



PASADENA

Housing Element Mayor's Task Force Community Meeting

March 30, 2022

Agenda

- Meeting Objectives
- Review of March 16 Discussion
- Responding to Community Input
- Public Comment
- Task Force Questions to Staff
- Task Force Discussion





Review of March 16

March 16 Task Force Meeting

Public comment themes

- Housing on religious facility/institutional lands
- Housing on commercial properties
- Stepped-up effort to address homelessness
- Funding sources: vacancy fees, transfer tax
- Preserve existing affordable housing
- Parking: unbundle, no minimums
- Stronger commitments to programs



March 16 Task Force Meeting

Task Force comments

- Stronger enforcement of tenant protection ordinance
- Address impacts on infrastructure and services
- Housing on commercial and institutional/religious properties
- Innovations: home sharing, community land trusts
- Preserving existing affordable housing
- Role of the Task Force





Responding to Community Input

Community Input on Draft Housing Element

Tenant Protections

Enact just cause eviction and anti-harassment tenant protections	<ul style="list-style-type: none">• Eviction moratorium – harassment prohibited• Council Policy guidance needed• Pasadena Tenant Justice Coalition ballot measure
Establish rent control	<ul style="list-style-type: none">• Council Policy guidance needed• State Law currently includes rent control provisions• Pasadena Tenant Justice Coalition ballot measure
Mandate a rental registry	<ul style="list-style-type: none">• Council Policy guidance needed• Pasadena Tenant Justice Coalition ballot measure• AB 2469 – Pending State Bill
Provide for tenant’s right to legal counsel	<ul style="list-style-type: none">• Open-ended commitment• Cost considerations

Community Input on Draft Housing Element

Zoning Solutions

Congregational Land Ordinance	<ul style="list-style-type: none">• Ordinance is anticipated to be heard by Council in May
Incentivize ADUs	<ul style="list-style-type: none">• Program 11 of Draft Housing Element• SCAG Grant – evaluating City’s ADU program
Remove parking minimums	<ul style="list-style-type: none">• Current reductions<ul style="list-style-type: none">• TOD• Concession Menu
Affordable Housing Overlay	<ul style="list-style-type: none">• Current IHO is effective• Potentially creates additional regulatory barriers
Transit-oriented Density Bonus	<ul style="list-style-type: none">• Density near transit is built into Land Use Element• Currently Density Bonus goes up to 50%• Unlimited bonus for 100% affordable projects

Community Input on Draft Housing Element

Zoning Solutions (cont'd)

Housing in Commercial Zones & Adaptive Reuse Ordinance	<ul style="list-style-type: none">• Specific Plans – implementing mixed-use zones• Program 6 - Adaptive Reuse Ordinance
Streamline Approval Process for Affordable Housing	<ul style="list-style-type: none">• Program 9
Form-based code, less emphasis on density	<ul style="list-style-type: none">• Land Use Element is structured around density/FAR maximums• Specific Plan Updates
Remove barriers to missing middle housing	<ul style="list-style-type: none">• City of Gardens focused on this density range• JPA to convert market-rate housing to moderate income
Dedicate vacant and underutilized public land for housing	<ul style="list-style-type: none">• Surplus Lands Act – housing must be considered first

Community Input on Draft Housing Element

Funding Solutions

Dedicated funding source for affordable housing (vacancy tax, property transfer tax)	<ul style="list-style-type: none">• City Council policy guidance needed• Program could be added to analyze options
Unbundle parking cost from residential use	<ul style="list-style-type: none">• Land Use Element Policy 19.6• Specific Plan Updates unbundle parking from housing
Increase funds to Housing Department	<ul style="list-style-type: none">• Housing Department is fully staffed and provides services online, via phone and in person
Forgive back rents/reimburse economic losses due to the COVID-19 pandemic	<ul style="list-style-type: none">• City and County have provided over \$4m in assistance to rental households during the pandemic



Community Input on Draft Housing Element

Enable Housing as a Human Right: End Homelessness

End homelessness	<ul style="list-style-type: none">• City priority• Ten-year Strategy to End Homelessness• Multiple policies in draft Housing Element
Provide bridge housing or tiny homes and supportive services to the unhoused	<ul style="list-style-type: none">• Program 23 would update the Emergency Shelter regulations and create Low Barrier Navigation Center regulations
Expand the supply of permanent supportive housing and interim/transitional housing	<ul style="list-style-type: none">• Two permanent supportive housing projects in the development pipeline• The City has recently expanded its motel voucher funding



Community Input on Draft Housing Element

Enable Preservation Solutions

Create community land trusts	<ul style="list-style-type: none">• City regulations to not inhibit creation of CLTs
Preserve naturally occurring affordable housing	<ul style="list-style-type: none">• SB 330/SB 8 preserves naturally-occurring affordable housing in new developments
Enforce existing codes	<ul style="list-style-type: none">• City responds to all complaints within 48 hours• Quadrennial program for multi-family units



Community Input on Draft Housing Element

Further Fair Housing to Ensure Racially and Economically Integrated Neighborhoods

Mandate on-site affordable housing in the inclusionary housing ordinance

- Over half of IHO projects include units on or off-site
- In-lieu fees support deeper affordability projects
- State Law requires alternatives to providing on-site units

Ensure new affordable housing is built throughout the community

- IHO and Density Bonus incentives are effective at producing units where housing is constructed in the City



Public Comments





Task Force Questions



Task Force Discussion

Next Steps



Next Steps

- Update Housing Element in response to community feedback and HCD letter
- Planning Commission Study Session
- Planning Commission Recommendation - May 25th
- City Council Adoption - June 20th





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