

McMillan, Acquanette (Netta)

From: Chase Stafford
Sent: Monday, July 18, 2022 9:10 AM
To: PublicComment-AutoResponse; Wilson, Andy
Subject: Religious land is an opportunity to get real about building affordable housing

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Dear Pasadena City Council,

I'm writing to urge you to take real, bold action to support affordable housing. We are in a housing crisis, and the trajectory we are on in terms of building affordable housing units is not sufficient. We need to do more to ensure Pasadenans of all income and wealth levels are able to live here. I know there is no silver bullet to solving this crisis, but that underlines for me the importance of making the most of the opportunities we do have.

Today's hearing on using religious land for affordable land is one such opportunity. I support this initiative because I've seen how affordable housing on church land can be a wonderful gift to the community. I am part of Pasadena Foursquare Church, which has multiple affordable housing units on its property. I want to see affordable housing like this built throughout Pasadena.

As I understand it, the density for the current proposal is not sufficient to make affordable housing development feasible for all but a few sites. I urge you to seize this as an opportunity to not just make change at the margin, but to do something that could lead to hundreds or even thousands of new units. We need it.

Thank you for your leadership and service.

Chase Stafford

McMillan, Acquanette (Netta)

From: Amy Aitken
Sent: Monday, July 18, 2022 12:35 PM
To: PublicComment-AutoResponse
Subject: Zoning on Religious Properties

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Dear Mayor Gordo and Councilmembers,

First United Methodist Church of Pasadena has been part of the Pasadena community fabric since 1874. Sitting in the heart of the city, we have sought to be a place that cares for the spiritual and physical needs of the people of Pasadena. For many years, we have run a food pantry, hosted the Bad Weather shelter, Family Promise, and have supported Union Station, Friends Indeed, and Habitat for Humanity.

Given our 150 year history in Pasadena and our biblical mandate to care for the marginalized, I write today in support of the rezoning of available to religious properties to provide for expanded opportunities for the City of Pasadena to meet its state mandated goal of nearly 6,000 affordable housing units in the next eight years. While First United Methodist Church land may not be the only source of affordable housing sites. Currently, the ten churches willing to host affordable housing projects can, due to their willingness, possibly shorten the development timeline, potentially reduce the need for capital expenditure by developers to secure sites and assist affordable housing developers to bring affordable housing resources to those in our community more quickly. Further, rezoning church land provides for the distribution of affordable housing units throughout the community. Finally, our congregation has watched a significant number of young families leave the Pasadena area to move out of state due to the high cost of housing. Increasing the stock of affordable housing will contribute to a greater generational diversity and reduce the potential for continued "brain drain" if increasing numbers of younger people are forced to leave Pasadena.

The current proposal of 32 units per acre is a non-starter, making it nearly impossible for churches or developers to work together to create affordable housing opportunities. We ask the the current proposal be sent back to the planning department to reconsider the proposal and allow for 38 or 42 units per acre.

It is my hope that you and your colleagues will make the rezoning of church land possible and thereby serve as a model and a beacon of hope for many other communities through public/private partnerships with local congregations.

With gratitude and hope for the city we share,

Amy

Rev. Dr. Amy Aitken, Pastor
First United Methodist Church, Pasadena

McMillan, Acquanette (Netta)

From: Heather Richardson
Sent: Monday, July 18, 2022 2:32 PM
To: PublicComment-AutoResponse
Subject: Rezoning Religious Land for Affordable Housing---Tonight's City Council Meeting Item #6

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Dear Mayor and City Council

Hello. My name is Heather Richardson.

First, I want to personally thank Mayor Gordo for appointing the Housing Task Force and expressing his concern for the "desperate" need for affordable housing. I also would like to thank Councilwoman Williams for meeting with my daughter and I virtually during the pandemic to discuss our affordable housing story and concerns. Third, I would like to thank Commissioner Delgado for meeting me at an affordable housing event at my church where several community members and local partners and vendors came together to share their housing stories and advocate for this need in our city. Councilwoman Williams and Commissioner Delgado have been very receptive to all my correspondence regarding my affordable housing questions and concerns and I really appreciate it. Lastly, I am thankful for all those on the Housing Staff who have spent tireless hours working on the housing proposal over the past couple years and for those outside of this city who are advocating to help make housing and home development more affordable for all.

I'd like to share a little bit about myself. My husband and I have lived in Pasadena in affordable housing owned by the Pasadena Foursquare Church for 18 years. We have also attended this church for over 25 years. We have worked in the city, my husband as a school district employee, and I as a substitute teacher for Head Start and a nutrition teacher at the Villa Park. We have volunteered at our church working with this city's youth and it's families during these years and I and my teen have personally helped feed and clothe many of its residents. Unfortunately, several school closures in the district, the pandemic, and now inflation are making it more and more difficult for families to stay in this city and many we know have left Pasadena and even our state to find more affordable housing. Not only this, but I know many with the means to stay in Pasadena who are very concerned about affordable housing development, especially as their children and grandchildren approach adulthood or struggle as young adults to find affordable housing.

I am writing today to urge you to reconsider the recommendations by the planning committee and instead consider the letter from Making Housing and Community Happen (MHCH) which outlines factors that will make what is actually being proposed workable and feasible in our city. As it stands right now, the proposal doesn't allow for enough density for it to be financially feasible for the churches who are ready to do so to develop affordable housing on their land. An increase from 32 du/a to 36 du/a is necessary to ensure these churches and other interested can do so. Also, as it stands right now there isn't enough affordable housing being planned evenly throughout the city. It is primarily slated for the western part of the city. Making the density change so that more congregational land can be utilized throughout Pasadena will create a more integrated and healthy community as well as adhere to state mandates of having this more evenly built throughout our city. <https://www.hcd.ca.gov/affirmatively-furthering-fair-housing>.

I have hope this is possible in our city to because of cities like Sierra Madre, Seattle, and Yorba Linda who have rezoned religious land for affordable housing and cities throughout Southern California, including Los Angeles, who have made rezoning religious land for affordable housing a part of their housing elements . Please reconsider what is being recommended to pass a zoning amendment that works for to create more affordable housing in Pasadena and works for the churches who will be providing their land as a blessing to the generations who are growing up and older in our city.

Sincerely,
Heather Richardson

McMillan, Acquanette (Netta)

From: Donna Sider
Sent: Monday, July 18, 2022 2:57 PM
To: PublicComment-AutoResponse
Subject: Rezone religious land for affordable housing

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Dear Mayor and City Council:

I support the proposal to rezone religious land in Pasadena for affordable housing. There are ways that this zoning amendment can be written that will assure that it will work and actually produce affordable housing, and there are ways that it can be written that will assure that it will not work. For example, if the amendment allows for sufficient density at each site, then projects will be financially feasible, and the zoning amendment will work. But if it does not allow enough density at each site, then projects won't be financially feasible, and the zoning amendment will be virtually useless.

There are other factors, such as the process of approval for each project, that will have bearing on whether the zoning amendment will work or not.

Making Housing and Community Happen (MHCH) has addressed these factors in their letter, so I recommend that the council seriously consider what MHCH has proposed.

We desperately need more affordable housing in Pasadena. Please pass a zoning amendment that works to create more affordable housing.

Thank you,

D Marie

McMillan, Acquanette (Netta)

From: Areta Crowell
Sent: Monday, July 18, 2022 3:38 PM
To: PublicComment-AutoResponse
Subject: July 18 agenda #6

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Pasadena needs desperately to expand its avenues for more affordable housing. This zoning change to facilitate church land use for affordable housing is one easy, small step. I urge approval .
I would have preferred a less restrictive proposal- some churches which would like to develop affordable housing will be excluded because of the restrictions. We are missing an opportunity!
Areta Crowell
7th District Homeowner

Sent from my iPhone

McMillan, Acquanette (Netta)

From: carl selkin ·
Sent: Monday, July 18, 2022 3:45 PM
To: PublicComment-AutoResponse
Subject: July 18 Agenda items 6 & 7

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To Mayor Gordo and the Pasadena City Council:

The undersigned residents of Pasadena urge action on the housing needs that will keep our city economically vibrant, socially responsible and responsive to our community.

We encourage you to strengthen the language of the Housing Elements to require action rather than enabling more delay under the guise of planning or studying the issues-- challenges and solutions already fully analyzed by Pasadena committees and commissions, the Mayor's Housing Task Force, and the Pasadena Affordable Housing Coalition.

We support facilitating zoning changes with stipulations for design approval and propriety 1) to promote housing in areas that are now restricted to commercial development (successful mixed-use development in old Pasadena and other areas already prove the viability of this change), 2) to allow religious institutions to build permanently affordable and supportive housing by right on their property, and 3) to de-couple housing and car-dependent living by exempting from mandated on-site parking for housing in selected areas well-served by public transit.

Respectfully submitted by
Anita Pemstein

Jonah Kanner
Tamara Silver
Keri and Doug Axel
Carol and Carl Selkin
Joshua Finn
Bonnie Pais Martinez
Bill Sparks
Jan and Josh Pais
Ellen Pais and Ed Honowitz
Ruth Wolman
Howard Landau
Bonnie Skolnik
Ellen Landau

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McMillan, Acquanette (Netta)

From: Social Justice Committee
Sent: Monday, July 18, 2022 4:05 PM
To: PublicComment-AutoResponse
Subject: Comment on Agenda Item 6

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An Open Letter to the Pasadena City Council in Support of By-Right Development of Affordable Housing on Church Land

To Mayor Gordo and the members of the Pasadena City Council:

I am writing as co-chair of the Social Justice Committee of Pasadena Jewish Temple and Center. Our group comprises congregants from a variety of political perspectives, but we take our common inspiration from our founding chairperson, Rabbi Marvin Gross.

Marv's career with Union Station Homeless Services established an enduring and transformational response to those in need of shelter and community support—quality affordable housing, supportive services, education and employment. Our committee urges the Pasadena City Council to adopt the sensible and responsible proposal of churches within Pasadena to add a significant number of housing units to the limited inventory of appropriate residences for our homeless and at-risk neighbors. Indeed, our participation in and endorsement of Making Housing and Community Happen is based on the same pursuit of justice behind our reaching out to all those struggling for dignity and justice.

Our synagogue is represented on the Pasadena Housing Department Faith Community Committee. Those of us from the Social Justice Committee of PJTC who serve on the FCC are mystified. Our city on the one hand recognizes the essential role of faith-based organizations in addressing and resolving the obstacles facing the inadequately housed while simultaneously resisting the proposal of many of these congregations to play an important role in actually doing rather than simply advising.

The churches would provide otherwise underutilized land to build high quality, permanently affordable residences, with supportive services already integral to their mission of care. They are seeking to benefit those who need help, not to support themselves. If churches wanted to capitalize on the need for housing, they could sell their land to developers who could build expensive single-family residences or market-rate multi-family projects.

The limited scope of this MHCH proposal—which includes added, sufficient density to make development worthwhile for all those involved, will make a significant reduction in the homeless and at-risk population—is narrowly defined, well-designed and benefits Pasadenans in need, not the churches proposing to take action.

We hope that our council and mayor, city staff and the public, will realize the traditions, history and mission of our religious institutions that justify their tax-exempt status are not jeopardized but supported by this proposal. Of course,

PJTC with no available land, has no “skin in this game.” But we do have a commitment to answering the call to justice and dignity.

Carl Selkin

Co-Chair

The Social Justice Committee, Pasadena Jewish Temple and Center

July 18, 2022

McMillan, Acquanette (Netta)

From: Carol Hernandez
Sent: Monday, July 18, 2022 4:05 PM
To: PublicComment-AutoResponse
Subject: Housing on Religious properties

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Honorable Mayor and Members of the City Council::

I write in support of the well thought out and researched letter that you received from Planning Commissioner Julianna Delgado. In all planning decisions it is important to examine all aspects of a proposal including unintended consequences. Phill Burns has submitted a letter listing many churches that have expressed interest in developing housing on their property. Since this list is available I suggest that City staff or Phill Burns or his organization provide an analysis of the amount of housing that could be built on each of those properties. I think this information would aid the Council and the community in understanding the impacts of the potential projects. In addition it would allow the residents of the surrounding properties to be aware of what is proposed because as of now the only notification of this proposal provided by the staff is through newspapers (which is the legal requirement) but people may not read..

Sincerely

Carol Hunt Hernandez
Planning Commissioner, City of Pasadena

McMillan, Acquanette (Netta)

From: Mayra Macedo-Nolan
Sent: Monday, July 18, 2022 4:33 PM
To: PublicComment-AutoResponse; Gordo, Victor; Hampton, Tyron; Williams, Felicia; Kennedy, John J.; Masuda, Gene; Rivas, Jose; Madison, Steve; Wilson, Andy
Cc: De La Cuba, Vannia; Kurtz, Cynthia
Subject: Clergy Community Coalition Supports The Use of Religious Land for Affordable Housing (Agenda Item #6)

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Dear Mayor and City Council Members,

The board of the Clergy Community Coalition (CCC) is grateful that you are considering the proposal to rezone congregational land for affordable housing. We write to urge you to consider going beyond the staff recommendations and to increase the dwelling units per acre from 32 to 36, as well as adjust the proposed development standards to no less than 32 dwelling units per acre. Minus these two critical pieces, the ordinance has little power to help congregations who wish to work with the City of Pasadena to solve our local affordable housing crisis, do so.

The Clergy Community Coalition was founded and incorporated in 2005 in response to two related critical issues: 1) PUSD declining enrollment, and; 2) Insufficient affordable housing. In addition to the broader need for affordable housing for low and very low income levels and workforce housing, PUSD was losing families in large part because they could no longer afford to live here. We have been losing families that have lived here for multiple generations over the past two decades. It is wonderful that many younger and new families and individuals want to call Pasadena home, and we welcome them. However our community will be stronger as we ensure that housing is available to all income levels and strive to retain the rich generational history that we still have. The CCC represents the largest network of local churches in the region and our clergy, who lead churches in every district, have made it clear that affordable housing is a critical issue in our community that the local church must work to address this issue. We believe that Pasadena can be a place where people from all walks of life, regardless of socio-economic level, can call home. We believe that as we practice neighboring across a multitude of difference, our community will be a richer and stronger one.

We are grateful for Councilmember Jess Rivas' supports of rent control, for Councilmember John Kennedy long-standing support of increasing affordable housing and for Mayor Gordo's appointment of a Housing Task Force and expressed concern for affordable housing. We celebrate the myriad ways the council has supported projects that have increased affordable housing to date.

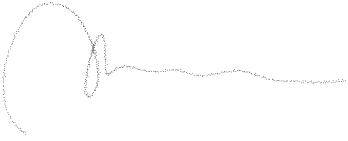
We now urge you to adopt a zoning policy that will work to allow congregations to have affordable housing built on their underutilized land. The staff recommends zone changes only for commercial and public/semi-public zones, which excludes most congregations in our city. Please make sure that you pass an ordinance that works by increasing the number of units per acre from 32 to 36, by only four additional units.

We support rezoning congregational land because churches are ideal sites for affordable housing. This is largely untapped land resource in our city that cannot be overlooked. There are many congregations already involved in serving unhoused and low-income persons by providing food, clothing, showers, community, and other services. Some of these congregations have large parking lots that are underutilized during the week. Let's give congregations the real

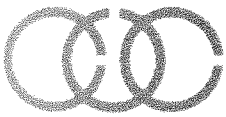
opportunity to bless our community in ways that allow families, including those in our churches, to remain in this city by providing much needed affordable housing.

As faith leaders, our beliefs compel us to make good use of our resources and ensure the vulnerable among us are cared for. We are asking for your help in doing this by adopting policies that free us to work with our neighbors and developers in sensible, caring ways to create affordable homes for generations to come.

In partnership, on behalf of the CCC,



Pastor Mayra Macedo-Nolan
Executive Director



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www.clergycommunitycoalition.org