

ATTACHMENT B

Pasadena Housing Element Task Force Meeting #1 Summary

April 1, 2021



Introduction

The City of Pasadena Housing Element Task Force conducted its first meeting on April 1, 2021. The Task Force will review and make recommendations regarding policies, programs, and funding strategies to the Planning Commission and City Council for the 2021-2029 Housing Element of the General Plan. Per direction from Mayor Victor M. Gordo, the Task Force will study and recommend:

- Policies to preserve Pasadena's historic residential neighborhood fabric while meeting our responsibility to target growth to meet the City's Regional Housing Needs Assessment (RHNA) allocations
- Policies, incentives, and strategies to leverage funding for construction of sufficient affordable housing to meet the City's RHNA allocations
- Policies and incentives to facilitate adaptive reuse of underutilized commercial and institutional structures for housing where densities are compatible with adjacent neighborhoods
- Policies and programs for preservation existing affordable housing
- Opportunities to broaden home ownership in furtherance of Pasadena's values and the community's well-being
- Opportunities to join with owners of existing multi-unit housing in need of renovation, restoration, and revitalization as a means of retaining affordable housing
- Opportunities for use of underutilized public lands for affordable housing
- Other policies, programs, funding mechanisms and innovative approaches that will promote the goal of ensuring that all Pasadena residents have access to safe and decent housing

Task Force members attending the first meeting were: Chair William (Bill) Bogaard, Joel Bryant, Philipp Burns, Julianna Delgado, Megan Foker, Akila Gibbs, Allison Henry, Leonard Hernandez (for Leslie Barnes), Sarah Letts, Anne Miskey, Rita Moreno, Phyllis Mueller, Andrew Oliver, Phlunte Riddle, Stan Rushing, Barry Storch, and Noel Toro.

City staff in attendance were City Manager Steve Mermell, Vannia DeLaCuba, Arlene Granadosin-Jones, Bill Huang, David Reyes, David Sanchez, and Jim Wong.

Presentation and Discussion

The consultant team leading the Housing Element program—MIG, Inc. and Veronica Tam and Associates—provided background information via a PowerPoint presentation (attached). The team then assisted Chair Bogaard in leading the Task Force through a discussion of the following questions:

1. What are the major housing issues and challenges in Pasadena today and in the future?
2. What types of housing are needed in the community?
3. Where should new housing be located in Pasadena?
4. What programs could be expanded, or new programs offered?
5. What questions would you like to ask the community via the planned Housing Element Update workshops and survey?

The discussion was captured on a digital white board, a copy of which is attached.

Appendix B- Task Force Meeting Mural



Agenda

- Welcome & Introductions
- Task Force Charge
- Housing Element Schedule
- Snapshot of Pasadena
- About the Housing Element
- New Challenges for 2021-2029
- Housing Programs Today
- Community Conversations Ahead

Housing Element Task Force: Meeting #1

Thursday, April 1, 2021
1:00 PM - 3:00 PM

Housing Element & Process

Challenges & Issues

Most land area is currently zoned single family residential			
Many older adults have problems with stairs. Some units look like residents have to climb a number of stairs.	When affordable housing projects are built, will they consider the needs of older adults?		

Housing Programs

Questions for the Community

What are some of the things you're looking for in new housing? (e.g. green space, walkable markets, further out, etc.)	Cost burden for tenants	Habitability - do tenants in particular feel they are in safe housing, is the cost fair, do they know about current fair housing resources?	How do residents of single-family homes feel about ADUs? What would it take for residents to feel comfortable with having more ADUs in the neighborhood?
For those who participate, how long have they lived in the City of Pasadena? It'd be great to match this with the other questions/issues	What is the community (specific to northwest Pasadena) perception of gentrification?	Do people have preferences between new rental or for sale housing?	What are the community's concerns around affordable housing being built in their community? Is it a PR issue, or a design/planning issue?
Is the community aware of downpayment assistance funds (from State, County or City) for first-time buyers?	Can people describe their housing conditions in terms of needing improved air quality, pollution protections (e.g. noise)?	Are residents finding options for their housing's conditions (e.g. living with relatives)? Options that suit their household conditions (e.g. accessibility limitations)?	People find housing but it doesn't meet their household needs (e.g. disability accommodations, number of bedrooms, etc.)
Has COVID changed people's needs? (e.g. working from home, number of cars)	If CA is going to move towards the sale of zero emissions vehicles, would people feel comfortable with housing placed closer to the freeway?		

Additional Questions and Comments

Have you already developed questions for the community? Are our questions going to add to existing questions?	When did the inclusionary ordinance become effective and what types of developments does that apply to?	April 15th is around the corner; there should be a good public outreach effort	Will future meetings of the task force be scheduled at 6:00 pm?	Will the public meetings be scheduled for 6:00 pm?	The previous RHNA number was 1,512. Have we met that target? If there are excess units do they get carried over?		
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Challenges & Issues

Most land area is currently zoned single family residential	<p>When affordable housing projects are built, will they consider the needs of older adults?</p> <p>Many older adults have problems with stairs. Some units look like residents have to climb a number of stairs.</p>
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Questions for the Community

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Pasadena Housing Element Task Force

Meeting #2 Summary

May 11, 2021



Introduction

The City of Pasadena Housing Element Task Force conducted its second meeting on May 11, 2021. The meeting focused on laying groundwork for goals, policies, and programs by exploring three topics:

1. Increasing the supply of affordable housing
2. Identifying innovative housing types
3. Meeting special housing needs (e.g., seniors, unhoused persons, disabled)

Task Force members were provided a summary of community comments from the April 15 and 22, 2021 workshops, as well as current Housing Element goals, policies, and programs.

Task Force members in attendance were: Chair William (Bill) Bogaard, Joel Bryant, Phillip Burns, Julianna Delgado, Megan Foker, Akila Gibbs, Allison Henry, Leonard Hernandez (for Leslie Barnes), Sarah Letts, Charles Loveman, Anne Miskey, Rita Moreno, Phyllis Mueller, Andrew Oliver, Phlunte Riddle, Stan Rushing, Barry Storch, and Noel Toro.

City staff in attendance were Arlene Granadosin-Jones, David Reyes, Andre Sahakian, David Sanchez, and Jim Wong.

The meeting was conducted in an on-line format due to restrictions on public gatherings imposed by COVID-19.

Presentation and Discussion

The consultant team leading the Housing Element program—MIG, Inc. and Veronica Tam and Associates—provided a summary of public comments received at the first community workshop and the current housing policy framework. City staff gave an overview of the General Plan development caps applicable to the specific plan areas. The Task Force then divided into three groups to discuss the three topics presented above. Following the 30-minute group discussions, the Task Force reconvened to share highlights from the breakout sessions and have a brief follow-up discussion.

The breakout group and Task Force conversations were recorded in writing; those summaries are attached as a record of the meeting.



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Pasadena Housing Element Task Force

Breakout Discussion - Group #1 - Increasing the supply of affordable housing

Facilitator: Laura Stetson
Recorder: Joey Nielsen

Increasing the supply of affordable housing

The way we look at affordable housing covers a broad range of income levels (persons who are experiencing homelessness up to middle income). All the programs out there focus mainly on the low and very low income brackets. There is nothing for middle income housing support, especially in the public sector. There is a need for housing middle income folks. Increasingly our focus is on the moderate and middle income brackets. Affordable housing needs span a wide range of income levels, especially with such a wide range of income brackets that fit the affordable housing bracket.

Initial funding from the public sector is beginning to flow but it is sparse. Would like to see the private sector supplement some of the costs for building affordable units.

A lot of the conversation is centered around subsidies. Many people can't afford to buy a home in Pasadena in the median income brackets and lower. There is a shortage of accessible land that can be used, which doesn't allow developers to build affordable homes - this is especially present north of the freeway. Address some of these issues through zoning law, policies, and other methods to increase the affordable housing supply in the NW portion of the city.

Land used from the City of LA's DOT (underutilized spaces) such as surface parking lots, which have been set aside for affordable housing, has been a significant program. Are there other types of real estate in the city where people do not pay property taxes (i.e., school properties)?

Looking at schools that have closed sites within the community with declining enrollment rates and difficulty retaining students. Look at San Jose School District as a cautionary tale; they sold off some land and had a bump in enrollment and had a hard time finding spaces to meet the increased capacity.

The declining school enrollment rates are directly correlated with the rising housing costs - families are not able to afford to live in Pasadena but were forced out. Could we look into church spaces with surplus properties for affordable housing units? Considering the lengthy process the City went through to approve the ADU ordinance, we should look to streamline the process for allowing churches to build units on surplus land as the desire to build is out there. Could we change or modify zoning laws to expedite this process? Like the idea of using underutilized spaces like parking lots but weary of the flexibility of the city to change.

Laura Q: It's important to know whether churches have the proper zoning in place to allow for units on the property. - Andre answer - Actively working on an ordinance that would make it easier for churches to build units on site, but working through some knicks such as standards and zoning requirements that are presently preventing units on church sites. Want to also make this a targeted effort as not all churches are in neighborhoods that would be a good fit for additional housing (i.e., churches in a single family neighborhood adding 20-30 units on that site)

A church could have a specific plan that would allow these institutions to build units on a case by case basis. In regards to ADUs - in LA the City has pre approved ADUs that allow for a streamlined permitting process. Could Pasadena do something similar?

Identifying innovative types of housing

Meeting special housing needs (seniors, homeless, disabled, fair housing)

Chat & Questions

<p>When talking about creating affordable housing, we should acknowledge that we won't be able to build ourselves out of this housing crisis. We could look at some of the older homes that could be more affordable. We also need to look at the current status of rental unit inspections and holding property owners accountable for ensuring homes are up to code and safe. In my apartment we had to go into a neighbors unit to access the breaker box. Tenants should come together and ensure that landlords are keeping their affordable units safe and in good conditions. TOPA. Consider a program to allow long term tenants to purchase an older unit that is going up for sale as a potential co-op with other tenants to keep older affordable units affordable and accessible for lower income brackets. There are also a lot of employers who need their employees to live within the City, so is there a potential for incorporating some employers into this conversation to allow them to purchase units to house employees near their place of work. Can we begin to look at the City becoming a potential landlord for middle income and lower income units? Social housing where the City is the primary owner, but there is still some form of ownership that is granted to the tenant?</p>	
<p>Last round of trying to incorporate underutilized hotels/motels into housing for homeless or low income was shut down because of centralization of this type of conversion in certain areas of the City. Another potential was the Albertson's parking lot that could have been converted, but it was another site that was shut down.</p>	
<p>We have to acknowledge that we as a City want people of all income brackets to live within the City and address the economic biases that are present in the City. Other programs (other than the parking lot conversion mentioned earlier) that have been successful in other cities? Look at a redevelopment agency at the state level that could fund more affordable housing moving forward. Capitol is one of the biggest issues to building affordable housing</p> <p>Abuses of the redevelopment agency were egregious.</p>	



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Pasadena Housing Element Task Force

Breakout Discussion - Group #2 - Identifying innovative types of housing

Facilitator: Joan Chaplick
Recorder: Ana Padilla

Identifying innovative types of housing

Consider the city zoning on group homes - CoHousing and CoOwnership - Especially single-family zoning area
 For Single/Adults/Young Families - Scandinavian model
 Now can have up to 6 unrelated people in a unit

CoHousing - there could be an update - Single family districts may need to diversify the areas near commercial hubs to connect spaces - How to do so it the question - Duplex - What if the population density in the single family density? Light changes to better utilize spaces.

Resusing spaces/complete communities to change commercial space - shared multifamily housing with share green/gathering space - for young families

Incentives for larger families - most housing is two bedroom - Variety of needs

Inclusionary housing - no set number but there are usually a need for various bedroom units

Micro units are interest - but 100% micro unit community in combination with larger units - diversity in types of housing types in one area/development.

Mix 3-4 bedroom units with micro units.

Pasadena functions best with a community-based approach by mixing types of units. Live/work spaces in industrial/mechanical area for artisan spaces - to revitalize and vitalize areas.

Evolution of ADUs - Zoning needs to adjust to allow them above a garage since there are impacts on parking - Affordable or market rate

Live/work space, affordable or market rate

Opportunity to work with religious institutions' parking lots - positive feedback - affordable \$20 billion from federal infrastructure bill. cap 1-710 from Union to Del Mar // Marengo to Wilson on I-210 to build green/housing space

Students studying the potential to cap the 710

I-210 major racial divide for the city and also look at Fair Oaks to Marengo.

Church housing - think about also other non-profit entities and parking

1- City stopping construction of housing due to parking issues
 2- Changes the zoning for housing on Park

Advocating for area-sensitive zoning - in favor of construction on underutilized space - critical to open up new/more land for affordable housing

Using freeway stub - opportunities for transportation connections and green space

Consider parking usage behavior

CEQA and other limits due to the needs/environmental concerns - more housing in environmental challenging area - incentives to address concerns/lookit to adapt the space

Similar to measures for development near the freeways

Housing is not in a vacuum - access to green space, transportation, parking - incentives for shared space/units/vehicle shares

Consider the reality and impacts of losses - parking lost to garage ADU and constraints re on-street parking

Increasing the supply of affordable housing

Meeting special housing needs (seniors, homeless, disabled, fair housing)

Chat & Questions



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Pasadena Housing Element Task Force

Breakout Discussion - Group #3 - Meeting special housing needs

Facilitator Amber Gregg

Recorder Jessie Hernández

Meeting special housing needs (seniors, homeless, disabled, fair housing)

Very-low income, homelessness - biggest barrier is community pushback. City listens to few NIMBY voices.

Some City Council members won't allow affordable, supportive, special population housing in their districts.

Community pushes back on rental housing. Students, young people, etc. aren't ready for homeownership.

Student housing
Board and care

Fastest growing population of unhoused people are older adults.

Seniors are struggling to keep a roof over their head.

Transitional age youth (typically 18 to 24 years) that aren't limited to 3 years or youth aging out - not sure why contracts are limited to 3 year limit or age limit; throws youth into risk of homelessness again. Remove artificial timelines, provide services based on youth needs.

Need emergency shelters for transitional age youth and support staff who can spend time with them

People with mental health issues - what do we do about their underlying mental health issues? How do we help them become housed?

Community outrage over projects for the homeless; City cannot let the NIMBYs decide what happens.

Educating the community
Disabled community

Veterans

Where places are located - special needs housing is often tucked away; need to put people around activity hubs.

How do we connect people with services and green space and things in a vibrant way?

Increasing the supply of affordable housing Identifying innovative types of housing

Need to create by-right housing for special populations that remove these barriers.

Carveout for homesharing - help seniors keep their homes

Programs administered through third party

[Match.com](https://www.match.com) for housing - help owners and renters find each other

Commercial spaces sitting vacant - how to convert commercial spaces to residential? Would it require rezoning?

Shared housing with seniors and youth

Case study in North Oakland of micro units - yes and no, if it comes with services then yes, or for people starting out like students

"Miracle Village" in Oakland - central kitchen, health care services, showers, free exchange store

SROs are not best practice for permanent housing, ok for interim housing.

Governor announced \$12 billion for homelessness, \$8 billion for Project Home Key

Convert old motels, shopping malls to permanent housing

Chat & Questions



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Pasadena Housing Element Task Force

Report Back / Additional Questions

Report out	Additional Questions/Comments			
Amber	Definition of gentrification - policy to refer to in NW on HE tip toes around it - integrating affordable for-sale units			
housing for disabled populations	How to protect the currently vulnerable populations in Pasadena?			
Home sharing	State focus on homeless and housing - look a innovative use of underutilized spaces due to NYMBYs - should requiring a variety of housing			
Looking at not having an end date on transitional housing	Look at vulnerable displaced populations - using church lots - case by case bases - what are the restrictions?			
better access to adjacent services - mental health etc.	Displacement is the killer - the idea of also allowing other underutilized parking			
Access to rentals	Do increased outreach to Spanish-speaking residents for the Housing Element.			
Laura				
Using underutilized spaces; parking lots				
Access to capital				
Pre-approved/prefab plans for ADU to be efficeint - City just recieved a grant				
Tenant groups buying their unit/building				
Revisit redevelopment				
Resolve from decision makers				
for more education about the different types of housing				
Joan				
Cohousing/Co-ownership				
Diversity in location/housing types - Various family sizes - microunits				
Federal infrastructure bill - to cap 710/ 210				
Look existing policy, measures, incentives for construction				

Pasadena Housing Element Task Force

Meeting #3 Summary

June 22, 2021



Introduction

The City of Pasadena Housing Element Task Force conducted its third meeting on June 22, 2021. The meeting focused on establishing new housing programs and updating existing goals, policies, and programs that reflect prior Task Force discussions and input from the public received via the two community workshops and on-line survey. Task Force members were provided a summary of community comments from the two workshops, as well as 2014-2021 Housing Element goals, policies, and programs.

Roll was not taken, but a majority of members attended. The meeting was conducted in an on-line format due to restrictions on public gatherings imposed by COVID-19. Members of the Housing Element consulting team, MIG, Inc., made a summary presentation, facilitated the meeting, and recorded meeting notes on a digital whiteboard (attached).


Presentation and Discussion

MIG staff provided a summary of public comments received to date, followed by an overview of constraints to housing production posed by governmental regulations and fees. MIG then reported on the myriad programs Pasadena currently has in place to address housing needs, new State laws that will require additional programs to be put in place, and new program ideas to consider based on input from the community and Task Force at prior workshops and meetings. MIG led the Task Force through a 90-minute facilitated discussion in response to these two questions:

1. What additional programs and approaches—including reducing governmental constraints—will most effectively achieve Pasadena’s housing goals?
2. What other innovative programs can Pasadena pursue to address key housing concerns identified by the community: affordability, broader mix of housing types, housing production and preservation, and equal access?

In the discussion, Task Force members also offered ideas for locations to build additional housing and criteria to consider in the placement of housing. The attached whiteboard document reports all comments from the Task Force.

See following pages for comment detail.



PASADENA

Agenda

- Opening Remarks
- New Ideas from June 2nd Community Workshop
- Next Programs Proposed to Address State Law and New Ideas
- Closing the Housing Sites Inventory
- Planning Commission and City Council Review

Housing Element Task Force

Tuesday, June 22, 2021
6:00 PM - 8:00 PM

1. What additional programs and approaches—including reducing governmental constraints—will most effectively achieve Pasadena's housing goals?
2. What other innovative programs can Pasadena pursue to address key housing concerns identified by the community: affordability, broader mix of housing types, housing production and preservation, and equal access?

New Programs Proposed to Address State Law & New Ideas

"Microrenting" Service For zero income type of living	Specialized assistance in knowledge of how to use the service to get good rental money. The Council should give age and income "breaks"							
ADU's without fees	Housing is allowed on South Lake Avenue. 50% of building fee. Fee waived below \$100,000. The new Specialty Plan may allow ADU's without fees.	ADU's without fees	ADU's without fees	ADU's without fees	ADU's without fees	ADU's without fees	ADU's without fees	ADU's without fees
Churches for housing	Churches for housing	Churches for housing	Churches for housing	Churches for housing	Churches for housing	Churches for housing	Churches for housing	Churches for housing
When is the timeline for ADU's in Pasadena?	Timeline for ADU's in Pasadena	Timeline for ADU's in Pasadena	Timeline for ADU's in Pasadena	Timeline for ADU's in Pasadena	Timeline for ADU's in Pasadena	Timeline for ADU's in Pasadena	Timeline for ADU's in Pasadena	Timeline for ADU's in Pasadena
Developers partnering with city on housing	Developers partnering with city on housing	Developers partnering with city on housing	Developers partnering with city on housing	Developers partnering with city on housing	Developers partnering with city on housing	Developers partnering with city on housing	Developers partnering with city on housing	Developers partnering with city on housing

Creating the Housing Sites Inventory

How do we identify sites that are available for development?	City's planning of zoning (Midtown/Midwest, Lake and Mariner, Glendale/Silverlake)	How do we identify sites that are available for development?	Why would a developer invest in housing? If they would build, where would they build?
Are we going to identify any of the City's that have the potential to build more housing?	ADU's	Former labor facility at Mt. Carmel of Lake and Mariner	St. Luke's hospital
Development in Glendale - convert any by the labor market and home by right	Converting existing farms to residential uses should be by-right	Hotel Commerce in row (Marinette)	North Pasadena City of Garden Oaks
How do we identify sites that are available for development?	How do we identify sites that are available for development?	How do we identify sites that are available for development?	How do we identify sites that are available for development?
What is the timeline for identifying sites that are available for development?	What is the timeline for identifying sites that are available for development?	What is the timeline for identifying sites that are available for development?	What is the timeline for identifying sites that are available for development?
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Additional Questions & Comments

What is a neighborhood development permit?	Is the neighborhood development permit necessary?				

New Ideas from June 2nd Community Workshop

<p>"Matchmaking" Service: For prop owners AND roommate type of thing.</p>	<p>Question about participation at meetings so far - Do you feel like we've had a good spread across City Council Districts and age and income ranges?</p>		

Creating the Housing Sites Inventory

Add an overlay about which sites are available for state funding programs (new market tax credit, etc.)	CVS parking lot along Mountain between Lake and Mentor. Grossly overparked.	If we're looking at sites that are suitable for development, I would like to see one of the criteria be that there is an owner to...probably means publicly owned	Why would a for-profit developer build low-income housing if they could build market rate?
Are we going to update any of the SPecific Plan caps to program or increase the allotment to build more housing?	ADUs	Former Kaiser facility at SE corner of Lake and Villa	St. Luke's hospital
Development ordinance - convert pay by the hour motel and hotel by right	Converting motels/hotels to residential uses should be by-right	Hotel Constance is now bankrupt	North Pasadena City of Garden Ordinance impacts development in northwest Pasadena
If you take a piece of property north of the freeway, you might be able to build 15 units but can't because of the Garden District. That same piece of property south of the freeway can build a 20-unit property with subterranean parking and sell for \$1 million a piece	On the north side of Sierra Madre Blvd, close to the City of Sierra Madre, there is a shopping center that appears to be underutilized and might be a good site for housing	Huge - single-story commercial centers in East Pasadena.	City of Garden ordinance requires subterranean parking, prices may never support that
Instead of gutting design standards in the Northwest, why not eliminate parking minimums?	Ralph's on Lake. Single story and big sea of asphalt that is underutilized.	A few years ago in LA each City Councilor committed to building units in his/her District. In Pasadena there are certain districts that block all types of development.	Great idea, Rick! This is the part of the community (~Downtown) where people actually use transit. My 260/20 buses up and down Fair Oaks are very often full, even during COVID. (give us some more service too ~) - Northwest Pasadena
Could we partner with PCC to building parking (maybe subterranean) and then affordable housing above the parking for low income students	PCC did just get that massive donation . . .	Let's make this real and not just a paper exercise. Let's get our CCs to commit and be held accountable	
	That's a great idea. All the State schools horde publically-owned property.	Possible building site: southwest corner of N. Lake Ave. and Union Street	

New Programs Proposed to Address State Law & New Ideas

The Tenant Protection Act of 2019 is something else the new housing element needs to include.	What would you like to see in the HE that would be different from state law?	The Tenant Protection Act has protections around just-cause evictions and the rent cap that wasn't listed on the screen with state laws	If a municipality or city wants to go further with their rent caps as a form of rent control, that's something they can do	encourage City or community land trusts (or other) to purchase and maintain affordable housing
Affordable housing production: the state will require us to plan for 8,000 affordable units. But we should set an aggressive goal for ourselves. We do want to produce this number of housing units.	Rent stabilization	congregational land overlay (include other small institutions)	adjusting/removing parking minimums	HE should include ongoing application by the City to the federal governments for it's existing program (section 8, rental construction program)
Manufactured housing: today is five star, opportunities (e.g. parking lots, vacant retail) to make a little community	Putting housing on top of 4- and 5-story buildings (e.g. Euclid and Cordova)	Building for lease suitable (close to transit, services, etc.) for homeless shelter (330 Cordova)	allowing housing on Lake Ave.	I think that we need to really look at the existing regulations and opportunities to make sure. I think that we need to look at the existing regulations and opportunities to make sure. I think that we need to look at the existing regulations and opportunities to make sure.

residential impact fees removed from ADU's	Dead zone along Lake Ave. to Tent Green corridor as permitted use (at highest density the City allows)	Also historic housing in this corridor and Pasadena Heritage has gotten it listed as a Historic District	The state owns this property. The HE should address housing in the State's inventory as a source of single-family homes, multifamily homes, homes for unhoused, etc.	The City may have already entered a partnership to transition some of these houses to supportive housing
Density isn't bad, design has been bad	Live-work: currently a cap on the residential component of these live-work space; we should explore expanding this	Working on a bill now to purchase those homes	There are empty homes and homes not being used by nonprofits, but there are many nonprofits in that corridor	We have dangerous housing conditions in our City; a rental registry could help enforce fair housing
Depressed portions of freeway (710 and 210) - recapture and provide additional greenspace or housing	Caltrans owned home along Pasadena Ave. and St. John. non-profits are working with the state to buy these homes	A lot of these houses are still in good shape and can be used; may be willing to sell some of the unoccupied homes to the City	Rental registry to track rentals	That's correct - supportive housing + ADU on the homes.
We have a lot of renters making good incomes	2019 Census data indicates we are a majority-center City. Most households earning above \$100,000, 50% are renter-households	Emphasize first-time, moderate-income home ownership opportunities	he city has added an ADU to one of the Caltrans homes	I would like to change public workers from essential workers. We have so many people in Pasadena who can't afford housing. Broaden first-time home buying programs to include these ppl

Subsidize it ... or mandate it

Inclusionary zoning ordinance - increase in light of study by housing department

ADU's without fees	Housing is allowed on South Lake Avenue. 50% of building sq. footage between Green and California. The new Specific Plan may allow even more.	Need to watch Senate Bill 5 (Pantalone) which would allow shopping centers (defined as two or more businesses that share parking) to be converted to housing. It would also provide a sort of rebate for loss of sales taxes to cities.	I am comfortable with tenant protection
 Churches for housing	Recent announcement about transactions (Bill Wong) that involve funding for existing market rate housing. When turnover occurs rent is subsidized, so that it becomes affordable to middle-income households (Westgate and the Hudson Apartments)	A great deal for sure, but just some feedback, those rents are still really high. I get that this is a new economic bucket "missing middle". But still, the rents are high.	Market housing: image of trailer park is outdated, manufactured housing costs less to build but lasts a long time
Airbnb: dozens of airbnb rentals are full apartments/units - can we look at toughening up regulations on Airbnbs? Converting Airbnbs to housing?	What is the current number of single dwelling units that are Air BnBs in Pasadena?	Thank you, Mayor Bogaard, for bring this up! That is a good example of the type of program I was bringing up. However, that program is for Class A apartments at moderate-income rents. Could we do the same for Class C apartments at low- or very-low income rents?	The crisis is real among renters being forced out of the city - many long-time residents, people of color
We're talking about incentivizing the housing we want, but is there any way to disincentivize developers from constructing luxury housing?	There is also an 'informal' rental market. Many people who own homes rent rooms out and this is not tracked, so there many in fact be many more renters.	Developers gentrifying areas with luxury housing	From the developer standpoint, they're not going to build something that doesn't generate profit
			Look beyond just the building of new housing to consider the issue of affordability for people who live here now in legal and illegal apartments/units (garages, back houses, etc.)
			If rent control is not the answer, what is? Is it "too bad" or tough luck"? Or are there other things?

Community Workshop #1

Pasadena Housing Element Update

April 15 and 22, 2021

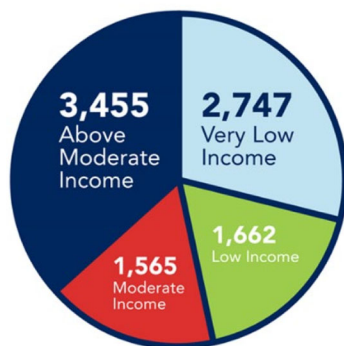


Introduction

On April 15 and 22, 2021, the City of Pasadena Planning and Community Development Department conducted two workshop sessions to engage the community in a discussion of local housing needs. The first session was conducted in English and the second in Spanish. Approximately 110 residents and other community members participated. Both sessions included an approximately 25-minute presentation from the City's planning consultant, MIG, Inc., followed by a facilitated discussion. Due to the constraints on public gatherings imposed by COVID-19, both sessions occurred as virtual on-line workshops.

As required for every California jurisdiction, the City of Pasadena updates its General Plan Housing Element on an eight-year cycle, with the update now underway covering the 2021-2029 planning period. The City's Regional Housing Needs Assessment (RHNA) allocation for this period is 9,429 housing units, meaning that City's land use policies, programs, and regulations must demonstrate capacity for this number of units, divided among four household income categories as follows: ¹

Planning for 9,429 New Homes Over the Next 8 Years



Income Categories (AMI= Area Median Income)

- Very Low – 31 to 50% of AMI
- Low – 51 to 80% of AMI
- Moderate – 81 to 120% of AMI
- Above Moderate – 120%+ of AMI

At the workshop sessions, participants were asked to respond to these three questions:

1. What are the major housing issues and challenges in Pasadena today and in the future?
2. What types of housing are needed in the community?
3. Where should new housing be located in Pasadena?

Participants' responses were recorded on a virtual whiteboard in real-time, with the whiteboard visible to all workshop participants. The whiteboards are included as appendices, as are the presentations. The following

¹ AMI (Average Median Income for Los Angeles County, 2020). 1-person household = \$54,100; 2-person household = \$61,850; 3-person household = \$69,550; 4-person household = \$77,300.

bullet points report the responses, organized by the three questions stated above, as well as an “Other Comments” category and direct questions asked during the workshop sessions. In many instances, participants cited similar concerns. (The whiteboard comments have been edited for clarity; verbatim comments from Zoom’s “chat” feature and summaries of oral comments can be read in the appendices.)

I. Key Housing Challenges and Constraints

- Supply of affordable housing has been reduced by the influence of corporate landlords (lots of single-family home units lost in 2008) and by developers who leverage existing housing regulations to their advantage.
 - In-lieu fees allow developers to get around affordable housing requirements.
 - In the past, HUD public housing was sold to a developer; tenants were displaced.
 - Developers are concentrating expensive housing in desirable districts.
 - Developers have run amok using in-lieu fees to push lower-income residents into lower-income neighborhoods.
- The high cost of new buildings makes it difficult to provide more affordable housing.
 - Part of the reason that housing is so expensive here is that the City's development fees are huge. Entitlement and permit fees are approximately \$75,000 per dwelling unit - More if you elect to pay the in-lieu fees!
 - There's no incentive to build affordable units. We need to change that. It shouldn't have to be a mandate. It needs to be financially feasible.
- What has been done in the past to encourage affordable housing hasn't worked.
 - Tax credit units aren't affordable to those who need the affordable housing most.
 - Concentrating low-income housing failed; red-line zoning, concentrating low-income people reduces opportunities and economic mobility.
 - We need to ask ourselves, are what we're doing going to do will it actually address/ solve the issue?
- The racism of freeway building is a blot on our past that still deeply scars the present.
 - Displacement caused by I-210 (eminent domain)
 - Housing lost due to freeway construction (I-710 stop): We need to make reparations to displaced families.
 - 24% drop in the African American population is scary. I hope less this Census. See <https://www.latimes.com/socal/glendale-newspress/tn-pas-0807-census-story.html>
- Given the limited availability of vacant land and the need for housing of different size and types, the City of Pasadena should stop restricting the combination of attached and detached accessory dwelling units when built on parcels containing multifamily buildings.
- The City should also stop restricting second story ADUs built over garages. Why halfway address the housing crisis and create a parking crisis?
- ADUs are nice, but they are a drop in the bucket in terms of addressing this problem. They are more complicated to construct, more expensive per unit, and they don't address the landlord problem. We need to focus our efforts on multifamily construction.
- Current zoning regulations limit affordable housing.
 - Pasadena restricts attached and detached ADUs and on multifamily.
 - Minimum lot sizes are overly restrictive.
 - Minimum parking requirements undercut affordable housing development.

- There are zoning barriers to mixed-use.
- Change zoning.
- Churches want to build affordable housing. North Fair Oaks wants to build 52 units but the zoning doesn't allow it.
- The law in Pasadena does not allow over garages; this needs to be changed. They should be allowed over garages especially if they are for Section 8.
- The Inclusionary Housing Ordinance does not go far enough.
 - The problem with the Inclusionary Housing Ordinance is that the cost of subsidizing the affordable units is passed along to the people paying rent or mortgage on the market rate units in the same building. So, we could increase it to 30% or 50% but that would just push the cost up for everyone else. It's a private subsidy, not a public subsidy.
 - Not that the Inclusionary Housing Ordinance is bad, but it has that consequence, and changing it would increase the consequence.
- A lot of new housing is being built up against I-210, which is a recipe for poor health outcomes.
 - High-density housing is currently located near highways - pollution is an issue.
 - Pollution and air quality needs to be considered when developing housing.
 - Not next to freeways
- Building bigger doesn't necessarily mean more affordable.
- Fair housing implications of COVID crisis and evictions have exacerbated the state of affordable housing.
- Consider the impact of vacant units and Airbnb units on the supply of affordable housing.
- We need to make sure that gentrification doesn't permanently displace low and moderate-income tenants.
- Lack of affordable housing, especially for families
- My family can't live in Pasadena because there are not affordable home prices for first-time buyers.
- Lots of people in houses with very few bedrooms
- Make sure houses are built efficiently for utilities so households can afford them.
- Concerned over transitional housing if it means the traditional type of transitional. Need permanent not transitional housing.
- Identifying 25-35% of parcels to be used for affordable housing
- Think about who we're serving when we preserve buildings (historical preservation).
- Given the catastrophic loss of affordable housing in Pasadena, can we meet the RHNA goals by only allowing affordable housing projects?
 - RHNA number is too low - plan beyond.
- Over 23,000 people are on Pasadena's Section 8 waiting list.
 - They qualify for affordable housing, but there aren't enough landlords renting to Section 8 tenants.
 - They could end up losing their vouchers if they are not able to find a landlord.
- The condos on Cordova and Euclid don't seem to be affordable housing.
- College and universities can also drive displacement.
- I worry about paying rent.
- Having to work two jobs to be able to pay rent
- Rents increase too frequently. My rent just went up 11 percent.

II. Housing Needs

- Affordable housing should be dispersed across the city and not concentrated in only a few communities.
 - Concentrating poor people in one place is bad for them and for the city; disperse affordable housing.
 - We need affordable housing dispersed throughout our city, which is a good reason to allow churches to have affordable housing built on their underutilized property.
 - But we also need affordable housing in the lower-income areas of the city where those in need live.
 - Affordable housing should be located in every part of our city. We know that well-designed housing like Marv's Place enhances a neighborhood and creates safety.
 - Affordable housing should be in all 7 council districts.
- We also need affordable housing in the lower-income areas of the city where those in need live in overcrowded areas.
 - Too often overcrowded areas are equated with overly dense but actually, density is the solution to overcrowding.
- Pasadena residents have an excessive rent and mortgage burden, which has created a desperate need for more affordable housing.
 - If 56% of people right now are paying more than 30% of income for rent/mortgage, then we need way more than 20% of new housing to be affordable.
 - According to the previous Housing Element, most Pasadenans are overpaying for housing. Housing overpayment refers to paying more than 30% of income toward housing.
 - Moderate overpayment refers to paying 30% to 49% of income toward housing, and severe overpayment is anything higher. In Pasadena, 43% of owners and 51% of renters overpay for housing.
 - At that time (2012), nearly 12,000 renters and over 8,000 homeowners were severely cost-burdened, paying over 50% of their income on housing. That's why we need at least 6,000 units of affordable housing in the next 8 years.
 - The rising rent burden that Laura just talked about isn't going to stop.
 - Rent is triple the cost here compared to Mississippi.
 - Homelessness isn't about a lack of jobs.
- Core segments of the community can no longer afford to live in Pasadena and are being driven out by high rents and housing costs.
 - Families who can't afford to stay in their home communities.
 - People who grew up here can't live here. How can we support residents work toward homeownership?
 - Most children growing up in Pasadena can't afford to live here. Teachers and City workers can't afford to live here. Essential workers can't afford to live here.
 - People who work in restaurants, who help feed the community, can't afford to live here, which is problematic.
 - Our teachers should be able to live here and based on the average incomes, they are not able to live here. We must make enough affordable housing available.
- We need to create conditions that will generate more stable housing situations for Pasadena residents.

- Given the instability of housing, especially for tenants, I hope that this element looks at how to achieve housing stability, not just how (many) units need to be produced/preserved.
 - Housing instability: We need to keep people housed.
 - There is a need for assistance finding housing and staying in housing.
- Large housing need: need multiple strategies
 - Need more housing opportunities in all Pasadena communities
 - Affordable housing of all types that are accessible for students, people on fixed incomes, families, etc.
- People of color are being displaced.
 - Must rectify past displacement - all communities need to participate
 - Reparations and right to return for families harmed by racist freeway planning
 - Highway decimated African American community
- Address the affordable housing needs of youth and students.
 - Address the housing needs of former foster youth, those lacking support and safety nets.
 - We need affordable housing for families and students that are homeless or housing insecure.
 - Let's make sure that we make housing for student housing for PUSD.
 - Between 10-20% of PCC students are experiencing homelessness. That's between 2,600 and 5,200 students.
 - School districts define homelessness by a definition set forth in the federal McKinney-Vento Act, as someone who lacks a "fixed, regular, and adequate nighttime residence," including those who are "doubled up" – that is, staying in a friend's or family member's home because they lost their own housing. By that definition, between 500-700 students are homeless in PUSD and 300 families (see <https://doorofhope.us/2019/05/23/how-manyhomeless-families-in-pasadena/>).
- There is a need to address the needs of the availability or lack thereof of affordable and accessible housing for people with various disabilities, as well as developmental disabilities.
- We need housing for women experiencing homelessness. Women living on the street are extremely vulnerable. It should be the goal of our City to house every woman experiencing homelessness as soon as possible.
- I love the ideas of meeting the need of all those in our city, including our homeless seniors. We need affordable and supportive housing for seniors.
 - Because seniors live on fixed income and housing costs are rising faster than the cost of living, seniors are the fast-growing homeless population.
 - (Affordable) senior housing
- We need affordable housing for veterans. Many veterans who attend Pasadena City College are homeless or housing insecure.
- Affordable housing projects should also be designed to improve quality of life by building in green space and encouraging walkable neighborhood.
 - I think we encourage developers to keep trees and gardens, increase the green space for everyone in Pasadena. Not to keep projects from being built but to keep them a nice place for everyone living there.
 - Housing designed with safe outdoor spaces
 - Housing that incentivizes a more car "light" lifestyle (less new housing for cars, more housing for people)
 - New housing should be focused in walkable neighborhoods (like Old Pasadena) with good access to stores, transit, parks, recreation, etc., reducing the need for cars.

- Parking maximums
- We need fewer landlords and more homeowners! Renters should not have to pay for someone's mortgage.
- We need more housing with more bedrooms for larger families, families with kids and grandparents.

III. Housing Opportunities

- Revise City zoning and parking regulations to encourage more affordable housing development.
 - Reform zoning to make it possible to build affordable housing in areas of lower density and also areas that are now zoned exclusively for single-family homes.
 - Allow more on street parking and eliminate overnight parking bans that undercut affordable housing opportunities.
 - Pasadena restricts attached and detached ADUs and on multifamily. The City should allow for a combination of both.
- I hope this Housing Element will incentivize more accessory dwelling units being built throughout the city.
 - How about three ADUs allowed in parts of the city. For example, on single family sites at 10,000 square feet or more.
 - Studies have shown that ADUs do not increase traffic and tend to be rented at lower than market rate. ADUs help keep families together.
 - Low-income homeowners should be incentivized to build ADUs for Section 8 renters. Maybe a grant of \$20,000 and dropping all fees if it's an affordable ADUs? And to allow them over garages if affordable?
 - Need to make ADUs as affordable and simple to build as possible, including having the City provide preapproved plans.
 - I'd like to see low-income homeowners receive a subsidy for ADUs if they rent to Section 8. This would help keep low-income homeowners in our city and provide much needed affordable housing at a very low cost.
- Ensure the incentives for the provision of affordable housing are working as intended and if not, reform or eliminate them.
- Adopt measures to improve housing security and stability, including rent control, just cause eviction, a rent registry, and tenant antiharassment ordinance and enforcement.
 - Develop a rent registry: what housing stock we have, cost, vacancy, landlords.
 - Tenants are insecure due to the COVID situation. Develop ways to create more protection and security.
 - Rent control and just cause for evictions should be included in the Housing Element to create housing stability.
- City should allow for a greater variety of housing types, including duplexes/triplexes/ fourplexes, courtyard apartments, micro-units, and SROs.
 - Duplexes, tiny homes on church property, motel conversions for homeless with full supportive services
 - We need co-ops, small apartments, and bungalow courts—both for owners and renters.
 - Mixed use - all kinds/ levels of housing make better communities
 - Neighborhood scale multi-family housing like bungalow courts
- Disperse affordable housing throughout the city in all communities and all City Council districts.

- Make sure that affordable housing is across the city, not just in the Northwest, Districts 1 - 3 and 5.
- I suggest that SROs should be allowed in all RM districts. Clearly this does not work with the unit density rules. Perhaps a set of graduated FAR rules could provide the necessary limits.
- Identify sites for new affordable housing throughout the city, as it is obligated under State law.
- Especially in more affluent neighborhoods with superior access to employment, education, etc. and less vulnerability to displacement
- The City could encourage more affordable housing in the giant hole/stub the I-710 left by Old Pasadena. Caltrans razed an affordable neighborhood that had been there.
 - I-710 area that's been abandoned
 - Make sure that the development of the I-710 stub is used to repair damage to low-income communities who were harmed by the construction of the freeway.
- Allow churches and other religious institutions to have affordable housing built on their underutilized property by rezoning church land and to permit housing on their land by right.
- I see a lot of vacant parking lots in Pasadena where housing could be built.
- Allow mixed-use everywhere.
 - Need mixed use housing next to metro station (on Lake Street)
 - Mixed-use at Colorado and El Nido
- Examine the potential of development affordable housing in conjunction with transportation infrastructure.
 - Housing bridging freeways
 - Multi-use housing on arterials
 - Close off and reclaim low-traffic streets for other uses (parks, bike lanes, housing).
 - Create a no car zone: area for housing without parking requirements.
- Implement a variety of strategies to increase the supply of affordable housing.
 - Older homes are often cheaper (e.g., older apartments, fourplexes, etc.).
 - Turn empty commercial buildings into loft housing.
 - Adaptive reuse and mixed-use. In the wake of the pandemic there are a lot of vacant commercial spaces.
 - Rental and for-sale strategies
 - I like that triplex idea; that could help.
 - Develop an onramp to ownership: creative forms of ownership, including multi-unit developments.
 - Community-owned
 - De-commodified housing
 - Fourplex ordinance; see Portland model
 - Solar energy
 - Manufactured housing: regulations need to allow them. Modular units built quickly
 - Transitional housing for the unhoused, such as tiny homes projects (Echo Park and N. Hollywood)
 - Community land transfer - land is held in common on a 99-year lease; need to incentivize this
 - Co-ops
 - Lets' have more triplexes and duplexes if they are for Section 8.
 - I love the idea of all neighborhood of choice.
 - It should be a public subsidy. I mean if, as Laura said, "housing is a human need," then the City should subsidize it.

- Identify additional sites as needed to meet the RHNA allocation.
- Target affordable housing tax credit units to long-term residents.
- Church housing programs for the homeless: churches rotate housing individuals and families over night
- Specific Plan updates
- Specific locations and types of sites for affordable housing:
 - Build housing along Metro stations. Housing on arterial streets (Lake Avenue/ Walnut)
 - Allen Avenue can be developed more.
 - Blighted areas
 - Near Cal Tech and PCC
 - Unused shopping malls
 - Affordable housing in Districts 7, 6, 2 and 4
 - Locate housing in arterials, such as S. Arroyo Blvd. (giant warehouse, before 110 freeway) Prime location for multi-use given ample services and public transportation availability.
 - What about redeveloping the hospital, St. Luke's on East Washington near Altadena drive for affordable housing or housing for people who are currently unhoused.
 - Higher mixed-use density along Colorado in the East Colorado Specific Plan area
 - North Lake Ave Specific Plan; add housing where it's not currently zoned for it.
 - There was previously discussion about the PUSD school that closed. It's City property and it would be a shame to see it fall into private hands.
- Look at history of segregation and exclusion; advance fair housing.
 - We can adopt HOMEWISE recommendations to make ownership affordable/possible to compensate for the racially discriminatory history of housing development in Pasadena.
- We can have green space along with housing. Some of that is filling in church grounds, some of it is mixed use, some is adaptive reuse.
- Projects must have supportive services.

IV. Other Comments

- In-lieu fees are also used for low-income homeownership projects.
- What those in-lieu fees actually accomplish is (to increase the) concentration of high-end developments in the most desirable areas in the City with the most shopping and services. They should be jettisoned.
- More outreach could have been done. I became aware of this meeting through the NAACP social media account.
- People in the community are a great resource. There should be more than two workshops (at least two more if not three or four).
- Natural gathering places for additional workshops - would like to see more workshops before June draft element.
- The affordable housing programs on the slide seem conflated with bridge or emergency housing.
- Mayor's Housing Task Force, Planning Commission, Northwest Commission
- SB 1000 allows for the environmental justice pieces to be included in other elements but it's also super important that we see those pieces.
- Green space and housing are not contradictory.
- The RHNA numbers only take into account those households likely to move into the City, but they do not take into account those households already living in Pasadena who are in need of affordable housing. We

should combine the two numbers when planning for the number of affordable housing units that are needed.

- I think you said the law allowing affordable housing to be built on church (religious) land was passed last year. It was not passed. SB 899 died in committee in the assembly, but we need State and local legislation that will allow that. That could provide more than 1,000 units of affordable housing here in Pasadena.
- Implement rent control to prevent the increase of rent costs.

V. Questions

- Can we plan for only affordable housing?
- Only affordable housing makes sense. How many non-affordable existing units are staying empty?
- What is the difference between green space and open space?
- Average rent assumes current market value, average mortgage does not. What is the average mortgage for recent home sales?
- Is there affordable housing available for the mentally unstable population?
- Percentage of renters?
- What does the City do with Inclusionary Housing in-lieu fees paid by developers?
- Can we more clearly define these categories?
- When will there be additional workshop for public input before the draft is due to June?
- What AFFH components is the plan exploring?
- Why doesn't Pasadena have a mandated Environmental Justice element of the General Plan?
- What sort of funding is there to support co-op houses?
- Are you looking at any for sale housing strategies?
- How much of existing housing is empty - unrented or unsold?
- Do we have any numbers on how many people per year these programs are keeping in their homes?
- Can you cite a couple of examples of recently built affordable housing projects supported by developer in-lieu fees?
- Vacancy taxes? How many units are vacant? Could a program subsidize landlords renting vacant housing affordability?
- How many stories is "low rise" vs. "medium rise"?
- What about energy efficiency and energy generation?
- Specify affordable for whom?
- If people are being displaced and areas are being gentrified, who's history are we preserving?
- Can we lose affordable housing?
- Why did RHNA allocate above moderate-income housing?

What are the major housing issues and challenges in Pasadena today and in the future?

Building bigger doesn't necessarily mean more affordable	Lack of affordable housing - new buildings are expensive	Larger developments should contribute affordable housing	In lieu fee allows developers to get around affordable requirements
Growing influence of corporate landlords	Vacant units	In 2008 we lost a lot of single-family units to corporate landlords	Impact of Airbnb units
RHNA number is low - plan beyond	Large housing need - need multiple strategies	Minimum lot sizes are overly restrictive	The rising rent burden that Laura just talked about is n't going to stop
The City should allow for a combination of both	more housing opportunities in all Pasadena communities	Affirmatively further fair housing	tenant anti-harassment ordinance and enforcement
Older homes are often cheaper (e.g. older apartments, fourplexes, etc.)	Overnight parking ban should go	Pasadena restricts attached and detached ADU's and on multifamily	Houselessness isn't about a lack of jobs.
Look at history of segregation and exclusion - advance fair housing	Allow more parking on the streets	We need to make sure that gentrification doesn't permanently displace low- and moderate-income tenants	Rent is triple the cost here compared to Mississippi
including rent control, just cause eviction, rent registry, & anti-harassment.	Minimum parking requirements	Fair housing implications of COVID crisis and evictions	People of color are being displaced.
Is what we're doing going to address/ solve the issue?	Housing lost due to freeway construction (710 stop) - we need to make reparations to displaced families	Historical preservation	The racism of freeway building is a blot on our past that still deeply scars the present.
HUD public housing was sold to a developer; tenants were displaced	Housing instability - we need to keep people housed	Rent registry: what housing stock we have, cost, vacancy, landlord,	We need affordable housing for families and students that are homeless or housing insecure

Given the instability of housing, especially for tenants, I hope that this Element looks at how to achieve housing stability, not just how units that need to be produced/preserved.

I think we encourage developers etc to keep trees and gardens, increase the green space for everyone in Pasadena. Not to keep projects from being built but to keep them a nice place for everyone living there

According to the previous Housing Element, most Pasadenans are overpaying for housing. Housing overpayment refers to paying more than 30% of income toward housing. Moderate overpayment refers to paying 30 to 49% of income toward housing, and severe overpayment is anything higher. In Pasadena, 43% of owners and 51% of renters overpay for housing.

There is a desperate need for more affordable housing. That's why the City needs to plan for at least 6,000 units of affordable housing in the next 8 years.

Tax credit units aren't affordable to those who need affordable housing most - should target credits to long-term residents

Most children growing up in Pasadena can't afford to live here. Teachers and city workers can't afford to live here. Essential workers can't afford to live here.

At that time (2012), nearly 12,000 renters and over 8,000 homeowners were severely cost-burdened, paying over 50% of their income on housing. That's what we need at least 6,000 units of affordable housing in the next 8 years.

affordable housing needs of youth - former foster youth, those lacking support and safety nets assistance finding housing and staying in housing; social services

People who work in restaurants, who help feed the community can't afford to live here. Which is problematic

challenges, zoning, we need to make it possible for affordable housing in areas that are lower dense

we also need affordable housing in the lower income areas of the city where those in need live in overcrowded areas. Too often over we also need affordable housing in the lower income areas of the city where those in need live in overcrowded areas. Too often overcrowded areas are equated with overly dense, but the actual density is the solution to overcrowding.

People who grew up here can't live here. How can we support residents work toward homeownership?

tenants are insecure, due to the COVID situation. Develop ways to create more protection and security.

Displacement caused by 210 (eminent domain)

Must rectify past displacement - all communities need to participate

Families who can't afford to stay in their home communities

The City is obligated under State law to affirmatively further fair housing, which means identifying sites for new housing throughout the City- especially in more affluent neighborhoods with superior access to employment, education, etc. and less vulnerability to displacement. This includes areas currently zoned exclusively for single-family homes.

Our teachers should be able to live here- and based on the average incomes they are NOT able to live here. WE must make enough affordable housing available.

what we've done so far hasn't worked. We've seen developers concentrate expensive housing in desirable districts concentrating low-income housing failed - rezoning, concentrating low-income people reduces opportunities and economic mobility

What types of housing are needed in the community?

let's make sure that we make housing for student housing for PUSD.	Can we plan for ONLY affordable housing?	Co-ops	Stable housing
Zoning barriers to mixed-use	Solar energy	Housing bridging freeways	Housing designed with safe outdoor spaces
I like that Triplex idea, that could help	Public housing	Many types	Decommodified Housing
+community-owned	(Affordable) Senior housing	Modular units built quickly	Need to incentivize this
Walkable Villages with grocery stores, recreation (Old Pasadena)	Manufactured housing - regulations need to allow them	Need mixed use housing next to metro station (on Lake St.)	
Identifying 25-35% of parcels to be used for affordable housing	Community land transfer - land is held in common on a 99 year lease	We need co-ops, small apartments and bungalow courts - both for owners and renters	
Rental and for sale strategies	Mixed use - all kinds/ levels of housing make better communities	How do we help unhoused people get off the street and have their own space?	

Onramp to ownership - creative forms of ownership, including multi-unit developments

Fourplex Ordinance - see Portland model

Close off and reclaim low-traffic streets for other uses (parks, bike lanes, housing.)

If 56% of people right now are paying more than 30% of income for rent/mortgage, then we need way more than 20% of new housing to be affordable.

I like that Triplex idea, that could help.

we can have green space along with housing. Some of that is filling in church grounds, some of it is mixed use, some is adaptive reuse.

3) New housing should be focused in walkable neighborhoods with good access to stores, transit, parks, etc.

Concerned over transitional housing if it means the traditional type of transitional
Need permanent not transitional housing

Studies have shown that ADUs do not increase traffic and tend to be rented at lower than market rate. ADUs help keep families together.

seniors live on fixed income and housing costs are rising faster than the cost of living, seniors are the fast growing homeless population.

Affordable housing of all types that are accessible for students, people on fixed incomes, families, etc. Also housing that incentivizes a more car-lite lifestyle (less new housing for cars, more housing for people)

1) Lack of affordable housing especially for families. A lot of new housing is being built up against the 210 which is a recipe for poor health outcomes

Highway decimated African American community

Neighborhood scale multi-family housing like Bungalow Courts

We need affordable housing for Vets. Many veterans who attend Pasadena City College are homeless or housing insecure.

In the wake of the pandemic there are a lot of vacant commercial spaces. Adaptive reuse and mix-use.

City should allow for a greater variety of housing types including duplexes/triplexes/fourplexes, courtyard apartments, micro-units, and SRO.

We need housing for women experiencing homelessness. Women living on the street are extremely vulnerable. It should be the goal of our city to house every woman experiencing homelessness as soon as possible

Between 10-20% of PCC students are experiencing homelessness. That's between 2,600 and 5,200 students!

Because seniors live on fixed income and housing costs are rising faster than the cost of living, seniors are the fast growing homeless population.

I suggest that SRO should be allowed in all RM districts. Clearly this does not work with the unit density rules. Perhaps a set of graduated FAR rules could provide the necessary limits.

duplexes, tiny homes on church property, motel conversions for homeless WITH full supportive services Turning empty commercial buildings into loft housing. Again, let's make sure that affordable housing is across the city not just in the Northwest, Districts 1- 3 and 5.

I love the ideas of meeting the need of all those in our city, including our homeless seniors. We need affordable and supportive housing for seniors.

I hope this HE will incentivize more accessory dwelling units built throughout the city. How about three ADUS allowed in parts of the city.. for example on single family sites at 10,000 sf or more?

ONLY affordable housing makes sense. How many non affordable existing units are staying empty?

There is a need to address the needs of the availability or lack thereof of affordable and accessible housing for people with various disabilities as well as developmental disabilities.

Low-income homeowners should be incentivized to build ADUs for Section 8 renters. Maybe a grant of \$20,000 and dropping all fees if its an affordable ADU? And to allow them over garages if affordable?

Make sure houses are built efficiently for utilities, so households can afford them

need to make ADUs as affordable and simple to build as possible, including having the city provide pre-approved plans.

Transitional housing for the unhoused - tiny homes projects (Echo Park and N. Hollywood)

There is a need to address the needs of the availability or lack thereof of affordable and accessible housing for people with various disabilities as well as developmental disabilities.

Projects must have supportive services

reparations and right to return for families harmed by racist freeway planning.

Onramp to ownership - creative forms of ownership, including multi-unit developments

Fourplex Ordinance - see Portland model

If 56% of people right now are paying more than 30% of income for rent/mortgage, then we need way more than 20% of new housing to be affordable.

City should allow for a greater variety of housing types including duplexes/triplexes/fourplexes, courtyard apartments, micro-units, and SRO.

we can have green space along with housing. Some of that is filling in church grounds, some of it is mixed use, some is adaptive reuse.

3) New housing should be focused in walkable neighborhoods with good access to stores, transit, parks, etc.

Concerned over transitional housing if it means the traditional type of transitional
Need permanent not transitional housing

Studies have shown that ADUs do not increase traffic and tend to be rented at lower than market rate. ADUs help keep families together

seniors live on fixed income and housing costs are rising faster than the cost of living, seniors are the fast growing homeless population.

1) Lack of affordable housing especially for families. A lot of new housing is being built up against the 210 which is a recipe for poor health outcomes

Highway decimated African American community

Affordable housing of all types that are accessible for students, people on fixed incomes, families, etc. Also housing that incentivizes a more car-lite lifestyle (less new housing for cars, more housing for people)

Neighborhood scale multi-family housing like Bungalow Courts

Close off and reclaim low-traffic streets for other uses (parks, bike lanes, housing.)

I like that Triplex idea, that could help.

We need housing for women experiencing homelessness. Women living on the street are extremely vulnerable. It should be the goal of our city to house every woman experiencing homelessness as soon as possible

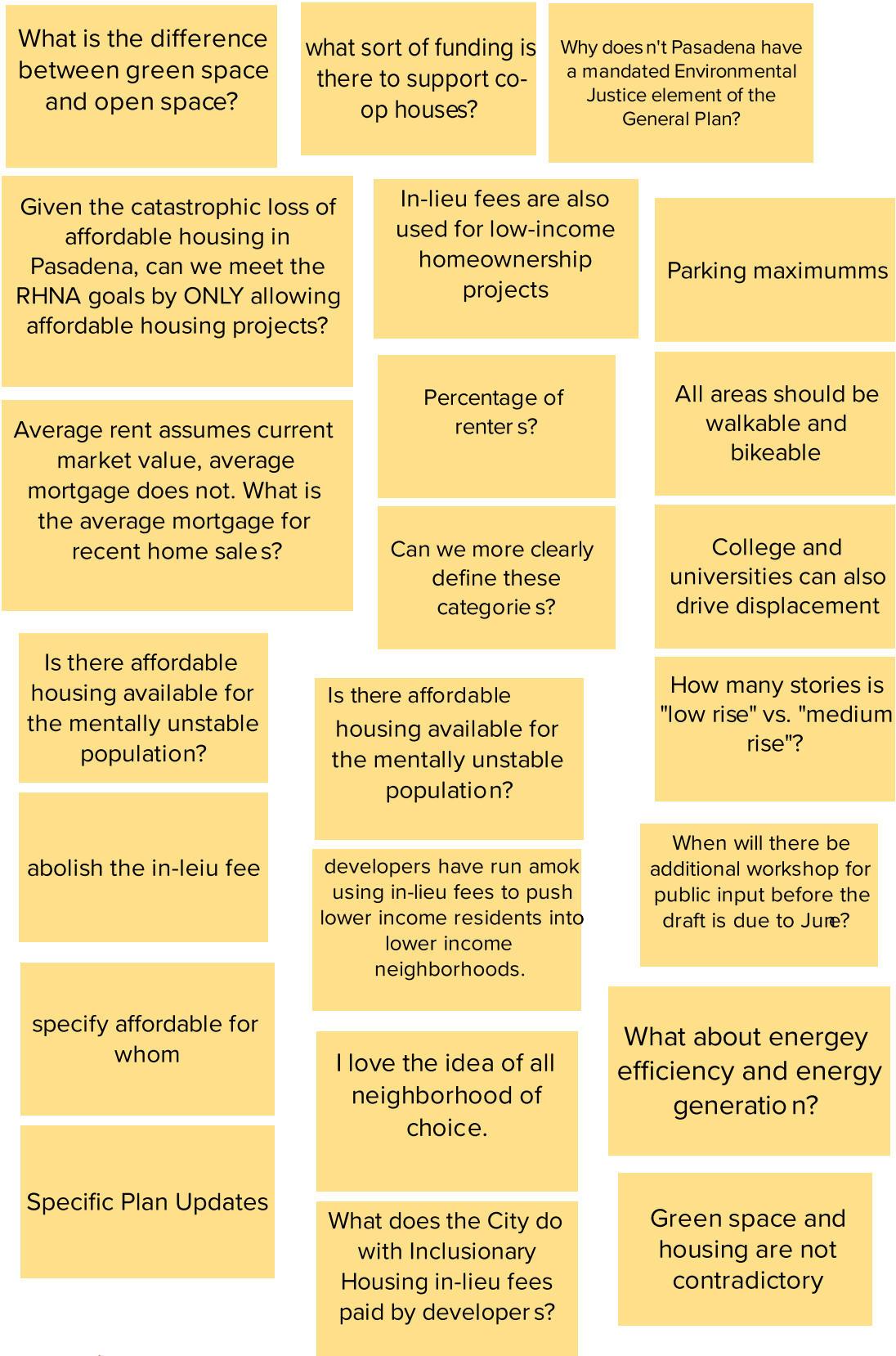
We need affordable housing for Vets. Many veterans who attend Pasadena City College are homeless or housing insecure.

In the wake of the pandemic there are a lot of vacant commercial spaces. Adaptive reuse and mixed-use

Where should new housing be located in Pasadena?



Additional Questions and Comments





I support the efforts to promote as much affordable housing as possible, by rezoning church land and making sure that the development of the 710 stub is used to repair damage to low-income communities who were harmed by the construction of the freeway.

ADUs are nice, but they are a drop in the bucket in terms of addressing this problem. They are more complicated to construct, more expensive per unit, and they don't address the landlord problem. We need to focus our efforts on multifamily construction.

School districts define homelessness by a definition set forth in the federal McKinney-Vento Act, as someone who lacks a "fixed, regular, and adequate nighttime residence," including those who are "doubled up" – that is, staying in a friend's or family member's home because they lost their own housing. By that definition, between 500-700 students are homeless in PUSD and 300 families (see <https://doorofhope.us/2019/05/23/how-many-homeless-families-in-pasadena/>).

Part of the reason that housing is so expensive here is that the city's development fees are huge. Entitlement and Permit fees are approximately \$75,000 PER DWELLING UNIT - More if you elect to pay the in-lieu fees!

Given the limited availability of vacant land and the need for housing of different size and types. The city of Pasadena should stop restricting the combination of attached and detached accessory dwelling units when built on parcels containing multifamily buildings. Further they should also stop restricting second story ADUs built over garages. Why halfway address the housing crisis and create a parking crisis?

the law in Pasadena does not allow over garages, this needs to be changed. they should be allowed over garages especially if they are for section 8.

Given the limited availability of vacant land and the need for housing of different size and types. The city of Pasadena should stop restricting the combination of attached and detached accessory dwelling units when built on parcels containing multifamily buildings. Further they should also stop restricting second story ADUs built over garages.

I'd like to see low-income homeowners receive a subsidy for ADUs if they rent to Section 8. This would help keep low-income homeowners in our city, and provide much needed affordable housing at a very low cost.

Question 1: major housing issues are supply of affordable housing. At the same time Districts 3 and 5 are the most densely populated. Affordable housing should be spread across the city, I do not agree with allowing ADU's on multifamily dwellings.

Over 23,000 people are on Pasadena's Section 8 waiting list. They qualify for affordable housing, but there aren't enough landlords renting to Section 8 tenants. They could end up losing their vouchers if they are not able to find a landlord. Let's have more triplexes and duplexes if they are for Section 8.

While we need affordable housing dispersed throughout out city, which is a good reason to allow churches to have affordable housing built on their underutilized property, but we also need affordable housing in the lower income areas of the city where those in need live in overcrowded areas. Too often over crowded areas are equated with overly dense, but the actual density is the solution to overcrowding.

People in the community are a great resource - there should be more than two workshops (at least two more if not 3 or 4)

24% drop in African Americans is scary. I hope less this census. <https://www.latimes.com/socal/glendale-news-press/tn-pas-0807-census-story.html>

I think you said the law allowing affordable housing to be built on church (religious) land was passed last year. It was not passed. SB 899 died in committee in the assembly, but we need state and local legislation that will allow that. That could provide more than 1,000 units of affordable housing here in Pasadena.

What those in-lieu fees actually accomplish is concentration of high-end developments in the most desirable areas in the City with the most shopping and services. They should be jettisoned.

We can adopt HOMEWISE recommendations to make ownership affordable/possible to compensate for the racially discriminatory history of housing development in Pasadena

SB 1000 allows for the environmental justice pieces to be included in other elements but it's also super important that we see those pieces.

or, it should be a public subsidy. I mean if, as Laura said, "housing is a human need", then the city should subsidize it.

the problem with the Inclusionary Housing Ordinance is that the cost of subsidizing the affordable units is passed along to the people paying rent or mortgage on the market rate units in the same building. So we could increase it to 30% or 50% but that would just push the cost up for everyone else. It's a private subsidy, not a public subsidy. Not that Inclusionary Housing Ordinance is bad, but it has that consequence and changing it would increase the consequence.

SRO should be allowed in all RM districts. Clearly this does not work with the unit density rules. Perhaps a set of graduated FAR rules could provide the necessary limits.

The RHNA #s only take into account those households likely to move into the City, but they do not take into account those households already living in Pasadena who are in need of affordable housing. We should combine the two numbers when planning for the number of affordable housing units that are needed.

Appendix D-

Pasadena Housing Element Workshop Mural (Spanish)

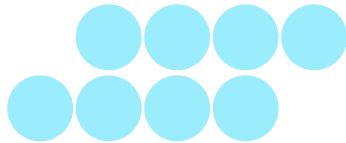
Elemento de vivienda: Taller #2
 Jueves, 22 de abril, 2021
 6:00 - 8:00 PM



PASADENA

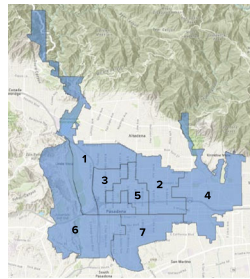
La Orden del Día
 - Presentaciones
 - Sobre el elemento de vivienda
 - Necesidades de vivienda de Pasadena
 - Discusión

Temas

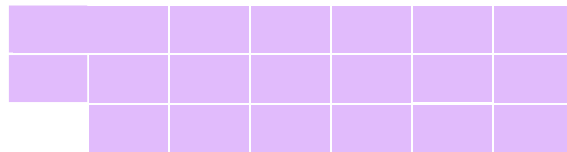


¿Cuáles son los principales problemas y desafíos de la vivienda en Pasadena actualmente y en el futuro?

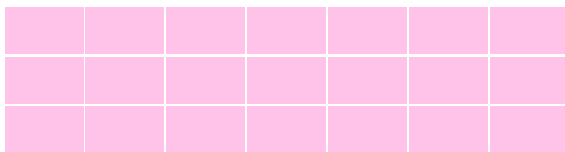
Se necesitan más viviendas con más recámaras para familias con niños o con abuelos.	Precupo de pagar la renta.	Muchas personas en meros cuartos.	dificultad de tener hogar accesible.	hacerán viviendas accesibles para personas de bajo ingreso en los espacios de estacionamiento.	viviendas asequibles.	6 personas en 2 recámaras.
mi familia no puede vivir en Pasadena porque no hay vivienda asequible para personas que quieren comprar hogares por la primera vez.	Tiene que trabajar 2 trabajos para pagar la renta.	Precuper sobre como pagar la renta.	Control de Renta.	La renta se sube cuando quiere (TRI).		



¿En qué lugar deberíamos de ubicar las nuevas viviendas en Pasadena?



¿Qué tipo de viviendas se necesitan en la comunidad?



Preguntas y Comentarios Adicionales

Implementación del control de renta, para prevenir la aumentación del costo de renta.																			

¿Cuáles son los principales problemas y desafíos de la vivienda en Pasadena actualmente y en el futuro?

Se necesitan mas viviendas con mas recamaras para familias con niños o con abuelos	Precupo de pagar la renta	Muchas personas en menos cuartos	dificultad de tener hogar accesible.
mi familia no puede vivir en Pasadena, porque no hay vivienda asequible para personas que quieren comprar hogares por la primera ves.	Tiene que trabajar 2 trabajos para pagar la renta	Precupar sober como pagar la renta	Control de Renta
hicieran viviendas accesibles para personas de bajo ingreso. en los espacios de estacionamiento.	La renta se sube cuando quiere (11%)	viviendas asequibles	6 personas en 2 recamaras

Preguntas y Comentarios Adicionales

Implementacion del control de renta, para

Appendix E- Pasadena Housing Element Community Workshop Flyers (English & Spanish)



The flyer features a dark blue header with the Pasadena Planning & Community Development Department logo on the left and the title 'Housing Element Update' with the subtitle 'Housing in Pasadena' on the right. Below the header is a grid of six photographs showing various modern and traditional housing developments in Pasadena. The main body of the flyer is blue and contains text about the 2021-2029 Housing Element update, including details for two virtual community workshops. At the bottom, there is a dark blue footer with contact information for more information.

PASADENA
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Housing Element Update

Housing in Pasadena



The City of Pasadena is excited to launch the update of the 2021-2029 Housing Element. Please join us for a virtual community workshop to learn about the contents of the Housing Element, new state requirements, and to share your ideas about housing challenges and ways to address a variety of housing needs. For this first series, the City is holding two workshops, one in English and one in Spanish. This is the first of several community engagement opportunities that will be held on the Housing Element Update. We hope you can join us!

VIRTUAL COMMUNITY WORKSHOP

When: Thursday, April 1 (ENGLISH), 6:00pm-8:00pm
Access Via Zoom: <https://zoom.us/j/93346923423>
Meeting ID: 933 4692 3423

When: Thursday, April 8 (SPANISH), 6:00pm-8:00pm
Access Via Zoom: <https://zoom.us/j/96754116456>
Meeting ID: 967 5411 6456

You can also access the webinar via phone:

- +1 669 900 6833 US (San Jose)
- +1 346 248 7799 US (Houston)
- +1 253 215 8782 US (Tacoma)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)
- +1 646 876 9923 US (New York)

For more information:

housingelement@cityofpasadena.net cityofpasadena.net/planning



La Ciudad de Pasadena se complace en anunciar el inicio de la actualización del Componente de Vivienda 2021-2029.

Participe con nosotros en un taller comunitario virtual para conocer el contenido del Componente de Vivienda, los nuevos requerimientos estatales y compartir sus ideas sobre los desafíos con respecto a la vivienda y las formas de abordar una variedad de necesidades de vivienda. Para esta primera serie, la Ciudad está llevando a cabo dos talleres, uno en inglés y otro en español. Esta es la primera de varias oportunidades de participación comunitaria que se llevarán a cabo en el proceso de la Actualización del Componente de Vivienda. ¡Esperamos que pueda acompañarnos!

TALLER COMUNITARIO VIRTUAL

¿Cuándo?: jueves 1 de abril (INGLÉS), de 6:00 p.m. a 8:00 p.m.

Acceso a través de Zoom: <https://zoom.us/j/93346923423>

ID de la reunión: 933 4692 3423

¿Cuándo?: jueves 8 de abril (ESPAÑOL), de 6:00 p.m. a 8:00 p.m.

Acceso a través de Zoom: <https://zoom.us/j/96754116456>

ID de la reunión: 967 5411 6456

También puede acceder al seminario web por teléfono:

- +1 669 900 6833 US (San Jose)
- +1 346 248 7799 US (Houston)
- +1 253 215 8782 US (Tacoma)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)
- +1 646 876 9923 US (New York)

Para obtener más información:

 housingelement@cityofpasadena.net

 cityofpasadena.net/planning

Community Workshop #2

Pasadena Housing Element Update

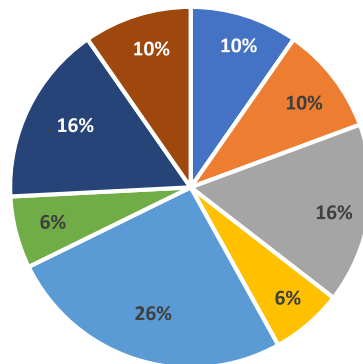
June 2, 2021



Introduction

On June 2, 2021, the City of Pasadena Planning and Community Development Department conducted two simultaneous workshop sessions to engage the community in a discussion of local housing needs, focusing particularly on housing programs. The sessions were conducted in English and Spanish. Approximately 55 people participated in the English session and four in the Spanish session; a poll that was administered during the presentation collected information on their district of residence (shown in the chart). Both sessions involved a brief presentation from the City’s planning consultant, MIG, Inc., followed by facilitated discussions in breakout groups for the English session. Due to constraints on public gatherings imposed by COVID-19, both sessions occurred as on-line workshops.

Where do you live? (by District)



- District 1 (Tyron Hampton)
- District 2 (Felicia Williams)
- District 3 (John J. Kennedy)
- District 4 (Gene Masuda)
- District 5 (Jess Rivas)
- District 6 (Steve Madison)
- District 7 (Andy Wilson)
- I do not live in Pasadena

As required for every California city and county, the City of Pasadena updates its General Plan Housing Element on an eight-year cycle, with the update now underway covering the 2021-2029 planning period. The City’s Regional Housing Needs Assessment (RHNA) allocation for this period is 9,429 housing units,

meaning that City land use policies, programs, and regulations must demonstrate capacity for this number of units, divided among four household income categories as follows: ¹

Planning for 9,429 New Homes Over the Next 8 Years



Income Categories

- Very Low – 31 to 50% of AMI
- Low – 51 to 80% of AMI
- Moderate – 81 to 120% of AMI
- Above Moderate – 120%+ of AMI

The breakout group format allowed participants to have detailed discussion about the following topics:

- Improving City processes;
- Easing development regulations;
- Creative housing solutions;
- Addressing special housing needs;
- Improving the existing housing stock; and
- Advancing housing equity and access.

Each breakout group consisted of a facilitator, City staff, and a note taker. The Spanish workshop did not have breakout sessions, but residents were asked to discuss and provide their thoughts on the topics presented.

The note takers recorded participants' ideas and responses in a format that allowed for easy consolidation of the discussion from each group. The following summarizes some of the responses, organized by the discussion topics stated above, as well as an "other comments" category and direct questions presented. A full list of participant responses is included in the appendix.

Improving City Processes

- *"Educating the public, in general, about the planning and city processes."*
 - Participants expressed a need for proper educational/informational resources when it comes to the design, permitting, building, and inspection processes. They expressed frustration with several procedures and regulations, stating that certain aspects can be very complicated and can delay the development process.
- *"The City's website is not very user friendly."*

¹ AMI (Average Median Income for Los Angeles County, 2020). 1-person household = \$54,100; 2-person household = \$61,850; 3-person household = \$69,550; 4-person household = \$77,300.

- A discussion regarding the City’s website also accompanied the need for educational/informational resources. Residents expressed that their experiences navigating the website were too difficult. Some suggested that the City provide a step-by-step process diagram for building an Accessory Dwelling Unit (ADU). Others expressed the need for a “flow chart” that illustrates the building processes and includes a timeline and description of potential “detours” one might run into during the process.
- *“Planning staff are very helpful, but it is difficult to access them.”*
 - Participants identified a lack of staff as a potential barrier in being able to get projects done in an efficient manner, stating that the City does not have sufficient staff in the departments, and that often they just are not available to help.
- *“Coordination/collaboration between city and affordable housing developers....”*
 - Some recognized the need for resources on potential partnerships as a means to support the development of affordable housing. They explained how this collaboration can help streamline the approval processes and help identify incentives for the development of affordable housing throughout the City.

Easing Development Regulations

- *“Eliminate traditional zoning code....”*
 - When it comes to housing in Pasadena, a few participants expressed the need for the City to steer away from single-family housing. One person explained how this type of housing separates communities by income, which in turns separates communities by race. Others explained that the City needs to adjust the Zoning Code not only to focus on single-family housing but on religious organizations and their ability to develop housing on their underutilized lots, as plenty of capacity exists to build affordable housing on these properties.
 - Others expressed a need for emergency/bridge housing to support temporarily unhoused individuals in emergencies.
- *Restrictions related to Accessory Dwelling Units*
 - The City needs to reconsider development standards in specific zones to support ADU development over existing accessory structures. Limitations on height and number of stories creates barriers for residents who want to develop ADUs over garages.
- *“Re-evaluate the no overnight parking restrictions.”*
 - Residents expressed a need to re-consider the restrictions on overnight parking. Removing this restriction may support homes where there is a need for parking, such as homes with existing ADUs or future ADUs where the allocated parking per home does not support tenants.

Creative Housing Solutions

- *“Housing has to be sensitive to the needs of the area that it is built in....”*
 - Participants expressed the need for new housing in a neighborhood to be sensitive to the needs of existing residents. This would mean building housing that accommodates residents with sufficient parking spaces so as not to exacerbate the existing demand for parking spaces by current residents.

- *“Allow affordable housing to be developed on land owned by religious institutions...”*
 - A proposition by several participants included the development of housing on land owned by religious institutions. They expressed that many of the churches throughout Pasadena have the capacity to do so.
- *“There is potential capacity for housing on . . . parking lots....”*
 - People also proposed utilizing parking structures for housing. This solution would utilize already developed land for new dwellings units.
- *“Adaptive/re-use of vacant hospital site . . . to support senior housing.”*
 - Another proposal for re-use of space and land involves redeveloping vacant hospital sites to accommodate senior housing, referencing the success of a Boyle Heights project with a similar concept.
- *“Que tengan la oportunidad de hacer viviendas en el área de arriba del espacio comercial o de venta.” (“People should have the opportunity to live above retail/commercial”).*
 - Residents suggested that the City incorporate more mixed-use zoning that allows residents to live above commercial/retail properties.

Addressing Special Housing Needs

- *“Need permanent supportive housing....”*
 - Several people expressed a need to create permanent supportive housing for at-risk youth, as well as families, noting that supportive housing tends to be focused on individuals rather than entire families in need of emergency shelter.
- *Student Housing Needs*
 - A resident spoke out about the needs for students attending Pasadena City College, stating that there is inadequate housing for students. They cited potential funding opportunities and partnerships with companies like Amazon and Apple to help address housing issues for college students.

Improving the Existing Housing Stock

- *“. . . [D]evelop programs/incentives that assist residents in purchasing their own homes across all income levels....”*
 - Participants suggested developing a resource that provides financial assistance to residents looking to purchase homes.

Advancing Housing Equity and Access

- *“Public needs education to understand what development does.”*
 - Participants expressed the need for proper education of the public when it comes to development; this way there is a stronger understanding of their rights as homeowners and tenants.
- *“There needs to be income diversity as we are building housing.”*
 - Some stressed the importance of avoiding income silos and zoning that create separation between incomes throughout the city. They also mentioned the need to adequately distribute affordable housing and new development equally throughout the

City, stating that some areas are getting denser while others are seeing a small share of new housing development.

- *“¿Por qué la Ciudad de Pasadena no tiene control sobre los precios de los alquileres?” (“Why doesn't the City of Pasadena have control of rent prices?”)*
 - Residents advocated for the City to implement rent control to help protect tenants, referencing a local group, “Pasadena Tenants Union,” as a resource. Residents believe they need to be informed of the benefits of rent control and how it supports their ability to continue living in the City of Pasadena.

Additional Comments:

- *“Transit stations are inconvenient and feel unsafe. Focus on making the city more walkable.”*
 - Some stated that prioritization of pedestrians is insufficient, explaining that the City has focused primarily on long-range transportation and not enough on local transit. Others explained that the City should also focus on improving walkability and connectivity between different areas of the city.

Appendix

PASADENA HOUSING ELEMENT WORKSHOP - BREAKOUT SESSIONS

Improving City Processes

Group 1:

- Educate the public in general about planning and city processes.
- People do not even know what to do to pull a permit or build an ADU. It is very complicated.
- More education: Step by step online info about, for instance, building an addition.
- Renters need to understand development process.
- Planning staff are very helpful, but it is difficult to access them. The commenter noted that in going through the process of restoring her house, and it was so complicated, and it is hard to know ahead of time what is required.
- The city's website is not very user friendly.
- The commenter once was chair of the Design Commission, and it was a great way to learn how long the development process takes. However:
 - The public has no access to understanding what it takes to build something from the ground up.
 - The City's website is too difficult to navigate, and the staff are not available to help. He had to hire an expeditor. The City lacks compassion in understanding the user's perspective.
 - A flow chart would help in understanding the development process, including the timeframe. And including what the potential "detours" might be/what can go wrong (and how long it can take as a result).
- It seems like there is not sufficient staff in the departments to help with the development process and alleviate logjams.
- Current development standards can really slow down the development process.
- ADU standards, parking standards need addressing.
- Need transparency - it would be nice to know where properties are zoned for housing.
- Need a resource for people who own properties and developers to create partnerships and know what lots are available—and to help incentivize and reward the people whom the City serves. The landowners or developers who want to do good, and do not know how, can be matched to organizations, funding, or parcels—anything that helps support affordable development.

Group 2:

- District 4 has not done much for affordable housing; respondent is in favor of splitting lots.
- Use congregational land for affordable housing. Fast-track process for churches to build affordable housing.
- Affordable housing projects should not have to wait in line with other projects; streamline.
- Reduce ADU fees.
- Simplifying review process will backfire and will continue building patterns that are not compatible.

- ADU design and review process: approved designs to streamline process.

Group 3:

- Concerns that reducing fees or regulations might lead to lower-quality affordable housing.
- Promote home ownership as much as possible to encourage wealth building.
- Preservation of single-family neighborhoods.
- Support workforce housing programs.
- Make it easier to acquire permits and speed up the inspection process.
- Address any discrepancies in city documents/regulations, such as for ADUs and ensure city contacts are easy to access to ensure these issues are addressed; make sure the processes are easy to understand as well.
- Coordination/collaboration between city and affordable housing developers on how best to streamline the approval process for affordable housing.
- More incentives for affordable housing developers such as for offering housing to Section 8 voucher holders, or reduction in fees, etc.

Easing Development Regulations

Group 1:

- Church overlay zone would help offer more capacity for affordable housing. There is a lot of capacity there.

Group 2:

- Form-based coding which is more in keeping in Pasadena's history (architectural character); traditional zoning is the modern equivalent of racial covenants.
- No purpose to single-family housing; it segregates the community by income (and therefore race).
- Single-family housing is not "sacred"- ADUs, bungalow courts, duplexes have not caused collapse.
- Eliminate traditional zoning code; abolish single-family zoning.
- Need emergency/bridge housing in our city. SB 2 requires the Housing Element to include allowing for emergency shelters to meet the city's need. We are not even close to meeting the need for bridge housing in our city.
- Outlaw parking for new construction; robust parking program already in place.
- City planning has only focused on long trips for transit, not local trips (school, shopping). Transit stations are inconvenient and feel unsafe. Focus on making city more walkable.
- Pedestrians overlooked in planning process. Spend money and planning efforts on pedestrian networks.
- Do not agree with ADU over a garage. This is a program that benefits homeowners (which tend to be rich, older); it continues to be a cost burden on renters based on rental rates (\$2,000). Would agree to incentivizing ADUs if restricted to affordable housing.
- Need to consider existing conditions of different areas of City when transit planning; some areas well connected, and others like Hasting Ranch need it.

- Consider district-specific needs: Pasadena's 7. But every district must participate in providing equitable and affordable housing.

Group 3:

- Re-evaluate the no overnight parking restrictions, particularly in North Pasadena; complicates things for those with visitors in multi-family developments.
- In favor of ADUs above garages; however, the city has restrictions on heights. Reconsider development standards in these zones to support taller ADUs.
- Change code on minimum square footage per unit/house.
- More transparency on regulations and how they are developed; more outreach when regulations are drafted or updated.
- More discussion/outreach/conversations on how housing is developed with local residents.
- Diversification of unit types, as there is concern that most recent development has focused on 1- and 2-bedroom developments; consider ways to incentivize a variety of unit types.

Creative Housing Solutions

Group 1:

- There are grants available from \$1M to \$30M for housing from Amazon and Apple. These can be used to build student housing on the parking lots around PCC, for example.
- There is potential capacity for housing on the parking lots around PCC.
- Housing has to be sensitive to the needs of the area that it is built in, including parking needs.
- Street parking is not as regulated on the north side of the freeway. It is highly regulated on the south side and works better for the residents.
- We need to make sure that the people who are parked on streets are residents. There is also a safety concern with too much traffic in the alley.
- People value their neighborhoods, and we need parking that meets their needs.

Group 2:

- Build housing over I-210; close South Raymond Avenue and build housing there.
- Compact or consolidate office structures.
- See Cordova and S Los Robles parking structure. Wrap it to create housing.

Group 3:

- Concerns about an increase in homelessness among seniors; adaptive/re-use of vacant hospital site (St. Luke's) to support senior housing; Boyle Heights has a good example of such a project.
- United Dwelling is a program that will manage/assist homeowners in developing housing in their back yards.
- Providing more multi-generational housing to ensure young professionals have access to housing.
- Support for community land trusts as a way to provide affordable homeownership to low-income individuals.

- Allow affordable housing to be developed on land owned by religious institutions; ease restrictions for these sites.
- Many churches in Pasadena are ready to begin development.
- More education/outreach/and community buy-in to gain support from local residents on denser housing developments.
- Reconsider calling them adult dorms and instead use co-housing.

Addressing Special Housing Needs

Group 1:

Students:

- 2018 Study by Temple University: "Still Hungry and Homeless in College." There are statistics about student hunger and lack of adequate housing. It is a national crisis.
- If the statistics were transposed to PCC, there are a lot of students in need. PCC has around 26,000 students.
- PCC does not have funding for housing right now but there are grant opportunities available. For example, from Amazon and Apple. There needs to be a better match between the capacity for student housing and ways of getting it funded and built.

People with Disabilities:

- Are the new developments going to meet ADA requirements?

Group 2:

- Can reduce opposition to affordable housing by using form-based codes.
- Specialty group should include 18 to 25-year-olds. Need permanent supportive housing for at-risk TAY youth; service component is important to have them succeed; see ACOF-A Community of Friends.
- Need permanent supportive housing for families, who are underserved. Supportive housing tends to focus on single individuals.
- Need to develop system to monitor/enforce affordable ADUs.

Group 3:

- Palette homes as a short-term solution to provide transitional housing.

Improving the Existing Housing Stock

Group 1:

- Match grantors with people who own land or are looking to rehabilitate housing. Easier coordination.

Group 2:

No comments.

Group 3:

- Explore/develop programs/incentives that assist residents in purchasing their own homes across all income levels; homeownership supports financial stability.

Advancing Housing Equity and Access

Group 1:

- Developers come in and take over: Renters need to understand what developers do and what the processes are.
- Public needs education to understand what development does.
- The city is supposed to be looking out for everyone, not just developers.
- Knowledge is power when it comes to understanding "how development gets in."
- How is a developer doing anything for those who are barely able to stay in their rental? The City is responsible for addressing this.
- How do developers serve the collective?
- Tenants need to understand their rights to their units and their recourses if they are being pushed out.
- The speaker was in one of the first of the 16 families who got a PTO (?). Jim Wong of the planning department helped the tenants understand what to do. He is a great staff person. The process was brutal, but the council helped, and Jim Wong helped.
- We need a lot more housing because the people with jobs cannot stay in the city. They risk becoming homeless because of affordability.
- There needs to be income diversity as we are building housing. We need to keep the character of the city diverse in terms of income and avoid income silos and segregation.

Group 2:

- Strategies of up-zoning are not equitable; some areas are getting denser while others are getting a small share of new housing.
- Who benefits from ADUs? When designing housing, it has to be high quality. ADUs are not high quality and need to consider livable. Other types of housing for affordable housing (apartments, duplexes) consider these needs better.
- Affordable housing should be available everywhere, across all 7 districts.
- Need for bridge funding.
- Need to make sure SB2 which codifies providing emergency shelter is followed.

Group 3:

- Ensure that housing is equitably distributed among all neighborhoods and that neighborhoods do not continue legacy of exclusivity.
- Ensure there is a broader portfolio of housing, such as moderate-income housing, to ensure housing is available across all income levels, not just for very low/low-income individuals.
- Ensure housing is accessible to those who work in Pasadena.

- Address potential displacement risks by subsidizing the development of junior ADUs on lower-income properties; this can provide revenue for lower-income property owners and reduces risk of displacement of homeowners.
- Ensure the quality of the architectural design of new housing stocks is maintained and not compromised due to less restrictions in development standards.
- Ensure affordability is incorporated across all potential solutions.
- Develop incentives to ensure those that grew up in Pasadena can stay in the city.

Spanish

Improving City Processes

- Donde tienen los negocios, que puedan vivir los dueños también (unidades asequibles). La idea de usos mixtos, áreas in Washington/ Norte de Fair Oaks/ Lincoln donde hay muchos negocios. Que tengan la oportunidad de hacer viviendas en el área de arriba del espacio comercial o de venta.
 - **Translation:** *Where there is business, business owners should be able to live there as well (affordable housing units). Having more mixed-use development in areas where there are lots of commercial/retail businesses (along Washington, North of Fair Oaks, along Lincoln). Business owners should have the opportunity to live above their retail/commercial spaces (businesses).*

Easing Development Regulations

No comments.

Creative Housing Solutions

- Construir viviendas sobre estructuras de estacionamiento que no se utilizan al máximo de su capacidad. Especialmente para estudiantes de universidades locales, como PCC. Donde el 19% de los estudiantes no están alojados.
 - **Translation:** *Building housing over parking structures that are not being utilized to their maximum ability. Especially for students in local colleges, such as PCC, where 19% of students are unhoused.*
- Usar las propiedades de la iglesia para crear más viviendas. Es muy importante que esto esté permitido. La ordenanza de zonificación no permite estos desarrollos, y esto debe ajustarse. Este debería ser un programa en el Elemento de Vivienda. Esto es urgente e importante. También tendrá que ser alojamiento para el estacionamiento en estos espacios.
 - **Translation:** *Using church properties to create more housing. It is very important that this be permitted. The zoning ordinance does not permit these developments, and this needs to be adjusted. This should be a program in the Housing Element. This is urgent and important. There will also need to be accommodation for parking in these spaces.*

Addressing Special Housing Needs

No comments.

Improving the Existing Housing Stock

No comments.

Advancing Housing Equity and Access

- El control de alquileres es importante. Pero también no permitir el desalojo de las personas que están siendo desalojados debido a que el propietario quiere convertir unidades en condominios. Inquilinos actuales deben tener la capacidad de hacer estas compras en su lugar. Inquilinos actuales deben tener la capacidad de decir no a la conversión de unidades en condominios. Y que tienen asistencia financiera a ser capaz de pagar estos.
 - **Translation:** *Rent control is important. But also not permitting the eviction of people who are being evicted because the owner wants to convert units into condos. Current renters should have the ability to make these purchases instead. Current renters should have the ability to say no to the conversion of units into condos. And that they have financial assistance to be able to afford these.*
- ¿Por qué la Ciudad de Pasadena no tiene control sobre los precios de los alquileres? Sindicato de inquilinos de Pasadena trabajando para controlar los alquileres. Hay mucha desinformación y poca comprensión de los beneficios.
 - **Translation:** *Why doesn't the City of Pasadena have control of rent prices? Pasadena Tenants Union working towards rent control. There is a lot of disinformation and poor understanding of the benefits.*
- Registro de alquiler. El 58% de la ciudad son inquilinos, necesitamos saber cuánto está pagando la gente el alquiler.
 - **Translation:** *Rent registry. 58% of the City are renters; we need to know how much people are paying rent.*
- El legado del racismo en la vivienda está afectando las situaciones actuales con respecto a la capacidad de acceder a viviendas y recursos asequibles hoy en Pasadena. Reconocimiento del forro rojo.
 - **Translation:** *The legacy of racism in housing is affecting current day situations regarding the ability to access affordable housing and resources today in Pasadena. Acknowledgement of redlining.*
- Los miembros de la comunidad están trabajando durante reuniones importantes como estas, es importante que la Ciudad haga más alcance y salga a la comunidad para participar con ellos. Es necesario que haya más acomodación para que se escuchen más voces.
 - **Translation:** *Community members are working during important meetings such as these; it is important that the City do more outreach and go out to the community to engage with them. There needs to be more accommodation so that more voices are heard.*
- Las iglesias son buenos lugares para que las personas se reúnen y se encuentran en las proximidades de los residentes.
 - **Translation:** *Churches are good locations for people to convene and are in close proximity to residents.*
- La creación de incentivos para las personas a participar en importantes procesos de toma de decisión.

- **Translation:** *Creating incentives for people to participate in important decision-making processes.*
- Usar las escuelas y las reuniones de padres y maestros para transmitir mensajes a los residentes. Los correos electrónicos escolares son muy beneficiosos.
 - **Translation:** *Using schools and parent teacher meetings to get messages across to residents. School emails are very beneficial.*
- Crear “block parties” para transmitir mensajes a los residentes (cuando esté permitido).
 - **Translation:** *Creating block parties to get messages across to residents (when allowed).*