

# Housing Task Force 10.7.21

I. Welcome, Purpose and Structure of Meeting (Chair Bogaard) – 7 min.

II. Review of List of Ideas and Categories (Bill Huang) – 7 min.

III. Review and Refinement of the Task Force's Top Ten Ideas and Discussion from Prior Workshop (Bill Huang) – 15 min.

- a. Which items should be considered to be **generally** recommended for further action?
- b. Which items should be considered for more **detailed** recommendations for further action?
- c. Which items could be by-passed for recommendation but remain on the overall list?

IV. Discussion of Additional Ideas (All) – 15 max each

- a. How might this matter address the affordable housing crisis?
- b. Does it address a significant unmet need in Pasadena?
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- d. What are the barrier to implementation and how might they be overcome?
- e. What are the resources necessary to implement it?
- f. Is additional research necessary before making a decision to recommend it?
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V. Conclusion and Next Steps (Chair Bogaard) – 10 min.

# HOUSING TASK FORCE MEETING 10.07.21

## Top Ten

- (1) Topic #9: Amend Inclusionary Ordinance
- (2) Topic #13: Bridge Housing
- (3) Topic #21: ADUs
- (4) Topic # 25: Housing in Commercial Zones
- (5) Topic #29: Public Land for Housing
- (6) Topic #30: Affordable Housing Funding
- (7) Topic #35: Permanent Supportive Housing
- (8) Topic #36: Community Land Trust
- (9) Topic #37: Naturally Occurring Affordable Housing
- (10) Topic #43: Adaptive Re-Use Ordinance



# HOUSING TASK FORCE MEETING 10.07.21

## **Potential Next Five to Seven**

- 4 – Programs to Address Homelessness (Combine with 34 – Ending Homelessness?)
- 11 – Fair Housing (Combine with 39 – Distribute Affordable Housing?)
- 22 – Parking Minimums
- 24 – Local Density Bonus
- 26 – Streamline Approvals
- 40 – Manufactured Housing



# HOUSING TASK FORCE MEETING 10.07.21

## **Already Being Done or Worked On**

3 – Congregational Housing Overlay

7 – Proactive Housing Authority

28 – Missing Middle Housing

41 – Expand Section 8



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## Other

- 1 – Strengthen Program Language
- 5 – Northwest Pasadena
- 8 – Amend Motel Conversion Ordinance
- 10 – Gentrification and Vacancy Surcharges
- 12 - Infrastructure and City Services
- 15 – Rent Registry
- 16 – Tenant Right to Purchase
- 17 – COVID Impacts
- 20 – Legal Right to Counsel
- 23 – Overlay Zone
- 27 – Form-Based Code
- 31 – Parking Costs
- 33 – COVID-19 Economic Losses
- 38 – Code Enforcement
- 42 – Senior Supportive Housing
- 45 – Housing Incentives and Disincentives
- 46 – Access to Green Space



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## **Needs Council Direction**

6 – Housing Task Force or Commission

18 – Just Cause

19 – Rent Control

32 – Housing Dept Funding

44 – Freeway Stub

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# HOUSING TASK FORCE MEETING 10.07.21

## Topics for Discussion

- (1) Topic #9: Amend Inclusionary Ordinance
- (2) Topic #13: Bridge Housing
- (3) Topic #21: ADUs
- (4) Topic # 25: Housing in Commercial Zones
- (5) Topic #29: Public Land for Housing
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# HOUSING TASK FORCE MEETING 10.07.21

## (1) Topic #9: Amend Inclusionary Ordinance

590 units built on site (to date); 28M inclusionary fees collected (740 units partially funded – 27K per unit); 2.8M admin; 2.5M available for funding; VL mostly built through in-lieu fees;

### Proposed Ideas/Issues

- Increase % to 25
- Increase the in lieu fee
- All affordable on-site
- In-lieu fee is important
- %of Market Rate Units to Affordable?
- Increase % for larger projects
- Maybe require % to be on-site
- Do not provide for additional density in exchange for greater increase of affordable
- % recently changed – it may be OK
- Maybe its OK to have money go to projects in Northwest
- When units built off-site or pay in-lieu fee – NO Density Bonus
- Use money for affordable SFR

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- When units built off-site or pay in-lieu fee – NO Density Bonus
- Use money for affordable SFR
- Deeper analysis – look at other cities

# HOUSING TASK FORCE MEETING 9.25.01

## (2) Topic #13: Bridge Housing

- Currently seeing motels used for this purpose
- Tiny home villages/pallet housing
- Some funding is available under Project Room Key

# HOUSING TASK FORCE MEETING 9.25.01

## (3) Topic #21: ADUs

Potential changes to ADUs:

- Trying to convert garage-
- Rebuild historic buildings (esp. garages) to allow for conversion to ADU
- Fee structure – existing fees are a barrier
- Standard plans good
- Grandfather existing ADUs but require min. life safety requirements (waive fees?)
- Change existing rules to allow ADUs above garages
- Require covenant for those that are grandfathered

# HOUSING TASK FORCE MEETING 9.25.01

## (4) Topic # 25: Housing in Commercial Zones

Concern that if housing is allowed we may lose opportunities for other uses and open up to Density Bonus

- Some city properties prohibit housing
- Allow housing in commercial zones/ require commercial ground floor and reduce density (e.g.16 du/acre)
- Consider rezoning for mixed use
- Under utilized parking lots
- Which areas are not zoned for residential
- Which areas are not zoned for residential that are outside of the specific plan?
- Density needs to be greater than 16 du/acre – closer to 48 du/acre
- Housing near transit

# HOUSING TASK FORCE MEETING 9.25.01

## (5) Topic #29: Public Land for Housing

City owned land; PUSD land (school closures?); Heritage Square site; Ramona lot

- Caltrans homes? Portantino authored leg. For South Pasadena
- Pasadena could work with Caltrans (and to take over Caltrans homes that exist in Pasadena)
- The Caltrans tenants have organized – (united Caltrans tenants)
- Inventory of underutilized land – how is city owned land currently being used? Buildings/parking lots?
- Shoppers lane? PD for housing development for example
- School sites for workforce housing (zoning is PS and tweak to code may be needed)
- Charter schools no longer have priority for utilization of closed school sites
- Long term ground lease vs. sale
- Post office? Villa and Fair Oaks?
- Not using public parks/recreation for housing (maintain these uses for residents)

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## (6) Topic #30: Affordable Housing Funding

Redevelopment Funding taken away in 2012; Last two years city has received one-time dollars; need an ongoing and guaranteed source; inclusionary fees is one way

- Commercial linkage fee?
- Sales tax in Santa Monica
- Culver City document transfer tax (upon sale of property Pasadena has the min. amount)
- Short term rental tax
- Vacancy tax?

# HOUSING TASK FORCE MEETING 9.25.21

## (7) Topic #35: Permanent Supportive Housing

Chronic homelessness – 3 projects now and 2 in pipeline; use vouchers and service dollars (90) to house those in need in private housing;

- HUD cap on vouchers likely needs to be amended;
- Developer cannot rely upon vouchers in looking at funding/lending sources



## (8) Topic #36: Community Land Trust

CLT – county pilot program; HHP studying this model;

- Entitle land and then separate land from improvements
- Rollin Curtis Gardens example
- LA County – 5 demonstration projects
- No covenant on affordability
- Scattered site land trust (S. Pasadena example with Caltrans)
- This issue requires more study to better understand the opportunity
- Decoupling parking

# HOUSING TASK FORCE MEETING 9.25.01

## (9) Topic #37: Naturally Occurring Affordable Housing

How to preserve these units – acquire and deed restrict; existing funding sources may not qualify for this;

- 225K per unit versus 500K for new construction – need to provide funding
- Seeking county dollars
- No state dollars available yet
- First identify all the opportunities that exist –
- Impose limits on rent increases
- Some of these properties **need code enforcement**
- TPA – loophole for “substantial” rehabilitation – must be necessary to comply with applicable codes
- Rent control, registries and vacancy taxes may have other unintended consequences

# HOUSING TASK FORCE MEETING 9.25.01

## (10)Topic #43: Adaptive Re-Use Ordinance

Conversion of commercial buildings to residential uses

- Changes to commercial market
- Changes to code needed
- Potentially need to look at underlying zoning (Topic #25)
- Preserve most of the structure (allow for physical modifications)

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