

Housing Policy Initiatives

Inclusionary Housing Ordinance



INTRODUCTION

- Housing Statistics
- Resident Statistics



INCLUSIONARY HOUSING ORDINANCE

- Existing Conditions
- Local Examples
- Pending Legislation



PUBLIC INPUT ACTIVITY

01



INFORM THE COMMUNITY

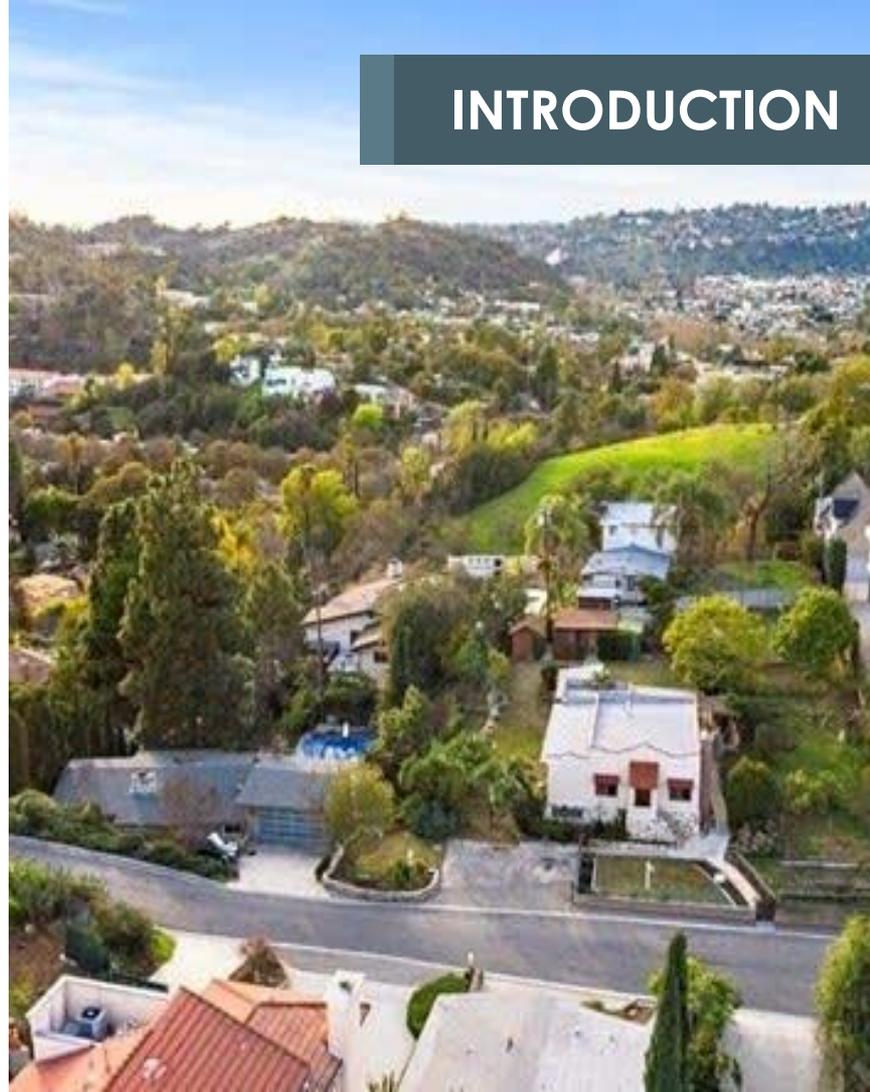
- › The City of South Pasadena is interested in improving the City's housing stock and its ability to provide quality affordable housing

02



OBTAINING PUBLIC INPUT REGARDING POTENTIAL NEW POLICIES

- › Develop community appropriate solutions to housing challenges



Proposed Housing Policy Initiatives



1

Tenant Protection Programs
September 12, 2019

2

Amended Accessory Dwelling Unit (ADU) Ordinance
September 17, 2019

3

Inclusionary Housing Initiative
September 24, 2019



Resident Statistics



25,974
Residents



\$92,756
Median Household
Income



2.5 Residents
Average
Household Size



43.8%
of Renters are
Housing Stressed



11,143

Total Housing Units



55%

of Occupied Units
are Renter-
Occupied



\$1.2 Million

Median Home
Price



\$277,960

Income Needed
to Afford Median
Home



Housing Statistics



INCLUSIONARY HOUSING BENEFITS

Provides greater housing opportunities



Distributes affordable housing units throughout the community



Generates a range of housing prices (moderate, low, etc.)



Requires market standards for affordable housing units





INCLUSIONARY HOUSING

What is an Inclusionary Housing Ordinance?

- Promotes the inclusion of housing units that are affordable for moderate and low income households in new residential projects by providing incentives and cost offsets to developers
- AB 1505:
 - Authorizes cities to adopt inclusionary housing ordinances
 - Requires cities to provide alternative means of compliance

INCLUSIONARY HOUSING PROGRAM ELEMENTS



Percentage of units for affordable housing

- Affordability = Housing costs are 30% or less of the gross household income



Alternatives

- Building units on-site
- Building units off-site
- In-lieu fee



Incentives/Bonuses

- Density bonus
- Waived or reduced planning/building fees
- Reduced parking requirements

Applicable Residential Projects

Pasadena

- 10 units or more

**West
Hollywood**

- All non single-family residential projects

**Santa
Monica**

- All non single-family residential projects

Percentage of Affordable Housing Units

Pasadena

- Units for Rent: 10% of total number of units to low income and 5% to low or moderate income
- Units for Sale: 15% of total number of units to low or moderate income

West Hollywood

- 2 – 10 Units: 1 unit for low or moderate income
- 11-20 Units: 20% of total number of units to low or moderate income
- 21-40 Units: 20% of total number of units to low or moderate income; 30% of total number of units if the units are smaller
- 41+ Units: 20% of total number of units to low or moderate income; 20% of total floor area if the units are smaller

Santa Monica

- 4-15 Units:
 - Rent: 20% low, 10% very low, or 5% extremely low income
 - Sale: 20% moderate income
- 16+ Units:
 - Rent: 25% low, 15% very low, or 10% extremely low income
 - Sale: 25% moderate income

INCLUSIONARY HOUSING

	In-Lieu Fee
Pasadena	<ul style="list-style-type: none">• Rent: \$1.19 - \$33.76/square foot• Sale: \$16.86 - \$63.89/square foot
West Hollywood	<ul style="list-style-type: none">• \$13.63 – \$29.23/square foot (depends on the number of units)
Santa Monica	<ul style="list-style-type: none">• Rent: \$35.70/square foot• Sale: \$41.70/square foot

Incentives/Bonuses/Concessions/Waivers

Pasadena

- Density bonus
- Reduced fees

West Hollywood

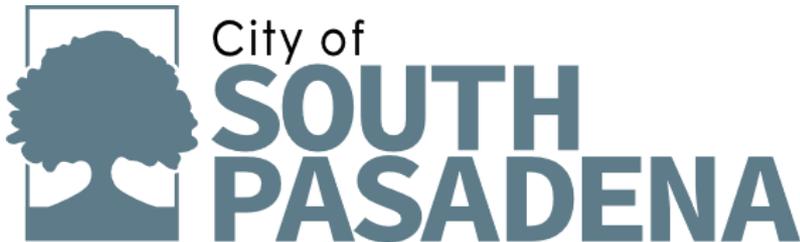
- Density bonus
- Parking requirement reductions

Santa Monica

- Density bonus
- Reduced fees

INCLUSIONARY HOUSING

PROGRAM COMPONENT	STANDARD
Applicable Residential Projects	<ul style="list-style-type: none">• Multi-family projects of 4 units or more
Percentage of Affordable Housing Units	<ul style="list-style-type: none">• Units for Rent: 10% of total number of units to low income and 5% to low or moderate income• Units for Sale: 15% of total number of units to low or moderate income• Very Low = 1.5 Low, Very low = 2 Moderate, Low = 1.5 Moderate
In-Lieu Fees	<ul style="list-style-type: none">• Rent: \$20.00 - \$30.00/square foot• Sale: \$30.00 - \$40.00/square foot
Incentives/Bonuses	<ul style="list-style-type: none">• Density bonus• Reduced fees• Reduced parking requirements



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