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FFHJ for Development of Affordable Units on Corson St. + Los Robles Ave.

 AUG 17 11:55 AM
 CITY CLERK
 CITY OF PASADENA

To: Honorable Mayor and Pasadena City Council members,

Fuller Friends for Housing Justice is an ad-hoc group consisting of Fuller Seminary students, staff, alumni, and neighbors who have come together to help monitor the transfer of properties in the heart of Pasadena which have been owned by Fuller Theological Seminary and are included as part of the 2006 Fuller Master Plan, approved by the City and binding through 2026. It is our goal to make sure these properties are developed in a way that is in keeping with the agreements included in the provisions of the mutually-approved plan, particularly as it relates to affordable housing.

It is clear from the "Predevelopment Plan Review of a 105-Unit Multi-Family Project at 270-282 North Los Robles Avenue," dated August 3, 2020, that these properties are included in the "Fuller Theological Seminary Master Plan" and the related "Development Agreement," which were approved by the City of Pasadena in 2006, and that their development, therefore, should adhere to the terms of those documents. In the Development Agreement, Fuller commits to providing 514 affordable units for student housing in its ultimate development of the properties within the agreement's scope. The city of Pasadena is making it clear in the staff report that 100% of the units within the Master Plan must be affordable. Therefore, it can be argued that 100% of the units on any parcel within the Master Plan that is sold to a developer must be affordable until that total is reached.

Of course, now that Fuller's plans have changed and they are strategically divesting some of their properties, companies proposing to purchase these properties for residential development cannot be expected to do so at a profit without reducing the affordable proportion from 100%. We accept this as a reality.

However, the proposal of CDB Investments LP, included in the August 3 PPR, has only 10% of the units affordable. Thankfully, they will need to increase this based on Pasadena's requirement of 20% to be set aside as affordable.

We believe agreeing to the developer's proposal as is, without the 20% requirement, would be a pathetic response to the crying need for affordable housing in Pasadena, insulting to the legacy of Fuller Seminary in Pasadena and to the City's professed goal of adding to its affordable housing stock. It would also be a further sign that lower income people are not welcome in our community.

Instead, we are proposing that the City agree to an amendment to the Master Plan and Development Agreement that requires a minimum of 40% of the units developed in this property to be affordable. Since Fuller's original goal was for these units to be 100% affordable, occupied by students, we would support a provision that in the process of income-qualifying future residents, that a level of priority would be given to students in the community.

We note that there is still a question about who is applying for the proposed amendment

We note that there is still a question about this is applying for the proposed amendment, whether it is Fuller or the developer (Attachment A to the staff report, Pages 8-9). We wish to have continued input into whichever entity is involved in continuing negotiations between the City, Fuller and CDB Investments.

Sincerely,

Fuller Friends for Housing Justice (FFHJ)

Naomi Wilson, MDiv 2015

Monica Miller, Fuller student

Rev. Alicia Wilson Baker - Fuller Alumni - MAICS '15

Kevin Nye, homeless services advocate

Ed Washatka, Member of Pasadenans Organizing for Progress (POP!), Resident of Pasadena District 3.

PJ Johnson

Brett yee

Mercy Young, Fuller alumna 2019

Ruth-Angela Patten, Fuller student

Oksana Boiko, Fuller Alum

Matthew Patten, Fuller Alumni

Mariel Mulford, Fuller student

Anna Newby Fuller Seminary

Margaret Cameron, Pasadena resident, home owner and member of Pasadena Mennonite Church

Rev. George Van Alstine

Pertaining to City agenda item #18:

http://ww2.cityofpasadena.net/councilagendas/2020%20Agendas/Aug_17_20/agenda.asp

References:

file:///Users/gva/Downloads/Fuller%20Amendment%20to%20MP.pdf

Staff Report—

http://ww2.cityofpasadena.net/councilagendas/2020%20Agendas/Aug_17_20/AR%2018.pdf

Attachment A—

http://ww2.cityofpasadena.net/councilagendas/2020%20Agendas/Aug_17_20/AR%2018%20ATTACHMENT%20A.pdf

Attachment B—

http://ww2.cityofpasadena.net/councilagendas/2020%20Agendas/Aug_17_20/AR%2018%20ATTACHMENT%20B.pdf

Attachment C—

Attachment C

http://ww2.cityofpasadena.net/councilagendas/2020%20Agendas/Aug_17_20/AR%2018%20ATTACHMENT%20C.pdf

Attachment D—

http://ww2.cityofpasadena.net/councilagendas/2020%20Agendas/Aug_17_20/AR%2018%20ATTACHMENT%20D.pdf

Correspondence from August 3, 2020 council meeting—

http://ww2.cityofpasadena.net/councilagendas/2020%20Agendas/Aug_17_20/AR%2018%20CORRESPONDENCE%20FROM%20AUGUST%203,%202020.pdf

1. Sign Your Name and Affiliation



If you are interested in playing a more active role in FFHJ, please email Mercy at mercy310@gmail.com.

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Martinez, Ruben

From: Anne Marie Molina <annemarie@makinghousinghappen.com>
Sent: Sunday, August 16, 2020 8:36 PM
To: PublicComment-AutoResponse
Subject: Item 18

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Anne Marie Molina
Resident
Member of Making Housing and Community Happen

Fuller made an agreement in good faith and the city agreed to their plans that would be valid until 2026. The understanding was that they would provide affordable housing for students. I feel that it is unfair during this turbulent time to favor profit over critical housing needs.

I would hope that the current proposal that completely misses even the bare minimum requirement of the city to provide 20% affordable units is strongly rejected and the developers consider offering above the minimum requirements and favor students in future rentals.

We are all facing an extraordinary moment in time and if we are truly in this together we should demand more equity.

08/17/2020
Item 18