



WEST PASADENA RESIDENTS ' ASSOCIATION CITY HOUSING ELEMENT UPDATE POLICIES

April 6, 2022

- WPRA acknowledges there is a need for additional housing in Pasadena—most importantly, affordable housing.
- Most all state mandates reward the production of market-rate housing, and do not prioritize affordable housing. Affordable housing should be the housing element's primary focus.
- WPRA urges the City to pursue housing solutions tailored to Pasadena's unique characteristics. New housing development must adhere to Pasadena's design guidelines, Land Use Goals and Policies of the Land Use Element of the General Plan, and Specific Plans. Respect for context, architectural quality and compatibility, and excellence in design and materials must be upheld.
- WPRA applauds the City's successful implementation of the "Missing Middle" initiative through a Joint Powers Authority that added more than 1,000 moderate income housing units to the city's inventory. This program should be strongly encouraged, enlarged and incentivized to continue its momentum.

- WPRA urges the creation of more incentives for the development of 100% affordable housing projects and supports the city's concessions menu, while discouraging use of the excessive State Density Bonus.
- WPRA advocates a priority for adaptive reuse to convert vacant or underutilized commercial and industrial properties to dwelling or multi-use units. Adaptive reuse conserves resources and land, and produces less environmental impact.
- WPRA supports the construction of affordable housing on religious/institutional properties—on a discretionary, and not by right basis. Each case should be reviewed on its own merits, and must respect underlying zoning, context, and proximities.
- WPRA supports in principle maximizing the benefits of public transit accessibility by concentrating additional residential construction in proximity to rail and high-capacity bus service. However, WPRA also prioritizes the necessity for open and green spaces and is opposed to high-density 'packing.'
- WPRA urges careful accounting to insure adequate supply of water, sewer, power and infrastructure for existing and new residents and businesses prior to adding significant numbers of new units.
- WPRA supports requiring upgrades and capacity increases to existing infrastructure for the judicious construction or conversion of additional residential units in a given area--including adequate street, driveway and

parking capacity and traffic impact assessment and mitigation.

- WPRA urges the City to promote the replenishing and maintenance of our dwindling urban forest footprint and encourage the care and expansion of street trees and public green spaces. Street trees and protected trees on private land must be safeguarded from construction encroachment and neglect.

The WPRA is an all-volunteer organization dedicated to maintaining and enhancing the quality of life in southwest Pasadena. We have over 1,000 paid members.