

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

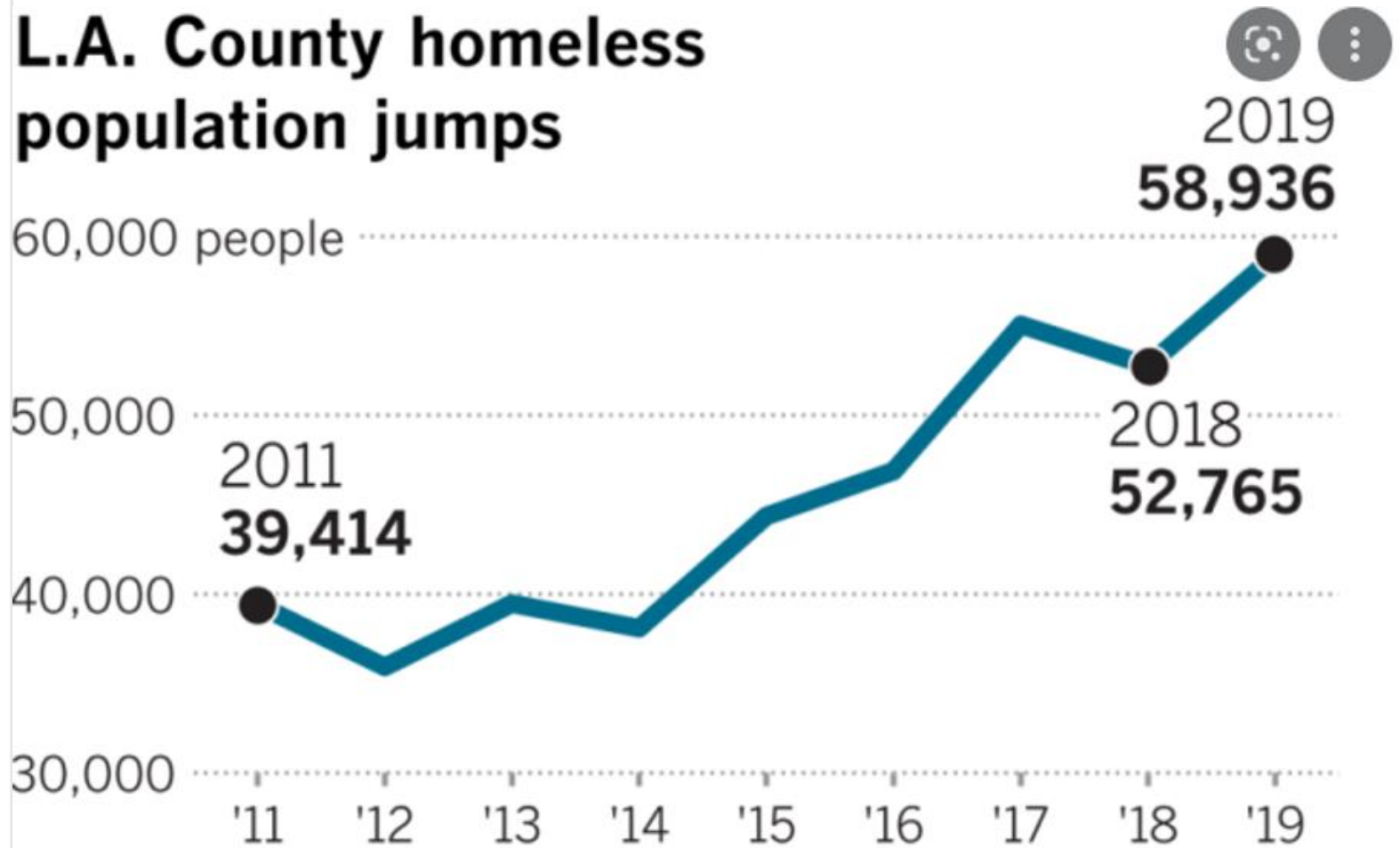
- **Housing Development**
 - > Affordable housing capital subsidies
- **Public Housing Agency**
 - > Rental assistance (e.g., Section 8, VASH, EHV)
- **Homeless Continuum of Care**
 - > Homeless services planning and funding
 - > Federal, state, county, city funding sources



Homelessness

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L.A. County homeless population jumps



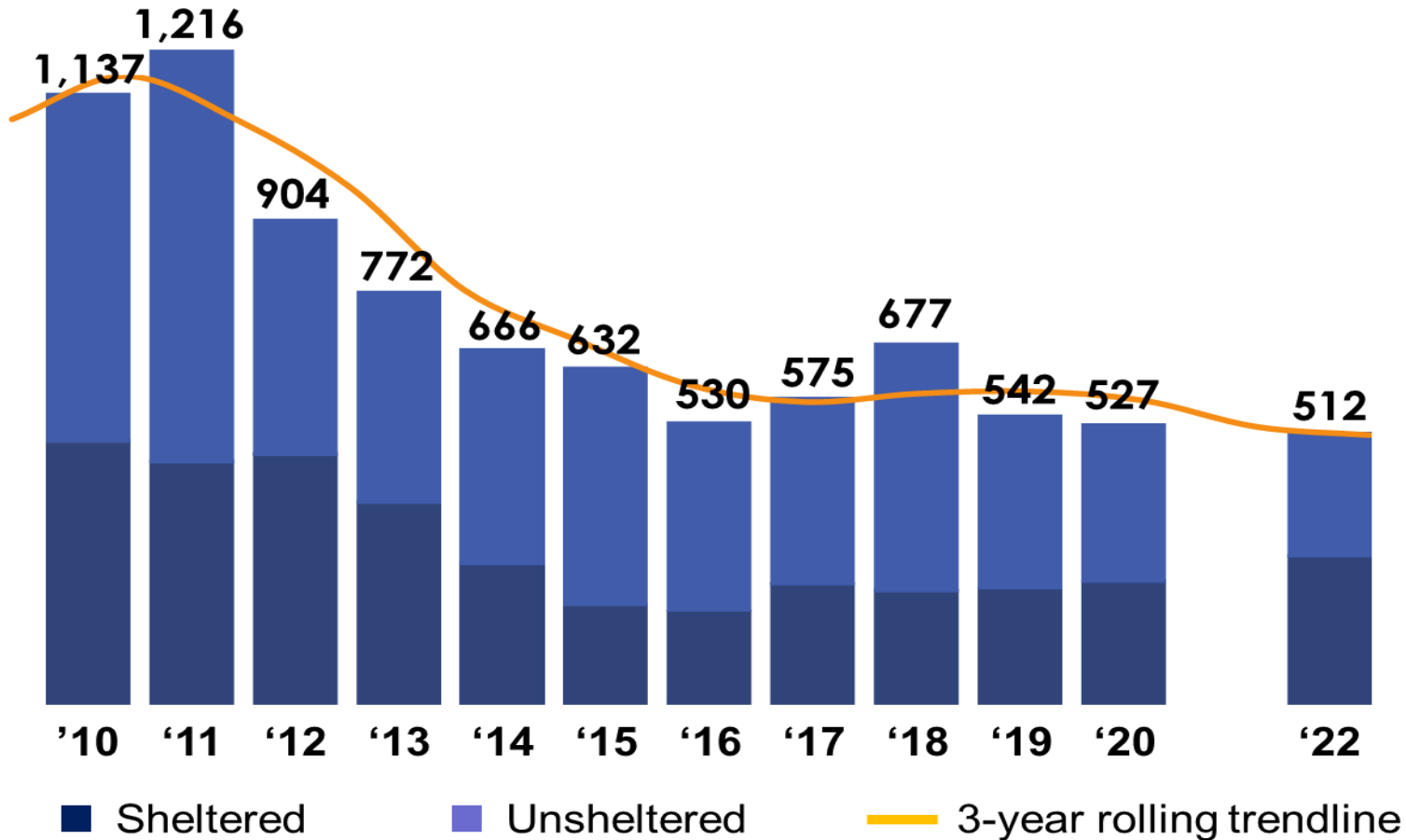
Source: Los Angeles Homeless Services Authority

Los Angeles Times



Homelessness

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* The pandemic prevented a full Homeless Count in 2021



Homeless Strategies

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



Permanent Supportive Housing

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Background

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- 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

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\$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
\$35,800,245	Total (\$542,428 per unit)

- 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

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Transitional Housing TAY

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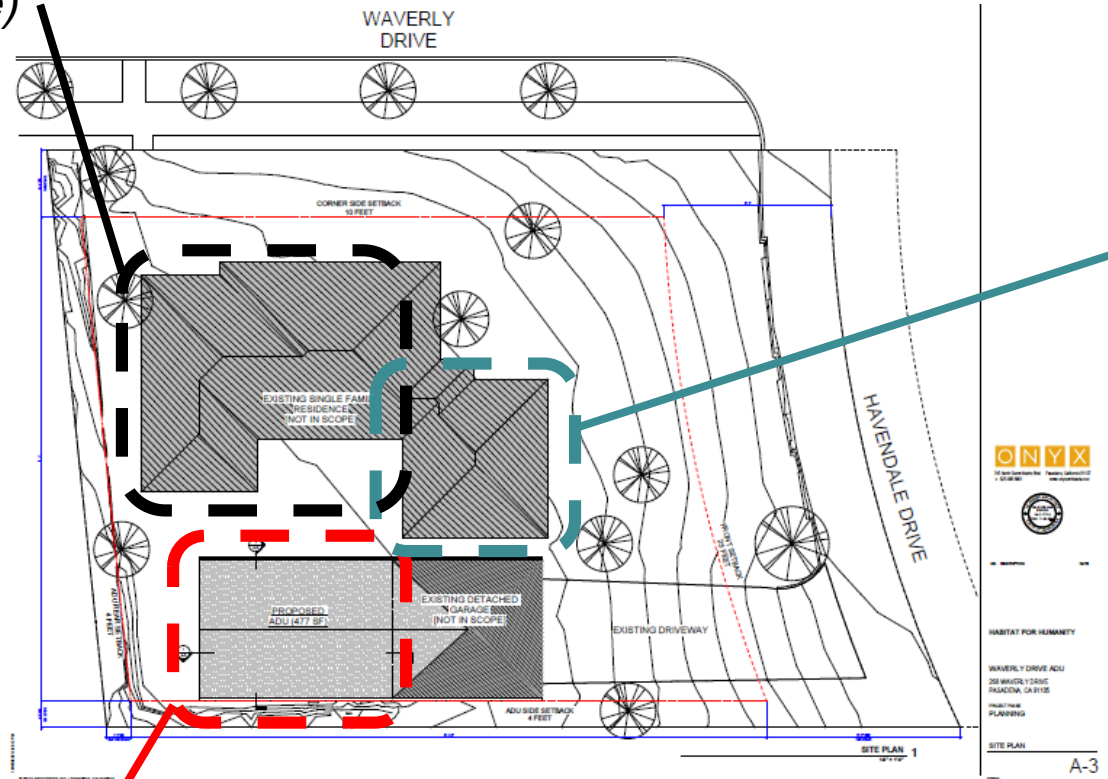




Accessory Dwelling Units

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2-Bedrm House
(2-4 People)



Efficiency JADU
(1-2 People)

1-Bedrm ADU
(1-2 People)



Helpful State Measures

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- **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

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