



Educating and Empowering
Congregations for Housing Justice

October 27th, 2019

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Pasadena City Council and
Planning Staff

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Dear Pasadena City Council and Planning Department,

Jill Shook
Co-Founder
MHCH Executive Director
Pasadena, CA

We're writing to thank you for voting to increase the set-asides of affordable units in the Inclusionary Zoning Ordinance up to 20%. This is a huge boon for the affordability and livability of the city of Pasadena and should be commended.

Anthony Manousos
Co-Founder
Peace Activist
Pasadena, CA

However, the work isn't done yet. The IZO can continue to be finessed to make sure it's working optimally for everyone in the city. Councilmember Margaret McAustin had a series of suggestions that we support and have encouraged the Planning Department to continue researching. They include:

Robert Baird
Chair
Urban Planner
Los Angeles, CA

1. Lowering the threshold of applicable developments below the current rate of 10. We recommend including any new building with 8 or more units in the full inclusionary policy and requiring buildings with 3-7 units to pay an in-lieu fee. This is not a novel idea. Currently 58 other cities within California have inclusionary policies with a lower threshold than 10 units for rental.
2. Pushing the set-aside amount closer to and above 25%. According to the analysis of the AECOM study done by Phil Burns, of the Arroyo Group, this is already feasible for developers with the current incentives. We recommend extending the menu, so that each additional incentive comes with a higher percentage of set-aside units.
3. Establish a Community Land Trust to administer the affordable units in the IZO. This has a series of benefits. One of the most pertinent is that it would allow other cities in the region (which may not have Housing Departments) to put their own affordable units under the care of the CLT and make them all permanently affordable. It also provides a single-entry point for applying for the IZ affordable units, providing a service for developers to partner with the CLT to help manage qualifying tenants with their income qualifications and monitoring the units. Irvine has already implemented a similar, and successful, system.
4. Lastly, allow trade-downs for family units, specifically 3-or-more-bedroom units. Families often struggle to afford housing in California, and this could help make sure there are options for them.

Andre White
Treasurer
Affordable Housing Advisor
Pasadena, CA

Margaret Lee
Secretary
Social Work Professor
Pasadena, CA

We ask the City Council to support Councilmember McAustin's above suggestions as well as the following:

- Add a scalable free for developments from 3-8 units in size or one affordable unit.
- End the over-concentration policy.

Jerome L. Garciano
Lawyer
Boston, MA

Deborah Meyers
Pastor
Denver, CO

Please direct the Planning Department to study the suggestions and report back with recommended implementation steps before the next reading of the ordinance.

Thank you for your time and your commitment to making Pasadena affordable.

Signed GPAHG and POP, *Jill Shook* and Ed Washatka



Office/Text: (626) 675 - 1316 Jill@makinghousinghappen.com 1628 Garfield Ave. Pasadena, CA 91104

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