







Jurisdiction	Pasadena	
Reporting Year	2020	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	340		30	104	1	9	1	3	26		174	166
	Non-Deed Restricted												
Low	Deed Restricted	207		4		34			16	18		72	135
	Non-Deed Restricted												
Moderate	Deed Restricted	224								17		142	82
	Non-Deed Restricted			17	10	18				80			
Above Moderate	Non-Deed Restricted	561		487	508	357	213	535	242	274		2616	
Total RHNA		1332											
Total Units				538	622	410	222	536	261	415		3004	383

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
 Cells in grey contain auto-calculation formulas



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Pasadena	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<b>Code Enforcement</b>	1.1. Continue program implementation; reallocate resources to maximize achievement of code compliance goals	Ongoing	The Code Compliance Division reorganized Officer assigned areas to maximize field inspection times. The Division modified its enforcement process in an effort to achieve faster abatement. Housing Inspections Section responsible for Occupancy Inspection Program (OIP) and Quadrennial Program (QP) was reorganized to form part of the Code Compliance Division (previously in Building & Safety). This change resulted in improved coordination between Property Maintenance and Zoning enforcement, as this section's follow-up is often required for outstanding violations that have resulted from the OIP and QP programs. The Code Compliance Division opened 1,848 code compliance cases and via the Quadrennial Inspection Program inspected 118 housing units for compliance with the City's housing code requirements in 2020.
<b>Code Enforcement</b>	1.2. Work with health department officials to coordinate efforts responding to health and safety concerns	Ongoing	The Public Health Department is a member of the City's C.R.A.S.H. task force (chaired by Code Compliance Manager) and works collaboratively to abate code compliance cases with issues that overlap across various jurisdictions; this includes joint site visits and coordinated abatement plans. In addition, Health and Code Compliance staff regularly reassign complaints via CSC for appropriate follow-up.
<b>Northwest Pasadena</b>	2.1. Support community building efforts by funding organizations and dedicating staff resources to support efforts, subject to funding availability.	Ongoing	With the modification of the CDBG program funding parameters, the Northwest Commission (which is staffed by the Northwest Programs office) reviews set-aside projects for City Facilities only. Also, the Northwest Fund account was discontinued in 2015.

<b>Northwest Pasadena</b>	2.2. Work with the Northwest Commission to address community concerns and support the long-term revitalization of this area.	Ongoing	Northwest Commission continued to address community concerns which include review of development activities and capital improvement projects, rehabilitation programs, Northwest Community work plan, and public outreach in the Northwest community.
<b>Housing Inspection</b>	3.1. Continue implementation of housing inspection programs.	Ongoing	The Code Compliance Division continues to implement the Presale Certification Program and the Quadrennial Inspection Program. Prior to the close of escrow for the sale of a single family house, condominium, townhouse or duplex, the owner is responsible for obtaining a Presale Certificate of Completion or a Presale Certificate of Inspection. The intent of the program is to improve the safety of residential properties by addressing major life and safety code violations. Properties meeting eligibility requirements for a Presale Certificate of Completion are eligible for self-certification. Properties not eligible for a Presale Certificate of Completion require a Presale Certificate of Inspection. The City is currently developing an online system for self-certification. In addition, all rental properties containing three or more units are subject to the Quadrennial Inspection Program, and are inspected once every four years. After inspection, property owners are notified of any existing code violations and given a reasonable time for their correction. Upon correction of all violations, a Certificate of Occupancy is issued for the rental properties. This program has been effective in identifying multi-family properties that suffer from neglected maintenance, and has contributed significantly to the improvement of the City's rental housing stock.
<b>Housing Inspection</b>	3.2. Continue to educate the community about health and safety hazards.	Ongoing	The City's Building and Safety, Fire, and Public Health Departments continued to inform the community about health and safety hazards through the City's website, flyers, and programs.
<b>Housing Inspection</b>	3.3. Cross-train inspectors to identify and address health and safety hazards.	Ongoing	The City's Building and Safety, Fire, and Public Health Department staff continued to collaborate among departments to address health and safety hazards as the situation rises. The City also utilizes the CRASH team as part of the Code Compliance division to address health and safety hazards.
<b>Housing Rehabilitation</b>	4.1. Implement the MASH program and focus on lead-based paint abatement and minor repairs. Repair 192 homes over the planning period.	Ongoing	The MASH program has performed minor repairs and/or lead-based paint hazard mitigation on six (6) homes in calendar year 2020.
<b>Housing Rehabilitation</b>	4.2. Monitor new contract to administer the single-family home rehabilitation program on behalf of the City.	Ongoing	One (1) HOME-funded single-family rehabilitation project was completed and one (1) project was in progress as of the end of the reporting period. The Housing Department continues to administer and monitor single-family rehabilitation administration contracts for the Community Development Block Grant (CDBG), and HOME Investment Partnership Act (HOME) funds to address low to moderate income households.

<b>Housing Rehabilitation</b>	4.3. Establish program guidelines for a comprehensive acquisition/rehabilitation program by 2015, with goals and workplan-subject to the identification of a stable funding sources.	2015	Program guidelines for a comprehensive acquisition/rehabilitation program were not established during this reporting period due to lack of an available, stable funding source as of the end of the reporting period 12/31/20. However, City Council, on 9/9/19, adopted policies for the management of housing units that are acquired by the City for rehabilitation (if necessary) and operation as affordable rental housing.
<b>Historic Preservation</b>	5.1. Continue designating eligible landmark districts and structures, issuing Mills Act contracts, and completing historic design review.	Ongoing	In 2020, the City issued 20 Mills Act contracts.
<b>Historic Preservation</b>	5.2. Beginning in 2014, advertise incentives for historic preservation and continue to support historic preservation projects as funding is available.	Ongoing	Details of the City's historic preservation programs, which promote the identification, evolution, rehabilitation, adaptive reuse, and restoration of historic structures, are advertised on the City's website.
<b>Housing Design</b>	6.1. Continue to implement design review to ensure maintenance of Pasadena's architectural character and quality of the built environment.	Ongoing	Continued to implement design review by staff and Design Commission. There were 14 cases under Concept Design Review, 4 cases under Consolidated Design Review, and 12 cases under Final Design Review.
<b>Housing Design</b>	6.2. Implement City of Garden standards as a tool to enhance the quality and compatibility of multi-family residential projects.	Ongoing	The City continues to implement the City of Gardens standards on applicable residential development proposals. Five (5) City of Gardens projects were approved in 2020.
<b>Housing Sites</b>	7.1. Adopt the general plan and increase the caps, including in the Central District, and implement mitigation in EIR.	2014/2015	General Plan update was adopted in August 2015.
<b>Housing Sites</b>	7.2. Continue to review specific plans and make needed changes to ensure adequate sites to achieve the 2014-2021 RHNA.	Ongoing	The City is currently working on updating all existing Specific Plans in order to implement the new General Plan. The City selected qualified consultants to assist in the update process and are currently conducting community outreach efforts to help inform the Specific Plan update.
<b>Mixed Use/TOD Strategy</b>	8.1. Continue implementation of mixed-use incentives; monitor and assess the effectiveness due to the incentives on an annual basis	Ongoing	Continued implementation of mixed-use incentives.
<b>Mixed Use/TOD Strategy</b>	8.2. Continue land use, housing, and mobility strategy of encouraging transit-oriented developments around Gold Line stations.	Ongoing	Continue to implement the City's TOD Ordinance, which specifies standards and land uses for properties located within 1/4 mile of a Gold Line station. In addition, an amendment of the TOD Ordinance was approved by the City Council in September 2016.



<b>Mixed Use/TOD Strategy</b>	8.3. By mid cycle or 2017/2018, review codes and incentives to facilitate the development of mixed-use and TOD consistent with the general plan.	At mid-cycle or 2017/2018	The City is currently working on updating all existing Specific Plans in order to implement the new General Plan. The City selected qualified consultants to assist in the update process and are currently conducting community outreach efforts to help inform the Specific Plan update. The Specific Plan areas include the City's mixed-use and TOD areas.
<b>Resource Conservation</b>	9.1. Continue to implement CalGreen and make technical refinements to the code as required to implement its provision.	Ongoing	The City's Building and Safety Division continues to review plans pursuant to CalGreen requirements.
<b>Resource Conservation</b>	9.2. Continue to implement the City's solar initiative to help reach targets for nonrenewable energy production by 2017.	Ongoing	The City's Water and Power Department continued to implement the City's solar initiative through rebates and additional incentives and education.
<b>Resource Conservation</b>	9.3. Work with the City's Department of Water and Power to finalize written policies and programs to prioritize water and sewer service allocations.	2014	Completed in 2015. The City's Department of Water and Power confirmed that the City Council Resolution #8621 complies with the State law.
<b>Inclusionary Housing</b>	10.1. Continue to monitor effectiveness of the inclusionary housing ordinance and the expenditure of Inclusionary Housing Trust Funds.	Ongoing	The ordinance continues to be very effective. During the reporting period, four (4) projects were issued building permits subject to Inclusionary requirements that when completed, will provide 61 affordable units. In-Lieu Fees totaling \$219,379 were paid and deposited into the Inclusionary Housing Trust Fund during the report period. One (1) Inclusionary project with nine (9) affordable units were completed during the reporting period. As of the end of the report period 12/31/20, six (6) Inclusionary projects were under construction which, when completed, will provide 65 affordable units.

<p><b>Inclusionary Housing</b></p>	<p>10.2. In 2014, initiate nexus study as a first step in the process of amending the IHO program; complete and present recommendations on amendments to the IHO to the City Council for consideration that year.</p>	<p>Ongoing</p>	<p>The City updated the Inclusionary Housing Ordinance in August 2019. This update included the following:</p> <p>Raise the base inclusionary requirement from 15 percent to 20 percent, consisting of:</p> <ul style="list-style-type: none"> <li>• 5 percent very low-income, 5 percent low-income, and 10 percent moderate income on rental projects, and</li> <li>• 20 percent moderate-income on for-sale projects.</li> </ul> <p>Raise in-lieu fee to maximum levels supported by technical study. The fee will be applied to all projects that have not been issued a valid building permit within six months from the effective date of the new fee.</p> <p>Eliminate trade-down provisions, resulting in all affordable units counting the same regardless of income level.</p> <p>Create the concession menu as an alternative for applicants, with a requirement that a project include 20 percent affordable units, with the same income breakdown as recommended for the base inclusionary requirement, to become eligible for the menu. Allow eligible projects to select no more than two of the five concessions listed in this report, and exempt such projects from the requirement to obtain an affordable housing concession permit.</p>
<p><b>Inclusionary Housing</b></p>	<p>10.3. By 2016, review current ordinance to determine if inclusionary requirements can and should be increased in TOD districts.</p>	<p>Ongoing</p>	<p>The City updated the Inclusionary Housing Ordinance in August 2019. See Program 10.2</p>
<p><b>Potential Constraints</b></p>	<p>11.1. Consider the implementation of changes to the City's development review process to improve timeliness and achieve desired outcomes.</p>	<p>2014/2015</p>	<p>An Interdepartmental Review Team was established in 2014 to complete a two-year work program to accomplish this objective, and several work program tasks were completed. A new Land Management System was fully established in 2020 to improve City's permitting processes.</p>
<p><b>Potential Constraints</b></p>	<p>11.2. Reevaluate appropriateness of development fee schedules following implementation of development process improvements.</p>	<p>2014/2015</p>	<p>The City's development fee schedule is regularly updated every two to three years.</p>
<p><b>Potential Constraints</b></p>	<p>11.3. Periodically review potential constraints to the development, maintenance, and improvement of housing as situations arise.</p>	<p>Ongoing</p>	<p>The City's design review process is a potential constraint, especially for affordable rental projects that are seeking Low Income Housing Tax Credits and, therefore, must obtain all local discretionary approvals within that funding program's application timeframe.</p>

<b>Regulatory Housing Incentives</b>	12.1. Continue to provide flexibility through the density bonus, parking incentives, and minor variance programs.	Ongoing	The City continued to provide flexibility through the density bonus, parking incentives, and minor variances for applicable projects as codified in the City's Zoning Code.
<b>Regulatory Housing Incentives</b>	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.	2016/2017	Pending. The City plans to review and possibly consider changes to the Zoning Code as part of the upcoming Housing Element update. As part of the ongoing Specific Plan update program, the City is considering new parking requirements, including unbundling parking costs from rental prices.
<b>Alternative Housing Opportunities</b>	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.	2015/2016	Pending. Work on this objective has not been initiated due to remaining tasks associated with other objectives with earlier assigned completion date. The City will evaluate this program during the upcoming Housing Element update.
<b>Alternative Housing Opportunities</b>	13.2. Review the City's second-unit standards, hold public meetings to solicit input, and evaluate the feasibility of changes to the ordinance to better facilitate such units within the context of maintaining the character and quality of residential neighborhoods.	2015/2016	City Council has approved amendments to the City's existing Accessory Dwelling Unit Ordinance, which responds to City Council direction, community input, and in order to comply with state legislation: SB 1069, AB 2299, SB 229, and AB 494.
<b>Financial Assistance</b>	14.1. Contingent on availability, provide funding support for the production, rehabilitation, and preservation of up to 14 affordable units annually.	Ongoing	On 6/24/20, 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. On 7/27/20, 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. On 7/27/20, the City also committed project-based Section 8 rental subsidy vouchers to support both projects.
<b>Financial Assistance</b>	14.2. Provide reduced fees in return for developers providing affordable housing and/or meeting IHO requirements for an estimate of 50 units annually.	Ongoing	Four (4) projects totaling 302 units were issued building permits during this report period and received \$3,928,053 in impact fee reductions and fee waivers by providing 61 affordable housing units under the Inclusionary ordinance.

<b>Homebuyer Assistance Programs</b>	15.1. Evaluate ways to secure future rounds of CalHOME and BEGIN funds to reactivate the homeownership program as funding becomes available.	Ongoing	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.
<b>Homebuyer Assistance Programs</b>	15.2. Assist in obtaining funds to complete the Desiderio Army base conversion and work with Habitat to build 9 affordable homes.	Ongoing	The construction of this project was completed in July 2018.
<b>Homebuyer Assistance Programs</b>	15.3. Continue to provide homebuyer education, foreclosure counseling, and closing cost assistance to prospective homebuyers on an annual basis.	Ongoing	The City has continued to make referrals to Neighborhood Housing Services of Los Angeles County for these services.
<b>Rental Housing Assistance</b>	16.1. Assist 1,442 households of the number of vouchers allocated under the housing choice voucher program, including project-based vouchers.	Ongoing	The Housing Choice Voucher Program continued to provide rental assistance during this reporting period. As of 12/31/2020 we have provided assistance to an average of 1,285 households.
<b>Rental Housing Assistance</b>	16.2. Continue to allocate available vouchers to special needs groups under the HOPWA, NED, and S+C programs.	Ongoing	These programs continued and provided rental assistance to over 126 households during the reporting period.
<b>Rental Housing Assistance</b>	16.3. Seek available funding or new grants to restore emergency rental assistance programs or similar programs.	Ongoing	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.

<b>Affordable Housing Preservation</b>	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.	Ongoing	The transaction to financially restructure, rehabilitate, and preserve the 150-unit affordable Concord senior housing project closed on 5/28/20 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 4th quarter of FY 2021.
<b>Affordable Housing Preservation</b>	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.	Ongoing	<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 Dept. website.</p> <p>In addition, as housing projects are processed the City's entitlement pipeline, the Housing Dept. informs developers of options to satisfy IHO requirements. These options include 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>
<b>Affordable Housing Preservation</b>	17.3. Study options to change the tenant protection ordinance and options for preserving non-deed restricted affordable housing by 2016.	2016	<p>See Program 23.3 regarding amendments to strengthen the Tenant Protection Ordinance.</p> <p>The Housing Department launched the Second Unit Accessory Dwelling Unit (ADU) Pilot Program to provide easy financing to construct an ADU in exchange for leasing the unit to a "Section 8" housing choice voucher holder for seven (7) 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>
<b>Administrative Resources</b>	18.1. Continue to expand partners and funding opportunities to leverage resources for housing programs.	Ongoing	On 7/24/20, 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 (On 2/4/21, the State notified the City of an award in the amount of \$936,076 for the first program year.
<b>Administrative Resources</b>	18.2. Continue to participate in and update affordable housing listings on the Department's housing search engine.	Ongoing	Inclusionary and City-assisted projects continued to be listed on the City's website during the reporting period.
<b>Housing for Disabled People</b>	19.1. By 2018, evaluate feasibility of developing housing accessibility features consistent with ADA; implement reasonable accommodation ordinance.	Ongoing	The City's continues to implement it's reasonable accommodation ordinance, 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.

<b>Housing for Disabled People</b>	19.2. Seek opportunities and grants to fund the provision of housing and services for disabled people (including developmental) as funding arises.	2015	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.
<b>Housing for Disabled People</b>	19.3. By 2015, review zoning code to ensure residential care facilities, limited, are allowed in appropriate zones consistent with state law.	2018	Review of the Zoning Code has been completed and all necessary updates to the Zoning Code have been completed.
<b>Housing for Seniors</b>	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.	Ongoing	On 6/24/20, 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.
<b>Housing for Seniors</b>	20.2. Continue to fund the provision of supportive services for senior residents as funding is available.	Ongoing	A significant percentage of grant funding and local dollars spent on homeless services, including Continuum of Care and Emergency Solutions Grant program funding, provide housing and supportive services to seniors.
<b>Family and Youth Housing</b>	21.1. Annually review grants to determine suitability for improving housing and supportive services for youth leaving foster care and institutional living.	Ongoing	Over the past two years 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.
<b>Family and Youth Housing</b>	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.	Ongoing	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 to affordable housing projects which it has done during this Housing Element cycle (e.g. Marv's Place, Summit Grove, and Decker/Gill Court projects).
<b>Family and Youth Housing</b>	21.3. Continue to work with colleges to update master plans.	Ongoing	The City continues to work with colleges to update existing master plans. In 2019, there were no updates conducted.

<b>Homeless Services</b>	22.1. Periodically update and implement on an ongoing basis recommendations consistent with the City's Ten Year Strategy to End Homelessness and integrate a new Rapid Re- housing approach.	Ongoing	The City's Continuum of Care Board and the Pasadena Partnership to End Homelessness meet regularly to provide feedback on funding recommendations and strategies to pursue in order to prevent and end homelessness including the increase of available resources for rapid rehousing.
<b>Homeless Services</b>	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.	2013	Review of the Zoning Code has been completed and all necessary updates to the Zoning Code have been completed.
<b>Homeless Services</b>	22.3. By December 2013, amend zoning code to allow emergency shelters as by right of 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.	2015	Completed. Amendments to the Zoning Code were adopted by City Council in December 2013.
<b>Fair Housing</b>	23.1. Continue to provide fair housing services, tenant-landlord mediation, enforcement, and outreach and education services.	Ongoing	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. During the report period, with additional City funding, HRC expanded its services in response to the COVID-19 pandemic.
<b>Fair Housing</b>	23.2. Periodically prepare the Analysis of Impediments to Fair Housing Choice and implement recommendations contained therein.	Ongoing	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 are found in the Consolidated Annual Performance & Evaluation Report (CAPER).
<b>Fair Housing</b>	23.3. Continue to implement the Tenant Protection Ordinance; by 2016, study appropriateness and options for strengthening provisions of the ordinance.	2016	Amendments to the Tenant Protection Ordinance (TPO) went into effect on 7/13/19 which expanded and strengthened protections for tenants. On 11/7/19, an emergency City ordinance went into effect which provided interim tenant eviction and rent increase protections in advance of State law AB 1482 which became effective on 1/1/20. During the report period, in response to the COVID-19 pandemic, the City adopted an emergency ordinance which placed a moratorium on evictions for the duration of the local emergency period.
<b>Housing Education and Monitoring</b>	24.1. On annual basis, monitor the progress in meeting the objectives set forth in the housing element and prepare annual report as required.	Annual	The City submitted the Annual Housing Element Progress Report to the State Department of Housing and Community Development in April 2020.






**General Comments:**

<b>Jurisdiction</b>	Pasadena	
<b>Reporting Period</b>	2020	(Jan. 1 - Dec. 31)

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation (CCR Title 25 §6202)

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table E**

**Commercial Development Bonus Approved pursuant to GC Section 65915.7**

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									
NOT APPLICABLE									

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 Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity			1	1					Owner-occupied home rehabilitation: 840 Manzanita Ave; completed on 12/28/20.
Preservation of Units At-Risk		148		148					Concord Apartments senior housing HUD project: Financial restructuring and rehabilitation to extend the useful life of the project and preserve housing affordability under a City affordable housing regulatory agreement (recorded, 55-year term). The transaction closed on 5/28/20 and rehabilitation commenced in November 2020.
Acquisition of Residential Units									
Mobilehome Park Preservation									
<b>Total Units by Income</b>		148	1	149					





<b>Jurisdiction</b>	Pasadena	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	26
	Non-Deed Restricted	0
Low	Deed Restricted	18
	Non-Deed Restricted	0
Moderate	Deed Restricted	17
	Non-Deed Restricted	80
Above Moderate		274
<b>Total Units</b>		<b>415</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	158
Number of Proposed Units in All Applications Received:	226
Total Housing Units Approved:	52
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas