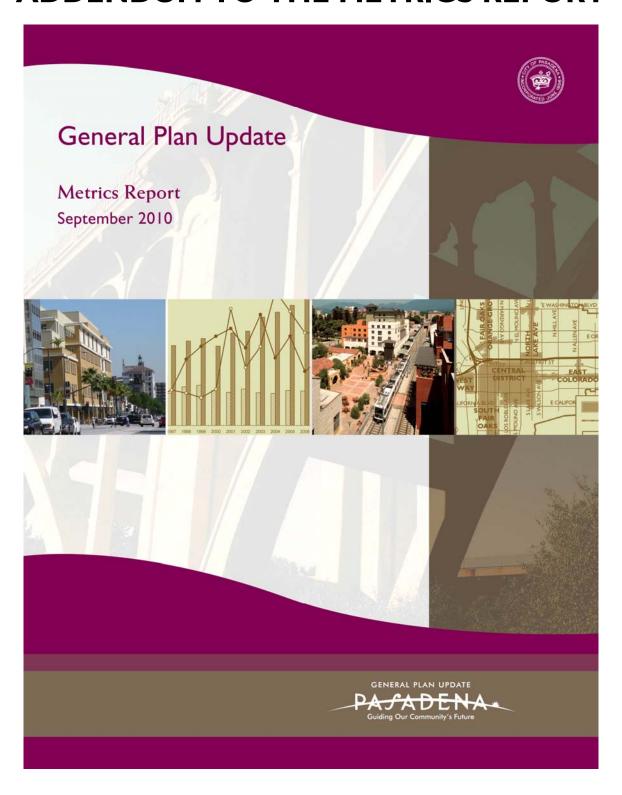
# MARCH, 2011 ADDENDUM TO THE METRICS REPORT



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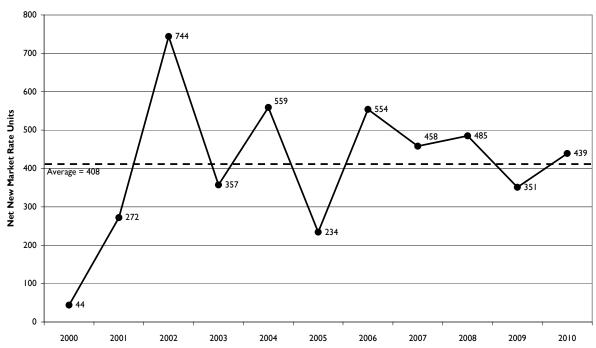
#### Net New Market Rate Residential Units Completed by Zoning Category 1994-2010

The table below demonstrates the number of residential units that have been constructed since 1994. The table splits the information by the seven specific plan areas created in 1994 and the other zoning categories that allow residential units. Net-new figures are used. This means when a smaller building is demolished to construct a larger building, the difference in number of units between the two is reported. In compliance with the General Plan, only market rate units - not units with affordable housing covenants - are counted in terms of growth.

	Total Units	Percentage						Yea	r					
Geographic Area	Constructed	of Total	1994-1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
SPECIFIC PLANS	PECIFIC PLANS													
Central District Specific Plan	3,633	70%	378	20	234	695	221	402	161	394	380	107	258	383
East Colorado Specific Plan	14	0%	0	0	0	0	0	0	0	0	0	0	0	14
East Pasadena Specific Plan	204	4%	16	0	0	0	0	0	0	0	0	188	0	0
Fair Oaks/Orange Grove Specific Plan	205	4%	14	0	0	0	0	64	0	73	0	44	10	0
North Lake Specific Plan	4	0%	-8	0	-2	-1	0	0	0	2	14	-1	0	0
South Fair Oaks Specific Plan	134	3%	0	0	0	0	87	0	0	0	0	47	0	0
West Gateway Specific Plan	0	0%	0	0	0	0	0	0	0	0	0	0	0	0
Sub-Total	4,194													
OTHER ZONES														
Commercial and Industrial (CO, CL, & IG)	28	1%	0	0	0	0	0	0	- 1	22	14	I	0	-10
Duplex (RM-12)	68	1%	20	4	2	0	3	-	П	5	7	4	6	5
Multi-Family (RM-16, RM-32, RM-48)	693	13%	169	9	36	42	37	84	57	49	36	89	64	21
Open Space	0	0%	0	0	0	0	0	0	0	0	0	0	0	0
Public and Semi-Public	-1	0%	0	0	0	0	0	0	0	0	0	0	0	-1
Single Family	166	3%	39	6	0	4	2	3	3	_	5	4	13	25
Single Family - Hillsides	61	1%	23	5	2	4	7	5	I	8	2	2	0	2
Sub-Total	1,015													
TOTAL	5,209	100%	651	44	272	744	357	559	234	554	458	485	351	439

Figure 12

# Number of Net-New Market Rate Units Constructed in Each Calendar Year 2000-2010



# Net New, Market Rate Residential Units Completed by Zoning Category 1994-2010

In the 1994 General Plan the City targeted most of the future growth in the specific plan areas and along major transit corridors. Each specific plan area has a cap on the total amount of construction that can occur, or development allocation. This development allocation is reported in dwelling units for residential uses. Net-new figures are used. This means when a smaller building is demolished to construct a larger building, the difference in number of units between the two is reported. In compliance with the General Plan, only market rate units - not units with affordable housing covenants - are counted in terms of growth.

	Total Units	Percentage of	
Geographic Area	Constructed	Total	Сар
SPECIFIC PLANS			
Central District Specific Plan	3,633	70%	5,095
East Colorado Specific Plan	14	0%	750
East Pasadena Specific Plan	204	4%	500
Fair Oaks/Orange Grove Specific Plan	205	4%	550
North Lake Specific Plan	4	0%	500
South Fair Oaks Specific Plan	134	3%	300
West Gateway Specific Plan	0	0%	75
Sub-Total	4,194		7,770
OTHER ZONES	-		
Commercial and Industrial (CO, CL, & IG)	27	1%	<b>N</b> o сар
Multi-Family (RM 12, RM-16, RM-32, RM-48)	761	15%	<b>N</b> o сар
Single Family	227	4%	<b>N</b> o сар
Sub-Total	1,015		
TOTAL	5,209	100%	

Units with affordable housing covenants are not counted in terms of growth, except in the Fair Oaks Orange Grove Specific Plan Area.

#### **Net New Market Rate Units**

As of 12/31/2010

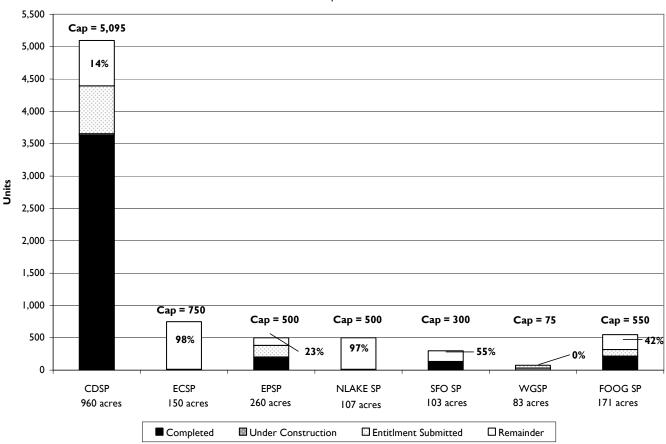
The table below shows the cap for each of the seven specific plans and how quickly each plan is moving towards using up its cap of residential development. The table marks this movement by the number of units completed, under construction (or having a building permit that is not yet finalized), and for which a land use entitlement (such as a tentative tract map, conditional use permit, or hillside development permit) has been submitted). Net-new figures are used. This means when a smaller building is demolished to construct a larger building, the difference in number of units between the two is reported. In compliance with the General Plan, only market rate units - not units with affordable housing covenants - are counted in terms of growth.

			Ur	ıder	Entit	lement				
Specific Plan Area	Com	pleted	Const	Construction		mitted	Cap Re		mainder	
	Units	% of Cap	Units	% of Cap	Units	% of Cap	Units	Units	% of Cap	
Central District	3,633	71%	21	0%	741	15%	5,095	700	14%	
East Colorado	14	2%	0	0%	0	0%	750	736	98%	
East Pasadena	204	41%	0	0%	180	36%	500	116	23%	
North Lake	4	1%	I	0%	8	2%	500	487	97%	
South Fair Oaks	134	45%	0	0%	0	0%	300	166	55%	
West Gateway	0	0%	33	44%	42	56%	75	0	0%	
Fair Oaks/Orange Grove	205	37%	14	3%	100	18%	550	231	42%	
Total	4,194	54%	69	1%	1,071	14%	7,770	2,436	31%	

Figure 19

### **Net New Market Rate Units**

As of 12/31/2010



# Number of Affordable Housing Units Completed by Year, Organized by Zone 1994-2010

The table below demonstrates the number of new units constructed that have an affordable housing covenant. The table splits the information by the seven specific plan areas created in 1994 and the other zoning categories that allow residential units.

	Total Units	Percentage						Yea	ır					
Geographic Area	Constructed	of Total	1994-1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
SPECIFIC PLANS	PECIFIC PLANS													
Central District Specific Plan	543	56%	146	18	0	23	0	17	16	193	22	6	0	102
East Colorado Specific Plan	0	0%	0	0	0	0	0	0	0	0	0	0	0	0
East Pasadena Specific Plan	0	0%	0	0	0	0	0	0	0	0	0	0	0	0
Fair Oaks/Orange Grove Specific Plan	156	16%	12	0	0	0	0	65	0	43	0	36	0	0
North Lake Specific Plan	13	1%	0	0	0	13	0	0	0	0	0	0	0	0
South Fair Oaks Specific Plan	0	0%	0	0	0	0	0	0	0	0	0	0	0	0
West Gateway Specific Plan	0	0%	0	0	0	0	0	0	0	0	0	0	0	0
Sub-Total	712													
OTHER ZONES														
Commercial and Industrial (CO, CL, & IG)	104	11%	0	0	0	0	0	0	0	П	0	89	0	4
Duplex (RM-12)	I	0%	- 1	0	0	0	0	0	0	0	0	0	0	0
Multi-Family (RM-16, RM-32, RM-48)	147	15%	112	I	0	0	25	2	I		0	3	- 1	I
Open Space	0	0%	0	0	0	0	0	0	0	0	0	0	0	0
Public and Semi-Public	10	1%	10	0	0	0	0	0	0	0	0	0	0	0
Single Family	0	0%	0	0	0	0	0	0	0	0	0	0	0	0
Single Family - Hillsides	0	0%	0	0	0	0	0	0	0	0	0	0	0	0
Sub-Total	262													
TOTAL	974	100%	281	19	0	36	25	84	17	248	22	134	- 1	107

Source: City of Pasadena Planning and Development Department, 2010

### Net New Residential Units Completed by Zoning Category

Market Rate and Affordable Units 1994-2010

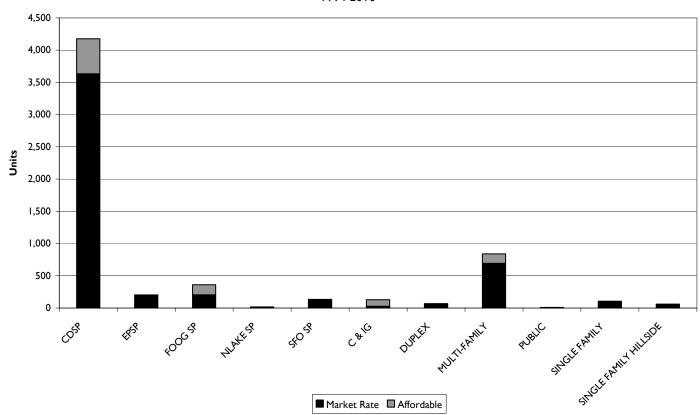
Provision of affordable housing is an important goal to the City. The table below demonstrates the number of newly constructed units with covenants that keep the units affordable and compares it to the number of market rate units. Net-new figures are used. This means when a smaller building is demolished to construct a larger building, the difference in number of units between the two is

	Units	Constructed	i
Area	Market Rate	Affordable	Total
SPECIFIC PLANS			
Central District Specific Plan	3,633	543	4,176
East Colorado Specific Plan	14	0	14
East Pasadena Specific Plan	204	0	204
Fair Oaks/Orange Grove Specific Plan	205	156	361
North Lake Specific Plan	4	13	17
South Fair Oaks Specific Plan	134	0	134
West Gateway Specific Plan	0	0	0
Sub-Total	4,194	712	4,906
OTHER ZONES			
Commercial and Industrial (CO, CL, & IG)	28	100	128
Duplex (RM-12)	68	I	69
Multi-Family (RM-16, RM-32, RM-48)	693	146	839
Open Space	0	0	0
Public and Semi-Public	-1	10	9
Single Family	105	0	105
Single Family - Hillsides	61	0	61
Sub-Total	954	257	1211
TOTAL	5,148	969	6,117

Figure 22

### Net, New Residential Units Completed

Market Rate and Affordable Units 1994-2010



# Net New, Non-Residential Square Footage Completed by Zoning Category 1994-2010

In the 1994 General Plan the City targeted most of the future growth in the specific plan areas and along major transit corridors. Each specific plan area has a cap on the total amount of construction that can occur, or development allocation. This development allocation is reported in square footage for non-residential uses. Net-new figures are used. This means when a smaller building is demolished to construct a larger building, the difference in square footage between the two is reported.

	Total Sq Ft	Percentage of	
Geographic Area	Constructed	Total	Сар
SPECIFIC PLANS			
Central District Specific Plan	1,480,059	42.2%	6,217,000
East Colorado Specific Plan	376,625	10.7%	650,000
East Pasadena Specific Plan	54,635	1.6%	2,100,000
Fair Oaks/Orange Grove Specific Plan	93,702	2.7%	611,000
North Lake Specific Plan	52,075	1.5%	175,000
South Fair Oaks Specific Plan	606,879	17.3%	1,550,000
West Gateway Specific Plan	800	0.0%	800,000
Sub-Total	2,664,775		12,103,000
OTHER ZONES			
Commercial and Industrial (CO, CL, & IG)	310,553	8.9%	<b>N</b> o сар
Duplex (RM-12)	0	0.0%	<b>N</b> o сар
Multi-Family (RM-16, RM-32, RM-48)	0	0.0%	<b>N</b> o сар
Open Space*	47,258	1.3%	<b>N</b> o сар
Public and Semi-Public	485,511	13.8%	<b>N</b> o сар
Single Family	0	0.0%	<b>N</b> o сар
Single Family - Hillsides	0	0.0%	<b>N</b> o сар
Sub-Total	843,322	_	_
TOTAL	3,508,097	100.0%	

<sup>\*</sup>Construction in the Open Space Zone has been limited to improvements to the Rose Bowl, Kidspace Museum, new bathrooms at parks, new picnic shelters, and the Police Department's new shooting range. Source: Planning and Development Department 2010, City of Pasadena

# Net New Non-Residential Square Footage Completed by Zoning Category 1994-2010

The table below demonstrates the number of square feet of non-residential development that has been constructed since 1994. Non-residential development includes commercial, industrial, and institutional uses. The table splits the information by the seven specific plan areas created in 1994 and the other zoning categories that allow non-residential uses. Net-new figures are used. This means when a smaller building is demolished to construct a larger building, the difference in square footage between the two is reported.

Garantia Ama	Total Sq Ft	Percentage						Yea	r					
Geographic Area	Constructed	of Total	1994-1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
SPECIFIC PLANS								•						
Central District Specific Plan	1,480,059	42.2%	124,282	169,864	2,737	61,254	205,096	401,420	35,564	27,117	231,523	18,362	51,110	151,730
East Colorado Specific Plan	376,625	10.7%	148,808	-1,592	139,949	31,896	26	2,869	-308	-5,538	10,237	46,938	590	2,750
East Pasadena Specific Plan	54,635	1.6%	-21,320	-45,514	1,240	136,207	5,162	11,245	14,915	0	25,668	-87,747	2,134	12,645
Fair Oaks/Orange Grove Specific Plan	93,702	2.7%	39,255			13,875	2,297	-4,758	0	29,775	7,528	4,288	1,442	0
North Lake Specific Plan	52,075	1.5%	14,593	0	6,310	0	8,400	778	2,519	15,935	2,444	1,096	0	0
South Fair Oaks Specific Plan	606,879	17.3%	355,872	1,652	0	0	0	0	1,361	1,505	58,348	34,060	154,081	0
West Gateway Specific Plan	800	0.0%	0	0	0	0	0	800	0	0	0	0	0	0
Sub-Total	2,664,775													
OTHER ZONES														
Commercial and Industrial (CO, CL, & IG)	310,553	8.9%	88,378	20,952	62,669	1,728	15,206	13,827	9,595	73,802	6,275	2,017	1,389	14,715
Duplex (RM-12)	0	0.0%	0	0	0	0	0	0	0	0	0	0	0	0
Multi-Family (RM-16, RM-32, RM-48)	0	0.0%	0	0	0	0	0	0	0	0	0	0	0	0
Open Space*	47,258	1.3%		3,600	0	2,375	784	8,658	0	400	29,600	700	0	1,141
Public and Semi-Public	485,511	13.8%	0	49,016	35,812	157,671	3,000	0	23,123	14,942	6,000	22,330	157,153	16,464
Single Family	0	0.0%	0	0	0	0	0	0	0	0	0	0	0	0
Single Family - Hillsides	0	0.0%	0	0	0	0	0	0	0	0	0	0	0	0
Sub-Total	843,322													
TOTAL	3,508,097	100%	749,868	197,978	248,717	405,006	239,971	434,839	86,769	157,938	377,623	42,044	367,899	199,445

<sup>\*</sup>Construction in the Open Space Zone has been limited to improvements to the Rose Bowl, the new Kidspace Museum, new bathrooms at parks, new picnic shelters, and the Police Department's new shooting range.

Figure 26

# Number of Net-New Non-Residential Square Footage Constructed 2000-2010

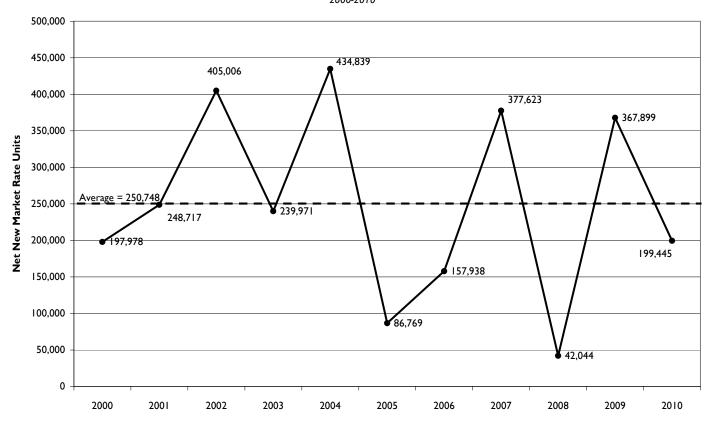
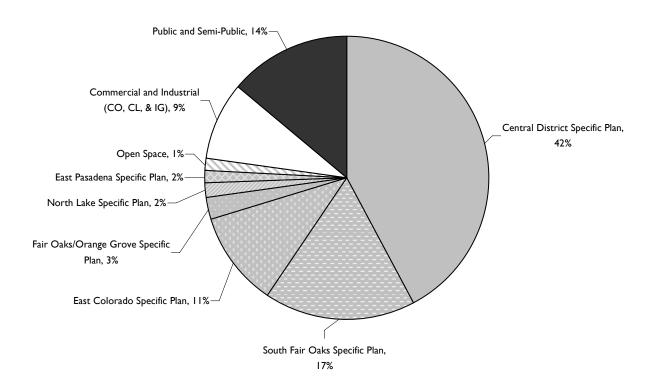


Figure 27

# Location of Net-New Non-Residential Development by Percentage of Total 1994-2010



Source: City of Pasadena Planning and Development, 2010

#### Non-Residential Construction Compared to Development Cap

As of 12/31/10

The table below shows the cap for each of the seven specific plans and how quickly each plan is moving towards using up its cap of non-residential development. The table marks this movement by the number of square feet completed, under construction (or having a building permit that is not yet finalized), and for which a land use entitlement (such as a tentative tract map, conditional use permit, or hillside development permit) has been submitted. Net-new figures are used. This means when a smaller building is demolished to construct a larger building, the difference in square footage between the two is reported.

Specific Plan Area	Comple	Completed		Under Construction Entitlem			Сар	Remainder	
Specific Flan Area	Square Footage %		Square Footage	% of Cap	Square Footage	% of Cap	Square Footage	Square Footage	% of Cap
Central District	1,480,059	24%	73,998	1%	859,843	14%	6,217,000	3,803,100	61%
East Colorado	376,085	58%	24,199	4%	56,463	9%	650,000	193,253	30%
East Pasadena	53,706	3%	5,195	0%	0	0%	2,100,000	2,041,099	97%
North Lake	52,075	30%	0	0%	6,383	4%	175,000	116,542	67%
South Fair Oaks	606,879	39%	66,035	4%	215,486	14%	1,550,000	661,600	43%
West Gateway	800	0%	818	0%	390,495	49%	800,000	407,887	51%
Fair Oaks/Orange Grove	93,702	15%	2,057	0%	29,651	5%	611,000	485,590	79%
Sub-total	2,663,306	22%	172,302	1%	1,558,321	13%	12,103,000	7,709,071	64%

Source: Planning and Development Department 2010, City of Pasadena

Figure 29

#### Net-New, Non-Residential Square Footage

As of 12/31/10

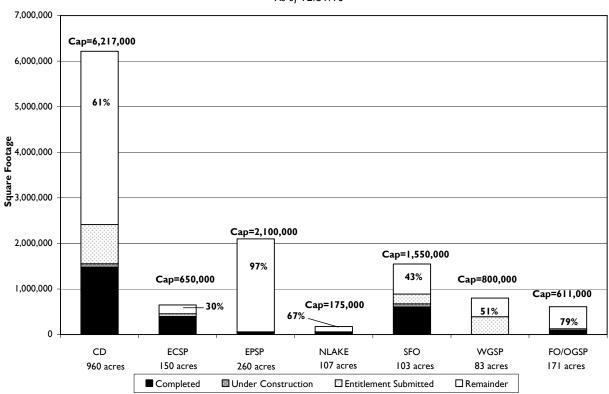


Figure 71

## City of Pasadena Sources of Revenue (in millions)

Fiscal Years 1994-2010

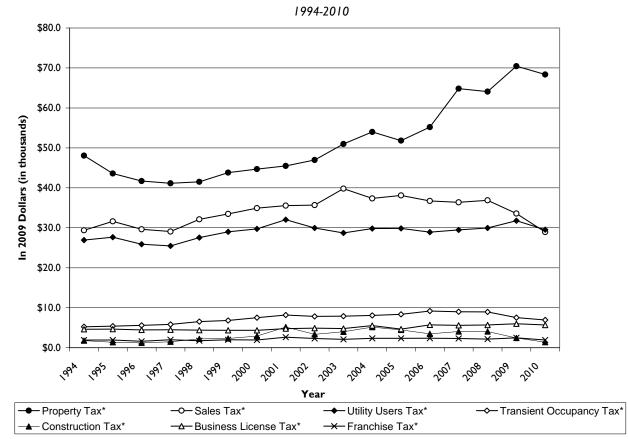
				Transient			
	Property		<b>Utility Users</b>	Occupancy	Construction	Business	Franchise
Fiscal Year	Tax*	Sales Tax*	Tax*	Tax*	Tax*	License Tax*	Tax*
1994	\$48.1	\$29.4	\$26.9	\$5.2	\$1.8	\$4.6	\$1.9
1995	\$43.6	\$31.6	\$27.6	\$5.4	\$1.4	\$4.6	\$1.9
1996	\$41.7	\$29.6	\$25.9	\$5.6	\$1.2	\$4.4	\$1.6
1997	\$41.1	\$29.1	\$25.5	\$5.8	\$1.5	\$4.5	\$2.0
1998	\$41.5	\$32.1	\$27.5	\$6.5	\$2.2	\$4.4	\$1.7
1999	\$43.8	\$33.5	\$29.0	\$6.8	\$2.3	\$4.3	\$2.0
2000	\$44.7	\$34.9	\$29.7	\$7.5	\$2.9	\$4.3	\$1.9
2001	\$45.5	\$35.6	\$32.0	\$8.2	\$5.2	\$4.7	\$2.6
2002	\$47.0	\$35.7	\$29.9	\$7.8	\$3.3	\$4.9	\$2.3
2003	\$51.0	\$39.8	\$28.7	\$7.9	\$4.0	\$4.8	\$2.1
2004	\$54.0	\$37.3	\$29.8	\$8.1	\$5.1	\$5.5	\$2.3
2005	\$51.8	\$38.1	\$29.8	\$8.3	\$4.5	\$4.6	\$2.3
2006	\$55.2	\$36.7	\$28.9	\$9.2	\$3.5	\$5.7	\$2.4
2007	\$64.8	\$36.4	\$29.5	\$9.0	\$4.0	\$5.6	\$2.3
2008	\$64.1	\$36.9	\$29.9	\$8.9	\$4.0	\$5.7	\$2.1
2009	\$70.4	\$33.6	\$31.8	\$7.5	\$2.4	\$6.0	\$2.5
2010	\$68.4	\$28.9	\$29.5	\$6.9	\$1.4	\$5.7	\$1.9
TOTAL INCREASE	\$22.4	\$4.2	\$4.9	\$2.3	\$0.7	\$1.4	\$0.6

Source: Comprehensive Annual Financial Report, 2010

<sup>\*</sup>Given in millions of 2010 Dollars

Figure 72





Source: Planning and Development Department 2010, City of Pasadena \*Given in 2010 Dollars

### **Assessed Valuation of Taxable Property**

Fiscal Year 1994-2010

	2010 Dollars
Fiscal Year	(in thousands)
1994	\$12,853,132
1995	\$12,760,838
1996	\$12,691,993
1997	\$12,091,582
1998	\$12,058,214
1999	\$12,382,275
2000	\$12,636,831
2001	\$13,045,103
2002	\$13,583,326
2003	\$14,293,564
2004	\$15,092,774
2005	\$15,795,288
2006	\$16,778,845
2007	\$18,108,990
2008	\$19,001,066
2009	\$21,167,333
2010	\$20,711,137

Source: City of Pasadena Comprehensive Annual

Financial Report, 1994-2010

Figure 77

### <u>Assessed Valuation of Taxable Property</u> 1994-2010

\$25,000,000 \$20,000,000 2010 Dollars (in thousands) \$15,000,000 \$10,000,000 \$5,000,000 \$0 1994 1995 1998 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 1996 1997 1999 Fiscal Year

Source: City of Pasadena Comprehensive Annual Financial Report, 1994-2010

### Pasadena Total Revenues

Fiscal Year 1994-2010

Fiscal Year	In 2010 Dollars*
1994	\$236,857
1995	\$229,136
1996	\$222,977
1997	\$223,712
1998	\$220,619
1999	\$229,625
2000	\$245,944
2001	\$266,965
2002	\$266,091
2003	\$291,344
2004	\$302,738
2005	\$322,052
2006	\$311,147
2007	\$332,904
2008	\$321,465
2009	\$332,196
2010	\$306,072

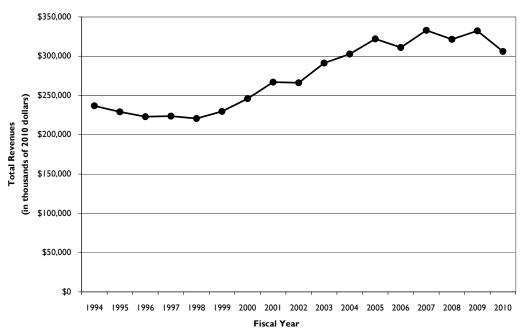
<sup>\*</sup> Reported in thousands of dollars

Source: Comprehensive Annual Financial

Report 2010, City of Pasadena

#### City of Pasadena Total Revenue

1994-2010



Source: City of Pasadena Finance Department's Comprehensive Annual Financial Reports, 1994-2010

Figure 80

### **General Fund Revenue Sources**

Projection for 2011

Source		Percentage
Re-Occuring Sources		
Property Tax		18%
Utility Users Tax		15%
Sales Tax		14%
Other Taxes		11%
One Time Fees		
Charges for Services		12%
Licenses, Permits & Fines		4%
Other		
Transfers		9%
Investment Earnings		10%
State and Federal		6%
Miscellaneous		1%
	Total	100%

Source: City of Pasadena Operating Budget, Fiscal Year 2011