

Martinez, Ruben

From: Bert Newton <'@cityofpasadena.us'@cityofpasadena.us>
Sent: Monday, April 26, 2021 12:25 PM
To: PublicComment-AutoResponse
Subject: # 16 ADU's

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Dear Mayor and City Council,

My wife and I have lived in an ADU for 17 years. Having an ADU to live in helped us buy a home with another couple who live in the main house. Together we bought a property that neither party could have afforded alone.

Additionally, the main house has a guest room that we use to house someone who is a refugee seeking asylum in our country.

None of this would be possible without the ADU.

I urge you to approve funding our Housing Department's award-winning pilot program to make ADUs affordable and to bring unpermitted ADUs up to code.

Sincerely,

Bert Newton

Pasadena, CA 91101

04/26/2021
Item 16

Martinez, Ruben

From: Anne Marie Molina <[\[redacted\]](#)>
Sent: Monday, April 26, 2021 1:22 PM
To: PublicComment-AutoResponse
Subject: ADU Pilot

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Fast track **Affordable** ADUs just as they are with other affordable developments in the city.

We appreciate what Pasadena is now doing to streamline and improve the transparency of the ADU application and approval process.

We request that to remain within state-required 60-day guidelines from the time of first application submission.

The city is already fast-tracking for affordable housing developments and **Affordable** ADUs should be brought into alignment with the existing practices.

Time is money, and lengthy approvals not only discourage homeowners but we hope to incentivize more to rent to Section 8 and this is a great incentive.

Thank you to our amazing housing department and to the councilman who are in favor of having more homeowners participate in a program that encourages

becoming a section 8 landlord. We are so grateful for your concern for all our residents.

Thank you

Anne Marie Molina

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Item 16

Martinez, Ruben

Subject: FW: Zoning and Granny flats

-----Original Message-----

From: Peter Hartgens < >

Sent: Monday, April 26, 2021 10:14 AM

To: Jomsky, Mark <mjomsky@cityofpasadena.net>

Subject: Zoning and Granny flats

Dear Mayor and City Council members

May you all be well.

I am writing this email to ask you to put the issue of granny flats back on the agenda. And also to push to pass rezoning for churches and other religious organizations to be able to build affordable housing on their land. These two issues are very important for the cities health and growth and stability plus and setting a moral and ethical message to other cities.

Thank you for seriously considering the above.

Sincerely

Peter C Hartgens, OFM,MSW

Peter

Sent from my iPad

04/26/2021
Item 16

Iraheta, Alba

Subject:

RE: Support for Item #16 on 4/26/2021 City Council Agenda

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Dear Mayor and City Council,

I'm writing today to urge you to approve funding for the Housing Department's award-winning pilot program to make accessory dwelling units (ADUs) affordable and to bring unpermitted ADUs up to code.

Affordable housing is an ever-present need, and ADUs provide a great option for folks to remain in place.

Sincerely,

Liz Murphy

--

Liz Murphy, Intern Minister

Pronouns: She/Her/Hers

Hours: 10 am - 2 pm, Monday through Thursday.

Join us at Throop where we go love the world from the heart of Pasadena.

04/26/2021

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Iraheta, Alba

Subject: RE: Urgent

--Original Message-----

From: >

Sent: Monday, April 26, 2021 3:19 PM

To: PublicComment-AutoResponse <publiccomment@cityofpasadena.net>

Subject: Urgent

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Dear Mayor and City Council,

I'm writing today to urge you to approve funding for the Housing Department's award-winning pilot program to make accessory dwelling units (ADUs) affordable and to bring unpermitted ADUs up to code.

Affordable housing is an ever-present need, and ADUs provide a great option for folks to remain in place.

This is best for Pasadena.

Sincerely,
Rachel Ryan
Homeowner

Sent from my iPhone

04/26/2021
Item 16



Educating and Empowering
Congregations for Housing Justice

April 26, 2021

RECEIVED

2021/04/26 PM 3:21

PASADENA
CITY COUNCIL

To the Pasadena City Council,

We are thankful for each of you and your unique contribution to our city.

We are writing to urge you to approve the \$674,500 funds for the ADU pilot program. Congratulations are in order for this ADU program receiving national recognition of as one of the top ten most innovative programs in the US! While you have already approved this program, please fully support it with the funding needed to make loans to these five families. Here's why:

- a. Supporting five families at only \$674,5, is a cost-effective way to increase our affordable housing stock.
- b. The ADU pilot is innovative in that it also helps illegal units to be brought up to code making them safer and counting toward RHNA.
- c. By partnering with the city to provide three more section 8 units, this will not only help us chip away at the 23,000 on the waiting list, but it will also make it easier for homeowners to provide affordable housing on their own property without the need for them to income qualify tenants, with the added support from a partnership with the city.

At the Ed Tech committee last week, we heard some concern about the *location* of the 5 homeowners accepted into the program. While these units may not be spread throughout all of Pasadena's districts, the program must be in a CDBG project area, which is limited to lower income areas, such as NW Pasadena. Additionally, from 2003 to 2017 NW Pasadena was for the most part barred from being able to build ADUs due to the extremely large property size and requirement of 15,000 sf as well as other overly restrictive measures. Now that property size is no longer a barrier, many people this part of the city are eager to help provide affordable housing in addition to finding ways to increase their income so they can afford to stay in Pasadena.

To expand the ADU pilot, Making Housing and Community Happen has some suggestions to facilitate the construction of ADUs in the city that would also help city meet its RHNA numbers:

1. **Allow both attached and detached accessory dwelling units to be permitted on lots with existing multi-family dwelling units.** Currently, only one or the other is allowed, which sets Pasadena apart from virtually all other cities in LA County and California on this issue. It makes sense to have apartment owners, already skilled as landlords, to be able to provide additional smaller units that would be less expensive and provide a better use of space.
2. **On both single-family and multi-family properties, we request that you allow for newly constructed, detached accessory dwelling units enable the construction an ADU above the 12-foot top plate, up to the 17 feet height which is allowed for an ADU.** This allows the creation of a limited number of ADUs above carports on multifamily properties and in also in single family properties. This preserve prized car ports and garages since street parking is not allowed. Currently, *attached* ADUs on single-family properties are allowed up to the roofline of the home. This should also apply to detached units.

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Additionally, we believe there is more needed to incentivize affordable ADUs. We are asking for the following changes *in the case of creating an ADU to be rented to section 8 renter for a specified time period.*

3. **Eliminate all permitting and utility hook-up fees.** For example, currently the fee for solar connection, which is now required by state law, is \$8,000, (This is just the fee—the cost of the solar panels and installation is not included in this). Such fees make affordable ADUs cost-prohibitive for many homeowners, particularly low-income homeowners who could benefit from the additional income stream. Currently, the city practice of incentivizing affordable housing by lowering the \$20,000 impact to less than \$1,000 for affordable units is a model that should be applied to ADUs. While the state law does not allow for impact fees on ADUs 750 sf or smaller, this additional incentive of dropping all fees will help to make up for some of the sacrifice of a homeowner will incur by offering lower rents for seven years.

There are also precedents for dropping fees for affordable units in other California jurisdictions. Santa Cruz county, for example, provided reduced fees for those renting to moderate or below-moderate-income households. Approximately 15 permits (out of 36) qualified for reduced fees in 2020.

4. **Fast track all affordable ADUs just as they are with other affordable housing in the city.** We request this to remain within state-required the 60-day guidelines from the time of first application submission. We appreciate what Pasadena is now doing to streamline and improve the transparency of the ADU application and approval process. The city is already fast-tracking for affordable housing developments; affordable ADUs should be brought into alignment with such existing practices. Time is money, and lengthy approvals not only discourages homeowners from providing sorely needed affordable units, but it means longer waits for those in need of an affordable home.
5. **Provide an opportunity for a regularly scheduled one-stop case-review involving multiple departments** including planning as well as building and safety, for the building of affordable ADUs. This would facilitate the permits and approval process to remain within the 60-day state requirement.

We have long advocated for using more affordable ADUs to be built to add to the city's affordable housing stock, and we believe that the above proposals would both simplify and incentivize such construction. We look forward to your support and further discussion.

Signed,

Anne Marie Molina, Chair, and the ADU committee of MHCH, Making Housing and Community Happen, <https://www.makinghousinghappen.org/>

Martinez, Ruben

From: Jill Shook <[REDACTED]>
Sent: Monday, April 26, 2021 3:40 PM
To: PublicComment-AutoResponse; Andrew Slocum; Gina Wieczorek; Anne Marie Molina; [REDACTED]; Leslie S Gorham Greer; Palin Ngaotheppitak; interfaithquaker; Bert Newton; interfaithquaker; Margaret Lee; Philip Burns; Margaret Munoz
Subject: re: support for #16 on the CC agenda today

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Dear Pasadena City Council,

To expand the ADU pilot to the next phase, and foster spreading of ADUs throughout the city, MHCH recommends that on both single-family and multi-family properties, that you enable a newly constructed, detached accessory dwelling unit to be built above the 12-foot top plate (ceiling) up to the 17 feet height allowed (this is the height allowed for an ADU in Pasadena). This 5-foot unused area really makes no sense and needs to be fixed as soon as possible. We need to be better stewards of this air space. Allowing the use of this space for an ADU allows for the creation of a limited number of ADUs above carports on multifamily properties and in also in single family properties. This would also preserve prized car ports and garages since street parking is not allowed.

Currently, attached ADUs on single-family properties are allowed up to the roofline of the home. This should also apply to detached units.

Thank you for caring about adequately housing our community!

Jill Shook, Missions Door, Catalyst <http://www.missionsdoor.org/missionaries/shook-jill>

Doctor of Ministry, Bakke Graduate School

Blog: makinghousinghappen.net Websites: www.makinghousinghappen.org and makinghousinghappen.com

Author/Editor: *Making Housing Happen: Faith Based Affordable Housing Models*



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Martinez, Ruben

From: Karen Roberson <
Sent: Monday, April 26, 2021 4:29 PM
To: PublicComment-AutoResponse
Subject: Agenda Item #16

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Good Afternoon; I am requesting that the Council vote to approve the Housing Department's pilot program to support ADU's by making ADU's affordable and to upgrade unpermitted ADUs.

Thank you.

Karen Roberson

Pasadena, Ca 91104

Sent from Mail for Windows 10

04/26/2021
Item 16

Martinez, Ruben

From: ccod66 <
Sent: Monday, April 26, 2021 4:33 PM
To: PublicComment-AutoResponse
Subject: ADUs, Item #16 on the Agenda, April 26, 2021

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Dear Members of the City Council,

I am a long-time Altadena resident. As a member of the Society of St. Vincent de Paul I have worked with those at risk of becoming homeless.

I am writing today regarding the construction of ADUs in Pasadena. The steps already taken by the Council to facilitate this are beneficial. I would encourage the Council to take further action in order to facilitate construction and maximize the benefits of building ADUs in Pasadena. This includes:

1. Streamline and fast track all affordable ADUs, saving time and money, as is done for other affordable units.

2. Drop fees for affordable ADUs, as is done for other affordable units.

3. Remove the 12' top plate requirement to allow the full 17' height to be utilized.

4. Allow for both detached and attached ADUs, as in other California cities.

These modifications would be of great benefit to those living in areas of the city that have had significant constraints in building ADUs.

Thank you for considering these points as you make your decision on this matter.

Sincerely,
Connie O'Donnell

Sent from my Verizon, Samsung Galaxy smartphone

04/26/2021
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