

Housing Task Force Categorized List of Housing Suggestions
12.8.21

Production & Preservation	Counts for RHNA	Needs Policy Directio	In Progress	High Impact	Easy Implementation	Comments	Potential Measures	Housing Element Program
21 – ADUs	X		X			HTF Top 10. More than 400 ADU permit applications have been submitted to Planning Dept since 2018. Affordable Housing ADU Pilot underway with 5 ADUs. New state funding for ADUs being explored by Housing Dept.	Pending available funding, launch additional rounds of ADU loans perhaps targeting low income senior homeowners on fixed-incomes as a means to generate additional household income.	Program 11- Alternative Housing Opportunities
29 – Public Land for Housing; 2 – Opportunities for Additional Housing Sites; 14 – Increasing Affordable Housing Production	X		X			HTF Top 10. Two city-owned sites, Heritage Square South and Ramona, have been designated for affordable housing. One Caltrans single family housing has been acquired and rehabed for affordable shared housing. City is awaiting additional Caltrans properties to be made available.	Pending availability of homes and funding, pursue acquisition of vacant Caltrans homes for use as affordable housing. Engage institutions with land potentially available for affordable housing including educational, religious, health and nonprofit organizations.	Program 11- Alternative Housing Opportunities
30 – Affordable Housing Funding	X		X			HTF Top 10. Housing Dept has received Permanent Local Housing Allocation funds, applied for Housing Trust Funds and is investigating new state funding (e.g., Calhome, CalHFA, Project HomeKey, Regional Housing Trust Fund).	Pursue and advocated for additional non-City funding sources for affordable housing.	Program 12- Financial Assistance

35 – More Permanent Supportive Housing	X		X			HTF Top 10. Salvation Army is starting construction. Heritage Square South is seeking funding. Additional PSH development will be difficult since Pasadena's Project Based Voucher cap has been hit.	Pursue and advocate for additional Project Based Vouchers to facilitate future permanent supportive housing development.	Program 19- Homeless Services
37 – Naturally Occurring Affordable Housing			X			HTF Top 10. One small NOAH property has been acquired. LA County is likely to issue NOAH funding in early 2022 which may make more and larger NOAH projects feasible.	Pursue and advocate for non-City funding to acquire and rehab existing naturally occurring affordable housing (NOAH) and deed restrict them to become formal long-term affordable housing. Explore an ordinance to preserve NOAH in development projects.	Program 15- Affordable Housing Preservation
40 – Manufactured Housing	X					HTF Top 16. Affordable housing developers and ADU homeowners have not utilized manufactured housing in Pasadena.	Encourage manufactured housing as one way to produce cost-effective ADUs.	Program-9 Removal of Constraints
28 – Missing Middle Housing	X		X			Over 600 missing middle housing rental units have been recently acquired. Another 100 units are pending. An additional 400 units are being reviewed. Over 40 missing middle rental homeownership units are under construction. Over 50 additional units are in the development pipeline.		Program 20 - Fair Housing
44 – Freeway Stub	X	X				The development of this future reclaimed Caltrans land will likely include housing which at minimum will need to comply with inclusionary requirements.		Program 6- Housing Sites

5 – Produce Affordable Housing in Northwest Pasadena	X		X			Affordable housing development in NW Pasadena includes over 40 homeownership units under construction (Lincoln Orange Grove), 2 homeownership units in plan check (Howard & Navarro), a recently acquired 5 unit NOAH building, and 70 units of permanent supportive housing in the pipeline (Heritage Square South).		Program 2- Northwest Pasadena
42 – Senior Supportive Housing	X		X			Heritage Square South is seeking funding. The Ramona development agreement is pending.	Pursue and advocate for additional Project Based Vouchers to facilitate future permanent supportive housing development.	Program 17- Housing for Seniors

Planning & Land Use	Counts for RHNA	Needs Policy Direction	In Progress	High Impact	Easy Implementation	Comments	Potential Measures	Housing Element Program
9 – Amend the Inclusionary Housing Ordinance	X					HTF Top 10. Affordable percentage and in-lieu fee were increased 2 years ago.	Given the large number of Missing Middle rental housing recently produced, consider shifting some of the existing Moderate Income requirement to Low Income for Inclusionary rental developments.	Program 8- Inclusionary Housing

25 – Housing in Commercial Zones	X				HTF Top 10. Majority of commercially zoned property in the City permits housing currently. Higher densities would potentially incentivize additional housing.		Program 6- Housing Sites
43 – Adaptive Re-Use	X				HTF Top 10.		Program 6- Housing Sites
22 – Parking Minimums					HTF Top 16. Concession Menu includes a 50% reduction in minimum parking requirements, but no projects have utilized this reduction to date.		
24 – Local Density Bonus	X				HTF Top 16. General Plan and Specific Plan Updates address this by increasing allowable density near transit. Not a "bonus", simply increased density.		
26 – Streamline Approvals					HTF Top 16. Policy HE-2.8 in the draft Housing Element is to streamline entitlements for affordable housing.		Program 9- Removal of Constraints
3 – Congregational Housing Overlay	X		X				Program 11- Alternative Housing Opportunities
1 – Strengthen Housing Element Program Language							
8 – Amend Motel Conversion Ordinance	X				Motel ordinance has yet to be used.		Program 19- Homeless Services
23 – Affordable Housing Overlay Zone	X				Changes to Density Bonus Law and Congragational Housing Overlay are comparable tools.		

27 – Form-Based Code	X					The General Plan Land Use Element includes Policy 6.3 requiring a form-based approach, but also includes density limitations. Would require fundamentally revisiting the General Plan to deemphasize density limitations.		
38 – Enhance Code Enforcement								
45 – Housing Incentives and Disincentives	X							
46 – Access to Green Space						Specific Plan Updates include increased open space requirements for development projects.		

Programs	Counts for RHNA	Needs Policy Directio	In Progress	High Impact	Easy Implementation	Comments	Potential Measures	Housing Element Program
13 – Interim/Bridge Housing			X			HTF Top 10. Motel vouchers are the preferred means of providing interim housing.		Program 19- Homeless Services
36 – Community Land Trust	X		X			HTF Top 10. Heritage Housing Partners is exploring this for their future developments.		
4 – Programs to Address Homelessness; 34 – Ending Homelessness			X			HTF Top 16. A wide variety of homeless programs are provided in Pasadena.		Program 19- Homeless Services

Other	Counts for RHNA	Needs Policy Directic	In Progress	High Impact	Easy Implementation	Comments	Potential Measures	Housing Element Program
6 – Housing Task Force or Commission		X		Red	Red			
32 – Housing Dept Funding		X		Yellow	Red			
12 - Provide Sufficient Infrastructure and City Services				Red	Red			
17 – COVID Impacts			X	Yellow	Yellow	An emergency rental assistance program was implement for COVID-impacted households.		
33 – COVID-19 Economic Losses			X	Yellow	Yellow	A micro business loan program was implemented for COVID-impacted micro-businesses.		