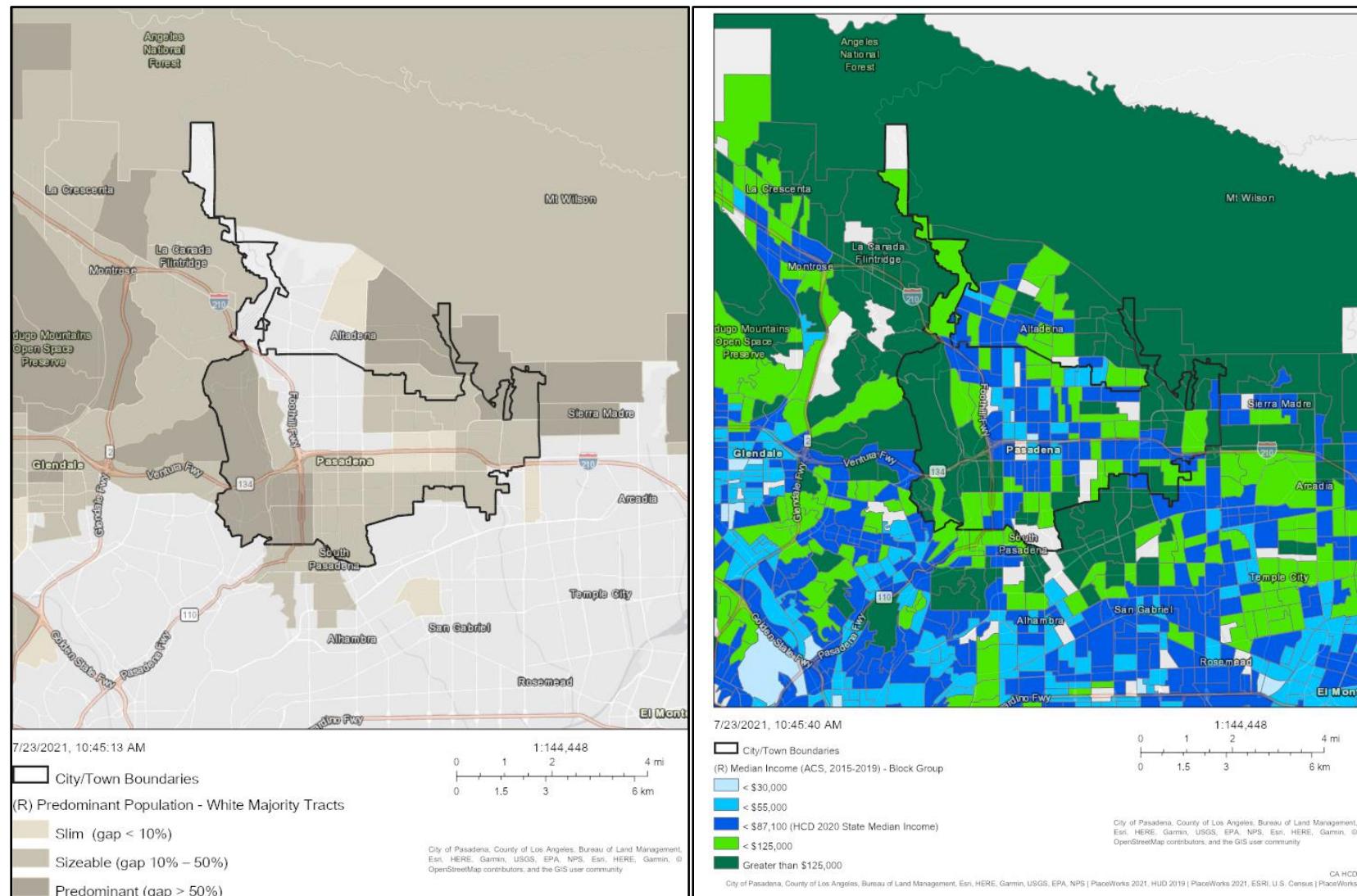
While HCD has created its own metric for RCAAs, at the time of this writing the map on the AFFH tool is not available. Thus, the definition of RCAAs used in this analysis is the definition used by the scholars at the University of Minnesota Humphrey School of Public Affairs cited in HCD's memo: "RCAAs are defined as census tracts where: 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national the median household income in 2016). As discussed previously, there are no block groups in Pasadena with a racial/ethnic minority population below 20%. Therefore, none of Pasadena is considered an RCAA. Block groups with median incomes exceeding \$125,000 are most concentrated along the western City boundary and in the northeast corner of Pasadena. Most of the block groups in the center of the City have median incomes below \$55,000.

Figure F-6: Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)



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Figure F-7: Racially Concentrated Areas of Affluence (RCAs)



Although there are no RCAs in the City, it is important to consider median income gaps within the City and regionally. As Figure F-4 shows, median household incomes range from less than \$55,000 in the downtown (\$13,434 in the tract with the lowest median income) to more than \$125,000 in the edges of the City (\$215,227 in the northwesternmost tract of the City). As housing prices increase in the City and across the State, residents with lower incomes are more likely to be affected and displaced. The areas with lower incomes are also the more “affordable” areas in the City, which correspond with the concentration of HCV renters in the central tracts. Despite being more affordable, these central tracts with lower incomes also tend to have higher concentrations of cost-burdened renter and owner households, as shown in Figures F-16 and F-17.

Regionally, Pasadena has among the highest median incomes and housing prices in the County. In 1990, the median household income in Pasadena was equal to the median household income of Los Angeles County as a whole; 20 years later it grew to 125 percent of the County’s median. In 2018, that trend persisted, with the Pasadena median income 123 percent that of the County. With respect to lower-income residents, they make up 40 percent of all households, which is comparable to the share over the last two decades. It is important to note that 15.7 percent of residents in Pasadena live in poverty (per federal criteria) and are concentrated in the downtown and Northwest areas of the City. These latter two data points illustrate the critical need for more affordable housing citywide.

4. Access to Opportunities

“Significant disparities in access to opportunity” are defined by the AFFH Final Rule as “substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing.”

TCAC Opportunity Maps

The Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/ departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resource levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low Income Housing Tax Credits (LIHTCs).” These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Table F-10 shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

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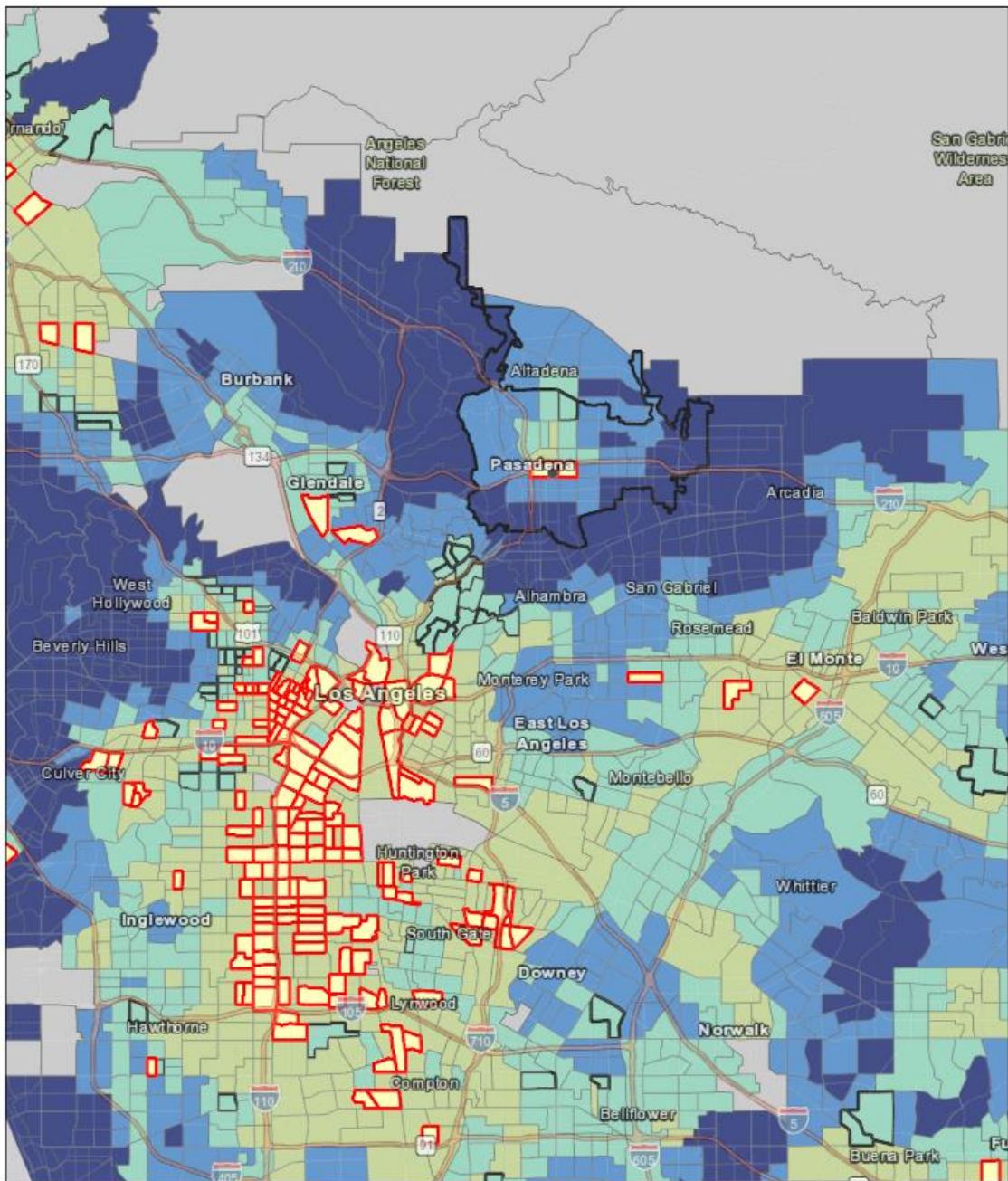
- Poverty: Tracts with at least 30 percent of population under federal poverty line
- Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Table F-10: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020

According to the 2021 TCAC/HCD opportunity area map, two census tracts or areas of high racial segregation and poverty exist in Pasadena (Figure F-8). These tracts are located south of the intersection of the I-210 and SR-134 freeways. The regional map in Figure F-8 identifies most areas with high segregation and poverty in the downtown Los Angeles area and south of the downtown. The closest tracts to Pasadena with high segregation and poverty are in Glendale.

Figure F-8: TCAC Opportunity Areas in the Region

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1:288,895

0 2 4 8 mi
0 3.25 6.5 13 km

- City/Town Boundaries
- (R) TCAC Area of High Segregation and Poverty (2021) - Tract
- (R) TCAC Opportunity Areas (2021) - Composite Score - Tract
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

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County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020

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According to the HCD/TCAC opportunity map, Pasadena is made up of Census tracts with varying degrees of resources. Categorization is based on percentile rankings for census tracts within the Los Angeles Region. Locally, Northwest census tracts scored lower (as low and high concentration of poverty and segregation), indicating lower resources than other tracts within the City. Tracts adjacent to the low resources tracts in the Northwest region are moderate, and the tracts with the highest resources are located on the edges of the City.

Areas of High Segregation and Poverty

Tracts with high poverty and segregation are located in the Central District and bounded by I-210 freeway to the north, South Lake Avenue to the east, East Colorado Boulevard to the south, and South Saint John Avenue to the west. These tracts are part of the Central District Specific Plan vision that “the Central District will function as the City of Pasadena’s vibrant urban core, providing a diversity of economic, residential, and cultural opportunities. Downtown will be a place to work, shop, live, and play, with convenient access by foot, bicycle, and transit, as well as by car.” In this role, much of the City’s future growth has been directed at this area. The challenge is to direct this growth to achieve a high quality of life for the entire community.

Historically, Downtown’s streets and urban land patterns began developing as far back as the 1880s, with Colorado Boulevard and Fair Oaks Avenue as Pasadena’s main commercial corridors, with a commercial district surrounding the intersection of these two streets. Like most cities, however, the character of Downtown began to change at a more rapid pace following World War II. Large-scale, single use projects often built on an auto-oriented, suburban model were introduced with increasing frequency, interrupting the urban fabric.

Numerous historically significant structures are still found within the Central District, specifically within the tracts having a high concentration and poverty, including City Hall and the Public Library. Tracts with high poverty and segregation also extend through the northern parts of three National Register Historic Districts in the City: Old Pasadena, Pasadena Civic Center, and Pasadena Playhouse. Old Pasadena is the historic core of the City that has developed into a vibrant retail and entertainment destination. The Civic Center is the governmental center of the City, distinguished by the landmark City Hall, and Pasadena Playhouse is developing as an arts-oriented area, anchored by the Pasadena Playhouse.

As shown in Figure F-8, the tracts with high poverty and segregation are mostly commercial areas along with outer boundary streets, with a mix of land uses and residential in the middle. Figure F-9 shows that Colorado Boulevard and Lake Avenue are Downtown’s most intensely developed streets, although building intensities along these streets are far from consistent. This is apparent in the periodic presence of multi-story office buildings and towers. On the other hand, properties in the northern areas

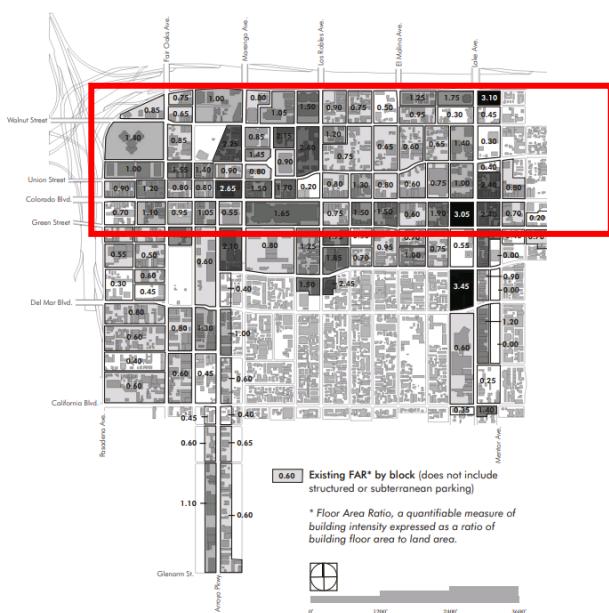
of the district, along I-210, are developed at much lower intensities. Because of the proximity to anticipated rail stations, these areas are identified as ripe for infill and higher-density transit-oriented development.

Figure F-9: District Land Use Patterns (1999)



Source: Central District Specific Plan (2004)

Figure F-10: District Development Intensity



Source: Central District Specific Plan (2004)

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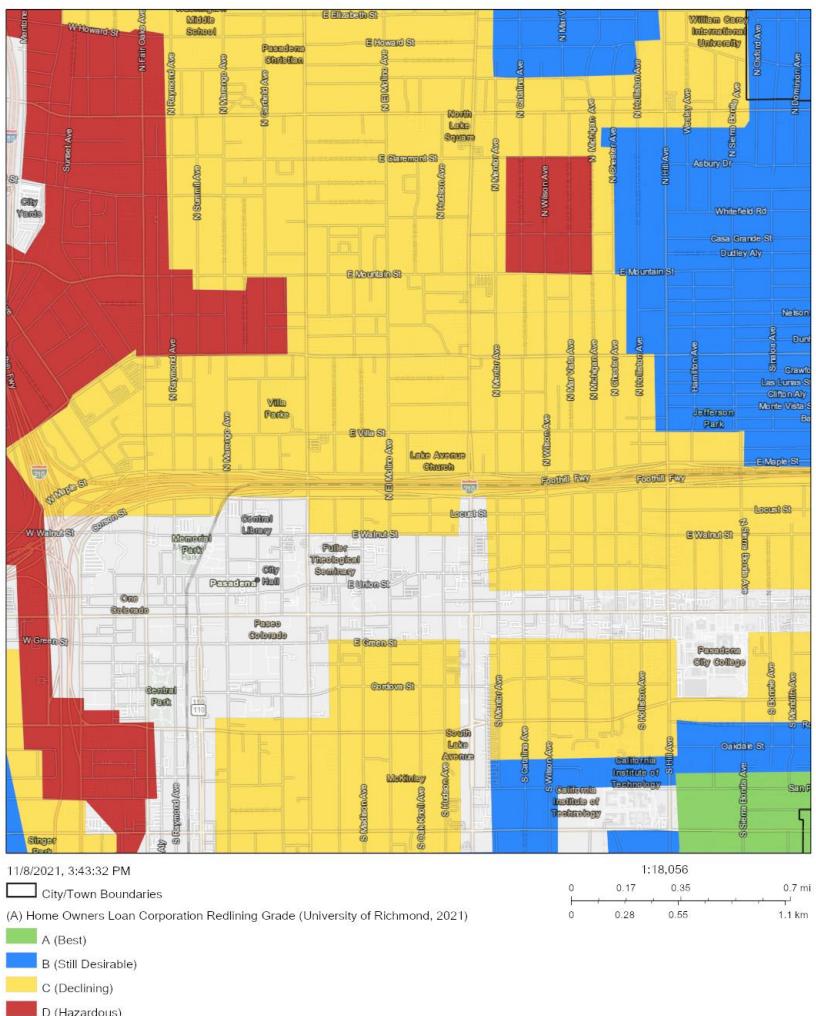
Between 2000 and 2017, Pasadena's housing stock increased by over 11 percent to 60,286 units. However, the growth mostly occurred between 2000 and 2010 (10 percent, compared to 1.2 percent between 2010 and 2020). Between 2000 and 2010, developers concentrated on building apartments and condominiums (which includes single-family attached and multi-family housing) in Pasadena, particularly along transportation corridors. Of the total housing growth from 2000 through 2010, the vast majority of units were built within the Central District Specific Plan area. Based on the housing type and price points, developers appeared to be building multi-family housing for two broad demographic groups: seniors and single professional adults or recently married couples.

HCD's AFFH mapping tool shows that in the past 10 years, the percent of residents living under the federal poverty line has increased significantly in these tracts. In 2010, about one-fourth of the population in these census tracts was living under the poverty line. By 2019, 42 percent of people were living under the poverty line in the western tract and 31 percent in the eastern tract that make up the area with high poverty and concentration.

The tracts with high poverty and segregation are also directly south of the historically African American business district on North Lincoln and the mixed-income, racially diverse neighborhoods of Northwest Pasadena that were displaced by the construction of I-210 in the 1970s. Much of the Lincoln Avenue corridor and surrounding residential neighborhoods are located within one of Pasadena's historically "redlined" communities, meaning residents were systematically blocked from mortgage or home improvement loans between 1939 and 1968 due to the Home Owners' Loan Corporation (HOLC) investment risk-grading documents (Figure F-11). The explicitly racist and discriminatory HOLC documents, which referred to the Lincoln neighborhood as a "blighted" area with "subversive racial elements," are now infamous for their long-term influence on housing policy and access to services including banking, insurance, and healthcare within racially and economically marginalized communities throughout the United States. While the tracts now classified as high poverty and segregation were classified as commercial and not given a HOLC grade, the small areas that did receive a grade classified as "declining," or areas where the residents were often working-class and/or first- or second-generation immigrants from Europe. These areas often lacked utilities and were characterized by older building stock.

This history of disinvestment, combined with the new focus on growth in these areas since the 2000s, has created conditions that make residents susceptible to displacement.

Figure F-11: Homeowner's Loan Corporation Redlining Grade



City of Pasadena, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021,
 user community.

CA HCD

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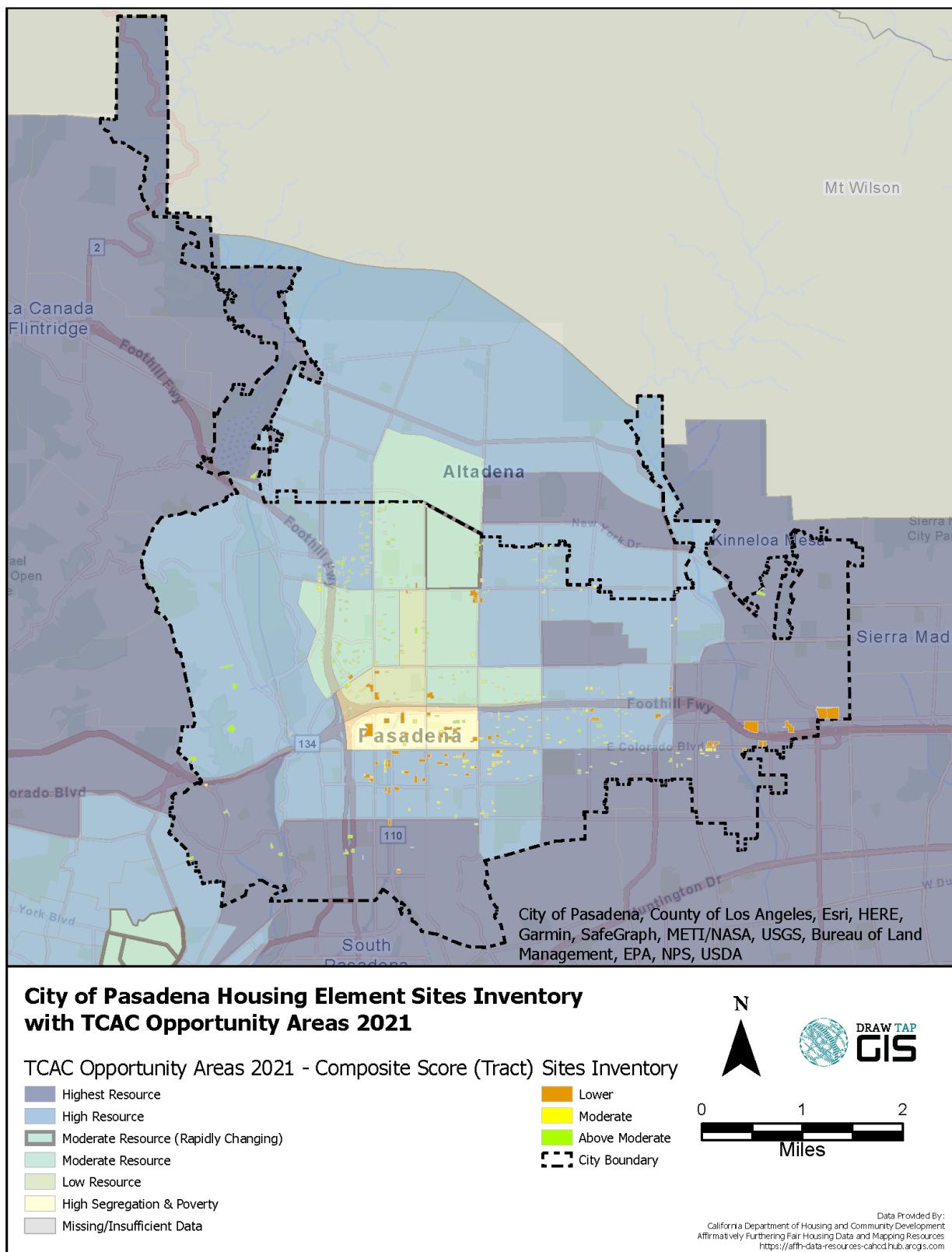
Distribution of RHNA Units by TCAC Opportunity Area

Figure F-11 also shows the distribution of RHNA sites across the TCAC opportunity areas. About 65 percent of all RHNA units are located in high or highest resource areas (F-10). Of the 3,997 lower-income RHNA units, 60 percent are in the high and highest resource tracts.

Table F-11: RHNA Units by TCAC Opportunity Areas

Opportunity Area	Very Low	Low	Mod	Above Mod	All Units
Highest	31.1%	22.3%	9.2%	18.7%	21.1%
High	35.9%	72.6%	61.1%	38.6%	44.2%
Moderate	7.2%	0.0%	10.1%	12.4%	9.5%
Moderate (Rapid Change)	0.0%	0.0%	0.6%	0.3%	0.3%
Low	4.2%	1.3%	4.9%	6.6%	5.2%
High Segregation & Poverty	21.6%	3.8%	14.1%	23.4%	19.8%
Total	3,373	624	2,045	4,286	10,328

Figure F-12: TCAC Opportunity Areas in Pasadena



Opportunity Indicators

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess Pasadena residents' access to key opportunity assets in comparison to the County. Table F-12 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area, or CBSA). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.

- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

In Los Angeles County, Black and Hispanic residents were more likely (compared to other racial/ethnic groups) to be impacted by poverty, limited access to proficient schools, lower labor participation, lower jobs proximity, and lower environmental health scores. For population living below the federal poverty line, scores decreased for among all races, though Blacks and Hispanics continued to score the lowers.

Within Pasadena, Blacks and Hispanics were more likely (scored lowest) to be impacted by poverty, limited access to proficient schools, lower job participation, and lower jobs proximity. Unlike the County trends, Pasadena Hispanics and Blacks did not score lowest among the race/ethnic groups in the environmental health index. Like the County, the Pasadena population living below the poverty line scored lower than the population at large across most indices, except for the transit index and the job proximity index.

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Table F-12: Opportunity Indicators by Race/Ethnicity

City of Pasadena	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	62.03	60.77	80.84	88.69	78.00	74.98	17.67
Black, Non-Hispanic	39.76	50.89	58.97	88.77	78.76	69.34	20.58
Hispanic	40.41	49.66	58.06	89.37	79.59	72.04	19.09
Asian or Pacific Islander, Non-Hispanic	59.40	60.23	79.73	89.92	81.80	79.45	17.04
Native American, Non-Hispanic	47.95	55.90	67.34	89.57	80.15	75.03	17.95
Population below federal poverty line							
White, Non-Hispanic	52.64	55.06	73.14	89.90	82.11	76.06	17.17
Black, Non-Hispanic	31.63	43.03	54.60	90.54	81.60	73.81	18.83
Hispanic	33.34	45.00	50.17	89.95	81.45	75.01	18.20
Asian or Pacific Islander, Non-Hispanic	50.90	52.90	70.94	91.67	85.09	82.37	16.72
Native American, Non-Hispanic	25.21	39.13	38.27	93.88	81.88	78.25	17.02
Los Angeles County							
Total Population							
White, Non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, Non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, Non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, Non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
Population below federal poverty line							
White, Non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, Non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, Non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, Non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01

Note: American Community Survey Data are based on a sample and are subject to sampling variability. See narrative for index score meanings. Table is comparing the total Pasadena and County population, by race/ethnicity, to the Pasadena and County population living below the federal poverty line, also by race/ethnicity.

Source: AFFHT Data Table 12; Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

Education

School proficiency scores are indicators of school system quality. In Pasadena, school proficiency indices ranged from 50 to 61 across all races and from 39 to 55 across all races living below the federal poverty line (Table F-12). The differences in scores among the races indicate a dissimilar access to schools, where Blacks and Hispanics scored the lowest. However, Black and Hispanic residents at-large and those living below the poverty level had access to higher quality schools in Pasadena compared to the County overall, where school proficiency scores were in the 30s. The higher the score, the higher the quality of schools.

Greatschools.org is a non-profit organization that rates schools across the States. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is "below average," 5-6 indicates "average," and 7-10 means "above average." Figure F-3¹ shows that Pasadena elementary, middle, and high schools mostly rate as below average and average, with the exception of a few schools on the northwestern edges of the City. Lower educational opportunities across the City is shown in TCAC's Education Score² map. Census tracts in the Northwest region had the lowest education scores, while Census tracts in the edges have greater scores (meaning more positive education outcomes).

¹ For more information of GreatSchools ratings, visit:
<https://www.greatschools.org/gk/ratings/>

² Education scores are a composite of different indicators including: math proficiency, reading proficiency, high school graduation rates, student poverty rates

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Figure F-13: GreatSchools Ratings

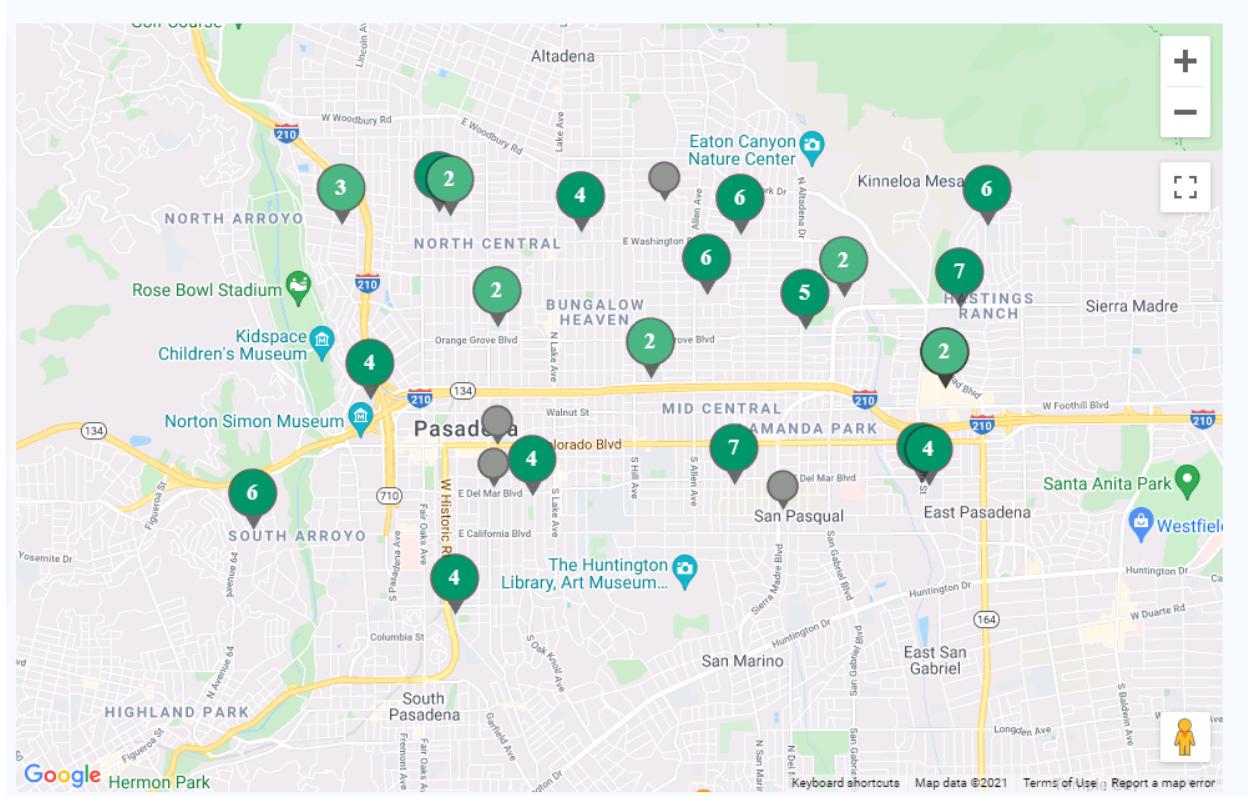
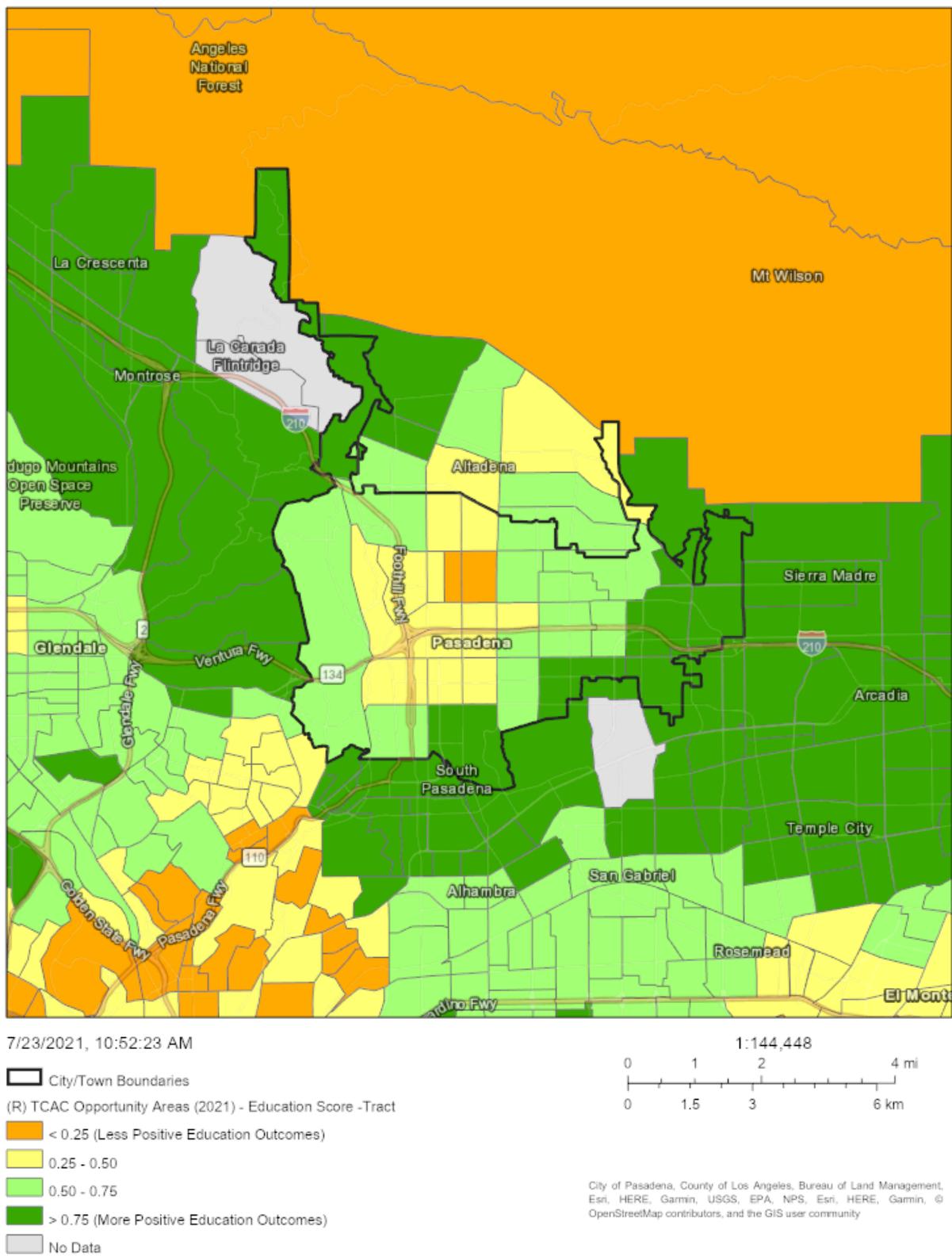


Figure F-14: TCAC Education Score Map

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Transportation

HUD's opportunity indicators have two categories to describe transportation- transit index and low transportation cost. Transit index scores did not differ significantly between races or between the total population and the population living in poverty. Transit index scores fell in the between 89 and 94 across all races. Low transportation cost scores were lower but had similar range (78 to 81) between all races in the entire population and were slightly higher for the population living below the poverty line (81 to 85). Considering that a higher transit index score indicates a higher likelihood to use public transit and a higher "low transportation cost" indicates a lower cost of transportation, Pasadena's lower income population has better access to transit compared to the entire population.

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the most recent data posted (2019), Pasadena has an AllTransit Performance Score of 8.3 (Figure F-15). This is a relatively high score and the shows that most of the City has similarly high scores, with scores in the eastern part of the City being slightly lower. Figure F-16 shows that the number of transit stops within one-half mile is greatest in the Census tracts along I-210 but does not differ across the greatly across most of the City.

Figure F-15: AllTransit Performance Score

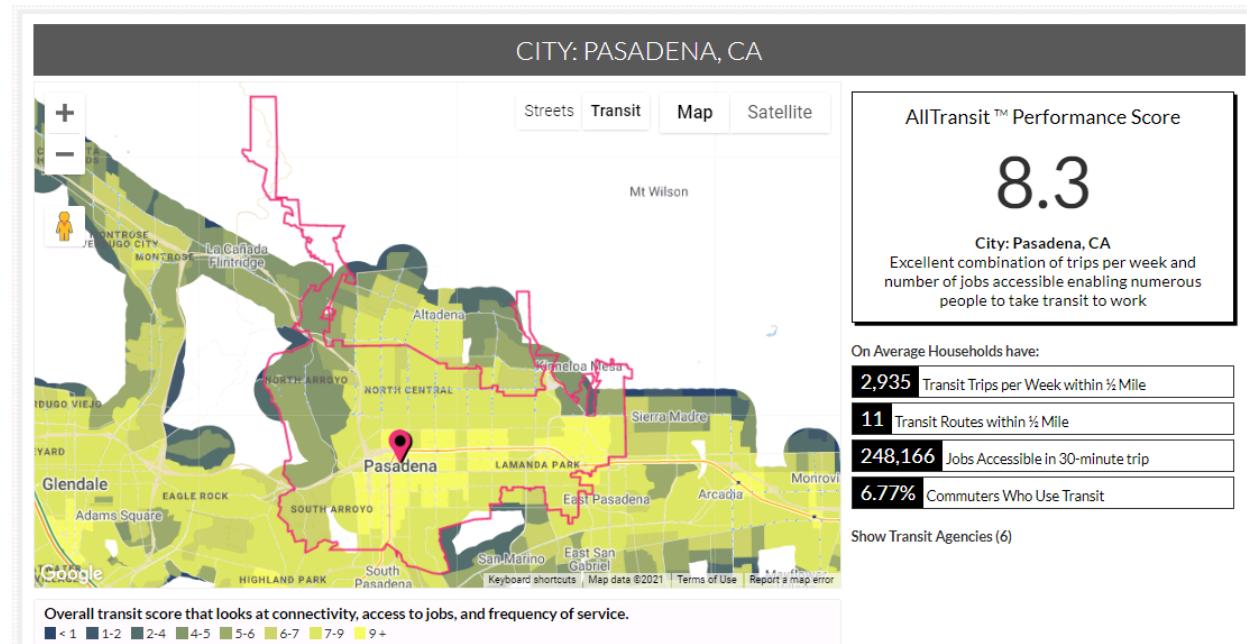
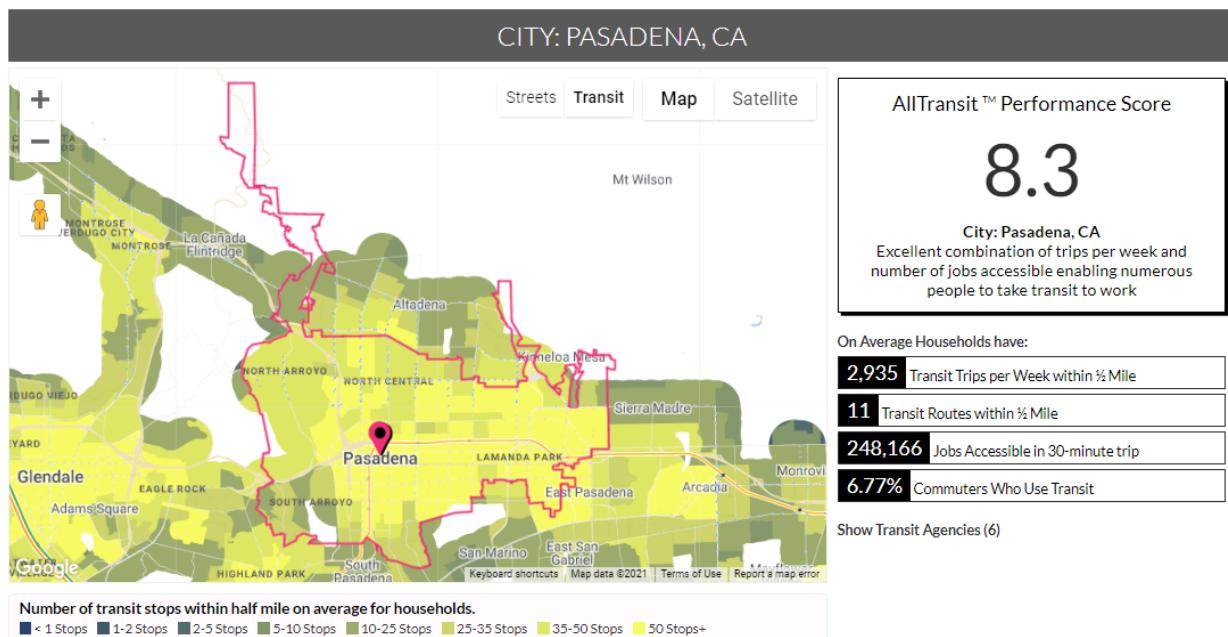


Figure F-16: Number of Transit Stops within One-half Mile of Households

Economic Development

HUD's opportunity indicators provide scores for labor market and jobs proximity. The labor market score is based the level of employment, labor force participation, and educational attainment in a census tract. Pasadena had higher labor market index scores (58 to 80) than the County overall (33 to 65), indicating a higher labor force participation and human capital in a neighborhood. However, within the large range of labor market index scores in the City, Whites and Asians scored the highest, and Blacks and Hispanics scored the lowest.

The jobs proximity score quantifies the accessibility of a neighborhood to jobs in the region. Pasadena scored higher (64 to 79) than the County overall (40-56). Within the City, higher job proximity scores are located near downtown, mostly south of I-210 along the I-710 freeway stub. Some tracts north of I-210 also scored among the highest in jobs proximity within the City.

TCAC Economic Scores are based on a composite of the following area characteristics: poverty, adult education, employment, job proximity, median home value. The areas surrounding Pasadena and in the southern census tracts of Pasadena have the highest economic scores among the northeastern Los Angeles region. The census tracts with the lowest scores within the City and the surrounding region are located within Pasadena in the Northwestern census tracts.

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Figure F-17: Jobs Proximity Index

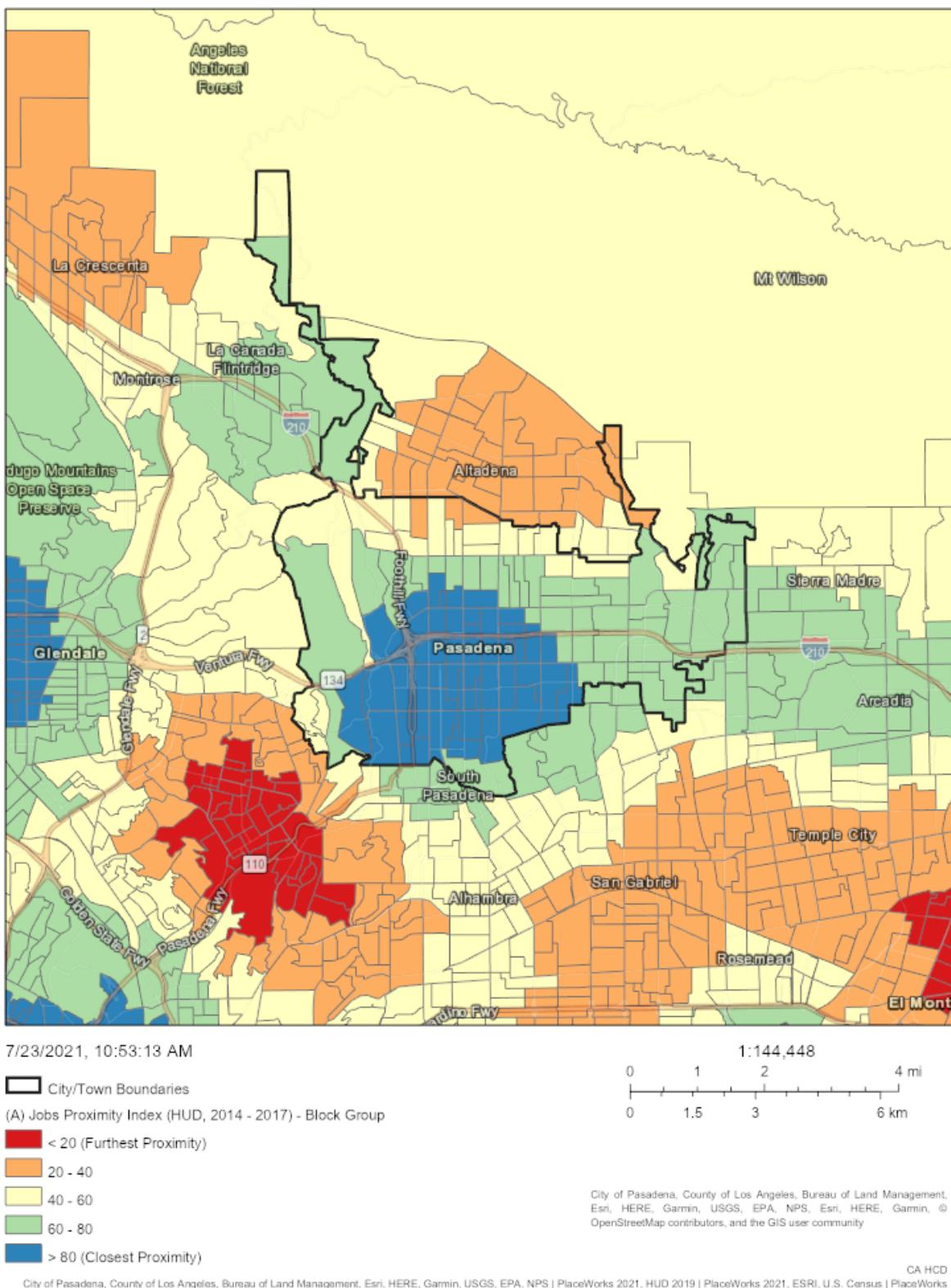
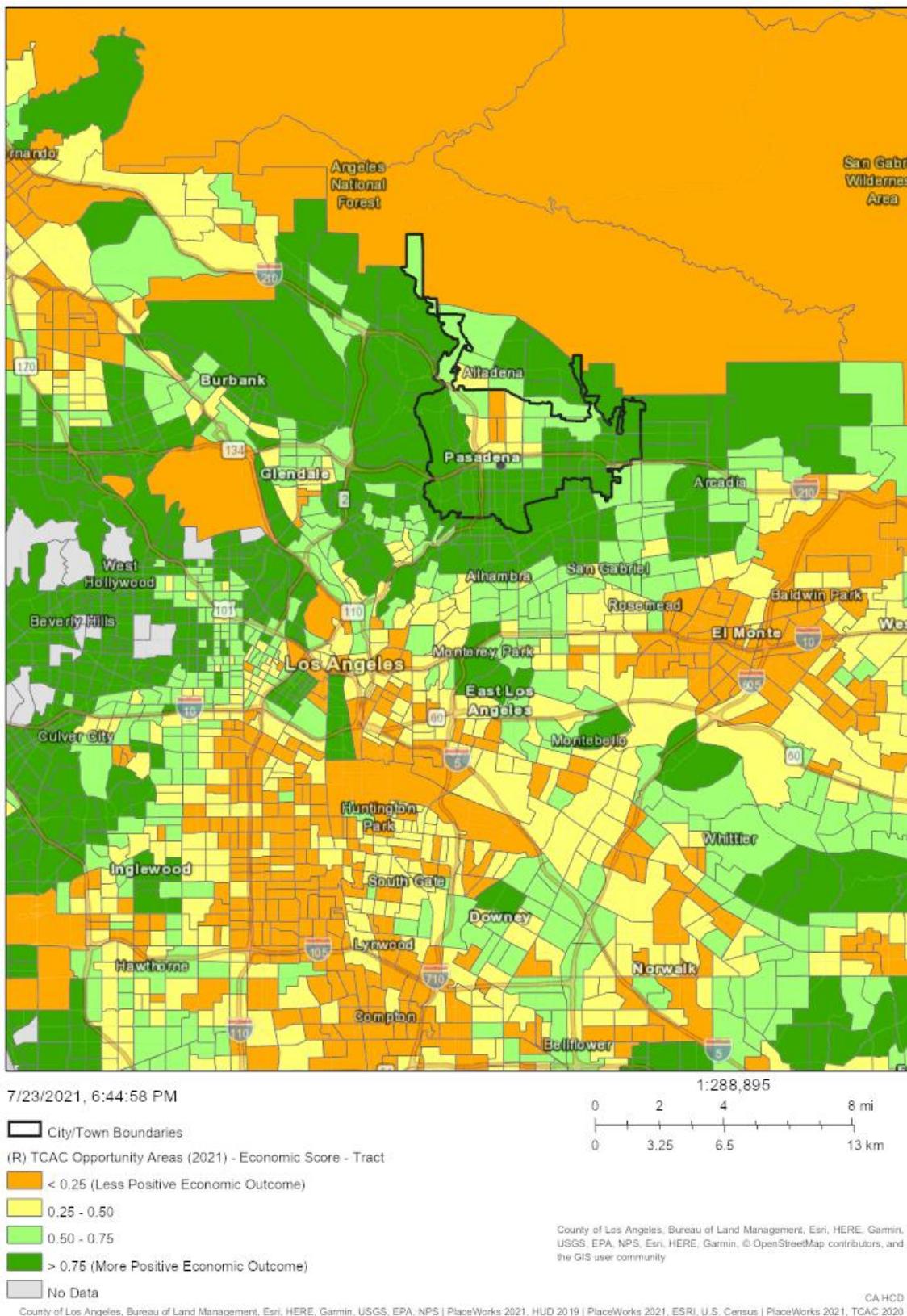
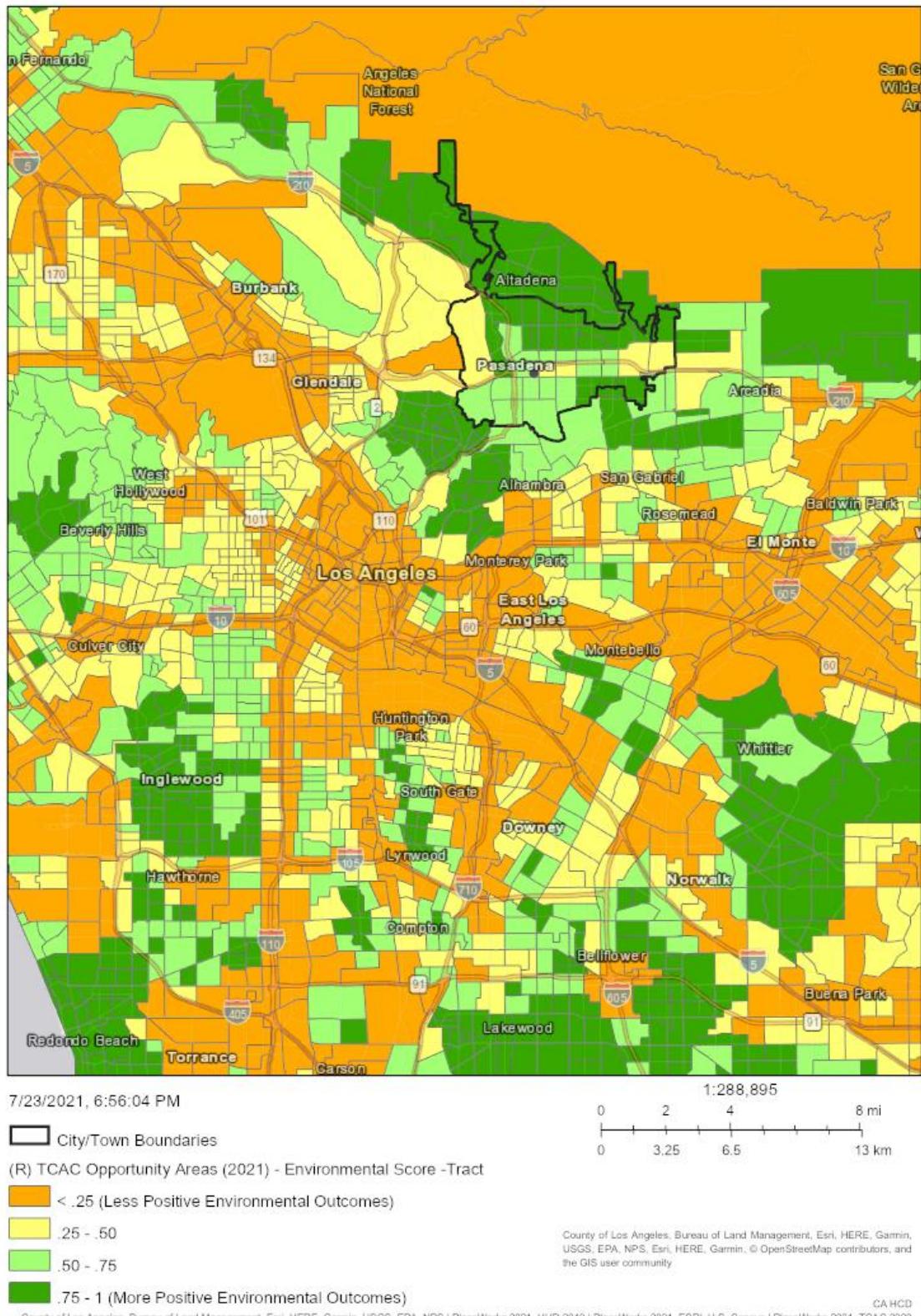


Figure F-18: TCAC Economic Score

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Environment

The TCAC Environmental Score is based on CalEnviroScreen 3.0 scores. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Similar to economic scores, the TCAC's environmental scores were highest near and within part of Pasadena when compared to the immediate surrounding region and downtown Los Angeles. However, within the City, the lowest environmental scores were concentrated along I-210 and south of it. The westernmost and easternmost census tracts along that transect scored the lowest (0.25 to 0.50).

Figure F-19: TCAC- Environmental Score

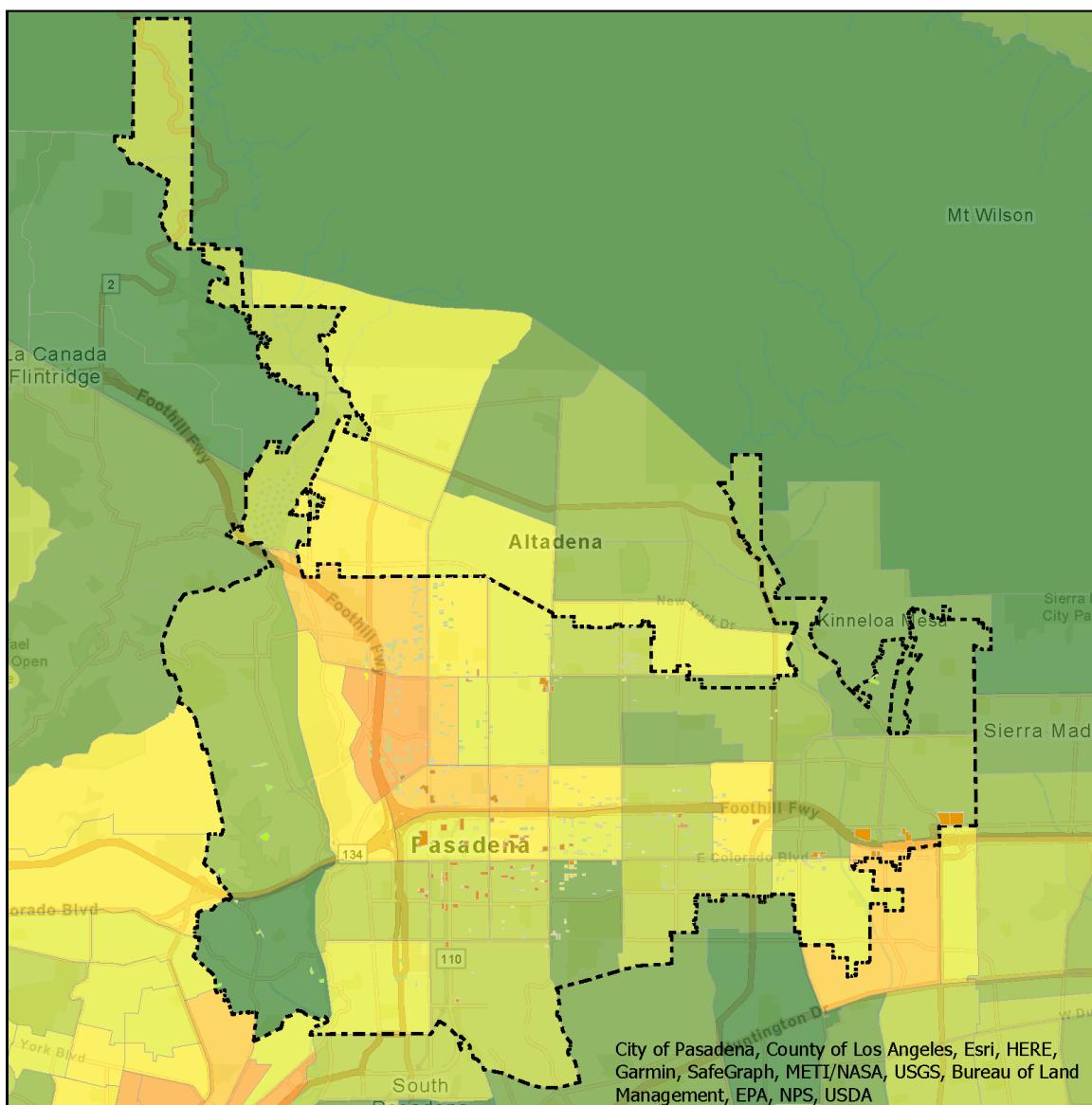
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Distribution of RHNA Units by CalEnviroScreen Scores

The February 2021 update to the CalEnviroScreen (CalEnviroScreen 4.0) shows even more differentiation in CalEnviroScreen scores and shows that the Northwestern census tracts of the City have the highest (worst) scores (Table F-13). These census tracts fall between the 60 and 80 percentile of scores relative to other census tracts. Only 18 percent of lower-income RHNA units are located in the lowest scoring tracts (61-80 percentile). Overall, only 15 percent of all RHNA units are located in these tracts.

Table F-13: RHNA Units by CalEnviroScreen 4.0 Scores

CalEnviroScreen Score (Percentile)	Very Low Income RHNA	Low Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
1 - 10% (Lowest Score)	0.0%	0.0%	0.1%	0.2%	0.1%
11 - 20%	0.9%	22.7%	17.6%	0.2%	6.1%
21 - 30%	24.8%	0.0%	5.1%	36.0%	21.3%
31 - 40%	31.1%	0.0%	30.2%	14.2%	26.4%
41 - 50%	14.7%	0.0%	16.2%	22.6%	17.1%
51 - 60%	10.6%	9.1%	21.9%	10.9%	14.2%
61 - 70%	17.4%	68.2%	7.8%	11.5%	13.1%
71 - 80%	0.5%	0.0%	1.1%	4.4%	1.7%
81 - 90%	0.0%	0.0%	0.0%	0.0%	0.0%
91 - 100% (Highest Score)	0.0%	0.0%	0.0%	0.0%	0.0%
Total Units	3,946	44	2,849	2,295	9,134

Figure F-20: RHNA Unit Distribution by CalEnviroScreen 4.0 Score³

City of Pasadena Housing Element Sites Inventory with Environmental Justice Communities

CalEnviroScreen 4.0

CIScoreP

1 - 10% (Lowest Scores)
11 - 20%
21 - 30%

31 - 40%
41 - 50%
51 - 60%
61 - 70%
71 - 80%
81 - 90%

91 - 100% (Highest Scores)

Sites Inventory

Lower
Moderate
Above Moderate
City Boundary



0 1 2
Miles

Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affh-data-resources-cahcd.hub.arcgis.com>

³The results for each indicator range from 0-100 and represent the percentile ranking of census tract relative to other census tracts

5. Disproportionate Housing Needs

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

Cost Burden

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Pasadena. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom)

Pasadena households experience housing problems (46 percent) and cost burdens (42 percent) at lower rates than the County overall (52 percent and 46 percent) (Table F-14). As shown in Table F-14, households of all Black, American Indian, and Hispanics race experience housing problems at a higher rate than White and Asian households and all households in the City (46 percent). Renter-households, independent of race, experience housing problems at higher rates than owner-occupied households in Pasadena. Renters are also cost burdened at higher rates than owners, independent of race. Similar trends are seen in Los Angeles County, where Black and Hispanic households experience cost burdens and housing problems at higher rates than other races and the County overall, and renters experience problems at a higher rate than owners.

Elderly and large households may also be subject to disproportionate housing problems. Table F-14 shows that renter-elderly and large households experience housing problems and cost burden at greater rates than all renter-households and all households in the City. More than two thirds of elderly renter-households experience housing problems and cost burdens. Large renter households experience housing problems and cost burden at the highest rates (80 percent). Among owner households, large households also have the highest rates of housing problems and cost burdens (45 percent and 37 percent, respectively).

In the County, renter and owner large households experience the greatest rates of housing problems, compared to all households in the City and other household types of the same tenure. However, elderly households are more likely to experience cost burdens and renter elderly households are most affected (66 percent).

Table F-14: Housing Problems by Race, Pasadena vs. Los Angeles County (2017)

Pasadena	White	Black	Asian	Am. Ind.	Pac Isl.	Hisp.	Other	All
With Housing Problem								
Owner-Occupied	29.3%	40.8%	33.5%	50.0%	0.0%	45.4%	28.9%	33.9%
Renter-Occupied	49.2%	66.3%	42.5%	66.7%	33.3%	64.6%	50.9%	54.5%
All Households	39.0%	58.1%	38.3%	55.0%	22.2%	58.2%	43.8%	45.5%
With Cost Burden >30%								
Owner-Occupied	28.8%	38.3%	32.4%	14.3%	0.0%	41.1%	27.7%	32.4%
Renter-Occupied	45.9%	64.7%	37.9%	83.3%	33.3%	57.2%	49.1%	50.1%
All Households	37.1%	56.2%	35.4%	35.0%	22.2%	51.8%	42.2%	42.4%
Los Angeles County	White	Black	Asian	Am. Ind.	Pac Isl.	Hisp.	Other	All
With Housing Problem								
Owner-Occupied	32.1%	41.5%	38.3%	39.7%	39.7%	48.2%	36.5%	39.0%
Renter-Occupied	52.6%	63.7%	56.3%	56.4%	55.5%	71.1%	55.7%	62.3%
All Households	41.4%	56.3%	46.8%	49.4%	50.2%	62.3%	48.4%	51.6%
With Cost Burden >30%								
Owner-Occupied	31.1%	40.0%	34.4%	36.9%	33.3%	39.5%	34.9%	35.0%
Renter-Occupied	49.4%	59.6%	47.6%	48.8%	47.9%	58.3%	50.9%	54.2%
All Households	39.4%	53.0%	40.6%	43.7%	43.0%	51.1%	44.8%	45.4%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD CHAS, (2013-2017).

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Table F-15: Housing Problems, Elderly and Large Households, Pasadena vs Los Angeles County

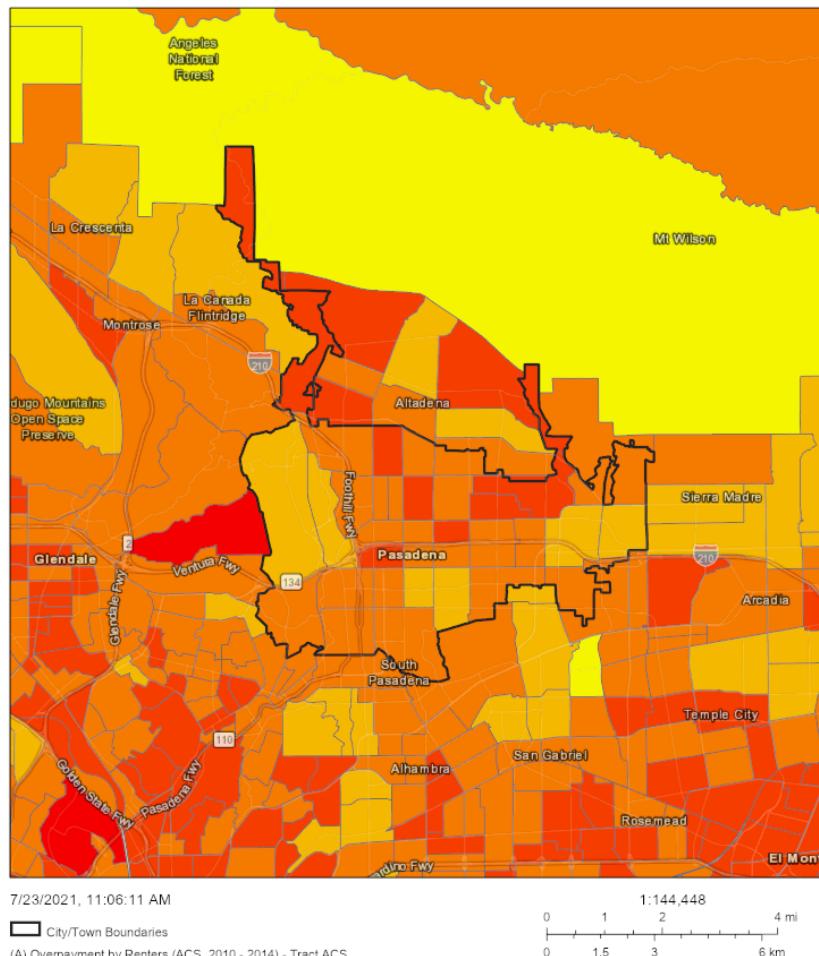
Pasadena	Renter-Occupied			Owner-Occupied			All HHs
	Elderly	Large HH	All Renter	Elderly	Large HH	All Owners	
Any Housing Problem	69.0%	80.9%	54.5%	35.5%	45.0%	33.9%	45.5%
Cost Burden > 30%	66.6%	59.1%	50.1%	35.1%	36.7%	32.3%	42.4%
Los Angeles County							
Any Housing Problem	66.1%	84.8%	62.3%	36.8%	54.6%	39.0%	51.6%
Cost Burden > 30%	63.0%	55.9%	54.2%	36.2%	33.5%	35.0%	45.4%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households.

Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.
Source: HUD CHAS, (2013-2017).

Between 2014 and 2017, the share of cost burdened households in the City has increased by less than one percent (42.0 percent in 2014). However, only renter households had an increase in cost burden rates (from 47 percent to 50 percent). Owner cost burden rates decreased from 35 percent in 2010 to 32 percent in 2017. While cost burdens have increased slightly between 2010 and 2017 for renters, the distribution of cost-burdened households has not changed significantly across the City. Figure F-21 shows the concentration of renter cost-burdened households remaining concentrated in the Northwestern neighborhoods. However, some of the westernmost census tracts increased in their concentration of cost-burdened households from 60 to 80 percent to over 80 percent in the five-year time period mapped. By contrast, many tracts in the southwestern part of the City decreased their concentration of cost-burdened owner households (Figure F-22). Cost-burdened owner households remain present in the central tracts north to south and east to west in the City.

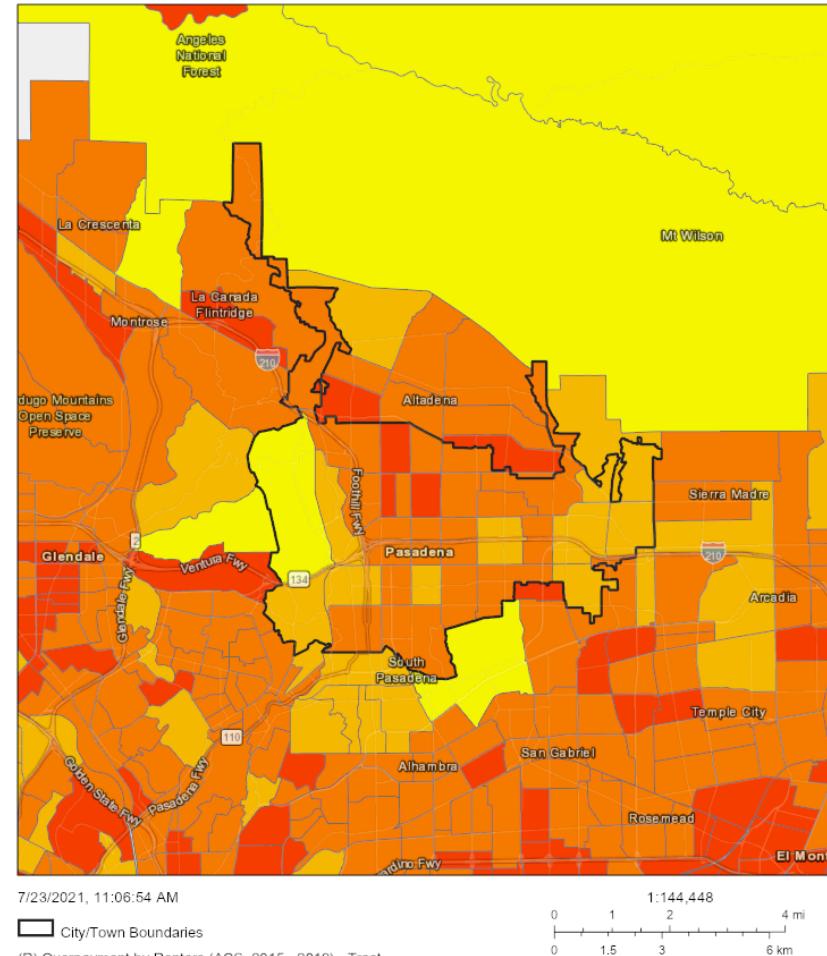
Figure F-21: Change in Cost-Burdened Renter Households, 2014 to 2019



(A) Overpayment by Renters (ACS, 2010 - 2014) - Tract ACS

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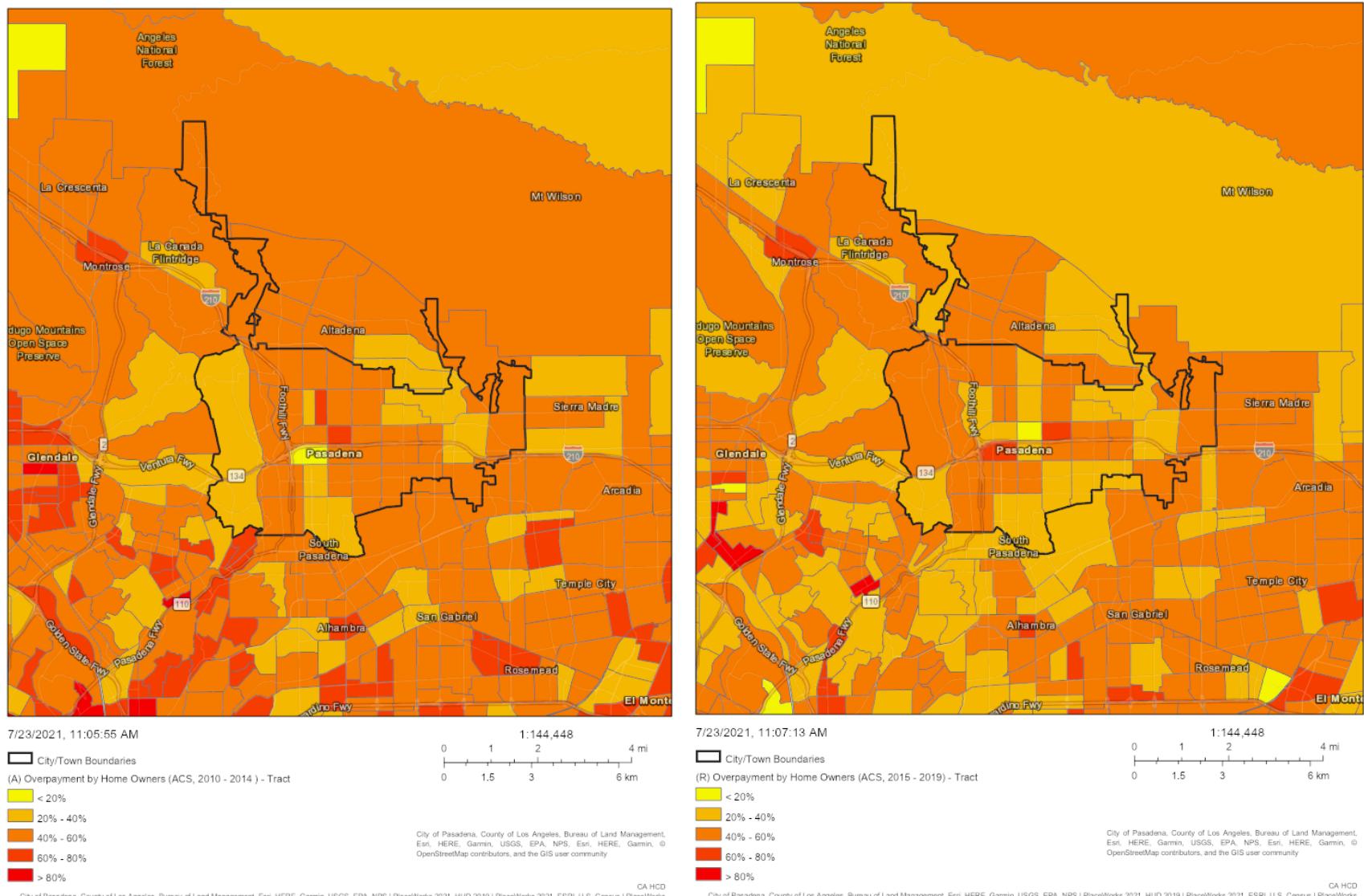
(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract

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Figure F-22: Change in Cost-Burdened Owner Households, 2014 to 2019



Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2019 five-year ACS estimates, a lower percentage of households in Pasadena (5.8 percent) are living in overcrowded conditions than the County (11.3 percent) (Table F-16). Renter households are also more likely to live in overcrowded condition in both Pasadena and Los Angeles County. Table F-16 shows that overcrowding is more prevalent in downtown Los Angeles and its surrounding areas but low in the cities adjacent to Pasadena. Pasadena has the highest concentration of overcrowded households among its neighboring cities. Within the City, overcrowded households are concentrated in the north central part of the City, north of I-210.

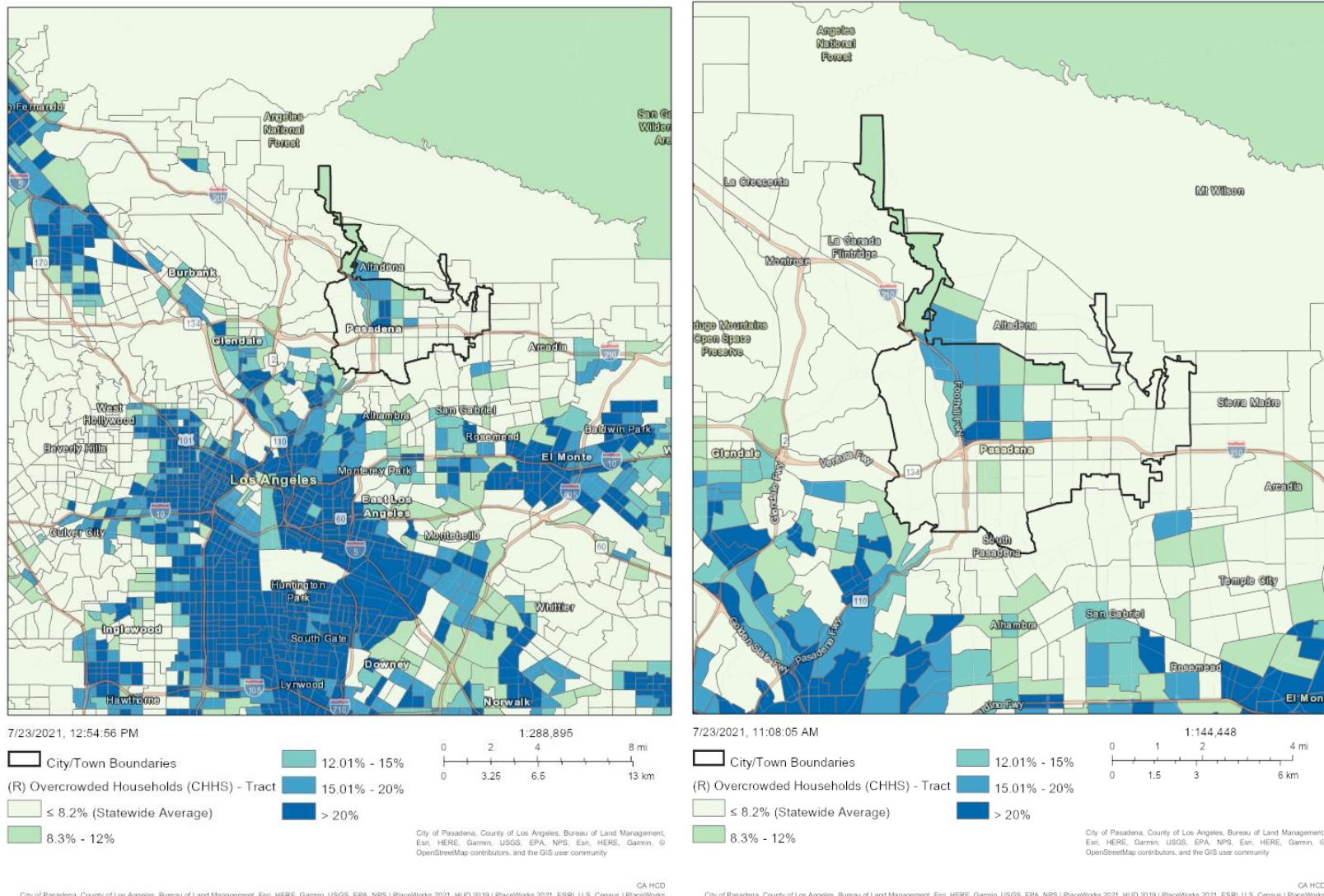
Table F-16: Overcrowded Households, Pasadena vs. Los Angeles County

Overcrowded	Pasadena		Los Angeles County	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
Overcrowded (>1 person per room)	1.9%	8.6%	5.5%	16.2%
Severely Overcrowded (>1.5 persons per room)	0.6%	3.7%	1.5%	7.5%
Total Overcrowded Households (>1 person per room)	5.8%		11.3%	

Source: 2015-2019 ACS (5-Year Estimates).

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Figure F-23: Overcrowded Households

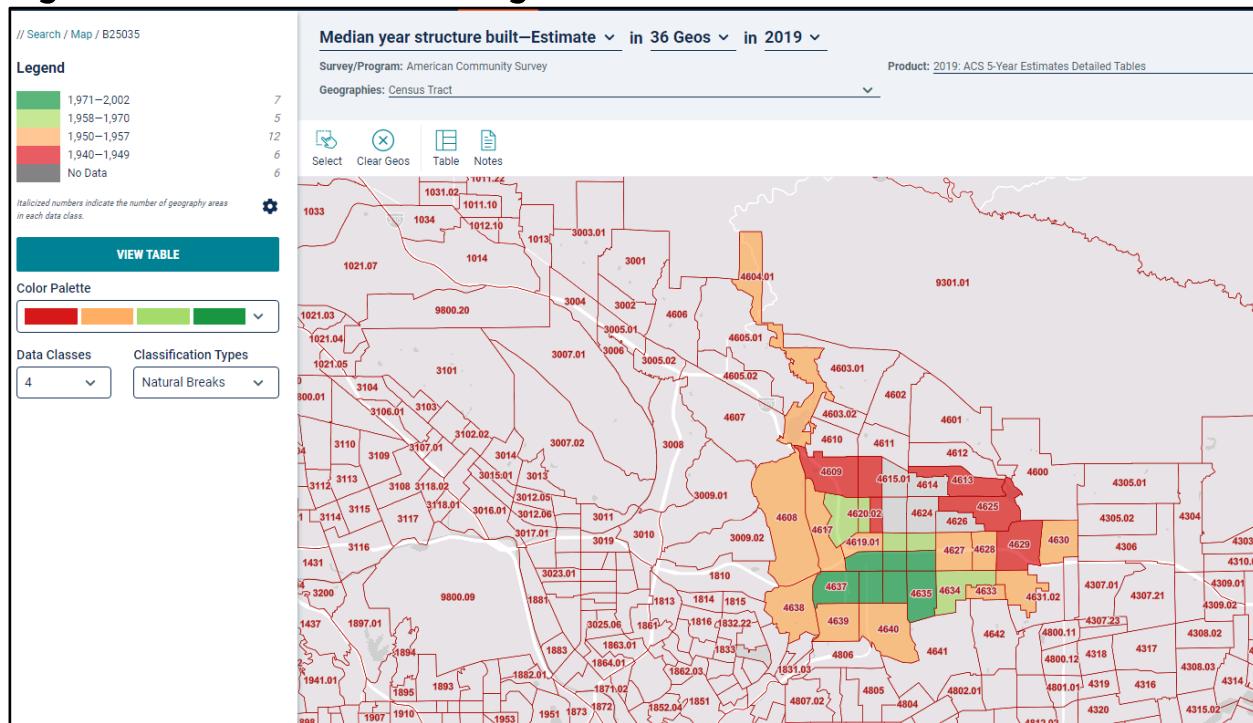


Substandard Conditions

Housing that is 30 years or older is assumed to require some rehabilitation. Such features as electrical capacity, kitchen features, and roofs, usually need updating if no prior replacement work has occurred. Pasadena's housing stock is similarly aged to the County's; 85 percent of the City's housing stock was constructed prior to 1990 (and thus over 30 years old), compared to 86 percent of the County's housing stock.

Nearly 91 percent of the City's existing housing stock will exceed 30 years of age by the end of this Housing Element planning period (built before 2000). As shown in Figure F-24, the median year of housing built varies across the City. Housing in the central census tracts has been built more recently (after 1971, 50 years ago) while the housing by the City edges tends to be older.

Figure F-24: Median Year Housing Built

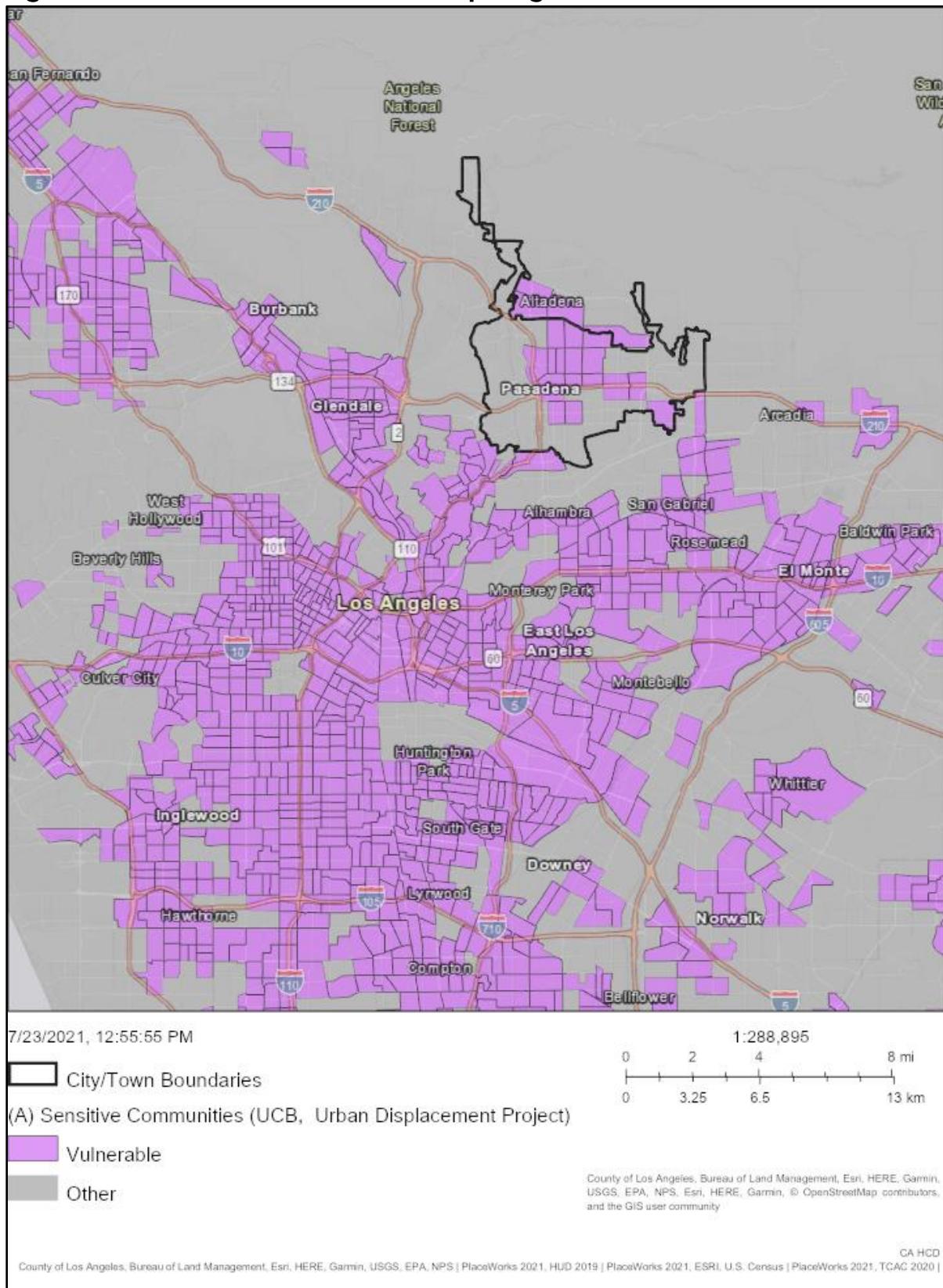


Source: 2015-2019 ACS (5-Year Estimates).

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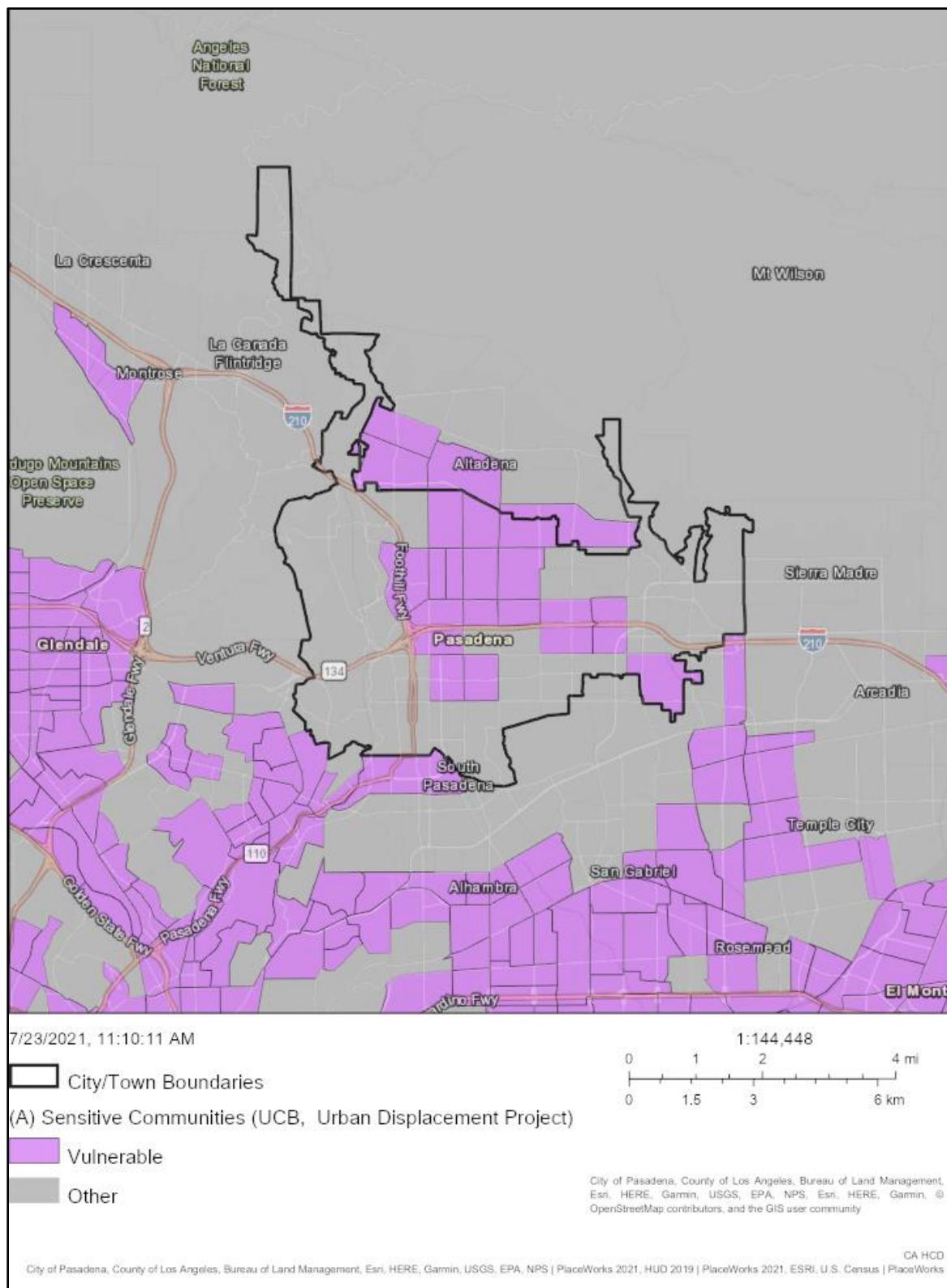
Displacement Risk

UCLA's displacement project defines residential displacement as "the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." As part of this project, the UCLA team has identified populations vulnerable to displacement (named "sensitive communities") in the event of increased redevelopment and drastic shifts in housing cost. They defined vulnerability based on the share of low-income residents per tract and other criteria, including share of renters is above 40 percent, share of people of color is more than 50 percent, share of low-income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Using this methodology, sensitive communities are concentrated in downtown Los Angeles and adjacent to major freeways, with the highest concentrations south and west of downtown (Figure F-24). East of Downtown and in the Pasadena area, only Pasadena had census tracts identified as sensitive communities (Figure F-25). These census tracts were concentrated in the north central area of the City, north and west of I-210.

Figure F-25: Sensitive Communities Map, Regional

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Figure F-26: Sensitive Communities, City of Pasadena



6. Other Relevant Factors

Lending Patterns

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the recent lending/credit crisis. In the past, credit market distortions and other activities such as "redlining" were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants. Table F-17 examines detailed 2017 HMDA data for Pasadena and the County.

The 2020 Pasadena Analysis of Impediments to Fair Housing Choice identified access to financing as an impediment to Fair Housing choice. All racial/ethnic groups had lower approval rates for home mortgage financing than non-Hispanic Whites and Asian (Table F-17). Approval rates ranged between 40 percent (American Indian and Alaska Natives) to 64 percent (Whites and Asian). The Citywide approval rating was 58 percent. The AI further broke down approval rates by race and income level. Approval rates for loans tend to increase as household income increases; however, lending outcomes should not vary significantly by race/ethnicity among applicants of the same income level. The AI found that while approval rates were lower for lower income applicants, White applicants had the highest approval ratings at all income levels and Hispanics and Blacks had the lowest⁴.

Hispanics were the most under-represented in the applicant pool, making up only 11 percent of the City's applicant pool but 34 percent of the City's population in 2017. Other minority groups (Blacks, Hawaiian Native/Pacific Islanders, American Indian and Alaska Native) were also underrepresented.

In the County, approval rates were also lowest for Black, Hispanics, and American Indian/Alaska Natives. These groups were approved at lower rates than Whites, Asians, and the County overall. Like in Pasadena, Hispanics were the most underrepresented in the applicant pool, making up 11 percent of the County applicant pool but 26 percent of the County's population.

⁴ The AI analysis only showed the approval ratings by race and income for Whites, Hispanics, Blacks, and Asian applicants.

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Table F-17: Loan Applications and Approval by Race (2017)

	Pasadena			Los Angeles County		
	% Applicant Pool	% Pop	Approval	% Applicant Pool	% Pop	Approval
Non-Hispanic White	39%	37%	64%	33%	26%	63%
Black	5%	10%	54%	7%	8%	53%
Hispanic	11%	34%	56%	25%	48%	59%
Asian	15%	16%	64%	13%	14%	67%
Hawaiian / P.I.	1%	0.1%	49%	1%	0.2%	57%
Am. Ind./Alaska Native	0%	16%	40%	1%	0.2%	47%
Other	3%	1%	64%	2%	2%	65%
Total	5,970		58%	303,275		62%

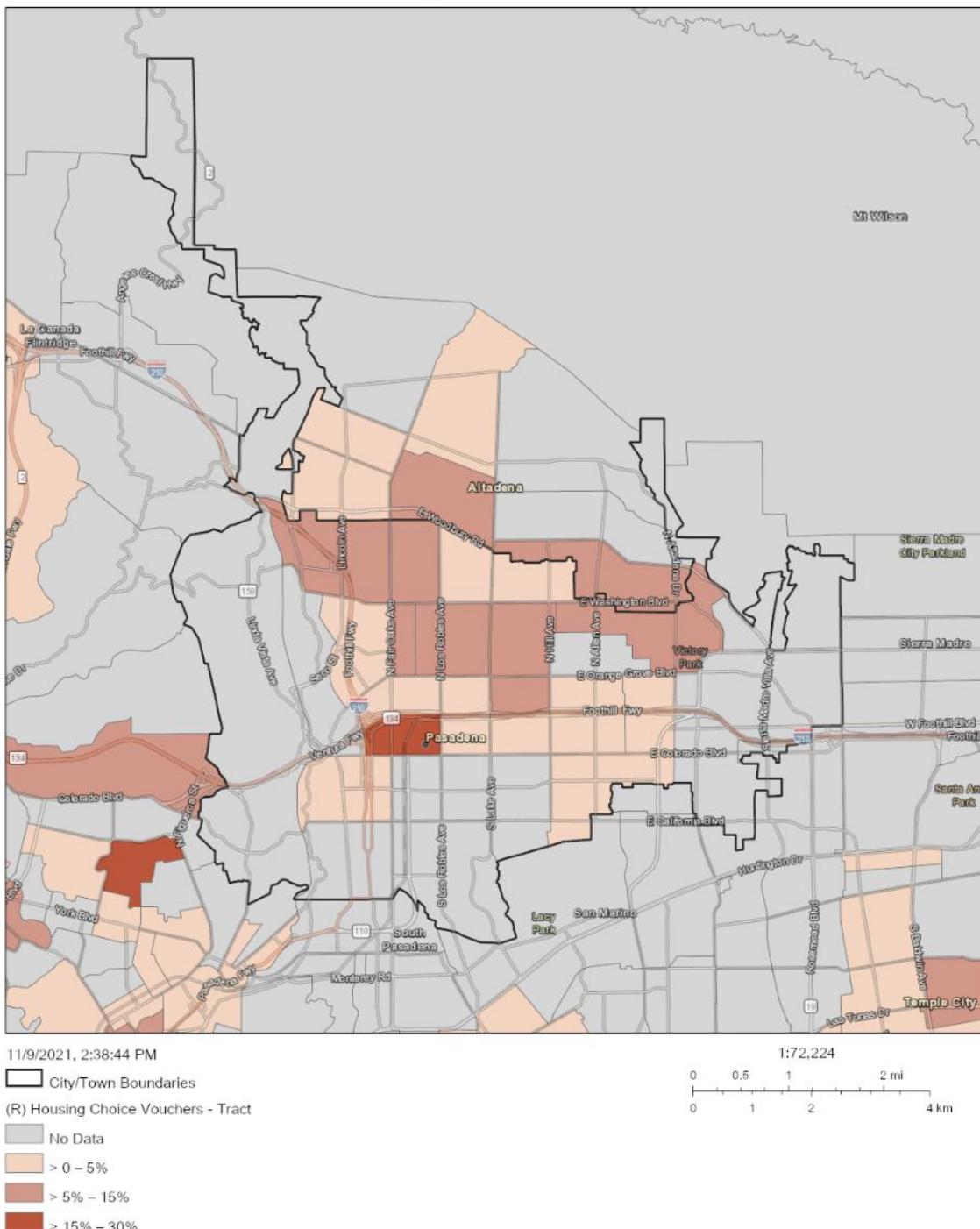
Source: www.lendingpatterns.com, 2019. 2013-2017 ACS 5-Year Estimates.

Housing Choice Voucher Use

Trends related to housing choice vouchers (HCV) can show patterns of concentration and integration. As of March 2021, 1,202 low-income Pasadena families are recipients of Housing Choice Vouchers (Section 8) for rental assistance. The map in Figure F-27 shows that HCV use is concentrated in the Northwest downtown census tracts of the City. In these tracts, between five and 15 percent of the renter households are HCV users. HCV use is also highly concentrated in the Central District tract at the southeastern intersection of I-210 and SR-134. This pattern may be because these areas have the lowest "affordability index" or median gross rents (Figure F-28). Despite low rents, between 40 and 80 percent of renter households in these areas are considered cost burdened.

Figure F-27: Housing Choice Voucher Use

Housing Choice Vouchers

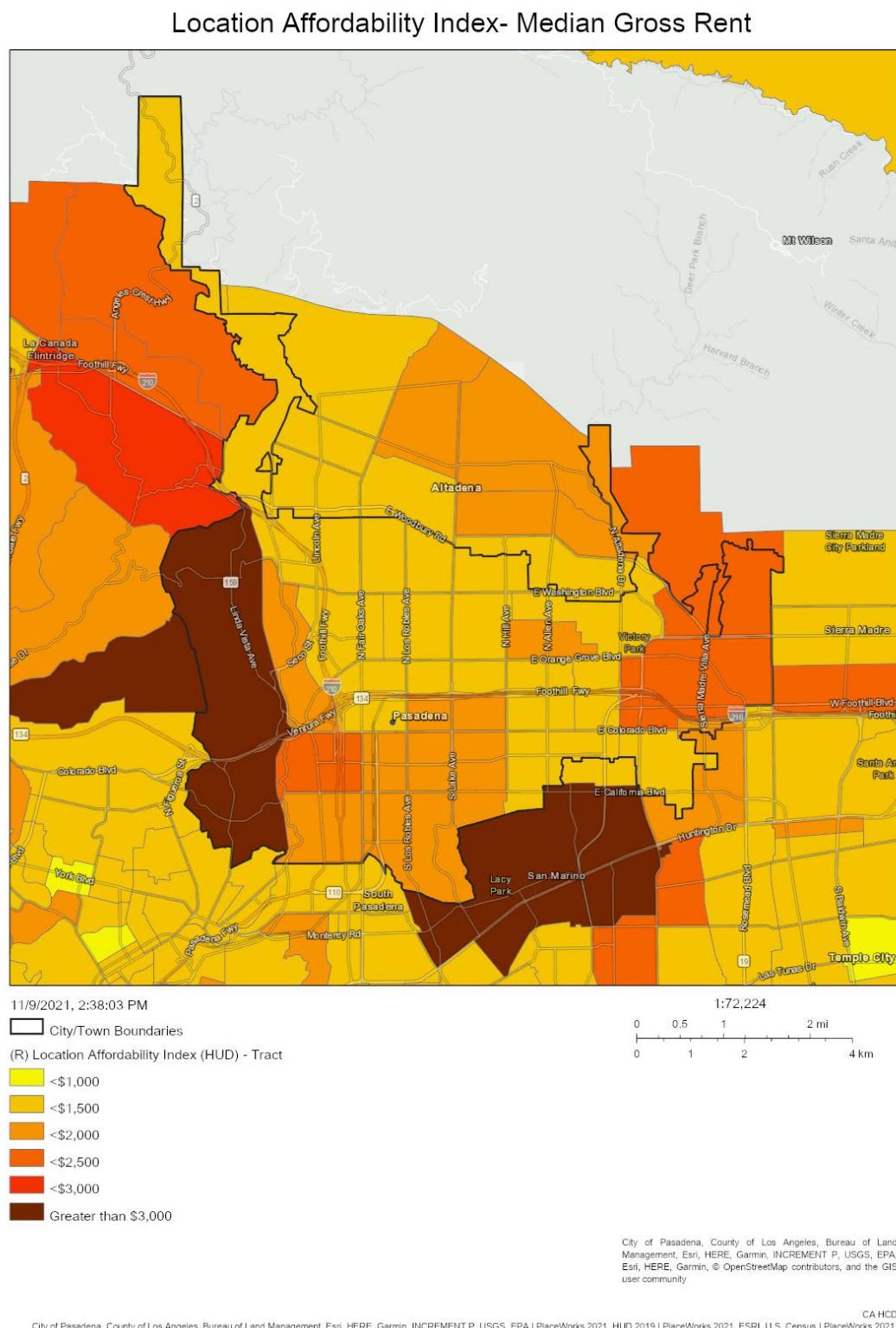


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Figure F-28: Median Gross Rent



Displacement and Gentrification

Urban Renewal and Redevelopment

Northwest Pasadena has history of discriminatory real estate practices and planning, followed by decades of underinvestment, that created neighborhoods in need of focused attention. In the 1950s, central and Northwest Pasadena was a racially diverse community of working-class Whites, African Americans, Mexican Americans, and Japanese Americans living in both single-family and multi-family homes of varying sizes. However, federal officials and the local Chamber of Commerce classified the area as "blighted" in the late 1950s, allowing City officials to use federal funds to redevelop the area through the 1949 US Housing Act. While 20 percent of the redevelopment funds were supposed to be allocated to affordable housing, Pasadena passed a law to use instead the funds for Police and Fire pensions. During this time, redlining and racially restrictive covenants were also allowed and in place. Northwest Pasadena residents were unable to obtain loans to rehabilitate their homes or purchase new homes. In the end, though redevelopment funds were able to rebuild and revive Old Pasadena and other neighborhoods, many residents were displaced by these investment practices. According to A Voice Within⁵, "by the late 1960s, an estimated 299 families had been displaced by urban renewal projects in Pasadena, 91 percent of which were families of color." In 1968, the Fair Housing Act allowed Blacks to move to other areas outside of Northwest Pasadena, which opened a disinvestment vacuum that led to gentrification in the Northwest area.

Gentrification

As the areas surrounding Northwest Pasadena improved and experienced increased investment, Northwest Pasadena was largely disinvested and became a neighborhood for low-income families. However, with the improvements in the surrounding areas that connected Pasadena to major work hubs and transit networks, many people have begun moving back into Northwest Pasadena. This has led to further displacement as homes are remodeled and sold, apartments are converted to condos, or landlords increase their rents and displace existing residents.

I-210 Freeway Construction

Construction of the I-210 freeway in 1970s also displaced communities of color, especially Black communities. During freeway construction, southeast Pasadena residents (a majority White community) were able to keep freeway construction from affecting their neighborhoods. However, this meant diverting the freeway through the African American business district on North Lincoln and the mixed-income, racially diverse neighborhoods of Northwest Pasadena. Displaced individuals were offered

⁵ A Voice Within, "Black History in Pasadena." <https://www.anoisewithin.org/black-history-in-pasadena/>

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\$75,000 for their homes despite no homes in Pasadena costing less than \$85,000 at the time, worsening the displacement.

Zoning Laws

Published sources⁶ point to zoning laws as a tool to prevent mixed-income communities in the City. In the 1970s, local no-growth and slow-growth movements led to downzoning and large lots only zoned for single-family homes. Also, for many years the City's ADU ordinances made it impossible to build ADUs, having requirements for two-car garages, a minimum 15,000-square-foot lot size requirement, and other restrictions. Between, 2001 and 2017 only one ADU was built.

Community Knowledge

The City received many useful comments regarding AFFH comments throughout the outreach process, especially from Our Future LA Coalition and Abundant Housing LA. Our Future LA Coalition commented on the disproportionate housing needs of Black and Latino residents. Black residents are more likely to experience homelessness and evictions due to effects of decades of racist policies like restrictive covenants, exclusionary zoning, and redlining made it impossible for Black families to build wealth through home ownership and result in lower homeownership and higher rents today. Latino and Black communities in Los Angeles County were also disproportionately affected by COVID 19. According to Our Future LA, "essential workers living in overcrowded housing were exposed to COVID at work and had no choice but to expose their families at home, leading to disproportionate deaths among Black and Latino people." The Coalition recommended making every neighborhood resource-rich and avoiding displacement while also achieve equitable land use and zoning so that new areas can have higher densities and increase their values. At the same time, areas already zoned for density need to be protected from environmental and spatial racism.

The Abundant Housing LA group also provided more comment on the history of housing policy and land use regulation used to segregate Latino and Black residents. "From its incorporation in 1886, Pasadena's Latino and Black residents were essentially confined to segregated neighborhoods in the southwest and northwest parts of the City. In response to efforts by such residents to seek to move outside those areas, a drive was launched in the 1930s to enlist white homeowners to sign real estate covenants to forbid occupancy by anyone "whose blood is not entirely that of the Caucasian race." This effort was supported by the Pasadena Board of Realtors, Pasadena Chamber of Commerce and members of the City Council. By 1940, 60 percent of the homes in Pasadena were covered by such covenants, which were enforced by the California courts until the United States Supreme Court banned them in 1947. Pasadena continued to pursue policies rigidly reinforcing racial segregation and discrimination in housing, education and public employment well into the 1960s. The U.S.

⁶ Jill Shook, "Pasadena's Racialized History"
<https://makinghousinghappen.net/2020/06/23/pasadenas-racialized-history/>

Justice Department introduced compelling testimony in the 1970 case of Spangler v. Pasadena of the long-standing and pernicious practices of realtors in continuing to keep Blacks and Latinos from buying in white neighborhoods. Moreover, with the overt aim of "urban renewal," known nationally as "Negro removal," the Pasadena Redevelopment Agency during the 1960s and 1970s deliberately demolished the homes and businesses of hundreds of established Black and Latino residents in northwest and southwest Pasadena (including the childhood home of Jackie Robinson).

During the same period, Caltrans (with City concurrence) removed the homes and businesses of thousands more for the I-210 and I-710 freeway projects. The pattern of locating "affordable housing" projects in majority Black and Brown neighborhoods and keeping them out of white majority neighborhoods is apparent today. The demographic map of Pasadena reflects the result of decades of deliberate public policies to deny Black and Latino households the opportunity to live in Pasadena's choicest neighborhoods. The Abundant Housing LA group recommended that lower-income housing opportunities be located in high-resource areas and near jobs and transit. More housing opportunities would be created by allowing higher-density development near transit, thus promoting goals to affirmatively further fair housing and prices out a more diverse community of potential Pasadena residents.

Existing Ordinances and Programs to Combat Displacement and Gentrification

The City has taken great steps to address previous discriminatory practices and affirmatively further fair housing.

Northwest Pasadena

The City of Pasadena has long directed enhanced efforts at improving conditions in Northwest Pasadena. Through community building efforts and enhanced community participation, the City continues to make substantial investments in this area. Prior to the dissolution of redevelopment in California, funds were available for significant investment in housing. Without that resource, the City has had to use federal and State funding sources more creatively to improve the existing housing stock and bring new homes to the Northwest community.

- **Community Building.** Pasadena supports for-profit, nonprofit, and faith-based organizations that are committed to implementing community-building efforts in Northwest Pasadena. These include, but are not limited to, Flintridge Center, Community Bible Church through its work at the Kings Village and Community Arms Apartment projects, and numerous other nonprofit and for-profit organizations. Other efforts include Neighbors Acting Together Helping All (NATHA), which has received three-year grants from the California Community Foundation.

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- **Northwest Commission and Programs.** Working in conjunction with the Northwest Commission, the City's Northwest Program office works specifically to maintain a healthy business environment and facilitate housing maintenance and production. These include updating the Fair Oaks/Orange Grove and Lincoln Avenue Specific Plans, monitoring of capital improvement projects, improvements to Robinson Park, police department activities to address neighborhood safety, and ongoing liaison activities with neighborhoods associations.

Local Priority Preference

The Local Preference and Priority System Guidelines ("Local Preference Guidelines") were adopted by City Council in 2006 to determine the order in which eligible applicants receive priority to rent or purchase available affordable housing units, including units developed with City subsidy and units created under the Inclusionary Housing Ordinance. Under the 2006 Ordinance, applicants who live and work in the City currently received the highest priority, followed by applicants who live in the City, those who work in the City, and those who were involuntarily displaced from Pasadena by government action, improper termination of tenancy, domestic violence, participation in the Witness Protection program, hate crimes, inaccessibility issues or substandard housing, and homelessness. All other applicants are considered after those who meet the priority category criteria.

However, there has been a recognition among policy makers, stakeholders, and housing advocates that the 2006 local preference policies, while perhaps successful in achieving their stated purposes, did not address the impacts of housing displacement created by high housing costs and gentrification. In 2021, the City adopted changes to the Local Preference Ordinance which created a new priority category (Over-Housed Priority) and a new set-aside.

Over-Housed Priority, which is an uncapped priority category that gives preference to residents of deed restricted affordable housing units in Pasadena who are currently considered over-housed (e.g., a single-person household residing in a three-bedroom unit). This new "Over-Housed" priority is intended to address inefficiencies in the match between household size and unit size (which occur over time as dependents in larger households move out) and will allow such households the opportunity to move to smaller units and pay a lower rent, while freeing up larger units for larger eligible households.

Former Resident Set-Aside (20 percent) creates an additional set-aside of up to 20 percent of the units to be available to former Pasadena residents ("Former Resident Set-Aside"). This modification is meant to provide households who were unable to remain in Pasadena, whether due to rising housing costs or gentrification, with the opportunity to return to the City. This set-aside applies to developments with five or more affordable housing units. Under the set-aside, up to 20 percent of the units are available to households who can demonstrate that they had maintained a

primary residence in Pasadena for two years of the five years prior to their application for affordable housing. Within this set-aside, households receive priority based on length of their tenure in Pasadena. This means, for example, that a household who had lived in Pasadena for five years prior to application would receive priority over a household who had lived in Pasadena for two years during the same time period. Table F-18 summarizes the new local preference categories.

Table F-18: Local Preference Categories (2021)

Set-Aside	
First	Former Resident Set-Aside (capped at 20 percent)
Priority	
First	Over-Housed Priority
Second	Resides and works in Pasadena
Third	Resides (but does not work) in Pasadena
Fourth	Works (but does not reside) in Pasadena
Fifth	Involuntarily displaced from Pasadena
Sixth	All other applicants

Pasadena's Local Preference ordinance has provided affordable housing opportunities to income-eligible households who live and/or work in Pasadena. For example, the 69-unit Heritage Square senior apartments, completed in 2016, achieved about 94 percent local preference upon initial occupancy. The Theo apartments project was placed in service in April 2020 with all nine of the inclusionary units leased to applicants who resided and/or worked in Pasadena. Most recently, the 17-unit Decker/Gill affordable homeownership project achieved approximately 75 percent local preference.

While local preference ordinances can benefit existing residents by allowing them to remain in their City, local preference ordinances can affect regional housing mobility by limiting the opportunities for low-income residents in other cities to procure affordable housing in neighborhoods or cities with higher resources and opportunities. In Pasadena, many of the City's tracts are considered areas of high and moderate resources, so it is likely that many nonresidents would look for housing in the City.

The two highest priority categories in the Pasadena local preference policy have two specific objectives: 1) to reverse the trend of displacement and 2) to facilitate aging in the community for seniors. High rents in Pasadena have displaced many Pasadena tenants to other communities. Displacement disproportionately affects lower- and moderate-income residents (who are disproportionately comprised of persons of color). Therefore, the Pasadena preference policy reserves a small number of inclusionary units to allow income-eligible displaced residents the opportunity to move back to Pasadena. This policy aims to benefit those who have been impacted by displacement.

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The second highest priority provides a preference to income-eligible seniors for small inclusionary units. Many seniors who desire to trade down the homes for smaller units have limited housing choices in the community due to the high costs of housing. Therefore, Pasadena has experienced a trend of seniors being displaced out of the community or even out of state. To allow low-income seniors to age in the community, the City's policy provides a preference to those income-eligible seniors who have sold their homes to relocate to smaller inclusionary units within Pasadena, while making larger homes available for families.

The City's local preference policy has been in place since 2006 and has been successful in protecting residents from displacement and in allowing lower income workers to live closer to where they work. Between 2014 and 2020 (under the previous preference policy), about 90 percent of the affordable units were occupied by those who reside and work in Pasadena; reside (but do not work) in Pasadena; work (but do not reside) in Pasadena; or those had been involuntarily displaced from Pasadena. This policy allows the City to address the needs of not only those who live in the City but also those who work in the City. The Former Resident set-aside and Over-Housed Priority have been in place since 2021. However, no residents have claimed the Over-Housed priority to date.

Based on available demographic data, the preference policy helps maintain a diverse household profile among the affordable units: 18% Asian; 25% Black; 28% Hispanic; and 28% White. Because the affordable units are primarily available through the City's inclusionary housing program, this policy also helps integrate lower income and minority residents into market-rate housing throughout the City. This is especially the case for for-sale affordable units. City data shows that homeownership is beyond the reach of most lower income households who are disproportionately households of color.

SB 649 (Affordable Housing: Local Tenant Preference) effective January 1, 2023, allows cities to provide preferences to lower income households residing in neighborhoods and communities experiencing significant displacement pressures and gentrification due to rapid growth and densification. The City has included a program to consider establishing a preference consistent with SB 649. In addition, the City will monitor the application of the various preference criteria to ensure the policy is achieving its intended objectives of anti-displacement, facilitating aging in community, and reducing commutes for lower income workers, and that the policy does not have unintended results of perpetuating segregation.

Tenant Protection Ordinance (TPO)

The ordinance, adopted in 2004 and amended in 2017, requires landlords to provide relocation benefits to tenants who are displaced under specific circumstances. In 2019, the City amended the Ordinance to strengthen tenant protections. The modified TPO now covers situations in which a change in property ownership has occurred within 18 months prior to the tenant being issued a notice of eviction, tenancy termination, or rent

increase which exceeds five percent plus the percentage annual change in the Consumer Price Index. Other circumstances which require landlords to pay relocation benefits to displaced tenants are: demolition, conversion to condominium, or permanent removal of the unit from the rental market; occupancy by the landlord or landlord's family member; government order to vacate; or the displacement of tenants from housing owned by educational institutions under certain situations. Multi-family rental properties with two or more units on a single parcel are subject to TPO. Single-family homes and condominium units are exempt from TPO. In late 2020, the City provided funding to the Housing Rights Center to enhance tenant protection and legal services. In early 2022, the City began drafting updates to the administrative regulations of the TPO to close loopholes associated with landlord evictions of tenants for improvements to units ("renovictions").

ADU Units

The City has gone above the State-mandated efforts to promote ADU construction and rental to low- and moderate-income residents through:

Second Unit Pilot Program: The Housing Department launched the Second Unit Accessory Dwelling Unit (ADU) Pilot Program to provide easy financing to construct an ADU in exchange for leasing the unit to a "Section 8" housing choice voucher holder for seven years. Other options include bringing an unpermitted ADU (e.g., garage conversions) up to code for low- to moderate-income households.

Pre-Approved Plans: City has initiated a program to produce pre-approved ADU building plans to help reduce the cost to property owners of processing building permits and getting a project more quickly to construction.

Reduced Residential Impact Fees: The City offers reduced impact fees for units 750 square or larger if the unit is rented to a lower income household, to a City's rental assistance client, or a family member.

The City has a dedicated page with ADU information on its City website:
<https://www.cityofpasadena.net/planning/planning-division/community-planning/accessory-dwelling-units/>

Sites Inventory Analysis

AB 686 requires a jurisdiction's site inventory "...be used to identify sites throughout the community, consistent with..." its duty to affirmatively further fair housing. The number of units, location, and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate income RHNA) relative to components of the assessment of fair housing was integrated throughout the discussion in the fair housing assessment section. The overall strategy for the Sites Inventory was to remain consistent with established land use policy in the 2015 General Plan. The foundational General Plan land use principle is to

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locate housing near transit and services, largely within the eight specific plan areas. This practice also encourages private investment in areas like North Lake Avenue and East Colorado Boulevard with more need since housing tends to attract services. The City identified sites based on existing land use policy, current trends, and development feasibility within the planning period, with income levels based on the 30 unit per acre default density allowed under State law.

Since adoption of the General Plan in 2015, the City has been working to update eight Specific Plans that implement General Plan land use policy, which calls for substantially more housing in areas where the plans do not currently allow housing, such as within the South Fair Oaks and East Colorado Specific Plan areas. However, since only two of those amended specific plans have yet been adopted—with the sixth others to be completed by 2023—the sites inventory does not include many potential sites for new high-density residential development. However, as shown in the Housing Resources section of this element, the RHNA can be achieved using current zoning/specific plan designations. The City's ability to accommodate even more units in areas in high-resource areas will expand with Specific Plan adoption, resulting in a more extensive distribution of affordable housing.

As demonstrated throughout the assessment and in Table F-19, the City made its best effort to distribute RHNA units in vacant and underutilized areas outside of Specific Plan areas as well as within Specific Plan areas. For areas outside specific plan zones, most units were classified as moderate-income or above-moderate income. For example, virtually all of these sites in the Northwestern Pasadena (about 282 units) have been included in the above moderate-income RHNA category since densities fall below the default density of 30 units per acre. Given that this area been identified as having a high concentration of lower-income households, locating above-moderate income housing in this area is expected to ameliorate conditions by attracting investment and the services that follow.

Specific Plans have been developed for the purpose of creating regulatory provisions that encourage focused residential development in the Central District and Transit-Oriented Villages areas and along major travel corridors. By locating the majority of RHNA units within these specific plan areas (4,709 of the 6,504), the City intends to focus investment in these areas in an environmentally sustainable manner. While a majority of these RHNA units are lower income in Specific Plan areas, private investment through housing is expected to ameliorate conditions in these areas, specifically the Central District. The sites inventory includes properties within Specific Plan areas that, similar to properties that have been redeveloped over the past eight or so years, are characterized by: 1) single-story commercial or industrial buildings that have not had significant investment in many years, 2) parking lots not needed to support demand of associated uses, and 3) retail commercial and office buildings for which property owners have inquired with City Planning staff regarding reuse potential. As such, these properties do not currently offer benefits to the residents of the area as they could with housing.

While the proposed land use regulatory changes for each Specific Plan area were not considered in this sites analysis, the Specific Plan updates are expected to expand the available sites that can accommodate housing beyond RHNA obligations, especially lower-income housing (Program 6).

Table F-19: Sites Inventory by Area

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

Summary of Fair Housing Issues, Contributing Factors, and Meaningful Actions

The following text and table summarize fair housing issues and contributing factors and indicate the meaningful actions the City will take to address each issue. Contributing factors were evaluated and prioritized. Contributing factors were prioritized based on their impact on fair housing issues, as well as the City's ability to address the contributing factors.

Fair Housing Outreach and Enforcement

Issue #1: Limited public participation in fair housing activities and limited enforcement.

Housing discrimination activities persist in Pasadena, with discrimination against persons with disabilities (physical and mental) as the leading basis for discrimination, followed by familial status. According to the 2020 AI, fair housing discrimination may also go unreported, as many residents fear retaliation or are unclear where to look for assistance with fair housing issues. In addition, a large portion of listings for for-rent and for-sale ads contain discriminatory language, primarily expressing preference for families, no-pet policy, and explicitly requiring minimum income levels or rejecting Section 8 assistance. Overall, participation in fair housing activities and programs has been mostly limited despite extensive outreach efforts.

Also, while fair housing testing is included in the scope of activities for the Fair Housing provider, no results of testing were provided in the 2020 AI nor could they be found in the City website.

Contributing Factors

- Lack of education in fair housing laws¹
- Limited participation in outreach events and fear of retaliation¹
- Lack of a variety of media to publicize fair housing resources¹
- Lack of testing¹

Evaluation and Prioritization

The analysis found that while there are fair housing services available to residents, one of the biggest factors that limit its fair housing goals is low participation, which in turn means low awareness of fair housing rights and laws. Given the limited funds available to the City, the City will focus on expanding awareness of the resources available citywide, as well as specifically to residents in Northwest Pasadena.

Since fair housing services are provided by the Housing Rights Center, the City will work the organization to provide targeted outreach not only of fair

housing services but monitor consistent testing and enforce federal, State, and local laws.

Segregation and Integration

Issue #2: Segregated living patterns with a concentration of minorities, persons with disabilities, and low- and moderate-income households in Northwest Pasadena and Central District tracts south of I-210. There is also a concentration of HCV users in these areas.

Contributing Factors

- Location and type of affordable housing¹
- Historical discriminatory practices¹
- Disinvestment in the 1970s²
- Lack of private investments²
- Lack of public investments in specific neighborhoods, including services or amenities²

Evaluation and Prioritization

Patterns of concentration and segregation need to be addressed by providing opportunities for lower-income residents to live in areas with higher resources. The City's strategy is to create housing opportunities, especially lower income housing, across all neighborhoods of the City, to explore alternative housing options, and to improve housing accessibility.

Access to Opportunities

Issue #3: Lower access to opportunities in Northwest Pasadena.

Northwest Pasadena and the Central District directly south of I-210 were classified as lower resource and areas of high poverty and segregation (respectively) and had lower TCAC education, economic, and environmental scores.

Contributing Factors

- Location of lower quality schools in Northwest areas²
- Lack of access to local jobs²
- Location near environmental pollutants (freeways)²
- Lack of private investments¹
- Lack of public investments in specific neighborhoods, including services or amenities¹

Evaluation and Prioritization

Disproportionate access to opportunities can be addressed with place-based strategies to improve the conditions to existing residents. The

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contributing factors that have the highest impact on the conditions on areas of need are the lack of private and public investment. The City's strategy is to continue to invest public funds for the improvement of areas with low resources.

Displacement

Issue #4: Communities with disproportionate housing needs (renter cost burdens, overcrowding, and vulnerability to displacement) are concentrated in Northwest Pasadena.

Northwest Pasadena neighborhoods have home values that have stayed lower than the local median prices due to underinvestment in community infrastructure, historic real estate practices that prevented people of color from buying or renting homes in particular districts, and poorly performing local public schools, among other factors. These lower-income areas contain houses with historic character and local shopping districts that people can walk to. With home prices so high in most of the City, homebuyers and institutional investors see value in historically undervalued areas and are buying houses at seemingly bargain prices. They may be purchasing properties currently rented at affordable rates, rehabilitating the home, and "flipping" them to be bought or rented at higher prices. This practice often forces long-term residents to move.

Evaluation and Prioritization

All three contributing factors work in combination to create a community that is at risk of displacement. As explained earlier, the areas with the disproportionate needs and concentration of poverty and segregation have older housing with lower home values but high historic values and transit. The City's anti-displacement strategies include actions that directly address displacement as well as providing affordable housing options and rental assistance.

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
Fair Housing Outreach and Education – Moderate Priority				
Program 2: Northwest Pasadena	The City will conduct increased outreach in Northwest Pasadena to increase awareness of housing resources, fair housing workshops, and the City's Tenant Protection Ordinance.	Annually	Northwest Pasadena	Conduct at least one fair housing workshop each year for community-based organizations that serve residents and housing providers in Northwest Pasadena to disseminate fair housing information and resources. At least one workshop annually will be conducted in Spanish.

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
				Assist at least 60 persons annually, inclusive of persons assisted by the Housing Rights Center.
Program 20: Fair Housing	<p>Continue to provide fair housing services, tenant-landlord mediation, enforcement, and outreach and education services. Ongoing, publicize fair housing events and program information more prominently on City website and at public locations. Expand methods of outreach and education, especially through social media and community-based organizations.</p> <ul style="list-style-type: none"> • At least annually make public announcements, via different media (e.g., social media, newspaper ads, and public service announcements at local radio and television channels) related to fair housing programs and opportunities. 	Annually	Citywide	Assist 70 persons annually with fair housing services

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	<ul style="list-style-type: none"> • In 2023, work with KPAS to create an informational video on fair housing, including the new source of income protection. • Annually, participate in diversity awareness events and programs at a variety of locations throughout the City. 			
	Annually publicize outcomes of fair housing lawsuits and complaints to promote the positive outcomes and resolutions.	Annually	Citywide	Publish at least once a year outcomes of fair housing lawsuits
	Engage a consultant to establish a method of measuring the progress of fair housing practices which can include the index of dissimilarity, the Regional Opportunity Index, displacement risk, and percentage of residents experiencing extreme housing cost burdens. Report the findings of these metrics as part of the city's Housing Element Annual Progress Report each April. Use	2023 and annually thereafter	Citywide	Reduce Dissimilarity Index, improve Opportunity Index, reduce displacement risk, and reduce severe cost burden and overcrowding rates

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	information collected to adjust and target community outreach.			relative to 2022 baselines
	Contracting with the Housing Rights Center, the City will continue fair housing testing every two years starting in 2022. Specifically, upon release of 2020 Census data, random testing will be conducted that reflects the City's changing demographics and emerging fair housing trends. Ensure fair housing testing is conducted in Northwest Pasadena with disproportionate housing needs and displacement risks.	2022-2028	Citywide and Northwest Pasadena	Testing at least every two years
	Expand outreach and education of the State's Source of Income Protection laws (SB 329 and SB 222) defining public assistance, including housing choice vouchers as legitimate source of income for housing. Also, the City will develop materials regarding source of income protection for distribution to property owners with ADUs and property owners seeking building permits for small	2023	Citywide	Increase fair housing inquiries by 10 percent

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	rental complexes such as duplex and triplex developments.			
	Target dissemination of Fair Housing Outreach information and notices of available services and workshops in Northwest neighborhoods identified with disproportionate housing needs and displacement risks.	Annually	Northwest Pasadena	Increase fair housing inquiries by 10 percent
	Increase visibility of the http://pasadenahousingsearch.com website by publishing an article for the website annually in the City's Pasadena-in-Focus newsletter, which is sent to all Pasadena residents.	Annually	Citywide	Increase fair housing inquiries by 10 percent
Program 21: Education and Monitoring	Monitor annually the progress in meeting the objectives set forth in the Housing Element and prepare Annual Report to HCD as required by law. The evaluation will consider neighborhood conditions and the need for place-based and	Annually	Citywide	Report of progress toward AFFH metrics and make adjustments as necessary

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	displacement strategies in relatively lower-income areas. Adjust strategies as appropriate			
Housing Mobility –Moderate Priority				
Program 8: Inclusionary Housing	Investigate ways to incentivize creation of three-bedroom units and implement those strategies.	2027	Citywide	5% of inclusionary units produced during the 8-year cycle as three-bedroom or larger units during the eight-year planning cycle
Program 14: Rental Housing Assistance	<p>Housing Choice Vouchers:</p> <ul style="list-style-type: none"> Assist 1,200 households annually or the number of vouchers allocated under the housing choice voucher program, including project-based vouchers. 	Annually	Citywide and higher opportunity and income areas	Assist 1,200 households annually. Target 30% of the vouchers to housing located within

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	<ul style="list-style-type: none"> Continue to allocate available vouchers to special needs groups under the HOPWA, NED, and CoC programs. Increase the availability of rental vouchers by applying for special needs or other vouchers when available. Expand outreach and education on the State's new Source of Income protection (SB 329 and SB 222), prohibiting housing discrimination against those utilizing public assistance for housing payments (including housing choice vouchers). Include a fair housing factsheet with ADU and SB 9 application packets. Work with local property owners and landlords on an ongoing basis to encourage their willingness to accept vouchers and thus increase the supply of units citywide where vouchers can be 			higher resource and income areas.

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	used. The City will expedite the registration and inspection processes and provide technical assistance to new landlords.			
Program 16: Housing for People with Disabilities	Amend the Municipal Code to remove the Minor Variance requirement for a request for a reasonable accommodation and replace the process with a staff-level ministerial action.	2023	Citywide	Reduced processing time by up to four weeks
Program 17: Senior Housing	Explore the creation of a City-sponsored shared housing program, including connecting the program to ADU and JADU opportunities in the City. Provide information at community centers and on the City's website to make seniors aware of matching services.	2023 for exploring program Throughout planning cycle for notifications	Citywide	Reach out to 100 owners and potential occupants (as measured by website hits).
Program 20: Fair Housing	In 2021, as part of its Missing Middle policy to address the growing need for "missing middle" housing—rental units affordable to the moderate-	2021-2029	Citywide	Acquire 900 total units for

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	income workforce—the City entered a of a Public Benefit Agreement with the California Statewide Communities Development Authority for the acquisition of existing apartment projects Westgate Apartments Phase II and III (340 units) and The Hudson, with 173 units. The City will consider additional projects if opportunities arise during the planning period, with the goals of acquiring 900 total units.			moderate/middle income housing
	Beginning in 2022, promote the City's reduced residential impact fee from \$20,000 to \$3,000 if the developer builds workforce units. Currently, this reduction is not being widely utilized. Promote this incentive during pre-application and initial project reviews.	2022 -2029	Citywide	Achieve five workforce units annually, or 40 units over eight years.
	Update the City's Analysis of Impediments to Fair Housing Choice every five years and implement recommendations contained in it.	2025	Citywide	Not applicable

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	Continue to require affirmative marketing of available affordable housing, especially for inclusionary housing units and affordable housing projects that received City funding or incentives. Annually monitor to verify that each builder follows procedures and requirements for tenant or homebuyer selection.	Annually	Citywide	Not applicable
New Opportunities in High Resource Areas – High Priority				
Program 6: Housing Sites	Continue to target housing construction of affordable units within higher opportunity and income areas through various strategies, including but not limited to identified sites, specific plans, funding, inclusionary requirements and other zoning and incentive programs. through various strategies, including but not limited to identified sites, specific plans, funding, inclusionary requirements and other zoning and incentive programs.	Ongoing	East Pasadena and portions of the Central District and other higher resource and income areas	At least 30 percent of the moderate- and lower-income RHNA units in these higher resource and income areas

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
Program 8: Inclusionary Housing	Continue to implement the inclusionary housing ordinance.	Ongoing	Citywide, including higher-income areas	Ensure inclusionary units are provided consistent with ordinance requirements. Achieve approval of 718 inclusionary housing during the planning cycle.
Program 10: Regulatory Incentives	Create a Menu of Affordable Housing Concessions where developers can select during administrative review of the project.	2025	Citywide	Create 100 lower-income units during the eight-year housing cycle.
Program 11: Alternative Housing Opportunities	Implement the ordinance that allows for affordable housing development on properties owned by and zoned for religious institutions.	2026	Citywide, including higher-income areas	Achieve at least 336 units on an institutional property, as permitted by the adopted ordinance,

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
				with 30 percent targeted in higher-income areas.
	Continue the pilot program to fund legalizing unpermitted ADU conversions and prioritizing the program for households earning less than 80 percent of the area median income. Depending upon the success of the first phase of the pilot program, allocate funding for furthering the program.	2023	Citywide	Legalize 5 affordable ADUs for income-qualified property owners
	Monitor and review all ADU programs in 2024 and 2026 for effectiveness to ensure ADU production and affordability goals are being achieved. As necessary, adjust the incentives or identify additional sites within one year to facilitate production.	2024-2025	Citywide and higher opportunity and income areas	Achieve 706 ADUs during the planning cycle (80% in higher opportunity and income areas)
	Explore the purchase of Caltrans I-710 properties for creative housing types for lower-income and special needs households.	Ongoing	Along Pasadena and St. John's	Purchase four I-710 properties for affordable housing,

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
			Avenues and adjacent properties owned by Caltrans	subject to funding availability.
Place-Based Strategies for Neighborhood Improvements – High Priority				
Program 1: Code Enforcement and Housing Inspection	<p>Continue to educate the community about health and safety hazards with increased outreach, especially to Northwest Pasadena, to connect lower-income households with available resources for housing repairs and rehabilitation.</p> <p>Owners cited for code violations are also provided pamphlets of the City's available resources for housing rehabilitation.</p>	Ongoing	Northwest Pasadena	<p>Target assistance to 5 households annually in NW Pasadena</p> <p>Post materials at community facilities in Northwest Pasadena annually.</p>
Program 2: Northwest Pasadena	<p>Community Building:</p> <ul style="list-style-type: none"> Support community building efforts through funding and dedicating staff resources. Annually, through the CDBG 	Ongoing	Northwest Pasadena	Target up to 50 percent of public improvement funds under CDBG to implement

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	funding process, allocate available resources to support community-building efforts, with the goal of assisting other City departments to address public facility and infrastructure improvements in the community.			improvement projects.
	Coordination with Northwest Commission: <ul style="list-style-type: none"> Work with the Northwest Commission to address community concerns and support the long-term revitalization of this area. 	Annually	Northwest Pasadena	Meet with the Northwest Commission at least once per year.
	Public Improvements: In accordance with the City's CIP, implement the following improvements in Northwest Pasadena: <ul style="list-style-type: none"> Jackie Robinson and Pintoresca Park improvements: 2022 (completion of ongoing program) 	2022-2026	Northwest Pasadena	Target up to 50 percent of public improvement funds under CDBG to implement improvement projects.

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	<ul style="list-style-type: none"> • Sidewalk repairs and ADA improvements: Through 2026 and beyond • Raymond Avenue electrical system undergrounding: Through 2026 and beyond • Various pedestrian and traffic system enhancements: Through 2026 and beyond • Various water system enhancements: Through 2026 and beyond • Various electric power system upgrades: Through 2026 and beyond 			Target up to 30 percent of CIP funding to improvements in Northwest Pasadena.
	ADU Production: <ul style="list-style-type: none"> • Apply for and use funding from PHLA, CalHome and CalFHA sources to incentivize and facilitate construction of ADUs in Northwest Pasadena. 	Annually	Northwest Pasadena	One ADU per year for eight ADUs over eight years (as part of a larger strategy to encourage housing production)

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
				in Northwest Pasadena)
	<p>Community Building Efforts:</p> <ul style="list-style-type: none"> Support community-building efforts by funding organizations and dedicating staff resources to support efforts, subject to funding availability. 	2023	Northwest Pasadena	Increase staff hours dedicated to this activity by 10%
Program 3: Housing Rehabilitation	<p>Single-Family Rehabilitation Loan:</p> <ul style="list-style-type: none"> Work with Neighborhood Housing Services of Los Angeles County (NHS) to provide services. This program includes a single-family rehabilitation loan program, homebuyer and homeownership education, foreclosure counseling, and other neighborhood services formerly provided by the Pasadena NHS. 	Ongoing	Northwest Pasadena	<p>Assist 12 households annually for 96 households over eight years.</p> <p>Conduct at least one outreach activity in Northwest Pasadena each year to promote available resources to address issues</p>

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
				related to substandard housing conditions.
Program 7: Mixed Use/TOD Strategy	Continue to promote Transit Oriented Development.	Ongoing	Within one-half mile of L Line stations	Increase housing stock by 2,500 or more units near L Line stations.
Program 10: Regulatory Incentives	By 2023, establish reduced processing time for both entitlement and plan checking for affordable housing projects (with 50 percent or more for lower income households).	2023	Prioritize processing of projects in Northwest Pasadena	Reduce the plan check time from the current 30 days to 15 days.
Tenant Protection and Anti-Displacement – Moderate Priority				
Program 3: Housing Rehabilitation	Generate a list of small older multi-family rental properties for potential acquisition/rehabilitation and deed restriction.	2023 and annually thereafter	Northwest Pasadena	Acquire/rehabilitate two small rental properties through the Inclusionary Ordinance or

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
				undertaken by the City
Program 6: Housing Sites	Continue to implement the current housing replacement program for non-vacant sites redeveloped with new housing, whereby any project that involves the demolition of existing, vacated, or demolished residential uses that are occupied by, or subject to an affordability requirement for lower-income households within the last five years (relative to demolition) must be replaced by units affordable to lower-income households.	Ongoing	Citywide	Achieve no net loss of lower-income affordable units. When rezoning is required, target 20 percent of the required units in higher opportunity and income areas.
Program 8: Inclusionary Housing	At the predevelopment review stage, inform builders of the option to fulfill inclusionary requirements with acquisition/rehabilitation.	Ongoing	Northwest Pasadena	Acquire/rehabilitate two small rental properties through the Inclusionary Ordinance, dependent upon developer selection of this option.

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	Continue to implement the 2021 modifications to the Local Preference Ordinance for affordable housing (rental or ownership) developed with City subsidy or under the Inclusionary Housing/Density Bonus Ordinances. The modifications created a new priority category and a new set-aside designed to address displacement (Over Housed Priority and Former Resident Set-Aside (20 percent of available units).	Ongoing	Citywide	20 percent of inclusionary units
	Annually monitor to verify that each builder follows procedures and requirements for tenant or homebuyer selection.	Annually	Citywide	Achieve a diversity of tenants/owners in inclusionary units
Program 14: Rental Housing Assistance	Rent Stabilization: <ul style="list-style-type: none"> In the event that the rent control initiative on the November 2022, ballot fails to pass, investigate the feasibility of enacting local rent stabilization controls, anti-harassment, just cause eviction, and other tenant 	2022-2023	Citywide	Ask HRC to track complaints of eviction by type and establish a baseline against which to measure process toward reducing the

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	protection strategies that reflect conditions unique to Pasadena.			number of complaints and evictions.
Program 15: Affordable Housing Preservation	<p>Preserve all possible deed-restricted housing at risk of conversion.</p> <ul style="list-style-type: none"> Monitor the status of these projects and reaches out to owners to determine ways to preserve the units as affordable. Proactively monitor the list of at-risk properties. Explore funding sources to keep the affordable units as affordable. Present options for developers building new projects to preserve at-risk units. Ensure tenants are properly notified of impending conversions as required by State law. 	Annually	Citywide	Preserve all 3,000 affordable units
Program 20: Fair Housing	Tenant Protection Ordinance: With additional City funding, the Housing Rights Center will continue to	Beginning 2022 and	Citywide	Provide services to at least 80 persons

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	provide tenant protections counseling and legal services. City will continue implementing the Housing Mediation Ordinance, which oversees landlord-tenant disputes.	annually there after		
	"Renoviction" Protections: Adopt and begin implementation of new renoviction protections by July 2022. Currently, residents can be evicted due to renovation of the properties.	2022	Citywide	Reduce complaints of unlawful eviction by 10% relative to 2022 baseline.
Program 22: Neighborhood and Community Preservation	Annually monitor building and home sales activities in historically under-market neighborhoods to identify any adverse trends. If trends indicate substantial displacement and changes in community character, investigate effective means that can supplement existing City efforts.	Annually	Citywide	Determine the appropriate metric once measuring progress of fair housing practices is established in 2023, with the goals of achieving reduced displacement by 10% relative to the baseline established in 2022.

Affirmatively Furthering Fair Housing

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	<p>Investigate whether imposition of a vacancy tax would result in keeping properties in the rental and for-sale markets and not held vacant by owners waiting for the market to shift upwards.</p> <p>See also Program 20 under Fair Housing Outreach and Education.</p>	By 2023	Citywide	Determine the appropriate metric once measuring progress of fair housing practices is established in 2023, with the goals of achieving reduced displacement relative to the baseline established.