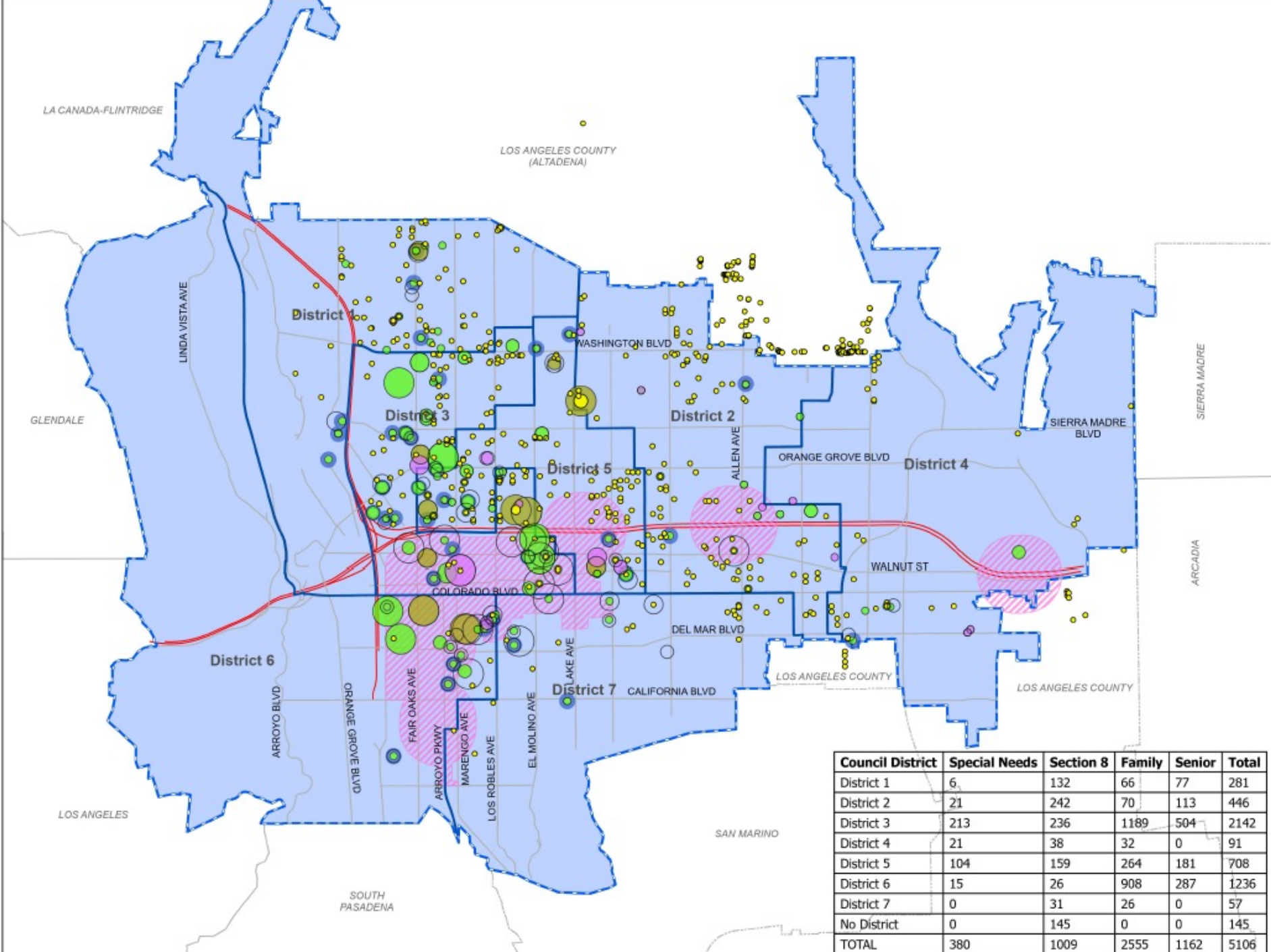


Affordable Housing In Pasadena

William Huang
Housing Director
4/25/24





Council District	Special Needs	Section 8	Family	Senior	Total
District 1	6	132	66	77	281
District 2	21	242	70	113	446
District 3	213	236	1189	504	2142
District 4	21	38	32	0	91
District 5	104	159	264	181	708
District 6	15	26	908	287	1236
District 7	0	31	26	0	57
No District	0	145	0	0	145
TOTAL	380	1009	2555	1162	5106



Targeted Incomes

Department of Housing

- **Workforce (140% AMI) & Moderate (120% - 100% AMI)**
 - > First Time Homebuyer, Missing Middle Rental, ADUs
- **Low (80% - 60% AMI) & Very Low (50% AMI)**
 - > Affordable Rental
 - > Section 8 Rent Subsidies
- **Extremely Low (30% AMI)**
 - > Rapid Rehousing
 - > Permanent Supportive Housing



Targeted Populations

Department of Housing

- **Seniors**
- **Families**
- **Transition Age Youth**
- **Domestic Violence**
- **Homeless**
 - > Permanent Housing
 - > Interim Housing
 - > Emergency Housing



Affordable Housing Methods

Department of Housing

- **Subsidize**
 - > Federal, state, county, city funding programs
 - > Rental assistance
 - > Not enough subsidies available
- **Require**
 - > Inclusionary Zoning, Linkage Fee
 - > Most jurisdictions have no requirements
- **Incentivize**
 - > Density Bonus, waivers and concessions
- **Plan**
 - > Housing legislation



PSH Projects

Department of Housing

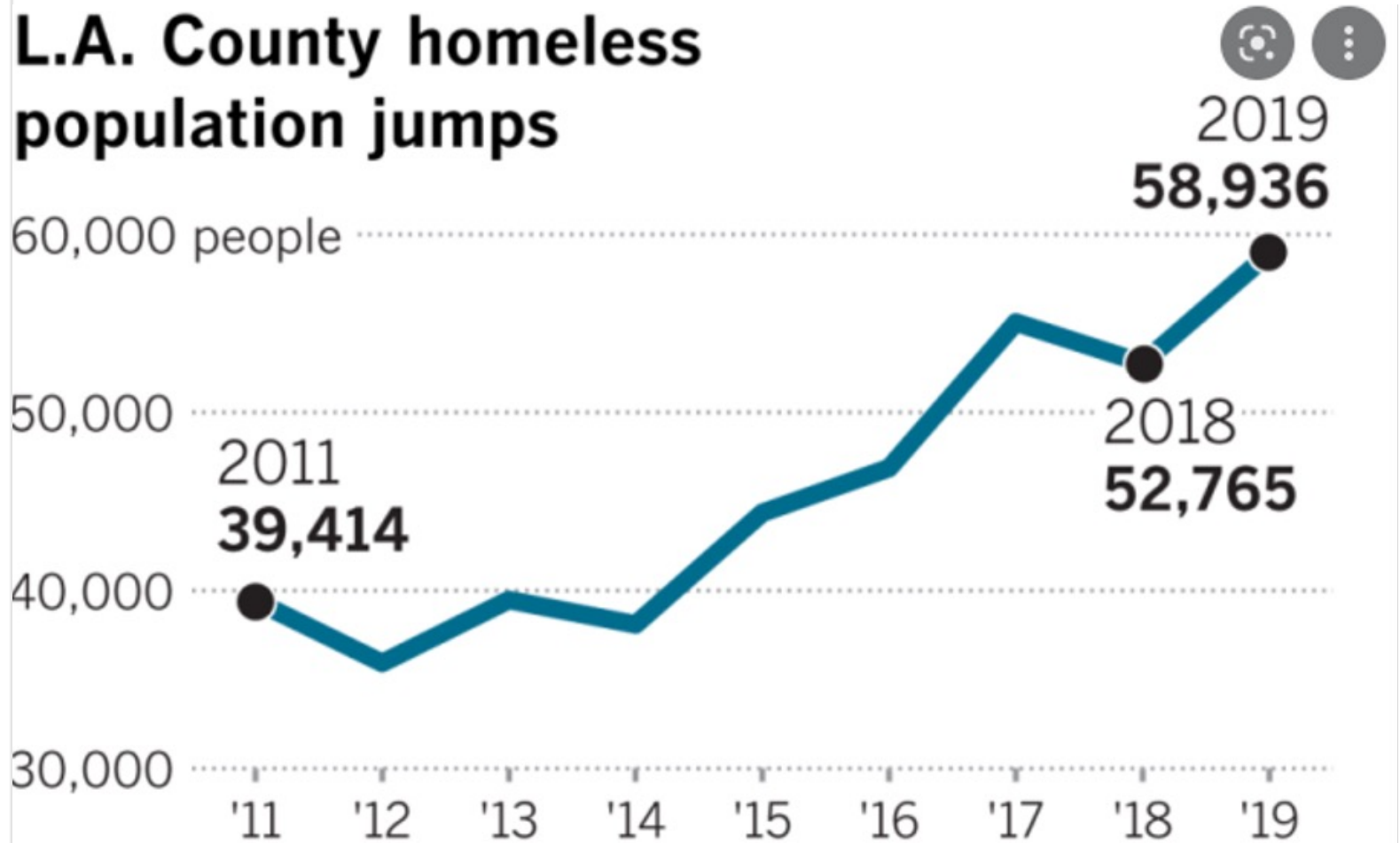
- **Permanent housing with wrap around services for persons experiencing chronic homelessness**
 - > Marv's Place – 19 units for families
 - > Euclid Villa – 14 units for families
 - > Centennial Place – 142 units
 - > HOPE Center – 66 units
 - > Heritage Square South – 69 units for seniors
 - > Scattered Sites – 300 units
 - > Total of approx. 650-700 persons housed



Homelessness

Department of Housing

L.A. County homeless population jumps



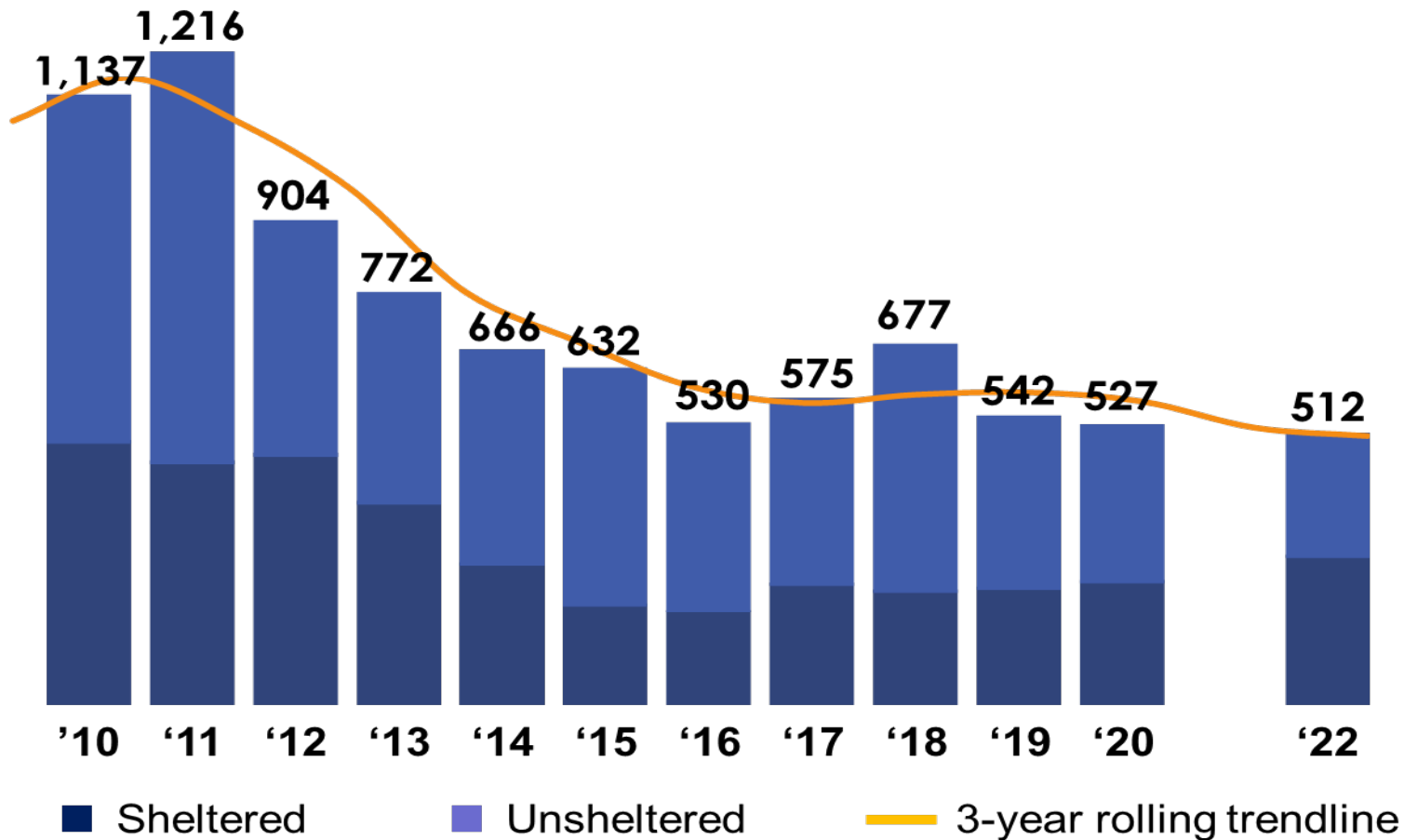
Source: Los Angeles Homeless Services Authority

Los Angeles Times



Homelessness

Department of Housing



* The pandemic prevented a full Homeless Count in 2021



Scattered Sites

Department of Housing





Marv's Place

Department of Housing





Euclid Villa

Department of Housing





Centennial Place

Department of Housing





HOPE Center

Department of Housing





Heritage Square South

Department of Housing





Funding Sources

Department of Housing

- **Total Development Cost**
 - > \$42,220,137
- **City of Pasadena**
 - > \$6,992,683
 - > 69 Project Based Vouchers
 - > Below Market Land Lease
- **Wells Fargo Equity**
 - > \$25,010,993
- **JLL Capital Markets**
 - > \$8,208,000
- **LA County Measure H**
 - > \$275,000 per year for wrap around services



Helpful Actions

Department of Housing

- **Increase Subsidies**
 - > Capital and Acquisition
 - > Naturally Occurring Affordable Housing (NOAH) Fund
- **Increase Rental Assistance**
 - > Project Based Vouchers
 - > Not one-time funds
- **Streamline**
 - > Funding and Building Approvals
- **Flexibility**
 - > Too many restrictions (e.g., geographic, Certified Housing Element)
 - > Too complex to adequately staff
 - > Permanent Local Housing Allocation (PLHA) is good