

# Homelessness In Pasadena

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# Pasadena Facts

## Department of Housing

- 150,000 pop.
- 58% renters (45% of all renters low-income)
- 54,000 residential units
- 23 sq. mi.
- Racially diverse
- Upscale
- Transit rich
- High cost of housing
- Significant homeless situation



# Pasadena Housing Dept

## Department of Housing

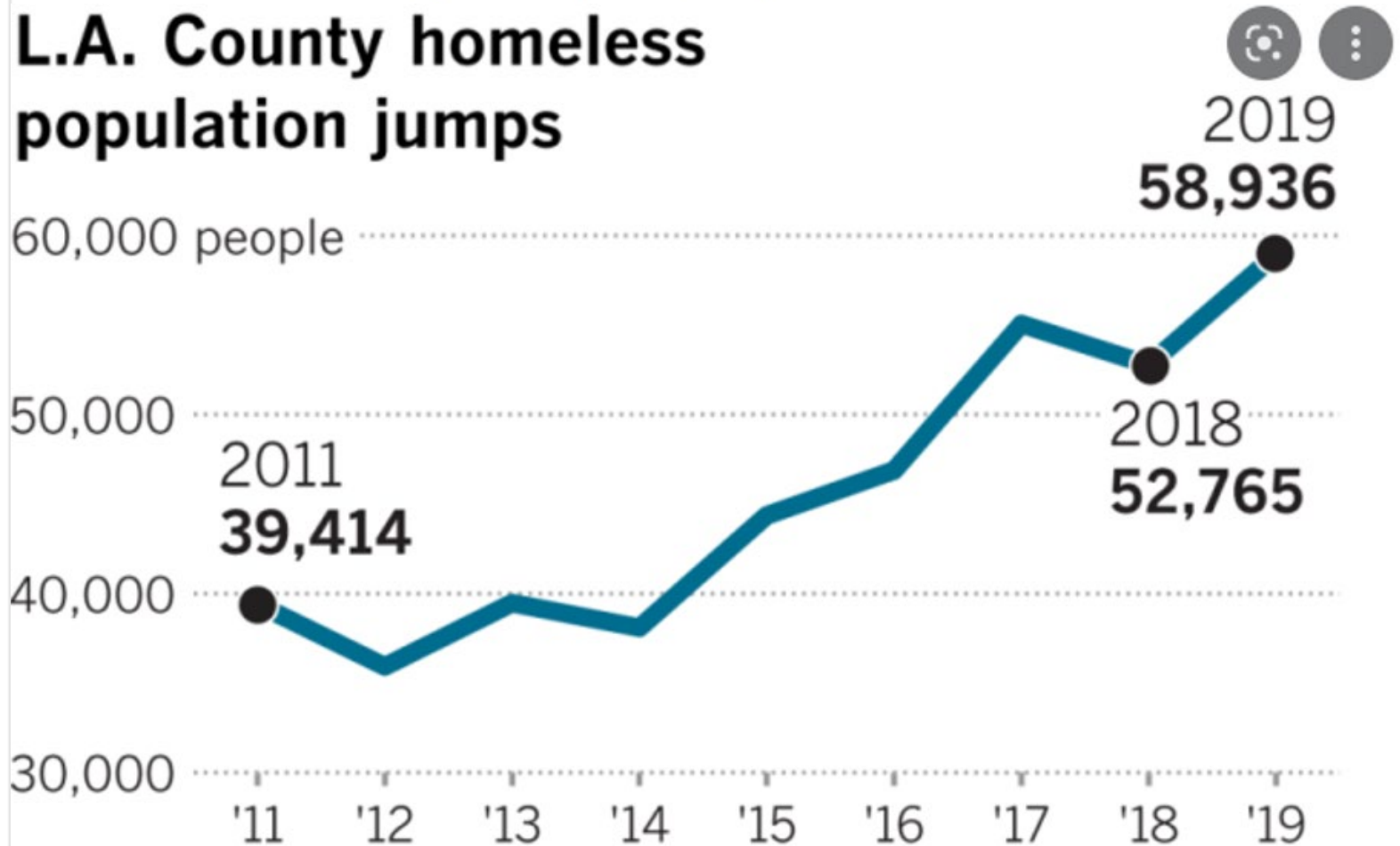
- **Housing Development**
  - > Affordable housing capital subsidies
- **Public Housing Agency**
  - > Rental assistance (e.g., Section 8, VASH, EHV)
- **Homeless Continuum of Care**
  - > Homeless services planning and funding
  - > Federal, state, county, city funding sources



# Homelessness

Department of Housing

## L.A. County homeless population jumps



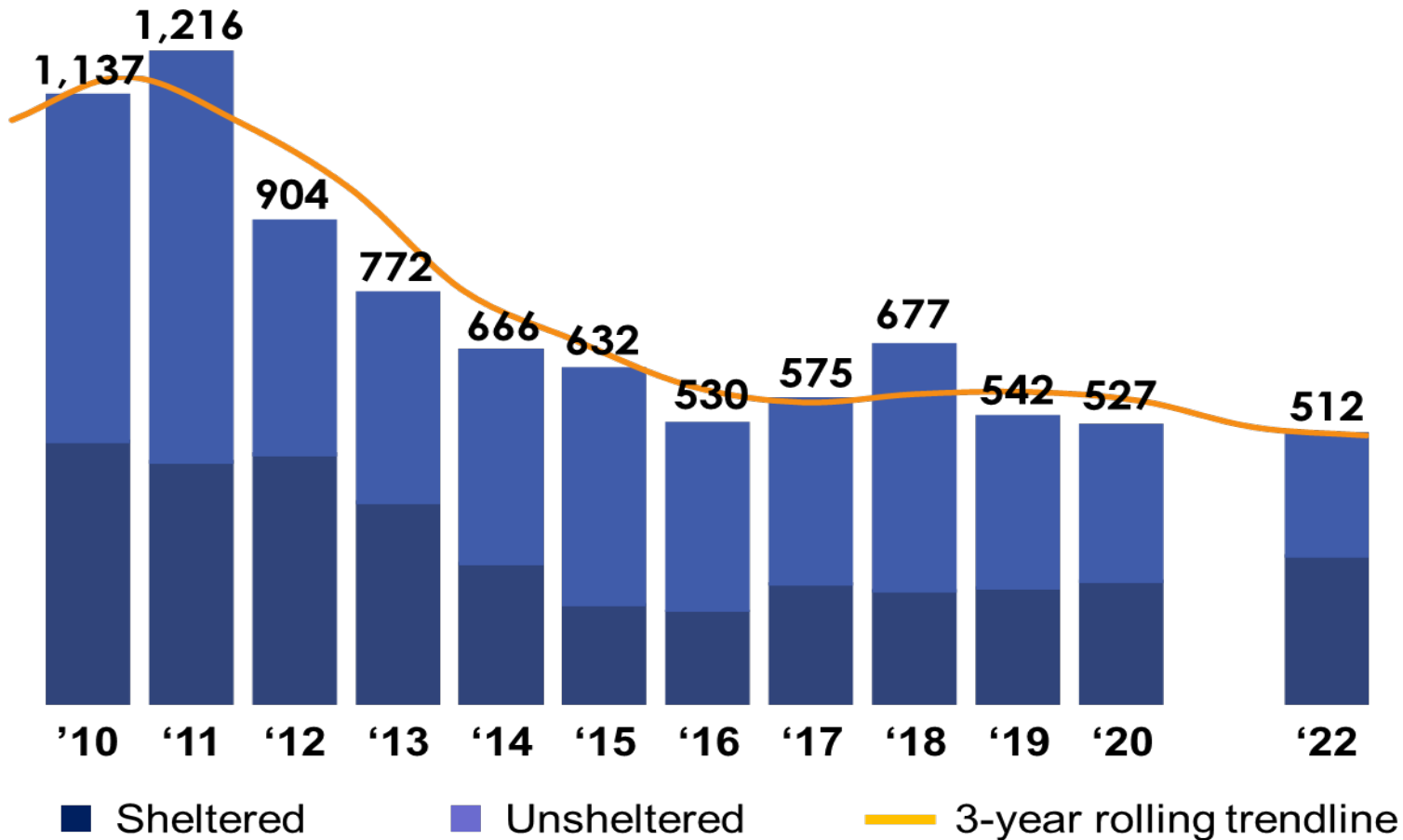
Source: Los Angeles Homeless Services Authority

Los Angeles Times



# Homelessness

Department of Housing



\* The pandemic prevented a full Homeless Count in 2021



# Homeless Strategies

Department of Housing

- Permanent Housing
- Homelessness Prevention
- Homeless Outreach
- Emergency and Interim Housing



# Permanent Supportive Housing

Department of Housing





# Background

Department of Housing

- Existing 2-story office building owned by Salvation Army to be demolished and replaced with a state-of-the-art food pantry.
- New 4-story mixed-used building developed, owned and operated by The Salvation Army
- State-of-the-art food pantry
- 65 permanent supportive housing units for homeless adults including 16 for homeless veterans, plus 1 manager's unit





# Funding Sources

Department of Housing

\$12,746,242	4% Tax Credit equity
\$ 8,126,000	State MHP loan
\$ 2,000,000	City of Pasadena loan
\$ 5,440,000	County of Los Angeles loan
\$ 780,000	FHLB Affordable Housing Program grant
\$ 3,700,000	Salvation Army capital campaign funds
\$ 3,007,903	Deferred & contributed developer fee
\$ 100	General Partner capital contribution
<b>\$35,800,245</b>	<b>Total (\$542,428 per unit)</b>

- Rental Assistance - Project Based Section 8 and VASH
- Services – LA County Measure H (1/4 cent sales tax)
- Density Bonus – 50%



# Salvation Army Hope Center

Department of Housing





# Transitional Housing TAY

Department of Housing

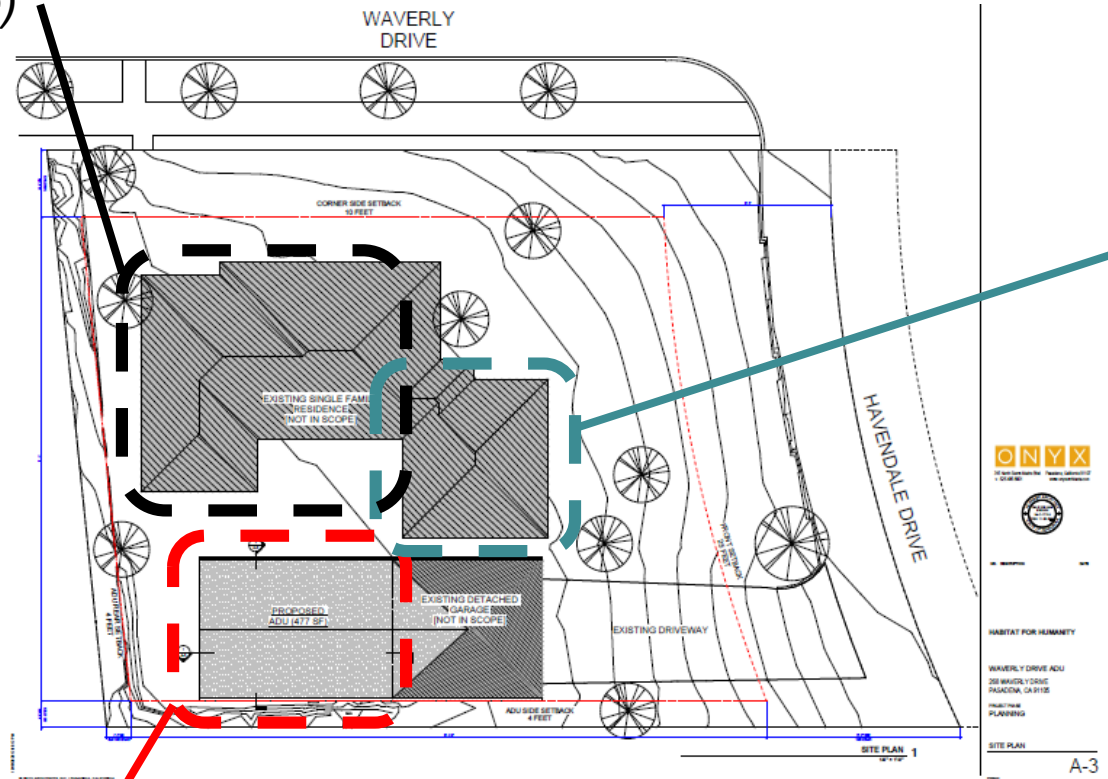




# Accessory Dwelling Units

Department of Housing

**2-Bedrm House**  
*(2-4 People)*



**Efficiency JADU**  
*(1-2 People)*

**1-Bedrm ADU**  
*(1-2 People)*



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OF THE UNIVERSITY OF CALIFORNIA



HABITAT FOR HUMANITY

WAVERLY DRIVE ADU  
200 WAVERLY DRIVE  
PASADENA, CA 91105

PLANNING

SITE PLAN

A-3



# Helpful State Measures

Department of Housing

- **Project HomeKey**
  - > No longer funded
- **Permanent Local Housing Allocation (PLHA)**
  - > Great flexibility
  - > Only 25% of old redevelopment housing set aside
- **Block granting of state homeless funds (e.g., HHAP)**
  - > One time only



# Challenges

Department of Housing

- Lack of capital funding for new development
- PBV cap needs to be raised
- Lack of long-term funding
  - > More PLHA