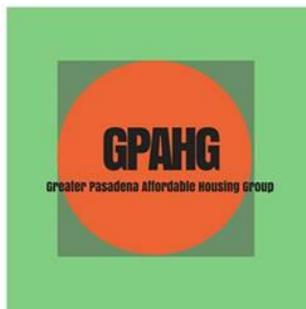


Greater Pasadena Affordable Housing
Group (GPAHG)

City Council Candidate Forum



Where the Candidates Stand on Affordable/Homeless Housing



Mission of GPAHG

The Greater Pasadena Affordable Housing Group (GPAHG), under the auspices of Making Housing and Community Happen (MHCH), educates, advocates and acts to provide safe, clean, and affordable housing for low, very-low and no income residents of the greater Pasadena area.

Jill Shook, Chair of GPAHG and Executive Director of Making Housing & Community Happen (<http://makinghousinghappen.org>)
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www.makinghousinghappen.org/

Program

6:00 PM - 6:10 PM	Check In
6:10 PM - 6:25 PM	Start of Program
6:25 PM – 7: 15 PM	Candidate Opening Remarks & Forum Questions
7:15 PM - 7:40 PM	Candidate Closing Statement
7:40 PM - 8 :00 PM	Closing of Program
8 :00 PM - 8:30 PM	Informal Meet & Greet (Optional for Candidates)

List of Candidates at this Forum

DISTRICT 6 CANDIDATES

Ryan Bell
Tamerlin Godley
Steve Madison

DISTRICT 4 CANDIDATES

Charlotte Bland
Gene Masuda

DISTRICT 2 CANDIDATES

Tricia Keane
Kevin Litwin (no statement received)
Felicia Williams

MAYORAL CANDIDATES

Victor Gordo
Jason Hardin
Terry Tornek
Major Williams

We are grateful to the candidates who have submitted their responses to our questions regarding the homeless/housing crisis. These questions, along with the candidates' responses in this booklet, relate to the issues that the Greater Pasadena Affordable Housing Group is working on to bring more affordable housing to our city.

We are also thankful to all of you who are came to this Forum. If you'd like to become more involved, please sign our signup sheet. Mark your calendar for our next monthly meeting on Tuesday, February 25, which will focus on Accessory Dwelling Units(ADUs or "granny flats"). If you're part of a church that would be like to be more involved, please contact Bert Newton, our church liaison coordinator, at bert@makinghousinghappen.com. We also have a Homeless Housing Subcommittee that you might be interested in joining. We also have committees looking at ADUs and Safe Parking. We are also helping churches walk down the path of building affordable housing on their property. So please contact us if your church is interested.

Ryan Bell, Candidate for District 6

Bio: Ryan is the father of two daughters who live in Pasadena, one of whom attends PCC. He has spent his entire career working for the empowerment of people and the betterment of communities, as a pastor, a nonprofit leader in homeless services, and a community organizer. He is a member of the Pasadena Tenants Union.

Opening question: Please discuss your vision for addressing the affordable/homeless housing crisis.

I began working as an housing activist 15 years ago, when I was a pastor in Hollywood. Along with other congregations and community-based organizations we worked to end homelessness, build affordable housing, preserve the housing stock we had, and create inclusionary zoning in the City of Los Angeles. We talked then about the “housing crisis.” Today, we should accept that this is not a crisis, it is part of how the commodified, financialized housing market works. Homelessness and unaffordability is not a bug, but a feature of our housing policy. My vision for housing includes stabilizing rents, building the needed permanent supportive and affordable housing, and increasing support for service providers like Union Station. Meanwhile, we need to work towards decommodified, public housing options to fulfill our goal, as expressed in the Pasadena Housing Element, that “all Pasadena residents have an equal right to live in decent, safe and affordable housing.” Housing is a human right and people are more important than corporate profits. Our housing should not exist at the whims of investors and speculators.

1. Please share your thoughts about the new state laws that give homeowners the option to build a junior ADU inside the residence as well as an external ADU on the lot with fewer restrictions. Do you feel that the City should sue to prevent the state from preempting local control over zoning policies such as the building of ADUs?

The package of six state bills that went into effect on January 1, which change the way cities must deal with ADUs, are a creative strategy to build new housing and an integral piece of the solution as Pasadena grapples with a regional housing shortage, rapidly rising housing costs, and increasing homelessness.

Many local officials across California are decrying the death of single-family neighborhoods and the loss of local control but this is largely overblow and a fear tactic. The death of single family neighborhoods is greatly exaggerated. For a number of reasons—including homeowner desires, access to financing, and lot size—it is projected that not more than 10% of lots will build an ADU and certainly not all at once. With regard to local control, the State of California is intervening at this time, in this way, because local jurisdictions have not done enough to alleviate the housing shortage.

Without a manageable legal pathway, people have and will continue to create illegal, unpermitted dwellings on their property which means we don't know much about them: whether they are safe, how many people live there, and what the impact will be on infrastructure. Easing the process to build these units not only adds to our housing supply but allows us to make sure they're safe and accounted for.

Allowing more accessory dwellings helps Pasadena address the local and regional housing crisis with units scaled to fit into its lower density neighborhoods. Accessory dwellings help households provide living space for family members or, property owners may choose to rent out their accessory residence to help pay the mortgage. Most of these units provide affordable housing at no cost to the city. According to a report from UC Berkeley in 2017, 58% of homeowners rent their ADUs at below market rate.

2. Many churches in this city have expressed interest in building affordable/homeless housing on their excess land, This might require changes in zoning and parking requirement. How do you feel about this?

When I was a pastor in Hollywood I worked with several affordable housing developers to design a plan to use our parking lot to build affordable housing. In the end it didn't pencil out, in part because of the cost of building subterranean parking. Churches are one of the last remaining sources of land and creating solutions to homelessness and poverty is part of their mission. I would absolutely favor zoning variances to change the parking requirements and density allowances. One of the most expensive parts of the process of building housing is the land and if the city can use church land in this way we should do it, while being cautious to respect the first amendment's separation of religion and government.

3. There is currently a debate about whether the Civic Center should be used only for commercial use or for affordable/homeless housing as well as for commercial use. What do you feel is the best use of the Civic Center?

I will support, without reservation, proposals for the developing of the Julia Morgan YWCA and the vacant lot across the street in a way that includes permanent supportive and affordable housing for low and very low income individuals and families. This is city land and its highest and best use is to provide for the residents of the city who are homeless and housing insecure. Furthermore, these decisions should not be made in closed sessions, but should include a serious community input process that prioritizes the Pasadenans who stand to benefit from the affordable and permanent supportive housing.

4. There is a debate about whether new affordable/homeless housing should be built in every district, including Northwest Pasadena where low-income people are being displaced due to gentrification. What is your opinion on this issue?

I support the policy of dispersing affordable housing throughout the city and supported the recent revision of Pasadena's inclusionary zoning ordinance, increasing the percentage of affordable units in new construction from 15% to 20%. I also enthusiastically supported the elimination of trade downs and the increase in in lieu fees. In general I am not a fan of in lieu fees. It would be better if our specific communities represented the socio-economic diversity of our city, rather than creating enclaves of the rich and poor. The northwest of our city is one such area that has historically been segregated, both on the basis of race and class. Now, however, gentrification threatens to completely disrupt the lives of our residents who have lived in northwest Pasadena for generations. I know some of these individuals and families personally. In short, I do support affordable and permanent supportive housing being built in every council district.

5. Rising rents are a major cause of homelessness and displacement. Some say that rent stabilization will alleviate this problem, while others disagree. What is your view?

As of 2016 over [58% of Pasadena residents are tenants](#). What is the economic situation of these tenants? Over the past decade in Los Angeles, rents have risen by 65% while median household incomes have risen by 36%. [Nationwide](#), rents have risen 61% in real terms between 1960 and 2016 while renter's incomes grew by a mere 5%. You don't need to be a statistician to see that this is unsustainable. Families are being priced out of their homes and forced to move further away from their jobs and social relationships. This, in turn, adds to traffic congestion and air pollution as people commute long distances to the town where they work.

Rent control is a proven way of keeping families in their homes and preventing gentrification and displacement of long term residents of the community. Rent control promotes neighborhood stability and income diversity, which is beneficial to everyone in the city, not just tenants. In addition to rent control, the city needs to consider other measures to support tenants, including vacancy control, regulations to limit condo conversions and in some cases, rent rollbacks.

Rent control is also a homelessness prevention measure and it is well known that it is much less traumatic and costly to keep people housed than to address their homelessness. One finding from the 2019 LAHSA homeless count is that 9,200 people fell into homelessness for the first time. Any elected official serious about ending homelessness needs to embrace rent control as one part of an overall strategy to end homeless and create stable affordable housing.

Closing Question: Sum up your hopes for what you can accomplish during your term in office to address housing crisis, or respond to one of question that you care deeply about and didn't get a chance to answer.

The current city council has steadfastly refused to consider rent control, even in the face of mass evictions, displacement of long-term residents, abuse by landlords, and rising homelessness. Many elected officials speak of "neighborhood character" while ignoring the decimation of neighborhoods by gentrification. In conversation with tenants and housing rights groups, I would immediately introduce a real rent control measure that includes a program to help tenants stay housed by covering back rent, and a tenant board to assist tenants in resolving disputes with their landlord and enforce the law. I would work to create consensus around building affordable and permanent supportive housing at the civic center, and I would work closely with service providers and affordable housing developers to build the needed housing. I would also direct the housing department to explore options for developing public housing that can be preserved as affordable in perpetuity

Tamerlin Godley, Pasadena City Council, District 6

Bio: Tamerlin Godley is past President of the Armory Center for the Arts and a leader within the Pasadena Educational Foundation. Tamerlin is a partner with the law firm Munger, Tolles & Olson LLP. Born and raised in the Napa Valley, she is a former public school teacher and as an attorney she has been a leader in protecting public school funding.

Vision for Addressing Homelessness. I have walked door-to-door since last March and homelessness is the number one issue on the minds of the residents of District 6. There are at least two distinct aspects of the homelessness challenge. First, we have people that are falling into homelessness. Currently, we let people slide into homelessness and then use resources to find them, count them, and to try and get them back into housing. Instead, we need to keep people from falling into homelessness in the first place. There are four main populations that fall into homelessness: people experiencing hard financial circumstances, emancipated foster youth, veterans, and people coming out of jail. The City can have the most impact with the first population. A program in Chicago that helps people avoid eviction by paying back rent and a few months going forward has shown remarkable success—a year after receiving the short term boost 75% of people are still in housing. It is not only less expensive to keep people in housing than to help them back into housing later, it is also less disruptive for the individuals and their families. We need a proactive model and I want to champion that in Pasadena. For the remaining populations that fall into homelessness, we need to work with our non-profit, County, State and Federal partners to keep these populations in housing at the outset to stem the pipeline. Foster youth should not be emancipated to the streets. Likewise, the County should be pushed to scale up the programs it has for those coming out of jail, which programs provide job training, housing placement, and tapering housing subsidies. These programs are not only keeping people housed, they are reducing recidivism from 80% to 20%.

Second, we have those that have been on the streets for 18 months or more with all of the trauma that this entails. This issue involves an honest discussion about how we are going to humanely address mental illness and substance abuse issues. We closed our mental hospitals decades ago and have been hiding some part of this population in our jails. We are no longer doing that and we can now see the enormity of the problem. We need to work with non-profit, State and County partners to provide humane facilities with support services for people with mental health challenges. In the meantime, we need to work doggedly to try and get homeless people to accept services and to keep them in shelter/voucher beds and off the streets on a nightly basis. In addressing this issue, we need to work with people who have been homeless for extended periods and found their way back to more stability. I firmly believe in the saying “Nothing about me, without me.” As we seek to help, we need to seek the wisdom of those that have been there.

Affordability Crisis. Incomes simply have not kept pace with the price of housing, resulting in a serious affordability crisis. The best practices of the last two decades, including inclusionary zoning, have not meaningfully addressed the problem. We need new and innovative ideas. Among other possibilities, we need to explore (i) subsidies for down payments, mortgages and/or rents for families that send their children to Pasadena public schools (a win for the schools as well); (ii) partnering with businesses to create similar subsidies for local business employees; (iii) working with unions to create similar subsidies for police, fire, teachers, and other city workers; (iv) developing rent-to-own units that eliminate the need for a down payment, turn part of the rental payment into equity, and allow the renter to buy the unit after some passage of time; and (v) developing affinity group collaboratives like artist collaboratives (smaller living units with shared community spaces). Challenging circumstances can often bring about the greatest innovation. With the bright minds and public minded spirit of Pasadena residents we can work collaboratively to address these issues.

1. Please share your thoughts about the new state laws that give homeowners the option to build a junior ADU inside the residence as well as an external ADU on the lot with fewer restrictions. Do you feel that the City should sue to prevent the state from preempting local control over zoning policies such as the building of ADUs?

ADUs may very well be a way to address problems of affordability but I believe this decision is best made at the local level. That being said, Pasadena must comply with the existing law unless there is a sound legal basis for seeking to enjoin it. I am not privy to the close session discussions regarding such a suit and, therefore, cannot comment on its advisability.

2. Many churches in this city have expressed interest in building affordable/homeless housing on their excess land, This might require changes in zoning and parking requirement. How do you feel about this?

All options should be on the table for discussion to address these issues.

3. There is currently a debate about whether the Civic Center should be used only for commercial use or for affordable/homeless housing as well as for commercial use. What do you feel is the best use of the Civic Center?

The Civic Center already has affordable housing in the YMCA so clearly affordable/homeless housing is compatible with the uses of the Civic Center. It remains to be seen whether restoring the YWCA for these same purposes is the most financially viable option for creating housing.

4. There is a debate about whether new affordable/homeless housing should be built in every district, including Northwest Pasadena where low-income people are being displaced due to gentrification. What is your opinion on this issue?

The construction of affordable/homeless housing should never displace others from their homes. Each option needs to be reviewed individually for consistency with the intended goals.

5. Rising rents are a major cause of homelessness and displacement. Some say that rent stabilization will alleviate this problem, while others disagree. What is your view?

Social Science research to date has found that individual municipal rent control results in less housing and misallocation of housing (staying in housing that would better serve others in order to maintain low rates). Both of these results are contrary to the overall aim. Hopefully, the new state wide rent control measures will be more successful in addressing these issues.

6. Closing. I am deeply committed to addressing issues of homeless and affordability in a proactive way and in collaboration with non-profit, County, State and Federal partners.

Steve Madison, District 6

Bio: Raised by a single mom, I became a lawyer through education and hard work. I ran for Council—and am running for reelection—to help people just as I was helped by so many. We need experienced, proven leadership now more than ever. I'd be honored to have your support.

Opening question: Please discuss your vision for addressing the affordable/homeless housing crisis.

The City has a goal of 20,000 deed-restricted affordable units, and we presently have 6,000, so clearly we have much work to do. We need a multi-pronged approach including but not limited to 1) reviewing our inclusionary housing ordinance to achieve more on-site construction and fewer in-lieu payments, 2) acquire Cal Trans homes to add affordable units; 3) advocate for more resources from Sacramento and Washington to address our homeless and housing crises, especially the paucity of permanent supportive housing (and then successfully compete for funds as they come available); 4) vigorously protect tenants; and 5) acquire more affordable housing directly and manage it at the City.

1. **Please share your thoughts about the new state laws that give homeowners the option to build a junior ADU inside the residence as well as an external ADU on the lot with fewer restrictions. Do you feel that the City should sue to prevent the state from preempting local control over zoning policies such as the building of ADUs?**

I need to be measured because the Council is currently considering privileged, confidential legal advice regarding a possible challenge to the new ADU legislation (AB 68, 881). Having said that, my preference would be to adopt a City regulation implementing the new legislation in such a way that we can balance legitimate neighborhood concerns, as we have with previous ADU legislation.

2. **Many churches in this city have expressed interest in building affordable/homeless housing on their excess land, This might require changes in zoning and parking requirement. How do you feel about this?**

This bears serious consideration.

3. **There is currently a debate about whether the Civic Center should be used only for commercial use or for affordable/homeless housing as well as for commercial use. What do you feel is the best use of the Civic Center?**

I support the model of a hotel or other use on the Julia Morgan building along with affordable housing on the parcel across Holly street, to the east of the YMCA building.

4. **There is a debate about whether new affordable/homeless housing should be built in every district, including Northwest Pasadena where low-income people are being displaced due to gentrification. What is your opinion on this issue?**

I agree affordable housing should be dispersed throughout the City and am proud that my district is one of the highest in terms of the number of deed restricted affordable units.

5. **Rising rents are a major cause of homelessness and displacement. Some say that rent stabilization will alleviate this problem, while others disagree. What is your view?**

I am open-minded about this but to date I have not supported rent control as it imposes the entire cost of alleviating rising rents on the one group actually providing housing—residential

landlords. As such it could have unintended consequences of reducing the availability of rental housing. Now we have state-imposed rent control that must be enforced. I was proud to lead the Council's efforts to strengthen tenant protection ordinances and adopt an emergency eviction moratorium.

Closing Question: Sum up your hopes for what you can accomplish during your term in office to address housing crisis, or respond to one of question that you care deeply about and didn't get a chance to answer .

Talking is easy, getting results is difficult, especially on an eight-member Council with no tie-breaking mechanism. Unlike my opponents, I have a record to judge, a record I am extremely proud of as it has specific accomplishments in this regard including for example the nine ownership homes built by Habitat in Desiderio we sited in my district (with 29 school-age and pre-school age children!), and the City's acquisition of a home on Waverly Drive in my district for use as low income housing for three single women. These are just two examples. Unlike my opponents, I also offer specific policy proposals going forward. For example, working with many others, we killed the 710 freeway extension, and now the City's coming reacquisition of the 50-acre freeway stump needs to be reimagined and re-zoned. My plan calls for neighborhoods—including ample affordable housing—with deference to the communities that were displaced when the State acquired the property. We have accomplished a great deal, but we have "promises to keep, and many miles before we sleep . . ." I'd be grateful for your support.

Charlotte “Char” Bland, District 4

Opening question: Please discuss your vision for addressing the affordable/homeless housing crisis.

Addressing affordable housing and homelessness by proposing a Citywide Housing commission that analyzes the relationship between transitional housing, rent, and homeownership to recommend policy changes to the city council. Explore vacancy taxes in the city.

- 1. Please share your thoughts about the new state laws that give homeowners the option to build a junior ADU inside the residence as well as an external ADU on the lot with fewer restrictions. Do you feel that the City should sue to prevent the state from preempting local control over zoning policies such as the building of ADUs?**

No evidence there would be harm to the City of Pasadena. Chances of winning would be a long process and expensive. This state law (5 laws) will help the missing middle.

- 2. Many churches in this city have expressed interest in building affordable/homeless housing on their excess land, this might require changes in zoning and parking requirement. How do you feel about this?**

Yes, many churches are thinking about this and they are not developers. Too many churches don't have the right zoning they are zoned for commercial. Has to be at least 32 units per acre... if too small you cannot get funding. several in East Pasadena. Yes, if you want help church's do this, we must adjust the zoning if needed. For example, if it's commercial, suggestion would be mixed use, residential /commercial. Several church's in East Pasadena are interested.

- 3. There is currently a debate about whether the Civic Center should be used only for commercial use or for affordable/homeless housing as well as for commercial use. What do you feel is the best use of the Civic Center?**

The recommended proposal in this project would serve commercial and affordable/homeless housing.

- 4. There is a debate about whether new affordable/homeless housing should be built in every district, including Northwest Pasadena where low-income people are being displaced due to gentrification. What is your opinion on this issue?**

Yes, in every district, especially in areas where people are being priced out. It important to keep the character of our city with diversity.

- 5. Rising rents are a major cause of homelessness and displacement. Some say that rent stabilization will alleviate this problem, while others disagree. What is your view?**

Rent control takes the fear away of tenants that don't want to report things that are wrong in fear of rent will be increased. The ordinance states what the increase should be. There is a board that the landlords can go to and negotiate what the increases are allowed that they can get a return on their investment. We shouldn't have a population of tenants that are fearful.

Gene Masuda, District 4

Gene Masuda was born in East Los Angeles, attended public schools then graduated from California State University, Los Angeles, with a Bachelor of Science degree in Business Administration, Marketing with a minor in Real Estate. He was president of Pacifico Employment Agency and owner of Sunrise Dental Ceramics. During his 35 years as a resident of Pasadena, he was a past president of a neighborhood association and a board member of Pasadena Educational Foundation before becoming District 4 Councilmember for 8-1/2 years, two as Vice Mayor. For 7 years, he served on the Public Safety Committee. Currently, he serves on the Legislative Policy Committee and represents Pasadena on the Gold Line Construction Authority and the Gold Line Joint Powers Authority.

1. Please share your thoughts about the new state laws that give homeowners the option to build a junior ADU on the lot with fewer restrictions. Do you feel that the City should sue to prevent the state from preempting local control over zoning such as the building of ADUS?

ADUS have become law in the state of California, but I am concerned that we will end up not having single family neighborhoods. I strongly believe we need to protect our neighborhoods and support the quality of life for residents.

One brainstorming idea is to look into repurposing existing empty buildings. Another example of new funding source is Wells Fargo investing 1 billion dollars in affordable housing over the next five years. More research is needed into untapped resources.

2. Many churches in this city have expressed interest in building affordable/homeless housing on their excess land. This might require changes to zoning and parking requirement. How do you feel about this?

I would not support something without knowing how this kind of zone change would affect neighborhoods. This generous, humanitarian offer from the churches merits further exploration and consideration as a partial solution to the housing crisis.

3. There is currently a debate about whether the Civic Center should be used only for commercial use or for affordable/homeless housing as well as commercial use. What do you feel is the best use of the Civic Center?

As a Councilmember, I will listen and be open to all proposals before making a decision regarding a land use project. One Pasadena program for affordable housing is our Inclusionary Housing Ordinance that mandates developers to now build 20% of affordable housing on site or pay an in-lieu fee so that our housing department can

Use those funds for affordable housing in Pasadena. Rent and home prices are high in Pasadena mainly because of the demand to live here, which is the supply and demand concept. I believe we should not allow in-lieu fees and require builders to build the 20% of affordable housing on site.

4. There is a debate about whether new affordable/homeless housing should be built in every district, including Northwest Pasadena where low-income people are being displaced due to gentrification. What is your opinion on this issue?

Yes, I believe affordable housing can be and should be in all districts. Permanent Supportive Housing should go through the Housing Department and the Planning Department for recommendation of proper locations.

I strongly support in District 4 the Transition Adult and Youth (TAY) housing program at PUSD Learning Works that teamed up with Hathaway-Sycamore with both organizations working with at-risk youth and young adults. These youth will be coming to Pasadena City College (PCC) and Learning Works. They estimate 20 beds for housing at the TAY program. This will be the first transitional housing for at-risk youth and young adults in Pasadena.

5. Rising rents are a major cause of homelessness and displacement. Some say that rent stabilization will alleviate this problem, while others disagree. What is your view?

The full Pasadena City Council has adopted the State of California's law on rent control. I have changed my mind on rent control and that rents being the issue for the cause of homelessness. As I walked my district for 9 months last year, I have heard from so many renters that were struggling to pay their rent and worrying about their next rent increase by landlords. There are many factors but rising rents do contribute to homelessness and displacement. Rent stabilization will help alleviate this problem.

Tricia Keane, District 2

Bio: Tricia Keane has nearly two decades of experience working in and with local governments, She is a 15-year resident of Bungalow Heaven and has been volunteering with the community and involved in Pasadena government for the entire time she has lived here. She has been Councilmember Margaret McAustin's appointee to and chair of several commissions. From 2016-2019, she served on the Planning Commission and as a member, then chair, of the Design Commission.

Opening Question: Please discuss your vision for addressing the affordable/homeless housing crisis.

It is undeniable that we are facing a housing crisis in Pasadena, and all of California. However, we do not need to wait for other cities to act. We can take significant steps to solve these problems now for Pasadena. Pasadena needs housing for all income levels in the City. We need to provide supportive housing for people experiencing homelessness, and we can make City-owned land available to do just that. We can also enable groups like churches to reuse underused land and allow for adaptive reuse of existing buildings like neglected hotels/motels, commercial properties, or other uses to convert them to well-managed housing opportunities. We can incorporate more affordable units at our transit tops, including several Metro Gold Line stations where housing may be appropriate. Additionally, we can remove regulatory barriers or find other ways for the City to incentivize housing for our workforce and middle class - especially for people who work in Pasadena but cannot afford to live here. However, we cannot forget that the only way to solve homelessness is to focus resources on prevention - including rental vouchers, emergency grants, and job training - to stem the pipeline into homelessness.

1. Please share your thoughts about the new state laws that give homeowners the option to build a junior ADU inside the residence as well as an external ADU on the lot with fewer restrictions. Do you feel that the City should sue to prevent the state from preempting local control over zoning policies such as the building of ADUs?

ADUs are an effective way to achieve additional housing capacity in established neighborhoods. According to a Turner Center survey of land use housing policies across California, most of the land in California jurisdictions is zoned for single-family uses, generally between 50-65% (in some cases higher), with only about 25% zoned for multifamily use. Pasadena is consistent with these statewide averages. ADUs are an important tool to get additional, and more affordable, housing, without fundamentally changing the nature of our neighborhoods. However, at times, cities throughout the state have made it difficult for homeowners to build ADUs, and as a result, the state stepped in with ADU bills that took effect in 2017. Some cities still fought ADUs, and as a result the state stepped in again to further loosen the standards - this time allowing for an ADU and a Junior ADU on one lot. I would not support further fighting these regulations. A lawsuit against the state could be costly, and based on the way the state has legislated on this issue, it also seems like it will be unsuccessful. We should analyze how the state law is working as it is being implemented in Pasadena and other cities, and if there are issues that arise from its implementation, we should work to address those issues specifically.

2. Many churches in this city have expressed interest in building affordable/homeless housing on their excess land. This might require changes in zoning and parking requirements. How do you feel about this?

For many churches, providing housing and other services to underserved communities aligns with their mission. Also for many churches, the way the congregation worships and uses the church facilities has significantly changed over time. The City's zoning regulations often do not keep up with such changes. Therefore, I would support re-evaluating the City's zoning regulations, particularly those related to allowable uses and parking requirements, to enable affordable or supportive housing to be provided on church property. This re-evaluation should include outreach to the community to determine what the need is and how to address any issues or concerns that might arise with such a change in the use of land.

3. There is currently a debate about whether the Civic Center should be used only for commercial use or for affordable/homeless housing as well as for commercial use. What do you feel is the best use of the Civic Center?

The Civic Center is the heart of the City, and Pasadena is lucky to have such a well-planned area, full of historic and cultural resources. We should think carefully about what the use - and reuse - of the buildings and open space should be. I believe the best use of the Civic Center, and the YWCA building in particular, is one that provides community benefits, serves the public and the greater good, and does so in a way that is fiscally responsible for the City. I would support a proposal for reuse of the YWCA building, the adjacent parking lot, and the area to the east of Centennial Place that includes affordable family housing and supportive housing, coupled with an amount of commercial use that will enable the YWCA building to be restored and maintained. The vacant YWCA building is a historic resource that the City must preserve. Restoring and preserving that building, however, is going to be costly,

given the amount of damage that it has suffered over the years. The significant cost of restoration makes it difficult to pay for that with public dollars. Therefore, establishing a public-private partnership that provides affordable and supportive housing, and an amount of commercial use necessary to make that possible, is the type of project that we should all be supporting.

4. There is a debate about whether new affordable/homeless housing should be built in every district, including Northwest Pasadena where low-income people are being displaced due to gentrification. What is your opinion on this issue?

It is vitally important for Pasadena to have socio-economic diversity. Pasadena is increasingly becoming a City of extremes, and study after study shows there are significant benefits to residents of all income levels when a community is socio-economically diverse. I believe that affordable housing should be located throughout the City, because we need affordable housing everywhere. However, we should not draw a bright line that prevents locating more affordable housing in parts of the City where there is a greater need. For example, in Northwest Pasadena, additional affordable housing would be a powerful tool to prevent displacement and help mitigate the effects of gentrification. Given the evolution of thinking around how affordable housing should be done, I believe we should revisit our policies about overconcentration to make sure we are not missing out on a tool that could help address displacement and gentrification concerns.

5. Rising rents are a major cause of homelessness and displacement. Some say that rent stabilization will alleviate this problem, while others disagree. What is your view?

Rent control can be an effective way to help stabilize communities, and according to some research can also help stabilize housing costs. The passage of AB 1482 is the first time there will be a statewide rent control measure, and the first time there will be a form of rent control in Pasadena. I am eager to see how this rent cap works on a broader level, since to date rent control has only existed in a handful of cities. The statewide law will give us a chance to understand how effective this tool is for stabilizing housing costs when all cities are subject to the same requirements. I think it's important to give AB 1482 a chance to work, so we can make informed decisions about how we need to supplement those regulations on a local level.

Most of the focus on rent control is on its impact on regulating and stabilizing housing costs and how that directly affects landlords and tenants. While there are certainly mixed opinions about the effectiveness of rent control as a way to regulate housing costs, there is evidence that rent control can be effective in ensuring neighborhood stability and preventing displacement, especially the displacement of racial minorities. Preventing displacement and ensuring that we have long-term residents invested in our communities is important for Pasadena, where neighborhood ties and community roots run deep. Having racially, socially, and economically diverse neighborhoods, with people who have long-term ties to those areas, is critical to having a healthy, vibrant city.

Closing Question: Sum up your hopes for what you can accomplish during your term in office to address the housing crisis, or respond to one of questions that you care deeply about and didn't get a chance to answer.

I believe that we can make significant progress in just one term to make housing more affordable for more people in Pasadena. We are at a crossroads, and with all the focus on the housing crisis, we should be able to gain the broad-based support necessary to bring innovative solutions to Pasadena and enable Pasadena to adopt solutions that make sense here. However, as we plan for additional housing and how to make sure that housing is affordable, we must focus on preventing people from even becoming homeless. Many people think that mental illness and substance abuse are the main causes of homelessness. However, for nearly half of the people experiencing homelessness, an economic factor (like job loss or eviction) was the main reason they fell into homelessness in the first place. Substance abuse and worsening mental health are often the result of being homeless and the trauma that comes from living on the streets or in uncertain circumstances. While we must provide services to address the mental health and substance abuse problems that are profound among many people experiencing homelessness, we also must address the economic issues that lead to homelessness to begin with. Rental vouchers, emergency grants, and job training are all things that help to address the immediate and longer-term economic needs of so many, while we work to provide more affordable, workforce, and middle-income housing.

Felicia Williams, District 2

Bio: My background is in public policy/finance. I am currently a Pasadena Planning Commissioner, a Boardmember of the Pasadena Educational Foundation, and was my Neighborhood Watch captain for 10 years. I believe I have the education, professional experience, and community involvement needed to turn the people's concerns and ideas into ACTION.

Opening question: Please discuss your vision for addressing the affordable / homeless housing crisis.

At \$600,000/unit, the most affordable housing is housing that already exists! My plan is two-fold to first curb displacement, then build new units: (1) provide a subsidy to landlords to invest in older buildings in exchange for income restrictions on the units and preserve un-protected units with a "no net loss" ordinance; (2) adaptively reuse buildings, like the YWCA, education facilities, vacant buildings, churches, office or retail (due to changes in how people work and shop) to create mixed income housing; and (3) support new development near transit that provides community benefits like mixed income housing, local hire, or public improvements.

- 1. Please share your thoughts about the new state laws that give homeowners the option to build a junior ADU inside the residence as well as an external ADU on the lot with fewer restrictions. Do you feel that the City should sue to prevent the state from preempting local control over zoning policies such as the building of ADUs?***

Pasadena created a strong ADU ordinance in 2017 that respected landmark districts and encouraged the use of ADUs as affordable housing through fee waivers in exchange for income restrictions. This ordinance was developed through a robust public process. I believe in a mix of housing options for people, including single family communities, and the State's new ADU bills are an over-reach into our local planning process driven by our residents. For 20 years Pasadena has built new housing near transit, with a 15% requirement for affordable units, in designated Specific Plan areas, and with access to transit. What has been the result? How many of these units are occupied, and by whom? How have the luxury units impacted older units, traffic, and our natural resources? I think we need this information to determine our path forward and to create an argument to the State for local control.

- 2. Many churches in this city have expressed interest in building affordable/homeless housing on their excess land. This might require changes in zoning and parking requirement. How do you feel about this?***

This is an excellent, creative solution! It is consistent with many religious missions, and churches have access to different funding streams and resources that could complement city/county/state funds. The Salvation Army Hope Center is a great example with multiple agency collaboration on church-owned property. Not all churches have the same zoning designation, so a possible way to address this could be to allow "auxiliary housing" as a conditional use for institutions, which would include religious, educational, medical institutions, and reduce parking requirements. The

other approach that GPAHG has discussed is a Community Land Trust, and a large religious institution could be a viable Trustee to build housing.

- 3. *There is currently a debate about whether the Civic Center should be used only for commercial use or for affordable/homeless housing as well as for commercial use. What do you feel is the best use of the Civic Center?***

The adjective “civic” comes from the Latin word “civis”, which was the word for a citizen of Ancient Rome. Pasadena has been blessed with a beautiful, historic Civic Center with surrounding parks and public space. As such, uses in the Civic Center should complement City Hall, preserve the historic surroundings, and serve the people.

- 4. *There is a debate about whether new affordable/homeless housing should be built in every district, including Northwest Pasadena where low-income people are being displaced due to gentrification. What is your opinion on this issue?***

New affordable/homeless housing should be built citywide, and to ensure this, the current Specific Planning process should incorporate and distribute affordable housing throughout the 7 Council districts.

- 5. *Rising rents are a major cause of homelessness and displacement. Some say that rent stabilization will alleviate this problem, while others disagree. What is your view?***

There are different methods for stabilizing rents. Since anti-rent gouging along with just-cause eviction have been passed in the State with AB 1482, I would complement this through a “belt + suspenders” approach in Pasadena by tying rent to income. Examples include (1) incentivize landlords to preserve existing housing that is “naturally affordable” by subsidizing building improvements in exchange for affordability covenants; (2) utility/property tax incentives for freezing rents (e.g. Mills Act); (3) expand landlord participation in Section 8.

Closing Question: Sum up your hopes for what you can accomplish during your term in office to address housing crisis, or respond to one of question that you care deeply about and didn’t get a chance to answer.

During my term I hope to at least slow the flood of working families from our City and students from PUSD. By providing rental assistance, preserving the units that are still affordable, preventing the destruction of reasonably-priced units to build new luxury units, and adaptively reusing key sites (e.g. YWCA, school campuses, church facilities) we can hopefully require fewer new affordable units to be built which will cost the City less in the future.

Jason Hardin, Candidate for Mayor

Bio: Hardin in his website explains that he is running for mayor “to show the people of Pasadena that all the money, degrees, and leverage in the world gives no one the monopoly on wanting or doing what's best for our city as a whole. [He says that] the mission of his campaign is not just to become your next mayor, but to inspire a new level of civic involvement within our community as well as inspire a whole new generation of leaders.”

Vision for Addressing Homelessness and Housing Crisis. As mayor, I plan to take a very aggressive approach in addressing the lack of affordable units within our city. I would move towards creating an Affordable Housing Commission so that the City of Pasadena, residents, and agencies can work closer together to constantly explore opportunities that combat the growing housing crisis. With so many new housing solutions becoming available through technology, innovation, and progressive amendments, it takes ongoing dialog and action to deep-dive into the logistics and possibilities, and an Affordable Housing Commission is a cost-effective way to create that. I support The Ramada Inn conversion plan, because it's a way we can start helping people quickly. New developments can take years, but transforming motels into supportive housing can put significant numbers of our homeless population in beds and off the streets in a matter of weeks. I would personally advocate for the project and do my best as mayor to assure nearby residents that conversions like these are incredible opportunities to make our city safer, cleaner, and better equipped to address the overall rising number of homeless individuals and families in our region. In addition, we have to explore creative ways to make the most from annual funds generated by "Measure H". This is where the efforts of an Affordable Housing Commission can become very valuable. Also, we should look into the possibilities of creating incentives for local hotels to provide one or two rooms for emergency temporary housing. Thinking long term, we should move towards a stronger Inclusionary Housing Ordinance that requires a higher percentage of affordable units to be provided by developers and a much higher "in lieu" fee should they opt out. Whether or not I'm elected, I plan to become better educated on just how city funds are used and allocated to address the issue of our city's homeless and lack of affordable housing, because I believe there may be ways we can do more with what we already have access to.

There is currently a debate about whether the Civic Center should be used only for commercial use or for affordable/homeless housing as well as for commercial use. What do you feel is the best use of the Civic Center? Every opportunity we have to address and prevent homelessness, we should take. So, I am absolutely in support of a proposal that will include rental units for low and very-low income tenants at the site of the vacant YWCA. We do not need another hotel or luxury apartments.

Please share your thoughts about the new state laws that give homeowners the option to build a junior ADU inside the residence as well as an external ADU on the lot with fewer restrictions. Do you feel that the City should sue to prevent the state from preempting local control over zoning policies such as the building of ADUs?

I support the bills reducing the requirements for and promoting the building of more ADUs and Junior ADUs. I also support the possible legal actions the City of Pasadena may have to take should the State of California choose to intervene, because what we know is right for our city is worth fighting for. The expenses incurred should come from the funds generated by the in lieu fee of our Inclusionary Housing Ordinance, which is another reason why raising this fee should be explored by city council.

Many churches in this city have expressed interest in building affordable/homeless housing on their excess land. This might require changes in zoning and parking requirement. How do you feel about this?

Collaborating to utilize church land to create more affordable housing opportunities is an excellent idea, and I commend GPAHG for taking such a lead on helping to move this forward. As mayor, I would be very interested in helping identify and pushing the changes required to make more housing happen in Pasadena. In addition, I would support the idea of the City of Pasadena providing some form of assistance to help the GPAHG's church land team in their efforts.

There is a debate about whether new affordable/homeless housing should be built in every district, including Northwest Pasadena where low-income people are being displaced due to gentrification. What is your opinion on this issue? Pasadena's diversity is truly a powerful thing, and one way to harness that power is through strategic allocation of affordable housing. Mixed income neighborhoods create an ongoing opportunity for residents to connect, learn from one another, and benefit from that knowledge, so I'm highly in favor of creating new affordable housing in every district. I'm in support of more low-income and very low-income rental units in Northwest Pasadena as well, however I believe that increasing opportunities for home and business ownership for African-Americans in Pasadena would be an even bigger help in reducing the ill effects of gentrification.

Rising rents are a major cause of homelessness and displacement. Some say that rent stabilization will alleviate this problem, while others disagree. What is your view? I support rent control, but it is long overdue. Today, I see it as primarily a preventative measure but not as an immediate solution to the housing crisis that we are experiencing today. Multiple solutions need to be implemented to address the housing issue, and this is a long-term one.

Concluding Remarks: I have personally experienced homelessness as a child with my family and as an adult on my own, so I strongly relate to this issue. Even to this day, I still carry an underlying feeling that I could always end up homeless. In 2014, I had the honor of being principal for a day at Pasadena's Learning Works Charter School, and I learned that 15% of their students were literally homeless, and that broke my heart. As a city, we have to do more to reduce the homeless population besides criminalizing those that have cars to sleep in and eliminating all of our recycling centers. I've never participated in a homeless count, but I have worked as a security officer in a cold weather shelter in Burbank, and again witnessed struggle up close and personal. All of these experiences have lead me to be quite empathetic to the housing needs of others. I know how easy it is to be in that situation, and I know it's a circumstance that not everyone is equipped to prevent. If elected, I will be a strong advocate for the homeless and those at risk. I would make frequent visits to shelters and related organizations to gain a deeper insight into what more can be done to eradicate homelessness in our city. I understand that not everyone wants to be helped, but those that do should be given hope.

Victor Gordo, Candidate for Mayor

Bio: *I am the oldest of 6 six kids. My family brought me to Pasadena at age 4. My father worked as a cook in the same Pasadena restaurant for 50 years and my mother was a seamstress. I attended our local public schools and now live 2 blocks from my elementary school, Madison. I started working at age nine and into high school when I delivered the Pasadena Star-News every day before school. At age 12, I sold stuffed footballs at the Rose Bowl and waited tables all through high school and college. My mother died when I was young and I had to postpone my college dreams to help raise my siblings. Years later, I returned to formal studies and graduated from law school and have dedicated my law career to defending the rights of working families. I worked as a Program Director for Day One before working for then Councilmember Bill Crowfoot. I have served on the City Council for nearly 20 years and as President of the Rose Bowl Stadium for 10 years as it was renovated.*

Vision for Addressing Housing Crisis: I recognize that California faces a housing emergency and I support the State's goal of increasing residential units to meet current demand. As a council member, I have supported the construction of affordable housing in my district. In fact, District 5 has among the highest number of affordable units in the city – 431 and counting, which house over 200 low-income families and seniors.

To address the housing crisis, our city first must start with retaining the current affordable housing stock and include building new affordable housing throughout the City. I have led efforts to bring sustainable, innovative and architecturally beautiful housing developments to support the needs of the diverse families and residents of the District. I take pride in having worked with local, non-profit, Pasadena-based developers to build badly needed affordable housing in District 5. Together, in District 5, we have constructed the greatest number of quality affordable housing units in our city over the course of the last 15 years (Orange Grove Gardens, Marv's Place, Washington Classics, Herkimer Arms, Fair Oaks Court, Hudson Oaks Senior Apartments, and Summit Grove). We are currently working with the Salvation Army on a new proposed permanent supportive housing development in District 5. Along with these larger developments, we must also look at ADUs, particularly encouraging them to be affordable and accessible, as another housing option in our city.

While the number of persons experiencing homelessness in the city has dropped by 20% from 2018, to less than 500 persons, that is 500 too many. We must strengthen our efforts at prevention. That is why in 2001, I pressed for the Inclusionary Housing Ordinance and to allow Granny Flats (now commonly referred to as ADU's. When I was first elected to the City Council, I pressed for and, together with Union Station, achieved the Union Station family transitional housing project (Union Station Family Center 2003). I also guided the City's minimum wage ordinance, our Tenant Protection Ordinance, and improving our homelessness/eviction prevention funds program.

Equally as important, we must ensure effective intervention programs and case management efforts, such as rapid rehousing, the HOPE and PORT teams, and shelter are appropriately staffed and resourced. Finally, we must actively support the coordination of programs and services across City departments, local non-profits, faith communities, and our LA County partners to ensure successful outcomes and the effective use of limited resources. A critical aspect of this is leveraging our City share of Measure H funds, and advocating strongly in favor of our City receiving its fair share of these important funds.

1. Please share your thoughts about the new state laws that give homeowners the option to build a junior ADU inside the residence as well as an external ADU on the lot with fewer restrictions. Do you feel that the City should sue to prevent the state from preempting local control over zoning policies such as the building of ADUs?

I always have supported allowing ADUs with reasonable regulation. In fact, when I was elected to the City Council I pressed to allow Granny Flats, but the votes were not there. At the same time, I believe it is important to take into account the many viewpoints that are actively involved in this critical issue. Pasadena is doing its part and we should now allow the State to seize control of our City because other Cities may not be doing their part. I do advocate for Pasadena to maintain local control over how our neighborhoods are impacted by one-size-fits all legislation from Sacramento.

2. Many churches in this city have expressed interest in building affordable/homeless housing on their excess land. This might require changes in zoning and parking requirement. How do you feel about this?

As noted, above, I consistently have supported the construction of affordable housing in my district, and District 5 has among the highest number of affordable units in the city because of my active support. I take pride in having worked with local, non-profit, Pasadena-based developers to build badly needed affordable housing in District 5. Together, in District 5, we have constructed the greatest number of quality affordable housing units in our city over the course of the last 15 years (Orange Grove Gardens, Marv's Place, Washington Classics, Herkimer Arms, Fair Oaks Court, Hudson Oaks Senior Apartments, and Summit Grove). We are currently working with the Salvation Army on a new proposed permanent supportive housing development at the corner of Catalina Ave. and Walnut Street. My record on affordable and homeless housing development is unmatched by any other mayoral candidate.

I am open to development by our faith community on affordable/homeless housing, but specific development proposals must be reviewed in light of impact on the surrounding neighborhood. All of us should be aware of the distribution of city services

and the impact density places on those services. For this reason, I always have challenged my Council colleagues to champion affordable/homeless development in their districts as well as in District 5. As noted above, we actively looked for places to develop affordable housing in District 5, and in two occasions, we've actively moved out nuisance liquor stores to make room for affordable housing. We all should challenge all Council Districts to do the same. On any individual development project, my District always has advised developers to meet with our neighbors and given them an opportunity to provide their opinions. I have found that this approach has gone a long way toward helping development succeed even if there is some neighborhood push back. I would take the same approach with affordable/homeless developments as I've found that working with the neighboring community always yields a better result than a forced project.

3. There is currently a debate about whether the Civic Center should be used only for commercial use or for affordable/homeless housing as well as for commercial use. What do you feel is the best use of the Civic Center? I want to start by noting that my office challenged City staff on the Kimpton Project (proposed Boutique Hotel Project) which was brought to City Council with a recommendation by City staff to approve the hotel development. I advocated strongly and convinced my Council colleagues to pause the process and challenge staff to go back to find a more productive use for this vital historic area. As I recall, the current Mayor favored the staff recommendation to go forward with the Kimpton Hotel development. I took the time to listen to many and varied City voices that challenged our staff's pro-development and narrow view of the what could be done with this space. As a result of the Pause for which I advocated, our City now has the opportunity to find a better use, including possibly affordable/homeless housing for this space. In terms of basics, the Civic Center currently is a multi-use area with permanent supportive housing, municipal services, and nearby commercial uses. I believe this combination of uses can continue - creative and strategic partnering could be very successful (creation of permanent supportive housing for families, new commercial uses... local hire, job training, economic development, activated space for visitors and residents alike)

4. There is a debate about whether new affordable/homeless housing should be built in every district, including Northwest Pasadena where low-income people are being displaced due to gentrification. What is your opinion on this issue?

High quality affordable housing should be available and accessible throughout the City, in every district. As I mentioned earlier, in the last 15 years, 6 of the last 7 new affordable housing developments have been built in District 5 and we are currently working with the Salvation Army on their new proposed permanent supportive housing development also in my district. I am proud of this fact.

We must battle gentrification by ensuring all community members have a place at the table when it comes to planning, development, and long term sustainability. We must invest in our communities for the long haul, to improve life outcomes for our youngest through high quality early childhood education and high quality public education all the way through college. We must assist families to increase their household income through local hire programs, job training opportunities that lead to careers (such as our City MASH program and Flintridge's Apprenticeship Program).

5. Rising rents are a major cause of homelessness and displacement. Some say that rent stabilization will alleviate this problem, while others disagree. What is your view?

The State of California has passed a form of rent control and we should uphold and enforce the state law, gauge its effectiveness and then have public community discussions about going further.

Sum up your hopes for what you can accomplish during your term in office to address housing crisis, or respond to one of question that you care deeply about and didn't get a chance to answer.

Pasadena should do a better job of retaining affordable housing, amend the inclusionary housing ordinance to get rid of the lieu fee and work with neighboring Cities to use local housing dollars to attract more Federal, State, and County dollars to the region in order to construct more affordable housing.

Terry Tornek, Candidate for Mayor

Bio: Terry Tornek was elected in 2015 as Pasadena's first new Mayor in 16 years. Before serving as Mayor, Terry was elected twice to Pasadena City Council and served as Pasadena's Planning Director where he helped establish the redevelopment plan for Old Pasadena and update our General Plan.

Committed to addressing our homelessness crisis, Terry brings with him a 20-year history serving as a Board Member of Pasadena Neighborhood Housing Services, a non-profit affordable housing organization in Pasadena and LINC Housing which has built more than 5,000 affordable units statewide.

Opening question: *Please discuss your vision for addressing the affordable/homeless housing crisis.*

I have spent most of my adult life working to produce affordable housing, as a Planning Director in Pasadena and as a volunteer with Pasadena Neighborhood Housing Services and LINC Housing. I have expanded our Inclusionary Housing Ordinance, strengthened our Tenant Protection Ordinance, closed the timing loophole on the State Rent Increase cap prior to 1/1/20 and proposed permanent supportive housing in the Civic Center. I proposed the motel conversion ordinance. I have met with housing producers, housing advocates, neighborhood groups and experts to devise new methods to produce affordable housing and will continue to do so if reelected and undoubtedly even if not reelected. I am a long term champion of affordable housing.

1. Please share your thoughts about the new state laws that give homeowners the option to build a junior ADU inside the residence as well as an external ADU on the lot with fewer restrictions. Do you feel that the City should sue to prevent the state from preempting local control over zoning policies such as the building of ADUs?

I believe that there is value in easing the restrictions on ADUs, but I think that the State has badly overreached in superseding our authority as a Charter City to regulate land use with some of these bills. So, I am seriously considering mounting a legal challenge to their actions. While ADUs can boost housing production, eliminating basic land use controls (minimum lot size, parking) can have a very detrimental effect on surrounding neighborhoods. The assumption that because ADUs are less expensive to produce, that they will charge more affordable rents is not sound. The market will control rents and without regulation, will likely not be affordable. That is why we attempted to incentivize homeowners by charging lower fees if the ADU was covenanted to be affordable or rented to a family member. Without tying reduced fees to some affordability commitment, or even on-site ownership in one of the units, there is the danger of developers intensively "farming" a neighborhood and truly undercutting the character of our neighborhoods, which I believe has value in maintaining the nature of our City. We should not declare war on single family housing.

2. Will you support the currently pending proposal for mixed use—commercial development plus affordable family housing and permanent supportive housing—at the Civic Center? If not, why not?

Yes. I proposed using the YWCA for permanent supportive housing. Now that the developers have suggested that using the vacant city owned lot instead, I am supportive of whatever proposals will generate additional permanent supportive housing in the Civic Center.

4. Many churches in this city have expressed interest in building affordable/homeless housing on their excess land, This might require changes in zoning and parking requirement. How do you feel about this?

I have met with the GPAHG team to understand their ideas and walked the North Fair Oaks neighborhood. I think that the possibility of creating an overlay zone at increased density has merit and I am willing to examine parking requirements. However, there need to be some clarity regarding whether the church would remain on site in some form and the neighborhood impacts of both increased density and reduced parking requirements.

5. Do you support building new affordable/homeless housing in every district, especially Northwest Pasadena where low-income people are being displaced due to gentrification? If not, why not?

I support the dispersal of affordable housing throughout the City. However, I do not object to building more affordable housing in Northwest Pasadena. The nature of today's affordable housing projects, their scale, design and unit mix, mean that they are not a threat to neighborhood quality of life.

6.. Rising rents are a major cause of homelessness and displacement. Some say that rent stabilization will alleviate this problem, while others disagree. What is your view?

I do not support rent control because I believe that it reduces housing production and reinvestment to maintain and improve existing housing. Every responsible, independent analysis that I have read has reached the same conclusion. The new State legislation capping rent increases and codifying "Just Cause" eviction should eliminate the worst abuses, but ultimately, increased housing production, more aggressive Inclusionary housing requirements and enhanced funding for affordable housing offer the best path to reducing the affordability crisis.

Closing statement: Affordable housing and associated homelessness is one of the greatest challenges facing Pasadena. We have made a real effort to address these issues; but we need to do more. My experience as a professional and as a volunteer allow me to suggest that I am well suited to help meet this challenge to our City. I hope that you will give me that opportunity.

Major Williams, Candidate for Mayor

Bio: Major Williams started his first two business selling car incents at local car washes and cutting grass for elderly neighbors. He studied business management and marketing in college. His experience in politics began 20 years ago working with non-profits and community organizations all over the country. He launched Fly Kicks for Kids ,a 501(3)c non-profit that provides economic resources and empowerment workshops for youth.

My vision for addressing affordable housing and homelessness would begin with supporting churches and synagogues using excess space for housing and reducing regulations on internal and external ADU for residential. In addition to our homeless community I would launch a mental health and drug addiction facility campaign that would provide services to combat the issue. As Mayor I would be very visible as I would leverage my support to help secure more grant funding and work towards creating new opportunities to house our families in need.

Please share your thoughts about the new state laws that give homeowners the option to build a junior ADU inside the residence as well as an external ADU on the lot with fewer restrictions. Do you feel that the City should sue to prevent the state from preempting local control over zoning policies such as the building of ADUs?

As the Mayor, I would not initially sue the state. My approach would be to allow the building and reduce certain restrictions to incentivize homeowners to build and hope those units will be aligned for affordable housing purposes. After two years, I would ask the council to revisit the positive or negative impact of our decision. From that assessment, we would either celebrate success in housing more families or rethink the approach to sue if it is deemed a negative impact on our communities and seek amendments to pause the building of AUD's.

Many churches in this city have expressed interest in building affordable/homeless housing on their excess land; This might require changes in zoning and parking requirements. How do you feel about this?

I would support such a request, and I would vote to amend zoning and parking requirements so those housing projects can proceed.

There is currently a debate about whether the Civic Center should be used only for commercial use or for affordable/homeless housing as well as for commercial use. What do you feel is the best use of the Civic Center?

I have a unique approach to how this could be possible and how we would do it. I will share with the moderators and voters if asked at the forum.

There is a debate about whether new affordable/homeless housing should be built in every district, including Northwest Pasadena, where low-income people are being displaced due to gentrification. What is your opinion on this issue?

Yes, affordable housing should be built in every area. The idea of districts does not exist when it comes to our housing crisis.

Rising rents are a significant cause of homelessness and displacement. Some say that rent stabilization will alleviate this problem, while others disagree. What is your view?

Rent stabilization isn't a universal solution and serves as another bandaid. But, I will support case by

case rent stabilization measures.

Closing Question: Sum up your hopes for what you can accomplish during your term in office to address the housing crisis, or respond to one of question that you care deeply about and didn't get a chance to answer

As the next Mayor I will launch an action plan that will aggressively address our homelessness issues and foster bold new relationships with our developers, landlords, and property owners so that they can know the city supports them, but we do expect them to operate in our town with fairness and dignity. My action plan will produce excitement around our youth and the public education system to attract the best and brightest. We will earn back the trust of many parents who have been sold a false narrative about our students, educators, facilities, and the experience of public school districts. I look forward to partnering with our residents who seek to advance themselves economically by bringing in some of the top financial and entrepreneurial minds in the country and provide these resources with the sole purpose of empowering them financially. It is time that we stop blaming others for our lack of and bond together envisioning a path to freedom. As Mayor, my stance and input with our Police Department will be present, engaged, and focused on ensuring our community feels safe and that our officers know we expect them to perform at a high level of integrity. Whether you can see the decline of the city's moral or not, a new brand of leadership is needed. This is the time for a pause or holding on to the traditional point of view about what makes one qualified for office. It is time to think Major about the future of Pasadena.