

January 29, 2014

Mayor and Members of the City Council
City of Pasadena
100 North Garfield Avenue
Pasadena, California 91101

Regarding: Housing Element on City Council's February 3 Agenda

Honorable Mayor and Members of the City Council:

I have been participating in the public hearings on the draft Housing Element and am pleased that many of the recommendations of the Greater Pasadena Affordable Housing Group will be studied in the next few years as part of implementation of the Housing Element. I thank the staff, the Planning Commission, and the City Council for moving in this positive direction at a time when funding for affordable housing has become so scarce.

There is one small change to the text of the Element that I would ask you to adopt. Objective 3 on page 32 has been strengthened a couple of times over the course of drafting the Element. Most recently, the latest draft clarifies when there will be **studies of "options for preserving non-deed restricted affordable housing."** My concern is that the Housing Department is listed as the sole department responsible for achieving that objective and the others on this page. I believe that the **Planning Department should play a role** in implementing this program for affordable housing preservation, as well as the Housing Department. Several other programs of the Housing Element have two departments in charge of implementation, and this one should also.

There are many possible ways that planning and zoning could play a role in preserving affordable housing. In the 1970's and 1980's, Pasadena made great strides to preserve single-family neighborhoods through down-zoning efforts. Today, there may be blocks of affordable rentals in Pasadena that could be maintained through downzoning.

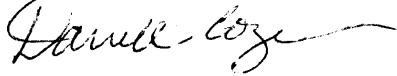
Secondly, bungalow courts often offer affordable rents; but their density is often much less than allowed, which makes them subject to redevelopment pressure. A method could be studied that would allow someone to purchase the excess development rights in return for limiting future rents in the bungalow court.

Thirdly, changes in zoning codes could be considered that would allow expansion and additions to rental units in return for limits on future rents (similar to the covenants we have for inclusionary housing). These changes might relate to reductions in open space, parking, setbacks, and City of Gardens requirements.

I am sure that you can individually think of other ways that zoning affects whether rental units or low-cost houses are preserved, enhanced and maintained, or on the other hand torn down for construction of new units that are typically more expensive. If any one idea resonates as a possibility, then the Planning Department should be involved in studying this issue.

Thanks for thinking about this matter and considering this amendment to the draft Housing Element.

Sincerely,

A handwritten signature in cursive script that reads "Darrell Cozen". The signature is written in black ink and has a fluid, connected style.

Darrell Cozen
232 Avenue 64
Pasadena, CA 91105

Cc: Vince Bertoni, David Reyes, Denver Miller