

RECEIVED

2019 OCT 28 AM 11: 58

CITY CLERK
CITY OF PASADENA

To: Pasadena Mayor and City Council

From: Sean McMorris, San Gabriel, CA

Re: Item #18 on Pasadena City Council Agenda 10/28/2019

I am writing to thank City Hall for voting to raise the inclusionary housing threshold to 20%. The Council's courage to do so sends a strong message to surrounding cities that it's time to stop playing politics with housing and get serious with bold actions that will actually ensure more affordable housing now rather than simply hoping and waiting for a broken housing market to take care of itself.

I, along with others in the community, hope that City Hall will continue to improve upon its Inclusionary Housing Ordinance (IHO). There are other things that City Hall can do to increase affordable housing stock in Pasadena and protect low-income renters. I ask that the City Council direct staff to research the following policies:

1. Allow trade-downs for family units, which would greatly aid low-income families.
2. Lower the IHO qualifying threshold to include housing developments with 8 or more units and require projects with 3-7 units to pay an in-lieu fee.
3. Raise the minimum set-aside threshold to above 20%, which analysis suggests is possible with the current incentives offered to developers.
4. Establish a Community Land Trust to ensure that the City's IHO is administered properly for maximum effectiveness and benefit to low-income households.

Thank you again for your thoughtfulness and commitment to addressing the affordable housing crisis. Your actions set a good precedent for the region, and your courage to act boldly in the face of pressure from moneyed interests gives us hope that democracy can rise above the forces that would have it kowtow to monetary and selfish ends.

Sincerely,
Sean McMorris,
Community Member and Affordable Housing Advocate

10/28/2019
Item 18