

Pasadena Housing Element Task Force

Meeting #3 Summary

June 22, 2021



Introduction

The City of Pasadena Housing Element Task Force conducted its third meeting on June 22, 2021. The meeting focused on establishing new housing programs and updating existing goals, policies, and programs that reflect prior Task Force discussions and input from the public received via the two community workshops and on-line survey. Task Force members were provided a summary of community comments from the two workshops, as well as 2014-2021 Housing Element goals, policies, and programs.

Roll was not taken, but a majority of members attended. The meeting was conducted in an on-line format due to restrictions on public gatherings imposed by COVID-19. Members of the Housing Element consulting team, MIG, Inc., made a summary presentation, facilitated the meeting, and recorded meeting notes on a digital whiteboard (attached).


Presentation and Discussion

MIG staff provided a summary of public comments received to date, followed by an overview of constraints to housing production posed by governmental regulations and fees. MIG then reported on the myriad programs Pasadena currently has in place to address housing needs, new State laws that will require additional programs to be put in place, and new program ideas to consider based on input from the community and Task Force at prior workshops and meetings. MIG led the Task Force through a 90-minute facilitated discussion in response to these two questions:

1. What additional programs and approaches—including reducing governmental constraints—will most effectively achieve Pasadena’s housing goals?
2. What other innovative programs can Pasadena pursue to address key housing concerns identified by the community: affordability, broader mix of housing types, housing production and preservation, and equal access?

In the discussion, Task Force members also offered ideas for locations to build additional housing and criteria to consider in the placement of housing. The attached whiteboard document reports all comments from the Task Force.

See following pages for comment detail.



PASADENA

Agenda

- Opening Remarks
- New Ideas from June 2nd
- Community Workshop
- New Programs Proposed to Address State Law and New Ideas
- Creating the Housing Sites Inventory
- Planning Commission and City Council Review

Housing Element Task Force

Tuesday, June 22, 2021
6:00 PM - 8:00 PM

1. What additional programs and approaches—including reducing governmental constraints—will most effectively achieve Pasadena's housing goals?
2. What other innovative programs can Pasadena pursue to address key housing concerns identified by the community: affordability, broader mix of housing types, housing production and preservation, and equal access?

New Ideas from June 2nd Community Workshop

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| "Microrenting" Service For zero percent ADU comment type of being | Question about preservation in regards to the ADU program for zero percent ADU. Council discuss the ADU and how to proceed. | | |
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New Programs Proposed to Address State Law & New Ideas

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| The Rapid Re-housing Act of 2018 What would you like to see in the RHRA that would be different from state law? | The Rapid Re-housing Act has not been passed and the act will be passed based on the needs and plan. | If a municipality or city wants to go further with their own laws as a form of RHRA, that's something they can do. | Encourage City of community and state for others to purchase and manage affordable housing. | ADU's without fees | Housing is allowed on South Lake Avenue. 50% of building is a foreign investor. Lower and higher. The new Specific Plan may allow more. | What is the current number of single apartment units, how are ADU's built in Pasadena? | Developers partnering with in-city housing |
| ADU's without fees | Churches for housing | ADU's without fees | Churches for housing | ADU's without fees | Churches for housing | ADU's without fees | Churches for housing |
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Creating the Housing Sites Inventory

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| Add an entry about which sites are available for development | ADU's | Former labor facility at SE corner of Lake and 10th | St. Luke's hospital |
| ADU's | ADU's | ADU's | ADU's |
| ADU's | ADU's | ADU's | ADU's |
| ADU's | ADU's | ADU's | ADU's |

Additional Questions & Comments

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| What is a neighborhood development permit program? | Is the neighborhood development permit program discretionary? | | |
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New Ideas from June 2nd Community Workshop

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| <p>"Matchmaking" Service: For prop owners AND roommate type of thing.</p> | <p>Question about participation at meetings so far - Do you feel like we've had a good spread across City Council Districts and age and income ranges?</p> | | |
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Creating the Housing Sites Inventory

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| Add an overlay about which sites are available for state funding programs (new market tax credit, etc.) | CVS parking lot along Mountain between Lake and Mentor. Grossly overparked. | If we're looking at sites that are suitable for development, I would like to see one of the criteria be that there is an owner to...probably means publicly owned | Why would a for-profit developer build low-income housing if they could build market rate? |
| Are we going to update any of the SPecific Plan caps to program or increase the allotment to build more housing? | ADUs | Former Kaiser facility at SE corner of Lake and Villa | St. Luke's hospital |
| Development ordinance - convert pay by the hour motel and hotel by right | Converting motels/hotels to residential uses should be by-right | Hotel Constance is now bankrupt | North Pasadena City of Garden Ordinance impacts development in northwest Pasadena |
| If you take a piece of property north of the freeway, you might be able to build 15 units but can't because of the Garden District. That same piece of property south of the freeway can build a 20-unit property with subterranean parking and sell for \$1 million a piece | On the north side of Sierra Madre Blvd, close to the City of Sierra Madre, there is a shopping center that appears to be underutilized and might be a good site for housing | Huge - single-story commercial centers in East Pasadena. | City of Garden ordinance requires subterranean parking, prices may never support that |
| Instead of gutting design standards in the Northwest, why not eliminate parking minimums? | Ralph's on Lake. Single story and big sea of asphalt that is underutilized. | A few years ago in LA each City Councilor committed to building units in his/her District. In Pasadena there are certain districts that block all types of development. | Great idea, Rick! This is the part of the community (~Downtown) where people actually use transit. My 260/20 buses up and down Fair Oaks are very often full, even during COVID. (give us some more service too ~) - Northwest Pasadena |
| Could we partner with PCC to building parking (maybe subterranean) and then affordable housing above the parking for low income students | PCC did just get that massive donation . . . | Let's make this real and not just a paper exercise. Let's get our CCs to commit and be held accountable | |
| | That's a great idea. All the State schools horde publically-owned property. | Possible building site: southwest corner of N. Lake Ave. and Union Street | |

New Programs Proposed to Address State Law & New Ideas

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| The Tenant Protection Act of 2019 is something else the new housing element needs to include. | What would you like to see in the HE that would be different from state law? | The Tenant Protection Act has protections around just-cause evictions and the rent cap that wasn't listed on the screen with state laws | If a municipality or city wants to go further with their rent caps as a form of rent control, that's something they can do | encourage City or community land trusts (or other) to purchase and maintain affordable housing |
| Affordable housing production: the state will require us to plan for 8,000 affordable units. But we should set an aggressive goal for ourselves. We do want to produce this number of housing units. | Rent stabilization | congregational land overlay (include other small institutions) | adjusting/removing parking minimums | HE should include ongoing application by the City to the federal governments for its existing program (section 8, rental construction program) |
| Manufactured housing: today is five star, opportunities (e.g. parking lots, vacant retail) to make a little community | Putting housing on top of 4- and 5-story buildings (e.g. Euclid and Cordova) | Building for lease suitable (close to transit, services, etc.) for homeless shelter (330 Cordova) | allowing housing on Lake Ave. | I know that we need to really look at the existing regulations, along with the state law. I think that we need to look at the state law and see if we can do anything to make it better. I think that we need to look at the state law and see if we can do anything to make it better. I think that we need to look at the state law and see if we can do anything to make it better. |

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| residential impact fees removed from ADU's | Dead zone along Lake Ave. to Tent Green corridor as permitted use (at highest density the City allows) | Also historic housing in this corridor and Pasadena Heritage has gotten it listed as a Historic District | The state owns this property. The HE should address housing in the State's inventory as a source of single-family homes, multifamily homes, homes for unhoused, etc. | The City may have already entered a partnership to transition some of these houses to supportive housing |
| Density isn't bad, design has been bad | Live-work: currently a cap on the residential component of these live-work space; we should explore expanding this | Working on a bill now to purchase those homes | There are empty homes and homes not being used by nonprofits, but there are many nonprofits in that corridor | We have dangerous housing conditions in our City; a rental registry could help enforce fair housing |
| Depressed portions of freeway (710 and 210) - recapture and provide additional greenspace or housing | Caltrans owned home along Pasadena Ave. and St. John...non-profits are working with the state to buy these homes | A lot of these houses are still in good shape and can be used; may be willing to sell some of the unoccupied homes to the City | Rental registry to track rentals | That's correct - supportive housing + ADU on the homes. |
| We have a lot of renters making good incomes | 2019 Census data indicates we are a majority-renter City. Most households earning above \$100,000, 50% are renter-households | Emphasize first-time, moderate-income home ownership opportunities | he city has added an ADU to one of the Caltrans homes | I would like to change public workers from essential workers. We have so many people in Pasadena who can't afford housing. Broaden first-time home buying programs to include these ppl |

Subsidize it ... or mandate it

Inclusionary zoning ordinance - increase in light of study by housing department

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| ADU's without fees | Housing is allowed on South Lake Avenue. 50% of building sq. footage between Green and California. The new Specific Plan may allow even more. | Need to watch Senate Bill 5 (Pantalone) which would allow shopping centers (defined as two or more businesses that share parking) to be converted to housing. It would also provide a sort of rebate for loss of sales taxes to cities. | I am comfortable with tenant protection |
|  Churches for housing | Recent announcement about transactions (Bill Wong) that involve funding for existing market rate housing. When turnover occurs rent is subsidized, so that it becomes affordable to middle-income households (Westgate and the Hudson Apartments) | A great deal for sure, but just some feedback, those rents are still really high. I get that this is a new economic bucket "missing middle". But still, the rents are high. | Market housing: image of trailer park is outdated, manufactured housing costs less to build but lasts a long time |
| Airbnb: dozens of airbnb rentals are full apartments/units - can we look at toughening up regulations on Airbnbs? Converting Airbnbs to housing? | What is the current number of single dwelling units that are Air BnBs in Pasadena? | Thank you, Mayor Bogaard, for bring this up! That is a good example of the type of program I was bringing up. However, that program is for Class A apartments at moderate-income rents. Could we do the same for Class C apartments at low- or very-low income rents? | The crisis is real among renters being forced out of the city - many long-time residents, people of color |
| We're talking about incentivizing the housing we want, but is there any way to disincentivize developers from constructing luxury housing? | There is also an 'informal' rental market. Many people who own homes rent rooms out and this is not tracked, so there many in fact be many more renters. | Developers gentrifying areas with luxury housing | From the developer standpoint, they're not going to build something that doesn't generate profit |
| | | | Look beyond just the building of new housing to consider the issue of affordability for people who live here now in legal and illegal apartments/units (garages, back houses, etc.) |
| | | | If rent control is not the answer, what is? Is it "too bad" or tough luck"? Or are there other things? |