

Robles, Sandra

From: Peter Hartgens <pch.knowledge@icloud.com>
Sent: Sunday, April 18, 2021 1:56 PM
To: Robles, Sandra
Subject: Concerning ADU's idiom #3

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To Economic. Development and Technology Committee:

Please permit more development of ADU housing. It is a reasonable way of dealing with housing concerns and homelessness. It is a reasonable way of dealing with housing concerns and homelessness. Thank you for your attention to this matter.

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Sincerely,

Peter C Hartgens OFM, MSW

Sent from my iPad



Jill Shook
*Co-Founder; Executive Director
Pasadena*

Anthony Manousos
*Co-Founder; Peace activist
Pasadena*

Robert Biard
*Urban Planner; Chair
Los Angeles*

Andre White
*Affordable Housing Developer;
Treasurer
Pasadena*

Margaret Lee
*APU Social Work Professor;
Secretary
Pasadena*

Jerome L. Garciano
*Lawyer
Pasadena*

Deborah Meyers
*Pastor
Denver*

To the ED TECH Subcommittee of the City Council,

We are writing to urge you to adopt measures that would encourage more income-qualified affordable ADUs to be built and rented affordably in our city. We appreciate all that Pasadena is now doing to streamline and improve the transparency of the ADU application and approval process.

Making Housing and Community Happen has some suggestions to facilitate the construction of ADUs in the city. We believe doing so would not only allow more affordable units to be constructed but also help city meet its RHNA numbers.

1. Allow both attached and detached accessory dwelling units to be permitted on lots with existing multi-family dwelling units. Currently, only one or the other is allowed, which sets Pasadena apart from virtually all other cities in LA County and California on this issue.

2. Remove the restriction of newly constructed, detached accessory dwelling units to single-story, not to exceed 12 feet to the top plate, for both single-family and multi-family properties. This allows the creation of ADUs above carports and garages, thereby preserving valuable parking spaces. Currently, there is an exception that allows attached ADUs on single-family properties to be two-story structures on existing multi-story properties; the same exception could apply for detached units.

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

1. Eliminate all permitting and utility hook-up fees. For example, currently the fee for solar connection, which is required by state law, is \$8,000, making affordable ADUs cost-prohibitive for many homeowners, particularly low-income homeowners who could benefit from the additional income stream. Currently, the \$20,000 impact fee for affordable housing developments has already been dropped, and doing the same for affordable ADUs would bring the practice in line with the existing incentives. There are also precedents for dropping fees for affordable units in other Californian cities. Santa Cruz county, for example, provided reduced fees for those renting to moderate or below-moderate-income households. Approximately 15 permits (out of 36) qualified for reduced fees in 2020.

2. Fast track all affordable ADU permits and approvals, to remain within state-required the 60-day guidelines from the time of first application submission. The city is already fast-tracking for affordable housing developments, and developments of affordable ADUs should be brought into alignment with the existing practices.

3. Provide an opportunity for a regularly scheduled one-stop case-review involving multiple departments including planning as well as building and safety, for the building of affordable ADUs. This would facilitate the permits and approval process to remain within the 60-day state requirement.

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

Signed,

The ADU committee of MHCH, Anne Marie Molina, (Chair) Leslie S Gorham Greer Sylvester Williams, Andrew Slocum, Gina Wiecezorek, Len Tang <len@missiocc.org, and Jill Shook

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**EDTECH
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ITEM 3**