Housing Element Update Community Meeting - June 8, 2013 Community Comments

Second Units

- No second units in hillside areas because of problems with steep hillside lots, traffic, parking, guest parking, and the banning of parking on narrow streets.
- Would like an inventory of second units in the Allendale/Linda Vista (West Pasadena, District 6). Inventory should include units that are illegal to legal to illegal to non-conforming.
- Second units should have covered parking.
- District 7 has carriage houses that are being rented to the rich.
- Current second unit ordinance has a large lot size requirement, City should look into standard lots and substandard lots.
- Our focus should not be just on lot size but in the context in which it is located.
- Pool houses get converted to second units this is a big issue on the estate lots in District 6.
- Second Unit ordinance should look into customization depending in its location in the City.
- Historic Districts can't have second units, why?
- Have affordability covenants for second units.

Affordable Units

- Small size of units limits families with children.
- Do more to protect affordable rental housing units.
- Need greater preservation of single-family types of housing.
- Affordable units not managed or inspected properly (people being taken advantage of).
- In lieu fee should be eliminated or modified to encourage new units on site.
- A proposal is moving forward to address legal issues for the Inclusionary Ordinance as a result of Palmer case. This will be before a Council Committee in either August or September.
- Look at the issue of considering college student dorms as affordable housing.

Maintain Residential Diversity

- City needs to have an ordinance to protect tenants from evictions. Need just cause eviction ordinance. Protect existing residents.
- Strengthen relocation requirements.
- Focus and develop programs so that there is no net loss of affordable units.
- Designate set percentage as a goal for affordable housing.
- Prices/rents driving out African-Americans.

Process

- Need to maintain open dialogue among economic groups and various neighborhood groups on housing issues.
- Educate the public to assist in understanding various housing issue/solutions is needed; city needs a stronger learning environment.
- Decision-making process on housing issues needs to be more inclusive.
 All income levels needs to be encouraged to contribute to housing issues.

Neighborhood Preservation

- Protect the character and quality in single-family neighborhoods by allowing them to have second units.
- Chapter 7 of the 2010 Housing Element, where it reads "maintaining neighborhood quality" add <u>and character.</u>
- Caution in establishing Historic Landmark Districts as homes that are lived in by affordable, low-income people will not be able to maintain or pay for restoration or maintenance of their property.
- Preservation should be about preserving mixed income neighborhoods not just historic architecture.
- Lack of inspections has negative impacts on surrounding neighborhoods, increased code enforcement.
- Need inspections of interiors to identify problems.
- Establish a Community Land Trust which addresses the issue of displacement of community residents. All the units built on that land remain permanently affordable.
- Consider landlord licensing (which other municipalities do), this results in improved maintenance and accountability.