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Nov. 22,2020

2020 NOV 23 AM 8: 01

Dear Honorable Mayor Tornek and City Council members,

CITY CLERK
CITY OF PASADENA

I am so pleased that you have placed on the agenda such a positive report summarizing many of Pasadena's affordable housing programs with their significant results! There is much to celebrate during this time of giving thanks.

I applaud you on the three suggestions on how to increase the number of units by looking at the land use for both religious institutions and school district land and reviewing the inclusionary menu. Please pursue all three! And I ask that you also look at the following:

- ❖ End all fees on Affordable ADUs—I understand that fee for the permit to have solar (which is a requirement) is \$8,000. Add that to all the other fees, and it is only reasonable to look seriously at lowering or ending all fees for affordable ADUs. Mayor Tornek expressed real interest in this when the fee schedule was on the City Council agenda this summer. This alone could incentivize hundreds of affordable ADUs for folks with Section 8 vouchers without changing the character of Pasadena. In looking at our city, one would not realize that we had 740 *legal* ADUs when we did this research a few years ago, see:
<https://makinghousinghappendotnet1.files.wordpress.com/2020/01/gpahg-adu-case-study-comparison.pdf> This has had little to no impact on our city, other than providing more income for homeowner, and more sorely needed housing .
- ❖ Have all funding for off- site affordable housing go through the Housing Department— before it is given to the off-site developer. This would put a significant number of dollars in our very stretched Housing Dept, but still get the same amount of money for the off-site developer.
- ❖ Allow small lot ordinance, so that bungalow courts and two-story town homes would be allowed again on lots that are of a certain size and certain areas.
- ❖ Allow four-on-a-lot in certain areas where it would be appropriate closer to bus stops.
- ❖ Increase caps in all the specific plans and downtown, only for affordable units.
- ❖ Have required education for City Council members on economic and community benefits of affordable housing—this was in the last Housing Element, but it was not implemented.
- ❖ Create an *affordable housing* commission with a level of decision-making power over the use of in lieu fees that would study the issues and discover more creative ways to address the housing crisis.
- ❖ For the city to host public forums that elicit creativity and ideas.
- ❖ Strengthen the Tenant Protection policy.
- ❖ Create a dedicated local funding sources for affordable housing that would generate enough money so that we can remove the in-lieu fee for developments. For example, a \$75 assessed for every home refi or home purchase over \$500,000 or a reallocation of funds from others parts of the general fund.
- ❖ Change the Inclusionary policy so that it applies to developers of 7 or more.

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- ❖ Have units of 7 or less provide an affordable unit or a fee.
- ❖ End all downzoning until we have no more folks living our on our streets.

Racial equity:

Bump up the priority for those displaced to return in the Local Preference policy.

See more ideas here: <https://makinghousinghappen.net/2020/06/22/racism-and-housing-some-solutions-proposed-by-mhch/>

With every city investment on an area outside of N. W Pasadena to make an make and investment in NW.

Thank you for reading this to the end!! I have even more ideas if you would them! I hope you will not just read these ideas, but seriously move these ideas forward in in the next year!

I thank God for each of you and your service to our community this Thanksgiving!!

Sincerely,

Dr. Jill Suzanne Shook

Martinez, Ruben

From: Ed Washatka 1>
Sent: Sunday, November 22, 2020 7:53 PM
To: PublicComment-AutoResponse
Subject: City Council Meeting Agenda Item 15

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November 23, 2020

RE: City Council Agenda Item 15
Affordable Housing Policy and Production

Honorable Mayor and Councilmembers:

Pasadenans Organizing for Progress appreciates the Council agendaizing and the staff preparing this update on the City's affordable housing policies. We understand that the elimination of redevelopment funds earmarked for affordable housing has significantly reduced Pasadena's once exemplary commitment to producing new affordable units.

However, according to a recent staff presentation to the Planning Commission, Pasadena has fallen woefully short on its Regional Housing Needs Assessment allocation for affordable housing in the current cycle (2014-21). Pasadena's target was 771. Not only has Pasadena failed to meet any of these categories during the 2014-21 cycle, so far the total for all affordable units is just 247. That is less than one third of the overall need!

We are encouraged that according to the report 907 additional units are "in the pipeline." We hope that the City expedites these projects as part of the goal proposed by Councilmember John Kennedy to produce 1,000 affordable units in the next three years. We hope the entire Council will make this a priority and adopt additional meaningful incentives to ensure this is accomplished.

Many people talk about the "character" of Pasadena and argue that development of new multi-family housing in the areas targeted in our General Plan are diminishing that character. We support high quality design and materials that complement Pasadena's heritage of attractive architecture. However, that heritage has included handsomely designed residential buildings at every scale, including a beautiful six story apartment building literally across the street from City Hall, built in the same era.

In fact, "character" is defined by more than appearance. There remain more than 500 homeless people on our streets. Thousands of Pasadena tenants pay more than half of their limited income to maintain a roof over their heads. Hundreds more fear eviction, having fallen behind on their rent because of the impacts of the pandemic on their jobs and health. Many longtime Pasadena families or their children simply can't afford to live here anymore and are forced to leave their neighborhoods, extended families and friends to move to distant communities. All

these diminish our community character. Conversely, affordable housing projects like Marv's Place, Fair Oaks Court and the Civic Center senior project (proposed to replace a parking lot) contribute immeasurably to Pasadena's character.

The true character of Pasadena should be a city that is inclusive, equitable and just. The overcrowding, poverty and homelessness that results from the affordable housing crisis in our city goes right to the heart of Pasadena's authentic character. This is a city whose "character" has been long been shadowed by racism, restrictive covenants and residential segregation. It is also a city whose character has been burnished by the courageous leadership of previous generations of civic activists and elected officials who have put doing the right thing above personal and political advantage.

We have previously noted that the Council's appeal of the RHNA 2021-29 allocation is almost certainly doomed to fail. We hope you will set the goal of producing a Housing Element that is compliant with State law next year and will collaborate to ensure we meet our target of 4,960 units in the next cycle. Setting a goal of producing 1000 affordable units in the next three years would be a significant step in that direction.

We thank the Council for adopting and enforcing the progressive policies outlined in the report and we wish to thank Mayor Terry Tornek and Councilmember Margaret McAustin for their advocacy for affordable housing during their tenures on the Council. We welcome Mayor-elect Victor Gordo and Councilmember-elect Felicia Williams to their new roles starting next month and we urge the entire Council to work together so that all Pasadena's families and vulnerable individuals can afford decent, safe housing in our community.

Pasadenans Organizing for Progress/Housing Justice Committee

Ed Washatka

Kim Douglas

Lorynne Young

Rick Cole



Martinez, Ruben

From: Connie Millsap <cr...@...com>
Sent: Sunday, November 22, 2020 11:01 AM
To: PublicComment-AutoResponse
Subject: Mayor Tornek and Margaret McAustin

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Dear City of Pasadena Mayor and City Council Members,

I want to take a moment to thank Mayor Tornek in his leadership of the City, and to Margaret McAustin for her voice in guiding the City. Specifically, I am thankful for the courage you exhibited when making difficult choices to support policies for more aggressive Inclusionary Zoning to make more affordable housing. You have balanced the economic vitality of the City with progressive and compassionate policies that make a city liveable for all of the citizens.

I also want to address the incoming mayor, Victor Gordo and the newly constituted City Council. My hope, especially in these difficult days of life in the midst of a pandemic, is that there will be a continuing progressive attitude that considers the whole of the community's well-being. There is much work ahead to protect not only our business community but considers our residents vitality in being able to live and work.

Today's agenda is to review the status and progress of our City's Affordable Housing Policy. I encourage wisdom and boldness as you enter into this next chapter.

May God bless you and keep you and guide you.

Very truly,
Rev. Connie Millsap Tamkin
Liaison, First United Methodist Church, Pasadena
Convener, CLT Organizing Committee

Sent via the Samsung Galaxy S10e, an AT&T 5G Evolution capable smartphone
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Martinez, Ruben

From: Steve <
Sent: Monday, November 23, 2020 9:17 AM
To: PublicComment-AutoResponse
Subject: Church Zoning for affordable housing

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Our names are Andrea Davis and Steve Salinda and we are members of Christian Assembly Church.

We would like to thank Mayor Terry Tornek and Councilmember Margaret McAustin for their years of service and all they have done for affordable housing. We also want to support the recommendations by staff in today's report on affordable housing.

We desperately need more affordable housing in Pasadena! Our church used to be full of Pasadena residents, but many of them have had to move away because housing costs are so high!

Churches across Pasadena are stepping up to offer their land for affordable housing, but they need the zoning to be changed to let them do that! This zoning change will speed up the process of building the housing we need and will make the process considerably less expensive, which makes affordable housing dollars stretch further so that more can be built.

Thank you.

Steve Salinda

Andrea Davis

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Martinez, Ruben

From: Connie Tamkin <gtamkin@pepperberg.com>
Sent: Monday, November 23, 2020 10:09 AM
To: PublicComment-AutoResponse
Subject: Church Land Zoning

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Dear Mayor and City Council Members,

I am writing in support of the passage of a Zoning Ordinance will allow churches and other faith institutions to build affordable housing on their property. Providing shelter is a fundamental tenet of many faiths. With the overlay zoning ordinance faith institutions will be able to act upon their tenets and build shelters/homes on their property. Many of these institutions are land rich. Developable land is at a premium. By allowing this type of development and construction, the faith institutions will be able to help the City in addressing the need for more affordable housing. It seems a win/win all around.

Sincerely,
Rev. Connie Millsap Tamkin
Liaison, First United Methodist Church

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Martinez, Ruben

From: Richard Hogge <
Sent: Monday, November 23, 2020 11:01 AM
To: PublicComment-AutoResponse
Subject: Affordable Housing Agenda Item 15

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Hi,

I just wanted to write to express my support of the city's recommendation to allow affordable housing to be built on church and school land. Thank you.

Best,
Richard Hogge

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