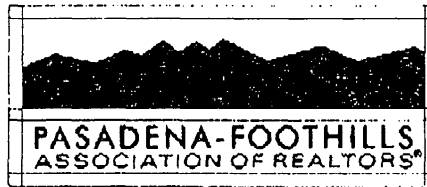


2008-2014 Housing Element
July 26, 2010

**Letter, June 17, 2010
Pasadena Foothill Association of Realtors**

Attachment E



RECEIVED

JUN 26 2010

June 17, 2010

Chairman Richard McDonald and Members of the Planning Commission
Hale Building
175 N. Garfield Ave.
Pasadena, CA 91109

Dear Chairman McDonald and Members of the Planning Commission:

Thank you for this opportunity to comment on the draft update of the Housing Element. We have participated over the years in almost all of the committees and task forces named in the Element and have always appreciated being part of the public outreach this city strives so successfully to accomplish.

We note only two areas of concern within the Housing Element we would like to bring to your attention for emphasized consideration in the future.

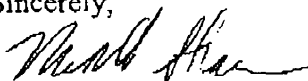
The first is the Second Unit Ordinance. While we know this is a contentious issue within the community, we believe, given its history of only one completed unit, the Ordinance is too highly restrictive and deserves a reasonable moderation so that additional units, accommodating lower income residents, can be built. Existing development standards such as lot coverage, FAR, height, and side, front and rear setbacks as well as existing limitations on overnight parking, will provide a natural restriction on the numbers of second units that will be built. The minimum lot size of 10,000 sq. ft. is a reasonable minimum – not increasing density in areas already more densely built.

The second issue concerns residential impact fees. We were part of the committee that studied and recommended the fee schedule finally adopted that allowed for decreased fees on affordable housing. As the pace of new construction has slowed, and with it the addition of affordable housing in the community, we would suggest that it is time for a review of all the impact fees imposed by the city but most especially those imposed on affordable housing.

We hope that the Planning Commission, as it passes on the Housing Element to the City Council, will do so with the strong suggestion that the Council call for review of both the Second Unit ordinance and the city's impact fee structure.

Thank you for your service to our community.

Sincerely,



Michael Shaar
President

2008-2014 Housing Element
July 26, 2010

**Comments Submitted to Planning Commission
Michelle White, June 23, 2010**

Attachment F

Affordable Housing Proposals

1. **The General Plan Vision Should Include a Goal of Preserving the City’s Racial, Ethnic, Ablism, Economic and Other Diversity; This Goal Should be Considered in Conjunction with Other Goals, such as Historic Preservation**

By including such a vision statement in the General Plan, assistance to households who have lived in Pasadena for generations from being displaced will be properly balanced against other goals, such as historic preservation.

2. **Pasadena needs more data on demand for and supply of affordable units**

- A. **“Affordable” data should be categorized by affordability level**

“Affordable” is a broad term that can apply to housing units for extremely low income families earning \$20,000 per year or workforce families earning \$120,000 per year. When reporting on housing stock, staff reports should clearly define the affordability levels for each project in order to facilitate meaningful analysis. For example the term “restricted units” should define whether units are restricted to occupancy by extremely low, very low, low, moderate or workforce units.

- B. **City should inventory and monitor all rental housing for affordability**

To understand and address Pasadena’s housing issues, Pasadena needs to know how many of the City’s total housing units (market and affordable) it has and the affordability levels. Right now, City staff reports on affordable housing are limited to those units that are subsidized in some manner. There are other units throughout Pasadena are affordable at various levels, although they receive no subsidies. The City needs to know how many affordable units exist within the jurisdiction at a given point in time, so we can accurately estimate the net gain or loss of affordable units at each affordability level. To establish that baseline, Pasadena needs a mechanism for reporting rent levels to the City, such as part of an annual landlord licensing or certification requirement.

- C. **City should track demand/need for affordable housing at all affordability levels**

In addressing Pasadena’s affordable housing crisis, it is not sufficient to look at the supply side. Every five years, the demand for affordable housing is assessed, but not always reported as part of the Housing Element effort. The City planners report that there are 20,000 low and very low income households in need of affordable housing residing in Pasadena, but this number is not included in the Housing Element draft. We cannot evaluate our progress without documenting and periodically updating the total demand for affordable housing. Having this information, we assist in prioritizing need. Before the City sets aside funds for workforce or for-sale housing, the City should compare the need with those at the very low, low and moderate income housing levels.

3. **Pasadena Should Establish Affordable Housing Priorities and Standards**

The City should establish principles such as:

- A. No Net Loss of Housing Units Affordable to Low, Very Low and No Income Units
- B. One-for-One Replacement of Low, Very Low and No Income Units At the Same Time As or Before Higher Income Units Come on Line
- C. Setting Aside 20% of the Housing Inventory for Low, Very Low and No Income Households
- D. New Housing Should Incorporate Universal Design Principles
- E. Affirmatively Furthering the Housing Opportunities of Fair Housing Protected Households
- F. There will be No Trade Offs of the Housing Opportunities of Low and Very Low or No Income Households to Satisfy the Needs of Other Income Groups, e.g., such as when the City traded off tenant-based Section 8 voucher (opportunities that families with children typically utilize) in favor of project-based Section 8 vouchers (to house homeless individuals) so that 9 moderate income Habitat for Humanity households can reside on the Desiderio property.
- G. Staff will analyze housing related proposal to determine the affordable and fair housing impacts and present such information to the decision makers
- H. Until the City meets at least 80% of its very low and low income RHNA numbers, municipal housing caps should not include affordable housing development.
- I. City Resources and Funding Cuts Should be Equitable

4. **Programmatic Reforms**

- A. **Inclusionary Zoning Ordinance**
 - 1. Mandatory set-aside for very-low income units
 - 2. Eliminate in-lieu fee for developments of 10 units or more units
 - a. Developers pay in-lieu fees rather than building units. In-lieu fee for one unit is significantly less than the cost of replacing that unit off-site.
 - b. Developer have other alternatives (e.g., land donation) to building units
 - 3. Increase the set-aside for affordable housing to 20%

4. If workforce housing is included in the set-aside, it should not come out of the existing 15% that is set-aside for very-low, low or moderate
 - a. Workforce units should not extend to tenants earning above 130% of area median income, or based on area median income of \$56,500 for family of four, the cap should be at \$84,750.

B. Minimize down-zoning; up-zone where the area can accommodate increased density

C. Redevelopment funding should at least satisfy general statutory minimums

1. Pasadena sets aside less than 20% of tax increment to its Low and Moderate Income Housing Fund, i.e., sets aside a cap of \$800,000. If Pasadena removed the cap, it would significantly increase funding for affordable housing.
2. Pasadena should seek a repeal of State law and increase immediately the 20% statutory minimum to 25%-30%. City of Los Angeles sets aside at least 25%.

D. Identify new sources of funding for affordable housing which could include:

1. Affordable housing bond
2. Share of sales tax revenue
3. Share of construction tax to mitigate impacts on affordable housing needs
4. Share of a title transfer tax
5. Share of parking fees
6. Share of a parcel tax

E. Reduce minimum lot size for Second Unit Ordinance

1. Current ordinance allows a second unit only on lots of 15,000 square feet or more.
2. Reducing minimum lot size the County minimum of 5,000 s/f would allow more owners to add second units.

F. Continue and expand land-banking

G. Preserve existing affordable rental housing

1. Identify and monitor private at-risk affordable buildings, such as Pasadena Manor
2. Use City funds to acquire at-risk affordable units
3. Adopt condo conversion reforms, such as prohibiting conversions when low vacancy rates and increase relocation benefits to be comparable with City of Los Angeles

H. Facilitate affordable housing planning and development by concentrating housing expertise and authority

Grant oversight authority for affordable housing to a single commission rather than diluting authority among several commissions

2008-2014 Housing Element
July 26, 2010

**LETTER, JUNE 29, 2010
PUBLIC UTILITIES COMMISSION**

Attachment G

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013



June 29, 2010

Bill Trimble
City of Pasadena Planning and Development Department
175 North Garfield Avenue
Pasadena, CA 91101

Dear Mr. Trimble:

Re: SCH# 2010061024; City of Pasadena 2008-2014 Housing Element

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings.

The Commission's Rail Crossings Engineering Section (RCES) is in receipt of the *Notice of Completion & Environmental Document Transmittal- Negative Declaration* from the State Clearinghouse for the housing element update. As the state agency responsible for rail safety within California, RCES recommends that the City add language to the housing element so that any future planned development adjacent to or near the Los Angeles County Metropolitan Transportation Gold Line right-of-way be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad right-of-way.

Language should be in place so that any traffic impact studies undertaken should also address traffic increase impacts over affected crossings and associated proposed mitigation measures.

If you have any questions in this matter, please contact Jose Pereyra, responsible Engineer at (213) 576 – 7083 or email at jfp@cpuc.ca.gov, or me at (213) 576-7078 or at rxm@cpuc.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to be "Rosa Muñoz".

Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division