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LINDA VISTA-ANNANDALE ASSOCIATION 2021 AUG -2 AM 8: 52

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CITY OF PASADENA

July 31, 2021

City Council, City of Pasadena

Re: City Council Meeting 8/2/2021; Agenda Item 10, Ed Tech Committee: Workforce Housing Theo/El Molino Project Implementation

Mayor Gordo and Council Members,

Recently, the Linda Vista-Annandale Association (LVAA) strongly supported the then proposed Rental Workforce ("Missing Middle") Housing Projects involving the acquisition of the Pasadena Westgate Apartments Phase II and III and Hudson buildings. These Projects now have closed and will yield a total of 513 units of Affordable Workforce rental housing for Pasadena.

Now, another Project is proposed for Affordable Rental Workforce ("Missing Middle") housing: the Theo at 289 N. El Molino Ave. Again, LVAA strongly SUPPORTS Agenda Item 10 which involves adoption of essential steps in the implementation of the proposed Project which has the potential to yield a total of 96 (non-inclusionary) additional units of Affordable Workforce rental housing for Pasadena.

LVAA strongly supports the production of assisted Workforce Rental Housing to add to Pasadena's Affordable housing stock. This form of Affordable housing is needed for Pasadena's teachers, public safety personnel, medical personnel, City and other government employees, and other, similar essential "middle" workers. We also like the fact that there will be no need to build new, out of character and out of scale buildings to provide these units. Further, relying in major part on this new iteration of Real Property Tax Increment financing, Pasadena's financial investment in the proposed project will be relatively small considering the large number of resulting "missing middle" subsidized units.

On the other hand, we observe several negative aspects of the proposed Project that we suggest staff address.

First, most importantly, these 96 Affordable Workforce rental units, together with the previous 513 Affordable Workforce rental units, for a total of 609 Affordable units, must be counted for RHNA purposes sooner rather than later. Apparently, the RHNA rules have yet to be changed to recognize, count and credit conversions like the previous Projects and this proposed Project. We urge the City to aggressively advocate for and pursue changes to the State RHNA rules to enable crediting all these Affordable units for RHNA purposes. The apparent inability of the City to "count" these total 609 Affordable Workforce rental units for RHNA purposes is unacceptable. The situation must change.

Second, it is regrettable that none of the proposed units will be 3-bedrooms or more family units. Affordable family units are particularly useful and important for Workforce housing.

Third, LVAA hopes that there might be some way eventually to convert some or all these units from rental to ownership. We observe that ownership is essential to building equity, thereby, building financial wealth and security, and ensuring family stability.

Thank you for considering our comments.

Sincerely,

Nina Chomsky

Nina Chomsky, LVAA President
cc: LVAA Board of Directors

Iraheta, Alba

From: Clara Aburto ·
Sent: Monday, August 2, 2021 5:23 PM
To: PublicComment-AutoResponse
Cc: Anthony Manousos; pastortera@throopuupasadena.org
Subject: Making affordable housing a reality for Pasadena.

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Dear Sir or Madam:

I've been a parishioner at Throop Unitarian Universalist church for about fifteen years. I have served on various committees in the congregation as well. I am not now nor have I ever been a resident of the city of Pasadena. I **have** spent many hours in the city, though; at two churches, the library, various stores, the Paseo, parks, bookstores, theaters and eateries.

In my many years as a volunteer in the Throop kitchen and the gardens, I attest that our congregation has had dealings directly with the unhoused population. When we had our social hours in Throop Hall, some folks would wander in, and get food and drink and a place to relax and feel human for a while. As the housing and Covid and economic situations have become more dire, we have had people camping out on our property and in the bus stop adjacent to the West side of our campus. I do not fault these people, I believe as many good Christian folks do that, "there but for the grace of God, go I..."

I appeal to the kindness and humanity in your hearts to make a place for the many local folks in need of a place to lay their heads.

Thank you for your kind attention,
Clara Aburto
Volunteer gardener, Throop Memorial UU Church

Sent from [Outlook](#)