



Community Development
Department

Memo

DATE: April 18, 2022
TO: Planning Commission
FROM: Angelica Frausto-Lupo, Community Development Director
PREPARED BY: Matt Chang, Planning Manager
RE: Additional Document Item No. 3, Public Comment – Proposed
Inclusionary Housing In-lieu Fee

The attached written comment was received by 12:00 p.m. on April 18, 2022.

From: Josh Albrektson
Sent: Thursday, April 14, 2022 3:36 PM
To: PlanningComments
Subject: Item 3, public comment

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Two things.

First:

On May 22nd Liz Bar-El was told by HCD that South Pasadena cannot have a compliant Housing Element with this Inclusionary Housing Ordinance.

You all remember the planning commission meeting where the staff report had a glowing review of that May 22nd meeting but the notes from the HCD meeting said otherwise. The only reason you got those notes from the HCD meeting was because I put in my public comment you should ask for them.

In December Liz Bar-El and Angelica Frausto-Lupo were again told that South Pasadena could not have a compliant Housing Element with the Inclusionary Housing Ordinance that is the highest in the state. I believe the city attorney was on that call.

This is written in the bottom of page 5 of the letter sent to HCD about the draft Housing Element.

The fact this is being presented to you means that Angelica Frausto-Lupo either didn't get the message from HCD or thinks that it doesn't matter.

Second:

I really hope you watched the City Council meeting on this subject. Liz Bar-El repeatedly told the City Council false information. She said that the South Pasadena fee is applied to the whole building is less than Glendale and Pasadena, both of which is ~\$50. The South Pasadena fee would be \$74 per sq ft of the entire building.

Proof?? 20 unit apartment complex, 1,000 sq ft per apartment, 20,000 total size of the apartment. This would have two low income and two very low income apartments.

2,000 sq ft low income time \$249 = \$498k

2,000 sq ft Very low income at \$489 = \$978k

\$1,476,000 total in lieu fee divided by 20,000 sq ft

\$73.8 per sq ft of the entire building. Compared to ~\$50 for Pasadena and Santa Monica

Regardless, this is the highest affordability level of any IHO in the state. HCD knows that. Liz Bar-El has lied to you previously by saying it isn't.

--

Josh Albrektson MD
Neuroradiologist by night
Crime fighter by day