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Letter for Agenda 20, on the Housing Element

2021 JUL 12 AM 8:45

CITY CLERK
CITY OF PASADENA
July 11, 2021



Dear Honorable Mayor and City Council members,

One of the five components of the HE is housing needs, so let me begin with some statistics and stories demonstrating the urgency of our city's housing crisis. We have 20,000 residents paying more than half their income on housing (according to the 2013 HE); 23,000 are on Pasadena's section 8 waiting list, 700 students are considered homeless and PUSD, and 19% of all students at PCC are homeless. In the official city count in 2021, 527 people are unhoused.

This is a serious issue, and also a great opportunity to demonstrate love for our neighbor by building on our city's past successes and continuing to do all we can to address this urgent need so we can be an example to other cities. Today I heard of a family of five with a father on dialysis that is in a precarious situation and at risk of losing their home this week.

Last week I was contacted by a mother with two teenage boys in dire need of housing for that evening. She was on the street when she contacted me. I was deeply moved by her desperation and wished I could do more to help her. This is the tip of the iceberg, and we may well see many more sad stories when the eviction moratorium is lifted.

We have listed below what we feel our city can and must do as soon as possible to ease the housing crisis and do our part as a city and what needs to be in the Housing Element:

1. The Use of Congregational land: Please ensure that the citywide zoning changes for churches will be first up in the housing element goals for the next eight years if it is not yet addressed this year. I think everyone appreciates the quality work at National Core, which the city has rightly chosen to develop the 112 affordable units next to the City Hall. They are committed to doing whatever it takes to make affordable housing happen. In the city of Placentia in Orange County, they have been working with a church with several acres of underutilized land. It has taken over three years and half a million dollars to fix the zoning. This could all have been avoided, with an overlay zone, that would apply only to churches interested in supplying affordable units available to the city's lower income population. We have seven churches throughout Pasadena interested in developing affordable housing on their underutilized land. This would spread housing throughout the city and enable churches to help address our housing crisis, which they long to do. Please allow them to serve our city in this way by creating a smooth path, alleviating constraints, and applauding the churches for their willingness to partner with a high-quality affordable housing developer.

2. A Dedicated Funding Source: Affordable housing typically cost a city extraordinarily little in General Fund revenue, and the little that is invested is multiplied greatly. For example, when the Housing Department invest say \$100,000 into one development this is leveraged up to four or in some cases seven times or more times when tax credits, HUD and other funding sources are applied to the development. The main way that dollars are placed into the affordable housing

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trust fund is by market rate developers choosing to pay a fee in lieu of including affordable units. This is a great model to accrue funds but needs to be expanded to a dedicated funding source. For example a percentage of all Airbnb occupancy tax (since they are sometimes taking units off the market) , a percentage of each business license (since businesses often create a need for housing for their employees that are typically lower income) or a vacancy tax that would encourage full rent up. The Housing Element needs to research how to create a dedicated source of funding in order to leverage investment into our great city while making it possible for those working here to live here and therefore lower traffic.

One city in Orange County that has finally approved a zoning amendment for a church to build on their property, but so far the city is not open to participating in investing in that development. Yet tax credits are typically contingent on showing that the local community has skin in the game. We congratulate Pasadena for how we have indeed demonstrated skin in the game over and over, resulting in a gorgeous affordable housing that we are very proud of. Yet to ensure that more units are built, we need a dedicated funding source. Once this is established, we can consider getting rid of the fee which would encourage more affordable units.

3. Gentle Infill with ADUs: Accessory dwelling units have come into their own. To assure that the accessory dwelling units remain accessible to lower income families, it's very important that the following happen to support lower income home owners, wishing to have ADUs for section 8 tenants, enabling them to do good without going broke: drop all ADU fees; allow for a tax abatement on the ADU; allow the space between 12 feet and 17 feet to be utilized for ADU housing; streamline the process so that Pasadena is in compliance with the state policy of having approvals within 60 days (some delays are taking up to a year, this means lost revenue and much discouragement); and finally allow for two ADUs, both attached and detached. Pasadena is virtually the only city in California that is limiting this to just one ADUs. Lower income homeowners are too often resorting to illegal ADUs, which means they may not be safe and fires and happen as have happened twice in our neighborhood. It is much better for these units to be permitted and inspected. And if homeowners are not housing those with a section 8 voucher, (and a tax abatement is allow) then this provides more tax revenue for the city. In addition to these incentives and support lower income homeowners wishing to help ease the housing crisis, forgivable loans of \$20,00 or more should be considered so that they are not losing money while going good.

4. Safe Parking: Change the language of what is allowed on church properties to include Safe Parking and tiny shelters as a permitted use. It is much better to allow those in Pasadena who are living on the street or in their cars to safely park on a church site and in a tiny shelter and be on the path to getting to getting housed. The goal is to do all we can to end homelessness so that we continue to be a compassionate city and leader that demonstrated hope and hostility to everyone assuring that all have a safe place and make sure that businesses can thrive without those experiencing homelessness sleeping in their doorways.

5. N. Fair Oaks: We all love Old Pasadena. Part of the charm is the density, in the sense of coziness, fun little alleys and thriving businesses. We want that for every business district in the city including businesses on North Fair Oaks. North Fair Oaks deserves special attention because of the years of racial injustice and exclusion which is all been well documented. MHCH believes that these business districts will thrive when more housing that is affordable is allowed above

businesses and in underutilized areas. The hubbub of community and connection we see in old town can also be further fostered in this area and other business districts. How? Allow for mixed use, whereby employees and others can live above these businesses. Please include a study in the Housing Element on allowing housing on a second and even a third floor as well as in underutilized parking lots if these units are affordable. Study how offices and businesses can be made into affordable housing. Most business districts are zoned at least 32 units per acre, but much of North Fair Oaks is zoned only 16 units per acre; this does not allow for thriving business district, leaving businesses with little opportunity for growth and development.

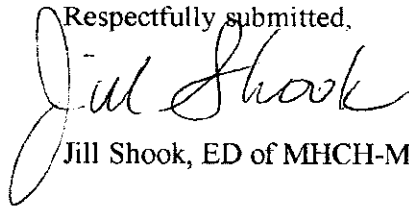
Please allow for adaptive reuse, additional stories above businesses if those units are affordable. Make sure this is early in the Housing Element.

6. Community Land Trusts: We all know that homeownership builds a stable community as well as long-term sustainability for families. The high cost of homeownership is very discouraging for those growing up in our city. Even those who work in Pasadena can't imagine a future of owning a home here. Community land trust allow for homeownership, but it just that--- ownership of the home but not the land. The land is put into a 99-year lease that is renewable, and families who purchase a community land trust home, abide by an agreed-upon resell formula enabling the home to be affordable in perpetuity, affordable for the next purchaser. This model is thriving not only in the US but other parts though world. Our city needs to study this carefully in the Housing Element and create a clear strategy of how to support and partner with such an entity and assure that any homes that the city owns are also kept affordable in perpetuity by consider placing such homes into the trust. Having the city as a landlord is awkward.

A community land trust needs to be in the housing element, thoroughly studied as a viable model to partner with, just as the city has an official partnership with LA Neighborhood Housing services.

7. Increase density caps: The 2015 General Plan has a residential cap of 7,000 units over a 20-year period. More children than this are born in Pasadena within a 20-year time frame. Not only does this cap not meet the need for children born in Pasadena, but it is not working for present urgent housing needs of this city. Thankfully, the recent RHNA numbers calling for approximately 9,000 units of housing (6,000 affordable, and 3,000 market rate) over the next eight years are closer to the real need. There are over 15,000 children in PUSD and many more in private schools who will need housing when they become adults. Unless the City plans for sufficient affordable housing, many of these young people will be forced to leave our city. Let's plan our housing with our children in mind!

Respectfully submitted,

A handwritten signature in cursive script, reading "Jill Shook". The signature is written in dark ink and is positioned to the left of the typed name.

Jill Shook, ED of MHCH-Making Housing and Community Happen

Iraheta, Alba

From: Peter Hartgens <
Sent: Sunday, July 11, 2021 12:55 PM
To: PublicComment-AutoResponse
Subject: Housing issue/fordable housing

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Dear mayor and city Council members, greetings and they all be well with you and yours.

My name is Peter C Hartgens. And I am in a tinder of the Orange Grove Quaker meeting here in Pasadena.

I am writing you on behalf of affordable housing issues item 20 housing unit. And I am asking you to rezone in the city to make it possible for churches and other religious organizations to build affordable housing on their land . Helping people with both their physical and spiritual needs to go hand-in-hand. To do otherwise is to have step and half stepping often leads to failure. So I urge you please in the name of humanity and all that you hold secret to initiate this zoning change for the benefit of those in need and for the overall community of Pasadena and its collective humanity. Thank you for considering the above words.

Blessings to you all of that which you need the most not necessarily what you want the most but what you need the most to grow in your humanity. Again thank you.

Sent from my iPad

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Iraheta, Alba

From: Jennifer Chapman g>
Sent: Saturday, July 10, 2021 11:13 AM
To: PublicComment-AutoResponse
Subject: Comment on Item 20, Housing

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Dear Mayor and City Council,

My name is Rev. Jennifer Chapman and I am a minister at First United Methodist Church of Pasadena. I am speaking on Item 20, the Housing Element.

I was pleased to hear that the City is required by the state to plan for almost 6,000 units of affordable housing over the next eight years. The need for affordable housing is critical!

I feel that rezoning religious land for affordable housing is a great idea that has been needlessly delayed and should be put back on the agenda and approved as quickly as possible. It should also be in the Housing Element as long this doesn't delay its implementation.

Rev. Jennifer Chapman
First United Methodist Church

Pasadena, CA 91101

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Iraheta, Alba

From: Anthony Manousos ·
Sent: Saturday, July 10, 2021 11:34 AM
To: PublicComment-AutoResponse
Cc: Gordo, Victor; Madison, Steve; Williams, Felicia; Masuda, Gene; Wilson, Andy; Hampton, Tyron; Rivas, Jessica; Kennedy, John J.
Subject: Item #20 on agenda: Housing Element. Give congregations the right to have affordable housing built on their land!

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Dear Mayor Gordo and City Council members,

I am writing about Item 20, a report on the Housing Element. I am a resident of Northwest Pasadena, where the cost of housing is soaring and long-time residents are being displaced due to gentrification. I urge you to keep this in mind as you revise the Housing Element. We need affordable housing in every district of our city and will need to make it easier and less expensive to build.

"Making affordable housing easier and less expensive to build in Pasadena starts with common sense policies that include enabling construction of deed-restricted affordable housing by right on congregational land." This statement appears in a letter from the Pasadena Affordable Housing Coalition, of which MHCH is a member. We feel strongly that this zoning adjustment should be agendized as soon as possible, and should also be in the Housing Element as long as it is implemented quickly.

As elected officials, it is incumbent upon you to listen to the voice of the people you represent. We have 2,152 people on our MHCH mailing list. Most of them are residents of Pasadena and are living in every district of this city. We have over 20 churches in our MHCH network. The Pasadena Affordable Housing Coalition consists of POPI, Abundant Housing, MHCH, Foothill Democrats, NAACP, the League of Women Voters, All Saints Church, and Pasadena Tenants Union. When the Planning Department did public outreach about building affordable housing on church land, there was overwhelming support and virtually no opposition.

We are calling on you to listen to the concerns of your constituents, come up with solutions to the housing crisis in our city and make sure they are part of the Housing Element. A good place to start is by giving congregations the right to have affordable housing built on their land.

Yours truly,

Anthony Manousos
Co-founder of MHCH

PS The Pasadena Affordable Housing Coalition has a menu of other housing policies which we at MHCH have reviewed and approved (which I posted on my blog: <https://laquaker.blogspot.com/2021/06/policy-menu-for-2021-pasadena-housing.html>).

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Iraheta, Alba

From: Heather Richardson
Sent: Saturday, July 10, 2021 1:13 PM
To: PublicComment-AutoResponse
Subject: Affordable Housing on Congregational Land

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Dear Mayor Gordo and City Council Members,

My name is Heather Richardson and I am a member of Pasadena Foursquare Church and a resident of affordable housing in Pasadena. I am speaking on Item 20, the Housing Element.

I am glad that the City is required by the state to plan for almost 6,000 units of affordable housing over the next eight years. The need for affordable housing is critical. I have lived in it for over 15 years and without it my family and I would not have been able to remain here. We have lived, worked, volunteered and been enriched by the diversity and culture of Pasadena. We want our daughter to be able to remain in this city when she moves out of our home but affordable housing is hard to come by in this city. We want others who we care for and others we come in contact with in this city to be able to afford a safe, accessible and affordable home to live in.

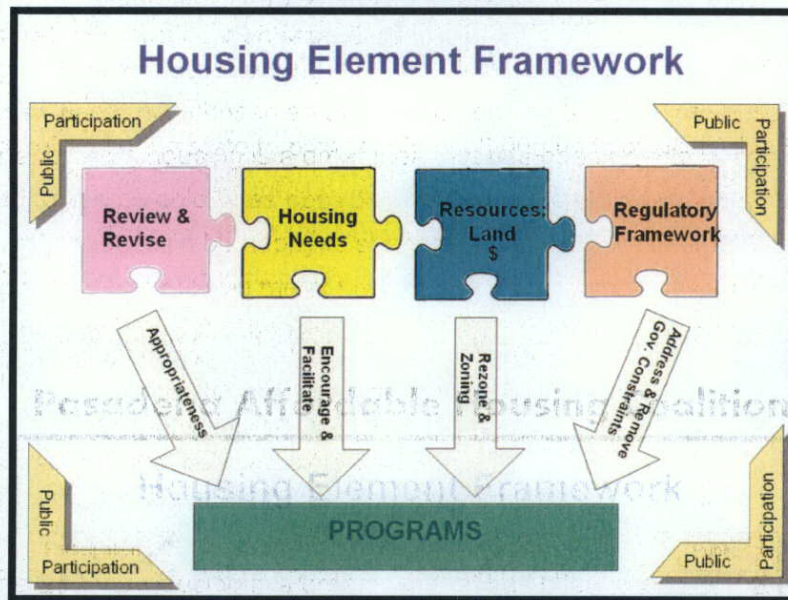
I live in affordable housing provided to me through my church. I know that there are many other churches (over 40 now) throughout this city that would like to use their land to provide this necessary land for affordable housing. For example, New Life Holiness Church has chosen an affordable housing developer to build 52 units. I think that rezoning religious land for affordable housing is a great idea that has been needlessly delayed and should be put back on the agenda and approved as quickly as possible. It should also be in the Housing Element as long this doesn't delay its implementation. I would be happy to share more about what affordable housing has meant to my family and I and would like to invite you to join me at Living Pasadena an interactive, artistic, and community event to bring awareness and support to affordable housing and community connection on July 29-31 at 174 Harkness Avenue Pasadena, CA 91106.

Thank you for your consideration of this very important matter.

Respectfully,
Heather Richardson

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Pasadena Affordable Housing Coalition



Graphic credit: California Department of Housing and Community Development

July 12, 2021

Honorable Mayor
Pasadena City Council
City Hall
100 N. Garfield Avenue
Pasadena, California 91109

RE: Consideration of Draft Housing Element

Honorable Mayor and City Council Members:

The State Department of Housing and Community Development provides guidance to cities on revising their Housing Elements, noting that California law requires all cities in California to "*adequately plan to meet the housing needs of everyone in the community.*" This broad mandate is too often narrowly interpreted to mean compliance with the minimum standards needed for State certification.

The Pasadena Affordable Housing Coalition, made up of a widely representative group of community and civic organizations, urges the Planning Commission to go beyond demonstrating that Pasadena has

the *theoretical* capacity to meet our city's Regional Housing Needs Assessment of 9,429 total units. The dominant theme of the City's public outreach meetings has been the demand for effective solutions to the affordable housing crisis facing our rent-burdened tenants and unhoused residents.

To that end, the Housing Element must be a plan that goes beyond potentially *allowing* 5,974 units of affordable housing (to be added in Pasadena over the next eight years) but instead provides a comprehensive approach to *achieving* that goal.

Tonight, thousands of Pasadenans will go to sleep worrying about their housing security – and hundreds more will not have a place to sleep at all. It is cold comfort to them to offer a plan that addresses their needs *in concept*, but not *in reality*.

The Coalition's member organizations support a comprehensive set of recommendations based on three key overarching principles to ensure the plan not only meets the minimum standards of State law but most importantly meets the needs of Pasadena's families, seniors, workers, disabled and low-income renters.

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These principles are:

- **Make affordable housing easier and less expensive to build in Pasadena** by removing the myriad local barriers that inflate the costs and discourage development of affordable housing.
- **Provide augmented local funding to help bridge the gap between the cost of providing affordable housing and the current resources available.** Pasadena cannot fill the gap on its own, but can ensure that Federal, State, regional, private and non-profit resources can be leveraged to maximize the supply of local affordable housing.
- **Provide housing security to Pasadena's rent-burdened tenants**, recognizing the dire crisis facing them now as they cope with rising rents, inadequate legal protections against evictions and harassment and often substandard living conditions that go unreported for fear of retaliation.

Making affordable housing easier and less expensive to build in Pasadena starts with common sense policies that include enabling construction of deed-restricted affordable housing by right on congregational land and in commercial zones; removing parking minimums citywide; incentivizing the building of accessory dwelling units (ADUs); and streamlining the cumbersome processes that impede the development of affordable housing as well as permanent supportive housing for unhoused residents.

Consideration of an affordable housing overlay on congregational land has been needlessly delayed and if not pursued immediately should be among the first priorities for implementation in the Housing Element. Given the changing face of retail, development "by right" of adaptive reuse with affordable housing should also be a critical priority.

ADUs can provide "elegant density" that not only increase the housing supply overall, but help low-income owners and young families afford their mortgages.

Finally, Pasadena should recognize that tortuous entitlement processes don't produce equitable outcomes. Pasadena should set high standards -- and grant permits to those who comply.

Providing augmented local funding to help bridge the gap between the cost of providing affordable housing and the current resources available is the only way to adequately leverage the resources from Federal, State, regional, private and non-profit resources. Using redevelopment set aside for affordable housing, Pasadena compiled an exemplary record of supporting local affordable housing.

Since its abolition in 2011, the only local stream of funding for affordable housing has come from housing developers who've chosen not to provide onsite units to meet their inclusionary responsibilities. This is grossly inadequate to the need. Voters in other jurisdictions including Los Angeles, Culver City and Santa Monica have approved local taxes or bonds.

As Pasadena considers meeting its overall fiscal needs, affordable housing should be a paramount goal to maintain our character as an inclusive and diverse community dedicated to safe and decent housing for all our residents.

Enhancing housing security for Pasadena's rent-burdened tenants is necessary because renters' lives can't wait for the city to meet the pent-up demand for additional affordable housing options.

Just as developers often require grants and below market financing to make their projects viable, low and very low income tenants often require subsidies and protections against undue escalations in housing costs to make their rents

affordable. No one knows whether the State's program for forestalling mass evictions after the expiration of the present eviction moratorium will be adequate.

Even if mass displacement does not immediately occur, over the past two decades thousands of long-term residents, many of them multi-generational Pasadenans, have been involuntarily displaced out of the city.

This tragedy has fallen most heavily on people of color, particularly the historic Black community in Pasadena, which the 2010 Census showed had been reduced by 24% in just ten years. Given the drastic escalation in rents and home values during the last decade, a similar or greater decline is to be expected upon the release of the 2020 Census figures.

To stem the tide of displacement, the city must fashion remedies to meet not only its RHNA goals - as important as they are - but the affordable housing concerns of its existing residents-over 60% of whom are renters.

Our coalition urges the City to recognize the dire crisis of its existing residents with means adequate to the challenge, adopting a comprehensive set of tenant protections including rent control, just cause eviction rights, adequate legal representation for low-income tenants and a citywide rent registry.

If any of these policies are not included in the Housing Element, the City must propose adequate alternatives for providing housing security to ensure Pasadenans are not forced out of their homes, their neighborhoods, their children's schools and in some cases out onto the streets.

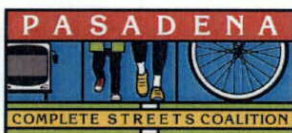
These three principles and the policies we've enumerated in this letter represent a framework for development of a comprehensive Housing Element. Our Coalition has extensively discussed a more detailed set of policies and programs which are all vital to a balanced and realistic plan for housing affordability in Pasadena.

We ask the Commission members and City staff to give thoughtful consideration to each and every one of our recommendations for inclusion in the Housing Element.

We appreciate this opportunity to provide the views of hundreds of informed and active local community members who insist their City "adequately plan to meet the needs of everyone in the community."

Respectfully submitted,

The Pasadena Affordable Housing Coalition
Member Organizations Below



Proposed Housing Element Policy Solutions
Submitted by Pasadena Affordable Housing Coalition
July 11, 2021

Tenant Protection Solutions:

1. **Tenant Anti-Harassment:** This defines and codifies illegal harassment activities and toughens civil and criminal penalties for landlords who are abusing their tenants. [Source 1 from Abundant Housing LA](#), [Source 2 from City of Los Angeles City Clerk Connect](#)
2. **Just Cause and Rent Control:** Under just cause a tenant cannot be unfairly evicted and under rent control a cap is placed on the amount a landlord can increase the rent every year. [Source 1 from Local Housing Solutions](#), [Source 2 from Princeton University evaluated the effect of just cause eviction ordinances across the United States](#), [Santa Monica Rent Control Info](#)
3. **Rental Registry:** A rental registry allows a city to require landlords to report the number of bedrooms per unit, rent amounts, the date of last rent increase, provided utility services, parking costs, and more. [One example is the City of San Jose](#). [The City of El Cerrito has a rent registry that applies to all owners of residential rental property](#)
4. **Tenant's Right to Legal Counsel:** This program provides free legal counsel to tenants going through eviction. [ACLU article on tenant's right to council](#)

Zoning Solutions:

1. **Congregational Land Overlay Zone:** A congregational land overlay zone is a zoning tool which allows religious congregations to build affordable housing at sufficient densities on their land. The congregational land overlay zone should be implemented within 6 months of the housing element's adoption. See this [factsheet](#) for information on the congregational land overlay zone.
2. **Incentivize affordable ADUs and Junior ADUs:** Allow more flexibility on ADU size (e.g. build a second story above parking on 1st floor), Make it less costly and less time intensive to develop ADUs. [City of Los Angeles ADU Accelerator Program](#).
3. **Remove Parking Minimums Citywide:** Parking minimums increase the developer's cost for building housing, take up space that could be used for more housing units, and disincentivize the use of transit. [Report on effect of the City of Buffalo's cutting of parking minimums](#), [San Francisco](#), and [Berkeley](#)
4. **Encourage "Missing Middle" housing types:** Missing middle housing is house-scale buildings (duplexes, fourplexes, cottage courts, courtyard buildings) with multiple units built in walkable neighborhoods. [Missing Middle Housing Source](#), [Congress for New Urbanism Source](#)
5. **Housing Overlay Zone, such as an Affordable Housing Overlay Zone:** A housing overlay zone provides a package of incentives to developers who include in their projects homes that people can afford. [Factsheet on Housing Overlay Zones](#). [Berkeley Affordable Housing Overlay Zone](#).
6. **Local density bonus program near transit:** These programs encourage developers to build more housing units – including affordable units – near major public transportation stops. [City of Los Angeles TOC Program](#)

7. **Allow housing in commercially zoned areas:** The majority of Pasadena is built out, therefore, vacant or underutilized commercially zoned areas are opportunities to build housing where vacant land is hard to come across. Berkeley Turner Center Report on Residential Redevelopment of Commercially Zoned Land in California.
8. **Streamline the approval of deed-restricted, affordable housing, and permanent supportive housing.** Habitat of Humanity Report on Streamlining Approvals for Affordable Housing in California.
9. **Form-Based Code (FBC):** This type of code removes barriers and incentivizes Missing Middle Housing in appropriate locations. FBC represents a paradigm shift in the way that we regulate the built environment, using physical form rather than a separation of uses as the organizing principle, to create predictable, built results and a high-quality public realm. Missing Middle Housing on Form-Based Code

Funding Solutions:

1. **Vacancy Tax:** A vacancy tax places a fee on property owners who allow their residential rental units to remain vacant for a certain length of time. City of Oakland Vacant Property Tax. Report to City of Los Angeles Council about vacancy tax applicability to the city.
2. **Unbundle Parking Cost from Rent Cost:** Unbundling parking costs from the cost of housing makes housing more affordable as renters can choose to rent a housing unit without paying for the cost of a parking space City of Santa Monica Unbundling Parking in municipal code. Report from Mike Manville (UCLA) about the benefits of unbundling the cost of parking from rent costs. Article from Mobility Lab about transportation benefits of unbundling parking.
3. **Local Transfer Tax:** Transfer taxes are assessed on the sale value of a property when it changes ownership. The revenue potential for transfer taxes can be large and can be directed towards an affordable housing production fund. Report from Shane Phillips (UCLA) on Real Estate Transfer Tax Reform.
4. **Affordable Housing Bond:** An affordable housing bond will issue a certain amount of bonds to fund housing projects and assistance for low-income and middle-income households and for people experiencing homelessness. City of Emeryville Affordable Housing Bond, passed
5. **Create an Affordable Housing Fund, funded by an Impact Fee:** An impact fee is a development fee whose purpose is to offset the impact of new development on the need for affordable housing. The fees are collected and dedicated towards affordable housing production fund. Berkeley Turner Center Report on Residential Impact Fees. Grand Nexus Study on Impact Fees in San Mateo County.
6. **Increase general funds to the housing department so that it is fully staffed to be open to the public during all City business days.**
7. **Rent forgiveness due to the COVID-19 pandemic and resulting economic conditions.** Divert some Housing Department funds/grants to forgive back rents so that tenants are not evicted.

Preservation Solutions:

1. **Long-Term Preservation of Housing Subsidies and Stewardship:** Community land trusts should be implemented to preserve housing subsidies and provide stewardship to ensure that affordable housing and the land underneath is maintained long-term. Source 1 from the Lincoln Institute of Land Policy. Source 2, second report from Lincoln Institute of Land Policy.
2. **City Purchases and Covenants (Preserves) Naturally Occurring Affordable Housing:** This is a fairly affordable way for cities to preserve naturally occurring affordable housing and prevent the displacement of low-income households. If the city does not want to own the housing, they can hand it over to a local community land trust for operation and ownership. Shelter force article on Naturally Occurring Affordable Housing.
3. **Code Enforcement** (e.g., recent visits to tenant housing reveals that enforcement has been lax resulting in poor living conditions.)

Other Solutions:

1. **Strategic Use of City-Owned Land:** Devote City-Owned land exclusively to the creation of 100% affordable and/or supportive housing projects through below-market or no-cost sale or lease to non-profit developers of community land trusts. Source 1, page 13 of ACT LA Housing Element Recommendations Letter. Local Housing Solutions Source.
2. **Provide "bridge housing" and "tiny homes" and supportive services to help people become housed** Volunteers of America Article on Housing Options for Unhoused Folks. SAMHSA Article on Housing Options
3. **Mandate on-site affordable housing** in the Inclusionary Housing Ordinance.

Iraheta, Alba

From: Andrew Good <andrewcgood@gmail.com>
Sent: Monday, July 12, 2021 11:05 AM
To: PublicComment-AutoResponse
Subject: Re: City Council item #20 on 7/12

Categories: Red Category

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Hi there,

I'm a member of Pasadena For All, part of the Pasadena Affordable Housing Coalition. I'd like to share the following comment for tonight's City Council meeting, in regards to agenda item #20, regarding the housing element.

Pasadena For All is an all-volunteer organization that provides food, water and other necessities to our unhoused neighbors. We're also one of several groups that has signed on to the Pasadena Affordable Housing Coalition. Our volunteers all have a vested interest in this city's housing: it's a prime example of Southern California's housing crisis, which has forced working people - particularly people of color - to leave this city. This gentrification accelerates as Pasadena adds luxury apartments to its housing stock, but does nothing to provide protections to renters or make it easier to build affordable housing.

The Council has a great opportunity to take action this year. The Affordable Housing Coalition has prepared a thoughtful, broad menu of policy options, most of which are "low hanging fruit" that we urge the city to put into practice.

Among those options, please also keep in mind the people who have already been forced out their homes. There are hundreds of unhoused people living in Pasadena, part of a tidal wave that has gotten worse during the COVID-19 pandemic. We need to build supportive housing that provides services to help the unhoused have a modicum of stability in their lives.

To not do so is to turn a blind eye to our society's failure to take care of the most vulnerable, and to compound the many problems that result from people being disconnected from mental health and social services.

This is our city. We have a place in it. So should the unhoused. Please let us know they are a population the Council cares about and will keep in mind as they pursue solutions to California's housing crisis.

Thanks,

Andrew Good

Iraheta, Alba

From: FERNE HAYES <
Sent: Monday, July 12, 2021 12:20 PM
To: PublicComment-AutoResponse
Subject: Agenda item #20. Housing Element

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Mayor Gordo and City Councilpersons,

I believe the Pasadena Housing Element must be a plan to not only allow, but to facilitate the building of affordable housing to meet the state HUD goals of nearly 6000 units. A sustainable community has housing for every income level. Teachers, restaurant and retail workers, hospital and clerical staff should have choices to live with their families in the same city in which they work.

I support the recommendations made by the Pasadena Affordable Housing Coalition - remove barriers to development, pursue funding options, provide housing security for renters.

One such barrier has been the delay in the discussion of enabling construction of deed-restricted affordable housing by right on congregational land and in commercial zones. I urge you to have this discussion, pass the necessary re-zoning, and include this important and duly supported concept in the Housing Element.

Thank you,
Ferne Hayes
District 7

Sent from my iPad

Iraheta, Alba

From: Topher Mathers < >
Sent: Monday, July 12, 2021 1:05 PM
To: PublicComment-AutoResponse; Gordo, Victor; Madison, Steve; Williams, Felicia; Masuda, Gene; Wilson, Andy; Hampton, Tyron; Rivas, Jessica; Kennedy, John J.
Subject: Agenda Item #20

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Dear Mayor Gordo and City Council members,

I'm glad that Pasadena will need to build 9,000 housing units, 6,000 of which will be affordable. In order for us to address the housing crisis, racial and economic inequality we need to build housing. The good thing is this is with your power and we can address these issues and climate change at the same time.

The following are some recommendations I think Pasadena should adopt.

- **Tenant Anti-Harassment:** This defines and codifies illegal harassment activities and toughens civil and criminal penalties for landlords who are abusing their tenants.
- **2. Just Cause and Rent Control:**
 - Under just cause a tenant cannot be unfairly evicted and under rent control a cap is placed on the amount a landlord can increase the rent every year
 - Local density bonus program near transit: These programs encourage developers to build more housing units – including affordable units – near major public transportation stops.
- **Congregational Land Overlay Zone:** A congregational land overlay zone is a zoning tool which allows religious congregations to build affordable housing at sufficient densities on their land. The congregational land overlay zone should be implemented within 6 months of the housing element's adoption.
- **Remove Parking Minimums Citywide:** Parking minimums increase the developer's cost for building housing, take up space that could be used for more housing units, and disincentivize the use of transit.
- **Unbundle Parking Cost from Rent Cost:** Unbundling parking costs from the cost of housing makes housing more affordable as renters can choose to rent a housing unit without paying for the cost of a parking space.

July 12, 2021

RECEIVED

2021 JUL 12 PM 3: 54

CITY CLERK
CITY OF PASADENA



HOUSING + EMPLOYMENT + LIFE SKILLS

Re: The 2021-2029 Housing Element

Honorable Mayor and City Council Members,

Union Station Homeless Services (USHS) is the San Gabriel Valley's largest social service agency assisting homeless and very low-income adults and families. USHS has been working in Pasadena and the surround community for almost 50 years.

Over our tenure, we have seen firsthand the direct relationship between housing policies and homelessness. We have seen how past racist and exclusionary housing policies have contributed to the rise of homelessness, especially amongst African Americans. And, we have also seen good housing policies, such as the city's inclusionary housing ordinance, contribute to homelessness solutions.

For this reason, Union Station is committed to working alongside the City and other stakeholders to ensure our Housing Element adequately addresses housing insecurity and homelessness in Pasadena. We encourage the City to look at the pipeline of homelessness: from homelessness prevention, to the creation and availability of interim-housing, to the creation of more affordable housing. This whole pipeline must be developed and implemented in tandem. Without this work, we will not be able to adequately solve homelessness or housing insecurity.

Homelessness Prevention

In the past few years, we have seen an influx of renters falling into homelessness. The Housing Department estimates that 54% of individuals who are homeless in Pasadena are from Pasadena and have lived in the city for 21 years on average. We offer up the following suggestions to prevent Pasadena tenants from falling into homelessness:

- Legal right to counsel. Studies show that tenants who have access to free legal services are less likely to be illegally evicted and to then fall into homelessness.
- Rental assistance.

Interim Housing Creation

Once an individual or family falls into homelessness we ideally want to help them get into interim (or bridge) housing as soon as possible. The street should not be the waiting room to permanent housing. We suggest the following policies that would facilitate the creation of interim housing:

- Allow for safe parking locations by removing limitations to Pasadena's overnight parking regulations.
- Following the cities of Los Angeles and Baldwin Park, we ask that the city declare an Emergency Shelter Crisis and pass legislation that

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P 626.240.4550
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www.unionstationhs.org

PROGRAMS

Coordinated Entry System
Family Solutions
Holly Street Housing
Adult Center
Family Center
Euclid Villa
Centennial Place
Sources
DHS Programs

07/12/2021
Item 20

allows for interim housing solutions to bypass the typical zoning and permitting processes.

Affordable Housing Creation

According to the city's RHNA goals, Pasadena needs to allow for the creation of 5,600 new affordable housing units. USHS believes that this goal is achievable if the City adopts housing policies that incentivize and remove barriers to the creation of affordable housing:

- Allow the creation of by-right motel conversions. We applaud the City's Motel Conversion Ordinance, but we would love to see it used.
- Adopt a congregational overlay zone that allows for the creation of affordable housing on religious properties throughout the city.

Community Engagement

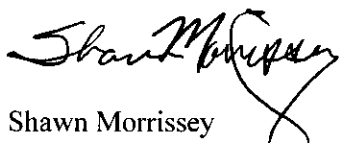
USHS encourages the City to adopt policies that incorporate additional community engagement into its Housing Element.

For example, we ask for the City's support in conducting public engagement and education campaigns that will create buy-in from the community for homelessness solutions. Myths and misconceptions around affordable housing and homelessness are so prevalent that individuals often believe them to be fact. We applaud the recent work that the Housing Department has done, and would like to continue seeing similar public outreach campaigns.

Also, USHS is deeply appreciative for being invited to participate in the Housing Element Task Force. We appreciate that a variety of voices and expertise have been present in these discussions. Similarly, we would encourage such a model to continue to guarantee oversight of the Housing Element once it is submitted to the state.

In closing, we must all work together to solve homelessness, and no one can do it on their own. For this reason, we implore each district in the city to do their part to address our homelessness crisis. Cities are the strongest when they are home to individuals from a range of socio-economic backgrounds. USHS looks forward to a continued partnership with the City to create a strong Housing Element.

Sincerely,



Shawn Morrissey
Senior Director of Advocacy
Union Station Homeless Services

Iraheta, Alba

From: Connie Tamkin
Sent: Monday, July 12, 2021 3:58 PM
To: PublicComment-AutoResponse
Subject: Item 20 on the July 12 agenda

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Dear Mayor and Council Members:

I am writing to encourage the city to incorporate as many planning and policy studies as possible to address the crisis of affordable housing and include them in the Housing Element. I write as a pastor of the First United Methodist Church, Pasadena, and as the Chair of the Working Board of Directors of the newly forming San Gabriel Valley Community Land Trust initiative.

In particular, please take seriously the wonderful opportunity that faith communities offer when they want to make their land available for affordable housing. There has been an item on the Council agenda that has been tabled and postponed, the proposal for a change in Zoning for Church Land. The city is missing an opportunity to receive this gift of the faith community if the zoning does not change to accomodate for affordable housing development. Please give this proposal a place on the agenda and serious consideration of its merit.

In another matter with regards to affordable housing, I want to highlight the benefit of a community land trust model for affordability into perpetuity and helps to stabilize a community through homeownership and the sustainability of families in the community. The high cost of ownership is very discouraging for those who grew up in the city and cannot afford to live here whether in an apartment lease, let alone home ownership. Those who work in the city and who would like to live here can't afford to live here. There is a solution that can turn the tide, a community land trust. A community land trust makes homes affordable through selling the home and holding and leasing the ground (99-year ground lease) and a covenant with the buyer to share the equity through an agreed upon formula in which the "affordability" is maintained in the house for the next buyer/owner. This model is thriving across the United States, and internationally as we all are trying to address the issue of affordable housing. A community land trust needs to be in the Housing Element, thoroughly studied as a viable model to partner, just as the city has official partnerships with LA Neighborhood Housing Services.

Cities need all the tools they can get to address the housing issues of our time. Now is the time to incorporate these types of tools into the Housing Element for addressing the housing needs over the next 8 years.

And just in a press release: LA City acknowledges in their Housing Element draft that major rezoning will be required to achieve affordable housing capacity. Read more here: https://planning.lacity.org/odocument/984c126c-d5ce-4292-9e4d-bd75e680d30a/202106_HousingElementPressRelease_EnglishPDF.pdf.

Blessings,
Rev. Connie Tamkin

First United Methodist Church, Pasadena

San Gabriel Valley Community Land Trust
