

Martinez, Ruben

From: City Web
Sent: Saturday, October 03, 2020 5:10 PM
To: PublicComment-AutoResponse
Subject: Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Name: Sonja K Berndt **Email:** **Address:** Pasadena, CA 91107

Comments:

I am a long-time resident of Pasadena. I am writing regarding Agenda Item #18, which would give Planning Department staff the ability to explore an amendment to the Zoning Code that would allow for housing as an ancillary use on the property of religious institutions. Allowing affordable and supportive housing on church land is consistent with the mission of churches and is strongly supported by churches and by homeless service providers. Allowing such housing would increase the potential capacity for housing in the City. I urge the Council to adopt Option #1 in the staff report directing staff to continue processing Zoning Code Amendments on an open-ended basis, and return with recommendations based on input from a virtual community meeting and Planning Commission meeting. Churches want to be part of the solution to this urgent problem. An overlay zone makes good sense since it would allow community-minded congregations that are already willing and mission-driven to become partners with the city to meet an urgent need. Thank you for your consideration and many thanks to the Planning Department for such a thorough staff report on this item.

Consent given to read my comments out loud: Yes

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Martinez, Ruben

From: City Web
Sent: Sunday, October 04, 2020 9:22 PM
To: PublicComment-AutoResponse
Subject: Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Name:	Email:	Phone:	Address:
Hugh Martinez			Pasadena, CA 91106

Comments:

Hi, my name is Hugh Martinez of Western Pacific Housing, LLC an affordable housing developer. I want to speak in support of an overlay zone enabling churches to build affordable housing. This is a significant opportunity when so few affordable development sites exist. Using church land is a huge opportunity for affordable housing developers to have feasible and successful projects. When they work with churches, developers don't have to buy land in advance or carry the insurance and other holding costs. They can be more confident of community support since they have the support of a church which is part of a neighborhood. Yet, if churches wish to supply affordable housing, the cost and time needed to create a zoning change on a case-by-case basis as opposed to an overlay zone, can be significantly lowered if there such a policy is in place. Plus, it makes the deal attractive to a more experienced developer. Given the combination of the growing housing crisis and the economic damage caused by COVID, I strongly urge you to support a church overlay zone.

Consent given to read my comments out loud: Yes

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Martinez, Ruben

From: City Web
Sent: Monday, October 05, 2020 11:59 AM
To: PublicComment-AutoResponse
Subject: Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Name: John Oh **Email:** **Phone:** 213- **Address:**
Monrovia, CA 91016

Comments:

My name is John Oh, and I am a member of the Congregational Land Committee that is based in Pasadena.

My comment is to share that the YIGBY movement, Yes In God's Backyard, is gaining traction and momentum throughout the county and state.

My professional work is directly involved in working with congregations to build affordable housing that a focus on PSH, housing for those experiencing homelessness, as a staff person at LA Voice, a member of PICO, CA.

There are projects that have been built and projects in the pipeline that take advantage of sites that have been previously overlooked. One is Wesley Village in Garden Grove, a 47 unit 100% affordable housing project (50-59% AMI) that features family and senior housing built on what was an underutilized parking lot. The project includes a new Head Start learning facility and a large community center that provide services for both residents and neighborhood. Currently, I am working with congregations to facilitate joint venture partnerships between congregation and developer in Pasadena (52 units), Culver City (95 units) and Inglewood (45-65 units). A recent poll with faith leaders in Pasadena shows that the city is very receptive to the idea.

Consent given to read my comments out loud: Yes

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Martinez, Ruben

From: City Web
Sent: Monday, October 05, 2020 12:57 PM
To: PublicComment-AutoResponse
Subject: Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Name: Juliana Serrano	Email:	Phone:	Address: Pasadena, California 91101
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Comments:

Honorable Mayor and City Council members: We desperately need more affordable housing in Pasadena! There are two major opportunities for affordable housing:

1) affordable housing on the Water and Power site in the civic center and 2) temporary shelter and affordable housing on church land. The Water and Power site has been sitting vacant for many, many years and is certainly "surplus" land which the law prioritizes for affordable housing. Furthermore, the need for this housing is significant. Please do all that you can to speed this process along! Also, churches across Pasadena are stepping up to offer their land for temporary shelter and affordable housing, but they need the zoning to be changed to let them do that. This zoning change will expedite the process of providing temporary shelter during this time of COVID (when those experiencing homelessness cannot be in congregant shelters), and to enable affordable housing to be built. This will make the process considerably less expensive, which makes affordable housing dollars stretch further so that more can be built.

Consent given to read my comments out loud: No

Martinez, Ruben

From: City Web
Sent: Monday, October 05, 2020 1:36 PM
To: PublicComment-AutoResponse
Subject: Public Comment for Meeting on October 5, 2020 about Agenda Item #18

Public Comment for Meeting on October 5, 2020 about Agenda Item #18

Name: Gilbert Walton **Email:** **Phone:** 626- **Address:** Pasadena, CA 91106

Comments:

I am a member of New Hope Baptist Church we are 100% in favor of passage of the Church overlay zones. Over the years we have witnessed a loss of members because of the high cost of housing in Pasadena. Some moved to outlying areas like Lancaster and San Bernadino. And some have left the state altogether. The overlay zones would help us to provide much needed housing, continue our mission as a church which otherwise would be severely jeopardized. We sincerely need your help! Than you

Consent given to read my comments out loud: Yes

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Martinez, Ruben

From: City Web
Sent: Monday, October 05, 2020 2:14 PM
To: PublicComment-AutoResponse
Subject: Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Name:	Email:	Phone:	Address:
Bert			
Newton			Pasadena, CA 91101

Comments:

Dear Mayor and City Council,

I am a Ministry Associate of Pasadena Mennonite Church and the Liaison and Outreach Coordinator for Making Housing and Community Happen.

An overlay zone that enables churches to build affordable housing provides an opportunity for churches to participate in addressing the homeless and housing crisis. From the poll we conducted, 17 churches are interested in having affordable housing on their land, with the potential of 1,177 units if a Congregational Land Overlay Zone is passed. 95% of churches would support a Congregational Land Overlay Zone to help other churches build housing on their land.

Additionally, 19 churches (nearly half of all respondents) would allow SAFE parking on their church's parking lots. And 11 churches were open to having a FEMA trailer on their property. Twelve churches already own approximately 58 rental units. Only six of them rent at market rate.

Consent given to read my comments out loud: Yes

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Martinez, Ruben

From: City Web
Sent: Monday, October 05, 2020 2:04 PM
To: PublicComment-AutoResponse
Subject: Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Name: Gloria **Email:** **Phone:** 626- **Address:**
Newton Ave., Pasadena, CA 91101

Comments:

I'm a homeowner in District 3 and a volunteer at Madison Elementary School in District 5. I am concerned about multiple families having to squeeze into one apartment to make rent. It is high time that our city leaders have a reflex response of "YES" to such creative solutions as the Overlay Zone for Church Land, rather than defaulting to concerns about "preserving neighborhood character" voiced by those who are already protected by home ownership. The focus on single-family dwellings as the ultimate in "neighborhood character" also perpetuates the lack of access to housing for all, forcing multiple families to cram into one home in order to live in Pasadena. Please listen to the voices of the less-affluent, equally hardworking families by acting swiftly to approve proposals such as the Overlay Zone for church land. It's time for new solutions to this serious problem. Thank you for your service.

Consent given to read my comments out loud: Yes

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From: City Web
Sent: Monday, October 05, 2020 2:03 PM
To: PublicComment-AutoResponse
Subject: Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Name: Cynthia Kurtz **Email:** **Phone:** 626- **Address:** Pasadena, CA 91105

Comments:

Pasadena Mayor and City Council

#18 – Affordable Housing at Religious Institutions

Thank you for the opportunity to comment regarding item 18. Please support continuing the planning process to develop and implement an overlay zone that would allow faith-based organizations citywide to build affordable housing on under-utilized land. Last session the California State Legislature considered and nearly approved a bill that would have created such a zone statewide. It was a cookie cutter approach that could not and did not consider local needs. There is every reason to believe that a similar bill will be introduced in the future.

Pasadena has always been a leader in land use planning. Rather than fight the state, Pasadena can retain its local control and become the model for how local jurisdictions can respond positively to encourage affordable housing by moving forward with its own congregational overlay zone.

Cynthia Kurtz

710 S Arroyo Blvd.

Pasadena Resident

Consent given to read my comments out loud: Yes

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Martinez, Ruben

From: City Web
Sent: Monday, October 05, 2020 2:23 PM
To: PublicComment-AutoResponse
Subject: Public Comment for Meeting on October 5, 2020 about Agenda Item 18

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Name: Ed Washatka,
Chair of Pasadenans'
Organizing for Progress
Housing Justice
Committee

Email:

Phone:

Address:
Pasadena, Ca.
91104, Pasadena,
California 91104

Comments:

Pasadenans Organizing for Progress (POP) asks the City Council to direct staff to fully explore Option One as the provision for providing Potential Housing for the Homeless at Religious Institutions.

As described in the staff report, this option would "...continue processing Zoning Code Amendments on an open-ended basis and return with recommendations based on input from a virtual community meeting and Planning Commission meeting."

With limited resources available for affordable housing development, properties of religious institutions represent an historic opportunity for many forms of affordable housing that will be compatible with the values and purposes of both the religious institutions and the needs of the greater community.

Pasadena is a diverse community of many dimensions. Recognizing the variability of sites across the city in terms of neighborhood context, it seems Options Two and Three limit solutions by unnecessarily fixing boundaries to creative discussion.

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POP thinks Option One makes more sense as it keeps the process as open and expansive as possible so thoughtful study and discourse can consider how best to accommodate affordable housing in ways that strengthen community.

Respectfully,

Ed Washatka, Chair of POP's Housing Justice Committee, along with committee members
Kimberly Douglas, Lorynne Young, and Rick Cole

Consent given to read my comments out loud: Yes

Martinez, Ruben

From: City Web
Sent: Monday, October 05, 2020 2:35 PM
To: PublicComment-AutoResponse
Subject: Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Name: Jill Suzanne Shook	Email:	Phone:	Address: 1 Pasadena, CA 91104, Pasadena, CA 91104
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Comments:

Rezoning church land is one way that the city can make right with past sins of racial inequities. With Urban Renewal a thriving African American neighborhood where Parsons now sits was displaced, moving thousands away from the city center. That property today is zoned for 87 units per acre. They were not given the opportunity to capture the added value of the land from up-zoning, but instead encouraged to leave. Thriving Black communities and businesses on N. Fair Oaks also were also displaced. The 210 Freeway pushed out even more people of color. Many families were not sufficiently remunerated for their property to buy in Pasadena. If they wanted to, banks often would not provide loans. Furthermore, many were barred from obtaining private mortgage insurance. In fact, on Lake and Washington, Family Thrift was established, (later One United Bank), to provide mortgages not offered at other banks. Due to significant displacement, one church on N. Fair Oaks has 8 members left. Several have closed. As one pastor put it, their church building is in Pasadena, but they have become commuter churches. Rezoning church land to allow for affordable housing would serve to prevent more displacement and correct past sins.

Consent given to read my comments out loud: Yes

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Sent: Monday, October 05, 2020 2:36 PM
To: PublicComment-AutoResponse
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Name:	Email:	Phone:	Address:
Andre J. White			Rd., Pasadena, CA 91104

Comments:

An overlay zone for churches to build affordable housing minimizes the money, risk and time for affordable housing developers to permit, finance, construct and manage a project. The majority of affordable housing developers can not afford to invest a great amount of time, money and risk into rezoning processes since it is unknown whether a project of a certain scale will be approved allowing for the upfront costs to be recouped. Most affordable housing developers therefore look for simpler opportunities available in other cities where the zoning code and development site provides a more predictable outcome for getting a desired project approved.

Consent given to read my comments out loud: Yes

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From: City Web
Sent: Monday, October 05, 2020 2:41 PM
To: PublicComment-AutoResponse
Subject: Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Name: Anthony **Email:** **Phone:** **Address:**
Manousos Ave, Pasadena, CA 91104

Comments:

I'm writing you as a member of the Orange Grove Peace and Social Concerns Committee where we unanimously agreed to support affordable housing at the Civic Center and also an overlay zone so that churches can build affordable housing on their land. Our Meeting has been a center for housing justice efforts in Pasadena, as you know from the Candidates Forum that took place there in January. At that time, all the candidates expressed strong support for affordable housing. Now you have a chance to show that you meant what you said by supporting affordable housing at the Civic Center and also supporting zoning changes that would allow churches to build affordable housing. Our survey indicates that most churches are eager to be part of the solution and many want to build affordable housing on their land. I urge you to allow them to fulfill their mission. As people of faith, we take to heart what it says in Proverbs 31: "Speak up for those who cannot speak for themselves, for the rights of all who are destitute. Speak up and judge fairly; defend the rights of the poor and needy."

Consent given to read my comments out loud: Yes

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From: City Web
Sent: Monday, October 05, 2020 2:34 PM
To: PublicComment-AutoResponse
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Name:	Email:	Phone: 323-	Address: ...
Philip			..., Pasadena, CA 91105-
Burns			3123

Comments:

An overlay zone enabling churches across the city to build affordable housing is among the best tools available to meet the City's stated housing goals for a diverse community with affordable housing. The overlay zone can be crafted in such a way that it balances concerns about project feasibility with neighborhood sensitivity. Development standards that will need to be addressed include density, parking requirements and height limits.

While other options for accomplishing the same goal have been mentioned, they are all piecemeal. For instance, amending the PS zoning designation only affects congregations with over 2 acres of land. Working through Specific Plans is geographically limiting and might raise the need for a General Plan Amendment to accommodate unexpected changes to the Specific Plan. An overlay zone would be an elegant solution that spreads affordable housing in a fair yet sensitive way.

Consent given to read my comments out loud: Yes

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Martinez, Ruben

From: City Web
Sent: Monday, October 05, 2020 2:55 PM
To: PublicComment-AutoResponse
Subject: Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Name:	Email:	Phone: 626-	Address:
Allison			Pasadena, CA
Henry			91104

Comments:

Dear Council,

I live in D3, am active in housing and tenant protections. Item 18 provides us with a creative and welcome opportunity to make a significant effort towards our regional housing goals, especially for low income earners. Much work has been done with churches in Pasadena, specifically in the NW where the need is great—people are getting priced out of their neighborhoods. Also, the NW is a gentrification target. Our Housing Element (2014-2021) includes this vision:

“All Pasadena residents have an equal right to live in decent, safe and affordable housing in a suitable living environment for the long-term well-being and stability of themselves, their families, their neighborhoods, and their community. The housing vision for Pasadena is to maintain a socially and economically diverse community of homeowners and renters who are afforded this right.”

Because of years of losing low-income housing stock to rent spikes, and building of only luxury units. We are behind in housing production and our large RHNA numbers for the next cycle reflect that. Supporting building on church land should be an easy yes for the council. Thank you for your consideration for creative options to address our very real housing crisis.

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From: City Web
Sent: Monday, October 05, 2020 3:06 PM
To: PublicComment-AutoResponse
Subject: Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Name: Gary Lynwood Moody	Email:	Phone:	Address: Pasadena, CA 91001
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Comments:

Church attendance is declining, Gallop says that 69% of U.S. adults were members of a church in 1998-2000, compared with 52% in 2016-2018. This is particularly the case within land-rich older and mainline churches. Some churches are looking to off-load over-sized parking lots, high-maintenance buildings, and extra space. With shrinking congregations, many churches are unable to keep up. Affordable housing on church land has enabled churches to bless their communities, stay within mission, and help to prevent displacement due to the cost of housing, the very thing that is hurting many Pasadena churches. Should a church feel called to consider affordable housing on their property, an overlay zone enabling churches desiring to have affordable housing on their property would provide a huge leap forward in addressing the housing crisis.

Consent given to read my comments out loud: Yes

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Martinez, Ruben

From: City Web
Sent: Monday, October 05, 2020 3:56 PM
To: PublicComment-AutoResponse
Subject: Public Comment for Meeting on October 5, 2020 about Agenda Item 18

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Name: Patricia Keane **Email:** trickeane@gmail.com **Address:** Pasadena, CA 91104

Comments:

We are asking the City Council to support an overlay zone because the time to address the need for affordable housing is now, more than ever. And we have religious organizations throughout the City eager to be partners in making this happen.

Simply put, an overlay will save significant time, significant money, and provide certainty for both the religious organizations willing to provide affordable housing and the communities where that housing will be located.

By supporting an overlay zone that will ensure the majority of housing that will be developed is affordable, the City can ensure that projects are feasible and done in a way that minimizes the need for City or other public money to make affordable housing happen.

An overly zone is needed and superior to other suggestions of incorporating such zoning to Specific Plan update of Public/ Semi-Public zoning designation so because these planning processes would not adequately address the unique needs of congregations.

Consent given to read my comments out loud: Yes

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Martinez, Ruben

From: City Web
Sent: Monday, October 05, 2020 4:31 PM
To: PublicComment-AutoResponse
Subject: Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Name: Cindy Koh **Email:** **Phone:** 5- **Address:** Blvd, Pasadena, CA 91106

Comments:

Dear Mayor and Pasadena City Council,

My name is Cindy Koh. I am a member of Vision Christian Fellowship located at 1555 E. Colorado Blvd, Pasadena, CA.

I am writing to express my support for having high quality affordable housing built on congregational land. I would support churches in my neighborhood wishing to do this.

These ideas would require workable financial arrangements which we understand the overlay zone could possibly facilitate. I understand the current arrangement makes these units not feasible. Since these thoughts for our church are in the very initial stages, we support efforts enabling us to explore any part we may play for a solution. We can then consider these ideas in our VCF Board discussions.

The 2020 homeless count was 527; studies show that there is an expectation of 45% increase in homelessness due to the pandemic. We are also concerned for the forces behind loss of housing for the weaker in our society, including the elderly. Churches play a vital role in the community and are interested in contributing to quality of life improvements for all.

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Thank you,

Sincerely,
Cindy Koh

Consent given to read my comments out loud: Yes

Martinez, Ruben

From: City Web
Sent: Monday, October 05, 2020 7:39 PM
To: PublicComment-AutoResponse
Subject: Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Public Comment for Meeting on October 5, 2020 about Agenda Item 18

Name: Pastor Mayra

Macedo-Nolan,
Executive Director of
Clergy Community
Coalition

Email:

Phone:

Address:

- -
Pasadena, CA
91103

Comments:

Mayor Tornek and City Council members - We are all aware, the affordable housing crisis is an issue in cities across the nation, including Pasadena. Religious institutions are allies both to members in our community who desperately need affordable housing AND to city leaders tasked with managing our city's land assets as well as finding and implementing solutions for issues such as this. I ask that you take steps to support and facilitate the process that allows religious institutions to utilize their properties to alleviate the shortage of affordable housing in our city, both temporarily and long-term. Both religious institutions and city leaders share the privilege and responsibility to support and care for members of our community - we cannot solve the national crisis, but we can solve the Pasadena Crisis. Let's do this together.

Consent given to read my comments out loud: Yes

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