



## **GPAHG: PASADENA AFFORDABLE HOUSING PLATFORM**

### **Produce New Affordable Housing**

- Inclusionary Zoning
  - Set-aside for extremely-low income units
  - Increase in-lieu fee four time what is now.
  - Increase the affordable housing set-aside around transit corridors to 30% and 25% the rest of the city
- Minimize down-zoning so that the right density can support affordable housing, i.e. at least 32 units per acre
- Identify Land, Vacant city church parking lots and others parcels
- Find ways to help landlords support section 8, end discrimination against Section 8

### **Increase additional funds to Housing Trust Fund**

Identify new sources of funding:

- % of sales tax revenue
- Affordable housing bond
- % construction tax to mitigate impacts on affordable housing needs
- Title transfer tax
- Parking fees
- Parcel tax
- Airbnb TOT (Transient Occupancy Tax)
- Other?

### **Second Unit Ordinance, Granny Flats, ADU-Accessory Dwelling Units.**

- Further Reduce minimum lot size from 7,200 s.f. and other Limiting factor ADUs from being built
- Allow ADUs to be built over garages
- Create a pilot project i.e. on Zanja
- Strengthen the cities' proposed pilot project to help fund ADUs for low-income

### **Preserve Existing Affordable Housing**

- Monitor at-risk affordable buildings and be sure they don't go market rate i.e. I the process of the Fuller Seminary sale
- Track rents citywide and monitor affordable rents with something like Landlord Licensing
- Create or Partner with a Community Land Trust.
- One-for-one replacement and no-net-loss
- Incentivize naturally occurring affordable housing by providing incentives like green features.
- Create a Condo conversion ordinance allowing at least a third of those renting to become homeowners
- Institute rent control/rent stabilization

### **Improve City Processes**

- Create a Permanent Affordable Housing Commission to create and implement a vision for affordable housing production and preservation via the Housing Element with stronger enforcement.
- Identify sites for affordable housing development, including private land and excess City, County, CalTrans, PUSH and other public lands
- Promote affordable housing projects
- Monitor currently restricted units
- Monitor currently affordable but non-restricted units
- Monitor Planning Commission to ensure affordable housing projects are expedited
- Routine analyses of impediments to affordable housing development

- Routine analyses of impediments to fair housing choices
- Restore varying Section 8 subsidy levels to reflect differing fair market rents in expensive sections of the City
- Refrain from having policy determinations made by staff without the benefit of public input
- Improve the scope of EIR (Environmental Impact Reports) to include the impact of the lack of affordable housing.

**Education on affordable housing development, preservation and policy**

- For City Council,
- Planning Commission
- City staff
- Provide ongoing tours of affordable housing

**Affordable housing developers**

- Recoverable grants/advances for pre-development costs

**Protect Tenants' and Homeless Rights**

- Pass a Homeless Bill of Rights
- Increase relocation benefits
- Just cause eviction
- Prohibit discrimination against rent subsidy recipients
- Effective ban on retaliation or eviction on tenants who exercise their rights
- Improved code enforcement program that improves housing quality but does not dislocate tenants
- Rent escrow options for noncompliant buildings
- Lead-safe work practices
- Consequences for slumlords
- Permanent supportive housing in every district
- Three motels converted to homeless housing in 5 years

**Expand efforts beyond Pasadena** to adjacent cities by partnering with groups that go beyond Pasadena's borders:

- PUSD,
- Women's League,
- Family Promise,
- Habitat,
- SCAG (Southern Cal Assoc of Governments),
- San Gabriel Valley Council of Government
- LA Voice
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**General Public**

- Routinely translate policy documents into plain English and relevant languages
- Distribute projects more evenly throughout the City
- Inventory and monitor rents
- Identify at-risk affordable housing and monitor for possible City intervention
- Funding priorities should favor affordable rentals over ownership
- community members, including those with children and with disabilities
- Refrain from having important policy determinations made by staff
- Hold meetings in a manner that is accessible to low income
- Make relevant materials (including staff reports) available online
- allow adequate opportunity to analyze (more than 72 hours) in advance