

GPAHG SUBCOMMITTEE UPDATE 9/22/2020

ADU Subcommittee

Subcommittee Leader: Anne Marie Molina

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The goal of the ADU subcommittee is to catalyze building 500 ADUs (also known as "granny flats") in Pasadena by 2025, driving down the cost for homeowners to design, build, finance, and rent ADUs that are affordable to the most vulnerable.

In September, our team distributed flyers for Pasadena's ADU Pilot program, and specifically went to homes on the N. and S. sides of Zanja—a street in Pasadena ideal for ADUs. We met with Randy Mabson, who is on Pasadena's Housing Staff, and Bill Huang, Director of housing, to ask questions regarding racial equity and financing the ADU Pilot Program. Our questions were well received and considered. Our entire committee attended the orientations for the Pilot. The application window for the pilot program will be October 1st through the 30th. Currently, the permitting fees to build an ADU are quite high. Our team is researching other cities and the fees associated with building ADUs (example solar panels).

Safe Parking Subcommittee

Subcommittee Leader: Tom Petersmeyer

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Safe Parking is a program that provides unhoused people living in their vehicles with a safe place to park overnight and places them on the path to becoming housed. Our goal is to set up at least one safe parking pilot program in Pasadena/Altadena by January 1st, 2021.

Our committee met on September 9. We discussed how to move forward with city codes, and land-use zoning to create a pathway towards safe parking in Pasadena. We are researching other cities in the county that have safe parking programs in hopes of understanding how they accomplished this in their communities. During our meeting, Jill presented a list of 19 Pasadena churches interested in safe parking, the potential use of FEMA trailers, and palette homes.

We're developing a Safe Parking Program with Trinity Church, working with leadership to define roles between ourselves and the church that will allow us to create an excellent safe parking program. This will be the first program of its kind in the San Gabriel Valley. We also submitted a letter of inquiry to a foundation for a grant to fund the program. Our next meeting is on October 7. We will discuss land use legalities, and a land-use lawyer will be present on that day. We'd love for you to join us!

Congregational Land Subcommittee

Subcommittee Leader: Phil Burns

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The goal of the Congregational Land Committee is to create a path for churches to have affordable housing built on their excess land. Churches are a perfect marriage as they lose members due to the high cost of housing. We have 26 interested churches, 7 in Pasadena with one on project on N. Fair Oaks for 43 unit proposal now looking for the right affordable housing development partner. Our powerful team, made up of Phil Burns with the Arroyo Group, Andre White, Hugu Martinez, Cynthia Kurtz, Rev John Oh and Tricia Keane has also been discussing racism and working on a proposed overlay zone that would allow interested churches to have the right zoning. We have met with each our City Council members together with the churches in their districts. Please join a weekly zoom meeting each Saturday at 10am to learn more about the overlay zone. Please see the link in chat.

ASHA Subcommittee

Subcommittee Leader: Anthony Manousos

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Our affordable/supportive housing advocacy team known as ASHA has been very busy this **month** trying to ensure that developers building in our city maximize the number of inclusionary housing units onsite. By law developers must set aside 20% of their new developments as affordable, build offsite or pay a fee. We are concerned about a proposed development on Los Robles on property that is covered by the Fuller Seminary Master Plan, which requires 100% affordable student housing. The developer wants to change the Plan so that they can build 108 units, 100 of them market rate, and only 8 affordable. We want them to produce as much affordable student housing as possible.

The second project is a huge development on Los Robles north of the Freeway that would produce 225 units of market rate housing in a predominantly Latino, low-income neighborhood. This development would replace a popular 99 cent store with deluxe apartments no one in the neighborhood could afford. We spoke with the developer, urging him to build 45 units of affordable housing onsite. He hasn't yet responded. We are excited that proposals for affordable housing at the Civic Center is coming up for a vote, perhaps as soon as Oct 6. We plan to mobilize as many

people as possible to advocate for permanent supportive as well as affordable housing at the Civic Center. I hope you'll join this campaign. I tell you more when I give my presentation.

Liaison Membership Network
Liaison Coordinator: Bert Newton
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The goal of the Liaison Membership Network is to have an ongoing, trained, ethnically, and economically diverse network of 60 liaison churches to form housing justice teams by 2025. These teams will advocate to promote and pass just policies, and approve affordable housing developments in Pasadena and the surrounding areas.

Currently, we have over 20 congregations in our congregational liaison network. That means that over 20 congregations have identified someone to be the official liaison for the work that we are doing.

A liaison attends our Monthly Housing Justice Educational Forums, bringing others from their congregation, and rallies their congregation for specific campaigns to write emails and submit comments at city council meetings.

Each member congregation also contributes a small annual donation to Making Housing and Community Happen.

Liaisons can also organize educational events in their congregation. One church recently did this, resulting in 9 of their church members joining an advocacy Zoom call with a council member that same week. That church now has a strong team of advocates.

We encourage congregations to follow this model, even if you don't have a liaison yet.

Through this network, we are deepening our roots in the community and building the power we need to transform this city.

Community Land Trust Subcommittee
Subcommittee Leader: Connie Millsap
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Our committee's goal is to create a Community Land Trust for San Gabriel Valley. This model started 50 years ago by and for African Americans to foster economic rights by holding land in common. With CLT's homes are bought and sold, but not the land, making homes affordable. There are approximately 250 CLTs today.

I have been attending a series of courses offered by Grounded Solutions, a national tech support organization for CLTs. Our committee's first meeting on Sept 12 on had fewer attendees than hoped, due to technical issues. Yet this gave us an opportunity to engage with Grant Power, who works with Habitat for Humanity. He shared how County Supervisor Hilda Solis, District 1, is encouraging CLTs, which has energized peer learning groups. Grant shared about the activity of CLTs in the LA area and has been engaging with this network. We discussed about a possible fiscal sponsorship.

North Fair Oaks Empowerment Initiative

The goal of the north Fair Oaks Empowerment Initiative is to transform Fair Oaks in the area above Washington and below Woodbury with and by the community. Our priorities are affordable housing, employment and creating a safe and beautiful street. Having reached many of our goals over the past 10 years, we were blessed to receive a \$20,000 donation. With this money, we decided to hire an organizer. Gary Moody, who is well-qualified applied for the job. He feels this is more than a job, but a calling and part of a movement. Last night our team, Dr. Walton, DeWalt Brown, Joyce Graham, Joyce Hill, Elder Boyd, Tina Wilks-Wilson and Pastor John Stewart, interviewed with Gary and unanimously decided to hire him. Gary is eager to get started, with our first goal to pass an overlay zone making it possible for churches on to build affordable housing on excess land.