From:	Anne Marie Molina <annemarie@makinghousinghappen.org>
Sent:	Tuesday, April 20, 2021 6:07 PM
To:	Robles, Sandra
Subject:	item #3

Please excuse me I am having issues calling in for comment.

We are so incredibly grateful for the city's support of our neighbors who are in the ADU pilot program.

We are excited to see what the next phases will be and this is an amazing step in building affordability for landlords and renters.

We believe there is more needed to incentivize affordable ADUs and section 8 rentals.

Fast track all affordable ADU permits and approvals,

The city is already fast-tracking for affordable housing developments, and developments of affordable ADUs should be included with existing practices.

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.

A wise man once told me a project consultant is the best way to navigate choppy waters within the current city systems. My suggestion is lets gets a lifeguard on duty.

Let's make it so appealing to rent affordably that you would need someone assigned just to help affordable landlords.

We should get away from contemplating developers next moves and address homeowners and renters needs for affordability and generational wealth for those who have been previously left out.

From:	Phyllis Chestang <peachtree5319@gmail.com>
Sent:	Tuesday, April 20, 2021 6:33 PM
Subject:	PUBLIC COMMENT- RE ADU PROJECT ITEM #3

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3. APPROVAL OF BUDGET AMENDMENT AND LOAN AGREEMENTS FOR FIVE (5) PROJECTS UNDER THE SECOND UNIT ACCESSORY DWELLNG UNIT LOAN PILOT PROGRAM*

What are the examples of successful permitted and non permitted ADUs City projects? What are best practices?

Thank-you City of Pasadena for tackling the housing crisis.

Phyllis M. Chestang, MBA

Business Owner & Founder, Second Wind, a 501c3,

4Education & Community

International Business & Finance

PhD Mgmt. Decision Sciences Candidate

UCLA Alumni, instructor, writer, consultant

From:	Ed Washatka <ed.washatka@gmail.com>
Sent:	Tuesday, April 20, 2021 6:35 PM
To:	Robles, Sandra
Subject:	Public Comment at the April 20, 2021 EDTech Meeting - Agenda Item 3

From: Ed Washatka
April 20, 2012

Building Accessory Dwelling Units or ADUs, is one of the **easiest, least invasive** ways to increase the affordable housing stock throughout the City.

Yet, the City's high permit fees have the effect of making the construction of Accessory Dwelling Units **too expensive for the homeowner slash builder.**

This means a homeowner has to charge a higher rent to recover the costs -- so the ADU becomes **unaffordable** for lower income tenants.

This is counter productive as a solution to increasing the affordable housing inventory we so desperately need.

I am joining with Making Housing and Community Happen in calling for the City to eliminate all permitting and utility hook-up fees.

Currently, fee waivers are provided to affordable housing developments to incentivize the construction of affordable units in apartment buildings -- these same fee waivers should be provided to homeowners who wish to construct ADU's.

In exchange, the builder of the ADU might be required to provide affordable housing to income qualified tenants for a guaranteed period of time – for example, - for a period of 7-8 years for those tenants who qualify under section 8.

Homeowners who wish to build ADU's should be motivated by the City through a creative fee schedule and permitting process just like any other developer.
Best regards--
Ed Washatka
Cell phone 310-489-9951

Ask me about...

From:	Anthony Manousos <outlook_C170AFEABCD94B50@outlook.com>
Sent:	Tuesday, April 20, 2021 6:40 PM
To:	Robles, Sandra
Subject:	ADUs

I want to commend Bill Huang and the City Council for this stellar ADU pilot program. As you know, affordable units funded by tax credits cost up to $400,000. This program produces affordable units at a fraction of this cost. It will also help to make ADUs affordable and at the same help low-income homeowners stay in their homes. I would like to encourage you to take another step to make it possible to build ADUs over garages. Right now the state requires that ADUs can be up to 16 feet high, which means that ADUs can be two-stories. But Pasadena restricts the top plate to 12 feet, so that it is impossible to build a second story while allowing the structure to be 16 feet high. I urge you to remove that arbitrary restriction for both single-family and multi-family properties. This allows the creation of ADUs above carports and garages, thereby preserving valuable parking spaces. Currently, Pasadena allows attached ADUs on single-family properties to have two-story structures on existing multi-story properties. I propose that the same exception could apply for detached units. As we struggle to try to figure out how to meet the state's requirement that we build 6,000 units of affordable housing in the next 8 years, I hope we will include this idea in the menu of options.

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