

August 17, 2019

City Council, City of Pasadena
100 Garfield Ave.
Pasadena, CA 91101

Dear Mayor Tornek and Members of the City Council:

We are writing to express our support for strengthening the City of Pasadena's inclusionary zoning ordinance.

The inclusionary policy has been a boon to the city since 2001. Property owners, especially those of us who have lived here for some time, have financially benefited from the city's zoning policies. But for those who are renting, the city's housing policies have not been good news. Higher property values have put pressure on landlords to increase rents, which have doubled in the past 10 years, while wages have not. Pasadena has prided itself on diversity, yet 24% of African Americans have been displaced over a 10-year period. Inclusionary zoning seeks to undue exclusion, reverse segregation, and bring a broader spectrum of housing opportunity. It is time to make a bold change to help address the severe shortage of affordable homes.

GPAHG has conducted a careful analysis with the help of Phil Burns, principle planner for the Arroyo Group (which planned Old Pasadena, the Civic Center and the Playhouse district). This study used the same numbers and prototypes as the city's feasibility study, showing it is entirely feasible to increase the affordable housing set aside to 25% with the Planning staff's recommended menu of concessions, leaving a very fair return for developers. Therefore, we ask the City Council to approve the Planning Commission's recommendation to strengthen the City's inclusionary zoning ordinance in the following ways:

- Increase the inclusionary set-aside to 20% of units for very low-, low-, and moderate-income families;
- Offer concessions from a pre-approved menu in exchange for additional affordable housing up to 25% or more;
- Eliminate "trade-downs" which reduce the overall quantity of affordable units; and
- Increase the inclusionary zoning in-lieu fee.

In addition to what the Planning Commission recommended, we are also recommending the following:

- Presently the inclusionary policy applies to residential developments with 10 or more units. We are asking to lower the threshold to 8 or more units and additionally that developments of 3-7 units also include an affordable unit or pay a fee.
- Placing all inclusionary housing in a Community Land Trust to monitor the units and ensure they remain affordable in perpetuity.

Thank you very much for your attention to this letter. We appreciate your continued leadership of the city.

Sincerely,