

There are various types of affordable housing. We have some great examples in Pasadena...

Typically, each kind of affordable housing comes from different funding sources. These are samples among many affordable units in Pasadena.

Permanent Supportive Housing...ends chronic homelessness

Marv's Place

**MARV'S PLACE
HOUSES 19
FORMERLY
HOMELESS
FAMILIES**



**CENTENNIAL PLACE
HOUSES 144 SINGLE
HOMELESS INDIVIDUALS**





“Scattered site” affordable housing using Section 8, Housing Choice Voucher Program- this is the biggest affordable housing program in the US, but diminishing in Pasadena because voucher holders cannot find landlords willing to take their voucher- especially people of color.

1974 Section 8 vouchers introduced

How Section 8 works

Monthly income of someone on SSDI:	\$623
30% of adjusted gross income to pay for housing:	\$187
Rent for a 1 Bedroom apartment:	\$500
Section 8 voucher pays the difference:	\$313

Each jurisdiction--cities, counties, states--are allocated a number of vouchers based on homeless counts, and the percentage lower income people in the population. These vouchers are provided by a city or county with a housing authority for those who qualify. Presently the waiting list in Pasadena for those hoping to receive a voucher is about 25,000. Once receiving the voucher too often they need to be returned because few landlords are willing to rent to those with vouchers.

Presently there are about 1,400 voucher holders in Pasadena.

Special Needs Housing can be for any of these sub-groups:

Persons with mental illness, persons living with HIV/AIDS, victims of domestic violence, transition age youth, persons with developmental disabilities, homeless households.

The Mark is managed by Caring Housing Ministries, which provides affordable housing services in Southern California. This beautiful site on Ashtabula St. houses individuals dealing with severe mental health issues.



Senior Affordable Housing

In order to be eligible for Section 202 supportive housing seniors must be 62 and older with very low household income (50 percent of area median). The average resident age is 79. The average yearly income is \$10,018.

AFFORDABLE SENIOR HOUSING AT HERITAGE SQUARE (NORTH)



Concord Senior Housing—in 2018 the affordability was preserved by the Retirement Housing Foundation- faith based nonprofit. The 55-year covenant had matured and is now renewed.



For Sale Affordable Housing

Household Size

- 1 person
- 2 persons
- 3 persons
- 4 persons
- 5 persons

Low- & Moderate-Income Range (2018)

- \$50,500 to \$72,960
- \$57,700 to \$83,400
- \$64,900 to \$93,840
- \$72,100 to \$104,160
- \$77,900 to \$112,920

FAIR OAKS COURT

The Fair Oaks Court was developed on a 1.76-acre site that had integrated both rehabilitated historic homes and new construction. The development consists of 44 total units from one-bedroom to four-bedroom units. The developer was Heritage Housing Partners.



<https://ww5.cityofpasadena.net/housing/housing-image-library/>

Summit Grove Condos, also Heritage Housing Partners (on the SW corner of Summit and Orange Grove).



Habitat for Humanity





Nine Desiderio Homes under the Colorado St Bridge.

Affordable Family Housing

ORANGE GROVE GARDENS

Orange Grove Gardens , a 38-unit development on East Orange Grove Boulevard, with a focus on sustainability, livability, and green living. The site holds public courtyards, an expansive tree canopy, and private green spaces for tenants. These amenities help achieve the objective of the project while highlighting the garden heritage of Pasadena. The developer was Abode Communities.



The Groves was developed by Community Housing Works. They have refurbished this complex into a beautiful family housing with excellent property management.

Their afterschool programs provide college scholarships with a long-term view to break the cycle of poverty.



Faith-Based Housing Family Housing

AGAPE COURT 445 N.
Garfield Avenue

This faith-based affordable housing complex of 46 units was built with HUD dollars and with a lovely pool and community room to foster a sense of connection. Agape means “love” in Greek. At least three churches have found their start in this community room.





When Pastor Jean Burch was called to be the pastor of Community Bible Church, she found the church charter which stated that one of the church's purposes was to provide affordable housing for the community. Their church building sat in the middle of 314 dilapidated low-income housing units. She got to work, found a tax-credit partner and was able to refurbish every unit without displacing residents. The church is now the owner of this complex. The church also owns Community Arms—200 units.

Inclusionary Housing

There is no funding source for Inclusionary housing. In Pasadena is it required and incentivized.



Inclusionary Housing Pasadena

Basic Requirements

- ▶ The development is 10 units or more
- ▶ Rental requires 10% low and 5% mod
- ▶ Ownership requires 15% mod, just got this increased to 20%!!

Options

- ▶ Build on or off site
- ▶ Pay In Lieu Fee
- ▶ Provide a Land Donation



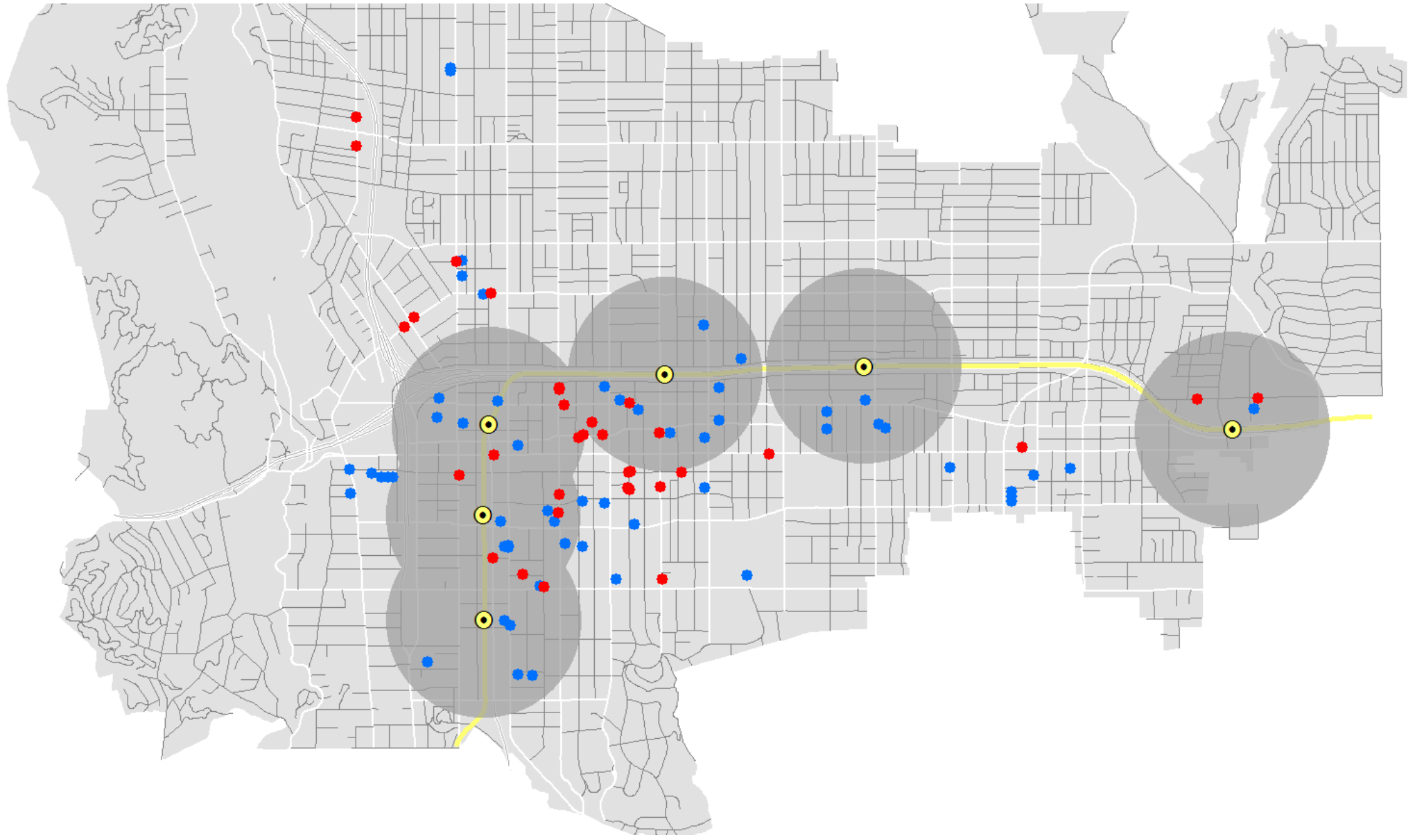
Inclusionary Production

Department of Housing

Inclusionary Units Produced: 1,067

	Very Low	Low	Moderate	TOTAL	%
Rental	154	88	276	518	89%
For-Sale	8	14	39	61	11%
TOTAL	162	102	315	579	100%
%	28%	18%	54%	100%	

	Very Low	Low	Moderate	TOTAL	%
Rental	425	0	0	425	87%
For-Sale	0	45	18	63	13%
TOTAL	425	45	18	488	100%
%	87%	9%	4%	100%	



Westgate provided 20% affordable as did Holly Steet. Westgate has 96 units of very low income units, next to Gold line and jobs. Smart Growth at its finest.



“Naturally Occurring” Affordable Housing (NOAH)

NOAH is “...**housing** that is **affordable** without being supported by public subsidies such as **low-income housing** tax credits.”



How Does Affordable Housing Happen?

It is incentivized through Inclusionary polices, and therefore built by market rate developers with 20% set aside.



It is preserved, so that HUD—Housing and Urban Development contracts of anywhere from 20-55 years that are due to mature, are kept from going market rate. They are typically rehabbed in the process of being preserved.



It is built from the ground typically by an affordable housing developer in three phases:

I. Predevelopment—anywhere from 1-3 years to gain site control, the design, approvals, funding, etc.

II. Construction-anywhere from 6 months to a year or more to build the project

III. The rent up phase which begins during the latter part of the final stages of the construction.

The most challenging part of making housing happen is gaining approval for the land use.

- Most affordable housing requires city council approvals of a variance in zoning or other land use decisions before a developer can make a bid on the property or plan their proposal.
- Article 34 of the CA state constitution requires this.
- **Therefore, it is essential that groups like GPAHG advocate for the proper land use approvals so that affordable housing can happen.**
- No laws require affordable housing. It all must be advocated for. It took hundreds of folks coming out the city Council to advocate for Pasadena's Inclusionary policy, which still provides a choice for developers to include affordable units, pay a fee or build off site.

To whom do we advocate?

Decision makers. Since the **City Council** often has the final say on land use, we are often at the City Council providing our input on their decisions.

There are seven council districts. The City Council is elected by the people within his or her district. They meet most Mondays at 6:30 for the public comment time, when anyone can speak for 3 min on items not on the agenda. At 7pm the City Council agenda begins with the mayor leading the agenda. The Council Chambers are on the SW corner of the 2nd floor of 100 N. Garfield, the City Hall. <https://www.cityofpasadena.net/mayor/all-districts/> if you not sure of your district you can learn here: <https://www.cityofpasadena.net/find-my-district/>

Each city council member appoints a member the **Planning Commission** from their district. At times we advocate at the Planning Commission level. They are required (due to our advocacy) to focus on affordable housing twice a year. They are charged with implementing the Housing Element. The Planning Commission meets in the Council chambers at 6:30m the 2nd and 4th Wednesdays.

The City Council also has subcommittees, and one of these committee, the **Economic Development and Technology** committee focuses on affordable housing among other topics. This ED Tech meeting takes place on the 3rd Tuesday of each month at 5:30 PM, in the Pasadena City Hall, Council Conference Room S245/S246. This meeting is often cancelled.

As times we may need to advocate at other commission and public meetings or with staff.



Questions?
Comments?

Thank you!!!