

McMillan, Acquanette (Netta)

From: Susan Maros <noreply@adv.actionnetwork.org>
Sent: Monday, May 18, 2026 2:31 PM
To: PublicComment-AutoResponse
Subject: Vote YES to Affordable Homes in East Pasadena

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Council Member,

Dear Mayor and Council Members,

I'm writing to support the proposed development of 133 units of affordable housing at 600 N. Rosemead Blvd.

While some oppose such density of affordable housing, I believe that dense affordable housing leads to improved quality of life for everyone for the following reasons:

- * Studies show that every \$1 invested in affordable housing generates up to \$3 in local economic activity, benefiting both residents and the broader community.
- * A study by the National Association of Home Builders (NAHB) found that building 100 affordable rental homes generates approximately \$11.7 million in local income, \$2.2 million in taxes and other revenue for local governments, and 161 local jobs in the first year alone.
- * After examining over 150 major metro areas across the United States and additional internal metro areas, A USC study found that regions making substantial public investments in housing experienced significantly lower rates of unsheltered homelessness. This research confirms public housing as a vital tool in addressing homelessness and ensuring housing security.
- * Studies show that dense affordable housing neighborhoods experience 20% - 50% lower rates of chronic diseases, attributed to greater walkability and access to healthy food options.

Regarding the last point, we need to move toward being a community that makes car-free living possible. Becoming a city that makes car-free living possible improves the quality of life for everyone by drastically reducing air pollution, reducing noise pollution, creating safer streets, freeing up space for green areas and community interaction, promoting active,

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healthier lifestyles through walking and cycling, reducing traffic stress, and fostering a stronger sense of community connection.

Susan Maros

Altadena, California 91001

McMillan, Acquanette (Netta)

From: Lisa Odigie <noreply@adv.actionnetwork.org>
Sent: Monday, May 18, 2026 3:01 PM
To: PublicComment-AutoResponse
Subject: Vote YES to Affordable Homes in East Pasadena

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Lisa Odigie

Pasadena, California 91101

McMillan, Acquanette (Netta)

From: humaira afzal
Sent: Monday, May 18, 2026 3:12 PM
To: PublicComment-AutoResponse
Subject: support for TEFRA funding for 600 N Rosemead

Some people who received this message don't often get email from [\[redacted\]](#) [arn why this is important](#)

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Dear Mayor and City Council,

I request that you approve TEFRA funding for the 100% affordable housing development at 600 N Rosemead. Please show Pasadena residents that you are doing everything possible to make our community more affordable for everyone and that you value all residents, not just those who own homes.

Humaira Afzal
Pasadena resident

Sent with [Proton Mail](#) secure email.

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McMillan, Acquanette (Netta)

From: Vivian Chen
Sent: Monday, May 18, 2026 3:13 PM
To: PublicComment-AutoResponse
Subject: Please Grant the Appeal and Continue or Deny TEFRA Approval for 600 N. Rosemead Boulevard

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Dear Mayor and Council members:

I am writing to ask the City Council to **grant the appeal** of the Design Commission approval for 600 N. Rosemead Boulevard, remand or set aside the approval, and decline to move forward with TEFRA/CMFA financing unless the record first establishes the project's claimed eligibility as being within one-half mile of a major transit stop.

This is not opposition to affordable housing. The issue is whether the approval may rely on major-transit-stop status without a clear, independent, and publicly reviewable determination identifying the exact qualifying stop, the measurement method, the route or regional-plan basis, and the governing legal authority.

The staff report makes this issue central. It states that the project is being treated as a 100 percent affordable housing development within one-half mile of a major transit stop and therefore receives key state-law benefits, including no minimum parking requirement. If that threshold has not been properly established, the legal basis for those approvals is incomplete.

The Council should not uphold an approval that depends on major-transit-stop eligibility unless the City has identified the precise qualifying stop and shown how it meets the applicable statutory criteria. State guidance makes clear that this determination turns on specific facts, including whether the location is a rail or bus rapid transit station, or a qualifying intersection of major bus routes with the required peak service levels.

The applicant's legal submission reportedly points to Foothill/Rosemead and Foothill/Sierra Madre as alleged major transit stops, while also asserting that this issue was outside the Design Review Board's purview. If that is correct, then the Council should not assume the matter has already been resolved. It should require an explicit City determination in the public record before affirming the project approvals.

For these reasons, I respectfully request that the City Council:

1. **Grant the appeal** and set aside or remand the approval for corrected findings.
2. Require an independent City determination of the project's claimed major-transit-stop eligibility, including the exact stop, the measurement method, the service or regional-plan basis, and the applicable legal authority.
3. Continue or deny the TEFRA/CMFA financing resolution until that determination is made and the record is complete.

The City can support affordable housing while still requiring accurate findings and lawful entitlement determinations. This approval should not be upheld unless the major-transit-stop eligibility claim is clearly established in the record.

Please include this letter in the administrative record for the appeal and the TEFRA hearing.

Respectfully,

Vivian Chen

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Pasadena, CA 91107

McMillan, Acquanette (Netta)

From: Rachel Lausch <noreply@adv.actionnetwork.org>
Sent: Monday, May 18, 2026 3:29 PM
To: PublicComment-AutoResponse
Subject: Vote YES to Affordable Homes in East Pasadena

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Council Member,

Dear Mayor Gordo, Councilman Gene Masuda, and other Council Members,

I'm writing to support the proposed development of 133 units of affordable housing at 600 N. Rosemead Blvd. I live just a few blocks away, and I was pleased to learn of this proposal. I have participated in a number of homeless counts the past number of years, and I am grateful for Pasadena City efforts to offer more affordable housing units.

I am a strong believer in affordable housing, so this is a solid word of support for you to approval the funding for these units at this evening's meeting. I believe that dense affordable housing leads to improved quality of life for everyone for the following reasons:

- * Studies show that every \$1 invested in affordable housing generates up to \$3 in local economic activity, benefiting both residents and the broader community.
- * A study by NAHB found that building 100 affordable rental homes generates approximately \$11.7 million in local income, \$2.2 million in taxes and other revenue for local governments, and 161 local jobs in the first year alone.
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- * Studies show that dense affordable housing neighborhoods experience 20-50% lower rates of chronic diseases, attributed to greater walkability & access to healthy food options.

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healthier lifestyles through walking and cycling, reducing traffic stress, and fostering a stronger sense of community connection.

Thank you very much for your attention to this letter.

Sincerely,

Rachel Lausch

Pasadena, CA 91107-5364

Rachel Lausch

Pasadena, California 91107-5364