

The Greater Pasadena Affordable Housing Group (GPAHG) Orientation

**Part 1: The problem, focus, and
how we get our work done.**



In Part One you will:

- Learn about the housing crisis in the US, CA and Pasadena
- Who needs affordable housing?
- Why we should focus on affordable housing
- GPAHG, it's vision, Mission, history of successes and Platform
- Anatomy of GPAHG-who we are
- How GPAHG relates to MHCH

The Problem: The Housing Crisis in the US and California

“No US State Has an Adequate Supply of Affordable Rental Housing for the Lowest Income Renters” see: <https://nlihc.org/gap>

The U.S. has a shortage of 7.2 million affordable/available rental homes for extremely low income renters, whose income is at or below the poverty guideline.

See: https://nlihc.org/sites/default/files/Gap-Report_2017.pdf

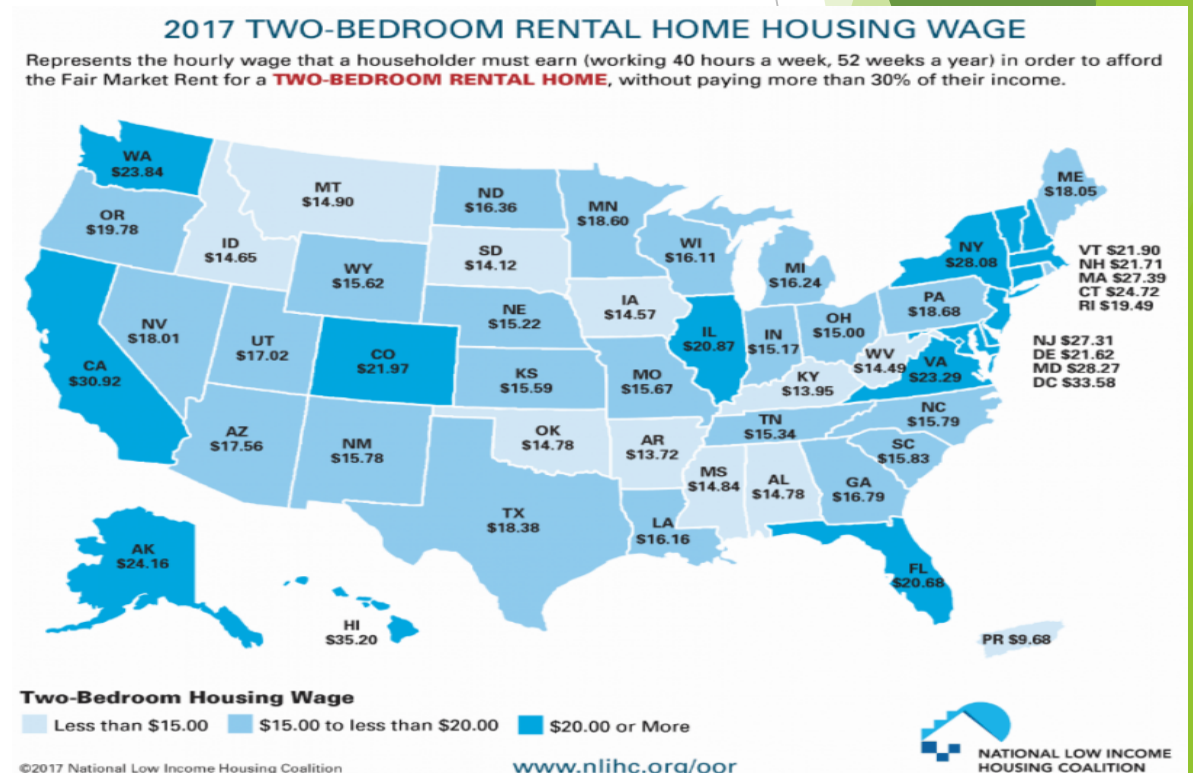
California is the homeless capitol in the US. On any given night LA has 53,000 people experiencing homelessness.

See: <https://endhomelessness.org/homelessness-in-america/homelessness-cstatistics/state-of-homelessness-report/california/>

How much do you need to earn per hour for a 40 hour job to afford two bedroom apartment in CA?

32.00 per hour.

See: https://nlihc.org/sites/default/files/oor/OOR_2018.pdf



The Problem: What is the housing picture in Pasadena?

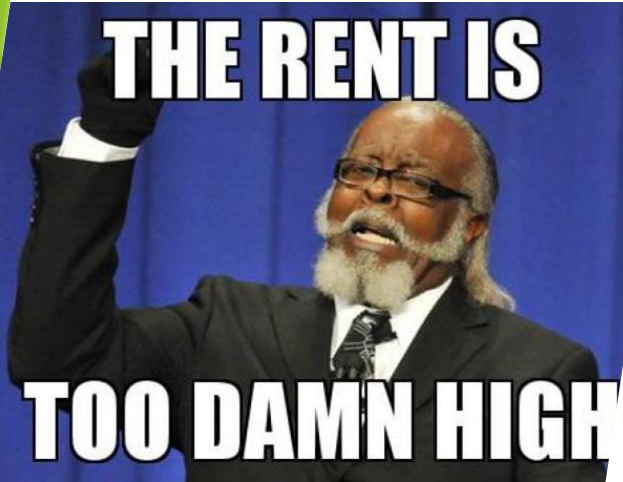
In Pasadena, 42% of renters and 34% of homeowners are spending more than 50% of their income on housing, and apartment rates have increased by 50% over the past decade. (page A 14 of Pasadena's Housing Element)

This is considered "severely cost burdened".

The rule of thumb is that you should spend no more than 30% of your income on housing needs. Apartment rates have increased 50% over the past decade.

According to the 2018 count, 677 people in Pasadena experience homelessness. That number is 18% more than in 2017 (575) and 28% more than in 2016 (530).

However, there is 27% decrease in chronic homelessness, which demonstrates that permanent supportive housing is working to end homelessness for those in the chronic homelessness population.



Reasons why folks become homeless in Pasadena:

Economic reasons. Today of 75% of those experiencing homelessness is due to economic reasons. Typically this is Short-term homeless

Chronic homelessness, which is 25% of overall homeless population

- ▶ This is Long-term (defined as having experienced homelessness for at least a year – or repeatedly – while struggling with a disabling condition such as a serious mental illness, substance use disorder, or chronic physical disability or health issue.
- ▶ This is the most costly to address

Seniors

- ▶ Fastest growing, in Pasadena homelessness among seniors has increase by 65% in the past three years.

Who Needs Affordable Housing?

Renters, why?

- ▶ Rents have increased faster than incomes, by 50% in the last decade.
- ▶ Great Recession of 2006-2008 pushed folks out other homes into a tight rental market,
- ▶ Households that are Very-Low, Low & Moderate Income need help, as well as
- ▶ Middle income or Workforce

First Time Homebuyers because:

- ▶ High median home prices of \$826,100.00, which is up 4.1% over the past year
- ▶ Tighter underwriting rules
- ▶ Student loan debt

Homeowners

- ▶ Need help on Maintenance on fixed incomes
- ▶ Risk of foreclosure

Quiz

1. True or false:

- 1) You need to earn \$15 per hour to afford an apartment in Pasadena
- 2) 42% of renters in Pasadena are cost-burdened, paying more than 50% of their income on rent.
- 3) GPAHG was founded to address the high cost of coffee in Pasadena.
- 4) The homeless count in Pasadena has increased by 8% in 2017.

2. Multiple choice:

Those who need affordable housing are:

- a) Employers need affordable housing for their employees because it hard to pay enough to cover rising housing costs.
- b) The Chronic and short term homeless population
- c) The city staff and teachers

Why focus on Affordable Housing?

Because no law requires affordable housing, it always happens as a result of advocacy. Even Inclusionary Housing, which is required, came about as a result of many advocates.

Because affordable housing creates a healthy and sustainable city.

In a healthy city, all are welcome, and all are needed. Healthy cities provide housing options at various income levels in close proximity to jobs. California's Housing Element Law challenges cities to provide enough housing at all income levels, for students, those experiencing homelessness, for families, singles, seniors, and other special needs.

Because God cares about cities, where all are welcomed.

1,250 times the Bible mentions cities. Cities are expected to care for the most vulnerable and there are consequences if they do not. We sometimes don't realize that where someone lives is a core part of biblical teaching. Most of the people in the Bible are identified by their geography: the people of Israel, Paul of Tarsus, Jesus of Nazareth. The prophets all spoke to leaders of cities and nations challenging them to care for the poor and widow. Jesus challenged cities to show compassion, for example he wanted to care for Jerusalem as a mother hen.



Jesus Loved Cities and held them responsible

Jesus held cities responsible for how they showed hospitality to strangers - (the 72)

Jesus challenged cities - “

Woe to you, Chorazin! Woe to you, Bethsaida! For if the miracles that were performed in you had been performed in Tyre and Sidon, they would have repented long ago, sitting in sackcloth and ashes.” Luke 10:13

Truly I tell you, it will be more bearable for Sodom and Gomorrah on the day of judgment than for that town. Matthew 10:15



The Bible teaches us to care for the poor

If one of your countrymen becomes poor and is unable to support himself among you, help him as you would an alien or a temporary resident, so he can continue to live among you. *Do not take interest of any kind from him, but fear your God, so that your countryman may continue to live among you.”*

Lev. 25: 35-36

Why do we do this?

Because there is no commandment more important than **LOVE**.



Quiz

1. A healthy city:

- A) has enough housing for all income levels
- B) has gated housing to protect its wealthier residents from the lower income population
- C) is also part of God's intention

2. Which of the following is a reason to focus on affordable housing?

- A) Because there is no greater commandment than love
- B) Affordable housing creates healthy, sustainable cities
- C) The bible teaches us to care for the poor
- E) Because it minimizes traffic when housing folks can afford is close to jobs.
- D) All of the above



GPAHNG – the Greater Pasadena Affordable Housing Group creates and preserves affordable housing through policy advocacy and education.

Vision: *All Pasadena residents shall have safe, quality, accessible, and affordable housing; people are not displaced from the community, and our community is racially, ethnically and socially diverse.*

Mission: *GPAHNG educates, advocates, and acts to provide safe, clean, and affordable housing for low, very-low, and no-income residents of the greater Pasadena area.*

For 20 years GPAHG has
been advocating for housing
justice with much success

The Beginning....

GPAHG, originally founded as Affordable Housing Action (AHA), started in the mid 90s as a grassroots effort to address the soaring rent and housing costs during the Savings and Loans crisis.

It was initially sponsored by the American Friends Service Committee, a program of the Quakers. Later it became PAHG-the Pasadena Affordable Housing Group. Today it has expanded to be the Greater Pasadena Affordable Housing Group under the nonprofit, Making Housing and Community Happen.

A Brief History
of GPAHG

Some of our Efforts and Successes

1990s - the Affordable Housing Action, GPAHG's precursor, began to advocate for rent control in Pasadena, without success. (In 2017 this cause was taken up by the Pasadena Tenants Union and continues to be supported by GPAHG, with promising results).

2001 - GPAHG played a role in crafting and passing the Inclusionary Housing Ordinance which requires developers who build more than 10 units to set aside 15 % as affordable, pay a fee or build off site. As of March 2019, this policy has produced over 577 affordable units, with no cost to the city, and helped provide Pasadena's affordable Housing Trust Fund with over \$21 million. These funds have been leveraged to produce and preserve 690 more units. GPAHG also advocated for an increase in the in-lieu fee for developers who prefer to pay a fee rather than build inclusionary units on site.

2005-2006 - GPAHG advocated for this surplus land of the Desiderio Army Reserve Center under the famous Colorado Street bridge to be used for nine Habitat homes.

2007 - GPAHG exposed how Pasadena Manor had wrongfully evicted elderly residents, obtained front page headlines to highlight this issue, mobilized community support, and helped them secure legal representation so that the 157 of these residents were able to obtain relocation costs.

Nine Habitat Units Approved in Pasadena



Successes Continued

2008 – GPAHG successfully advocated for a Housing Department separate from the Planning Department. Having a housing department has significantly increased the production of affordable housing in our city.

2010 – as a result of GPAHG's input, a large apartment complex called Westgate set aside 20% of their proposed 800 units to be affordable for very low income, resulting in 97 units indistinguishable from the luxury units, near Old Pasadena jobs and the metro line—keeping cars off the road. GPAHG has met with other residential developers, challenging them to include the 15% of affordable housing units at the lower income levels. In 2018 when a 550-unit apartment complex was proposed in east Pasadena, GPAHG won the unanimous approval of the City Council for that developer to include the 15% affordable.

2012 – GPAHG wrote a 21-page detailed analysis of Pasadena's 2014-2012 Housing Element Draft which ultimately lead GPAHG to contact HCD (the state housing dept) resulting in the draft not being accepted without the city including more deadlines and accountability. Those deadlines now give GPAHG the leverage needed to hold the city accountable to meet them. GPAHG's efforts helped the City to win several awards, declaring this Housing Element as the best in the state as a model for all other California cities.

"House the Homeless"

Isaiah 58:7

At Heritage Square South



More successes

2014 - GPAHG was alerted to Fuller Seminary's sale of 197 student housing units to Carmel Partners, a luxury builder, and by so doing breaking their 2006 agreement with the City to keep these units affordable. For the past few years, GPAHG has sought to convince Fuller to leave a legacy of affordable housing when it leaves the City, particularly at Chang Common.

2016 - GPAHG stopped a proposed anti-camping ordinance which would have criminalized homelessness in Old Pasadena and other business districts.

GPAHG succeeded in getting the Planning Commission to focus on affordable housing twice a year with an eye toward the implementation of the Housing Element. Additionally two workshops a year will now be held by the Housing Department.

2017 - GPAHG won a stronger Tenant Protection Ordinance, cleaning up a loop hole that allowed landlords not to pay relocation fees if they put their tenants on month-to-month rental.

ADVOCATING AT PASADENA Planning Commission for Granny Flats



Successes Continued.

2018 - GPAHG succeeded in lowering the property size requirement for Accessory Dwelling Units (Granny Flats) from 15,000 s.f. to 7,200 s.f and succeeded in lowering the impact fees for an ADU from \$20,000 to \$957 if the homeowner agrees to: 1) an affordable housing covenant 2) to rent to Section 8 tenant 3) or to a family member. As a result, 40 granny flats were built in the first year, and 13 of them for lower income tenants. (Only one granny flat was built in the previous 15 years because of the City's restrictive ordinance.)

2018 - Present Day - GPAHG worked with the City Council to approve using city-owned property at Heritage Square for 69 units of housing for homeless seniors. Because of GPAHG's support along with other concerned citizen, the Council also approved an ordinance that will facilitate the conversion of motels to homeless housing. In addition, the Mayor recommended that a vacant city-owned YWCA be used for homeless housing.

GPAHG's Homeless Housing Subcommittee is advocating to build enough permanent supportive housing (PSH) to reduce our homeless count by at least 50% in the next five years. PHS is what ends homelessness by providing stable homes and supportive services for those who have been homeless.

Learn more about the history here: makinghousinghappen.net/2019/05/03/history-of-the-greater-pasadena-area-housing-group/

GPAHG Platform



GPAHG: PASADENA AFFORDABLE HOUSING PLATFORM

Produce New Affordable Housing

- Inclusionary Zoning
 - Set-aside for extremely-low income units
 - Increase in-lieu fee four time what is now.
 - Increase the affordable housing set-aside around transit corridors to 30% and 25% the rest of the city
- Minimize down-zoning so that the right density can support affordable housing, i.e. at least 32 units per acre
- Identify Land, Vacant city church parking lots and others parcels
- Find ways to help landlords support section 8, end discrimination against Section 8

Increase additional funds to Housing Trust Fund

Identify new sources of funding:

- % of sales tax revenue
- Affordable housing bond
- % construction tax to mitigate impacts on affordable housing needs
- Title transfer tax
- Parking fees
- Parcel tax
- Airbnb TOT (Transient Occupancy Tax)
- Other?

Second Unit Ordinance, Granny Flats, ADU-Accessory Dwelling Units.

- Further Reduce minimum lot size from 7,200 s.f. and other Limiting factor ADUs from being built
- Allow ADUs to be built over garages
- Create a pilot project i.e. on Zanja
- Strengthen the cities' proposed pilot project to help fund ADUs for low-income.

Preserve Existing Affordable Housing

- Monitor at-risk affordable buildings and be sure they don't go market rate i.e. I the process of the Fuller Seminary sale
- Track rents citywide and monitor affordable rents with something like Landlord Licensing
- Create or Partner with a Community Land Trust.
- One-for-one replacement and no-net-loss
- Incentivize naturally occurring affordable housing by providing incentives like green features.
- Create a Condo conversion ordinance allowing at least a third of those renting to become homeowners
- Institute rent control/rent stabilization

Improve City Processes

- Create a Permanent Affordable Housing Commission to create and implement a vision for affordable housing production and preservation via the Housing Element with stronger enforcement.
- Identify sites for affordable housing development, including private land and excess City, County, CalTrans, PUSH and other public lands
- Promote affordable housing projects
- Monitor currently restricted units
- Monitor currently affordable but non-restricted units
- Monitor Planning Commission to ensure affordable housing projects are expedited
- Routine analyses of impediments to affordable housing development
- Routine analyses of impediments to fair housing choices
- Restore varying Section 8 subsidy levels to reflect differing fair market rents in expensive sections of the City
- Refrain from having policy determinations make by staff without the benefit of public input
- Improve the scope of EIR (Environmental Impact Reports) to include the impact of the lack of affordable housing.

GPAHG Platform, continued

Education on affordable housing development, preservation and policy

- For City Council,
- Planning Commission
- City staff
- Provide ongoing tours of affordable housing

Affordable housing developers

- Recoverable grants/advances for pre-development costs

Protect Tenants' and Homeless Rights

- Pass a Homeless Bill of Rights
- Increase relocation benefits
- Just cause eviction
- Prohibit discrimination against rent subsidy recipients
- Effective ban on retaliation or eviction on tenants who exercise their rights
- Improved code enforcement program that improves housing quality but does not dislocate tenants
- Rent escrow options for noncompliant buildings
- Lead-safe work practices
- Consequences for slumlords
- Permanent supportive housing in every district
- Three motels converted to homeless housing in 5 years

[Link to Platform:](http://makinghousinghappen.net/2019/03/22/platform-for-the-greater-pasadena-affordable-group-gpahg/)
makinghousinghappen.net/2019/03/22/platform-for-the-greater-pasadena-affordable-group-gpahg/

Expand efforts beyond Pasadena to adjacent cities by partnering with groups that go beyond Pasadena's borders:

- PUSD,
- Women's League,
- Family Promise,
- Habitat,
- SCAG (Southern Cal Assoc of Governments),
- San Gabriel Valley Council of Government
- LA Voice

General Public

- Routinely translate policy documents into plain English and relevant languages
- Distribute projects more evenly throughout the City
- Inventory and monitor rents
- Identify at-risk affordable housing and monitor for possible City intervention
- Funding priorities should favor affordable rentals over ownership
- community members, including those with children and with disabilities
- Refrain from having important policy determinations made by staff
- Hold meetings in a manner that is accessible to low income
- Make relevant materials (including staff reports) available online
- allow adequate opportunity to analyze (more than 72 hours) in advance

The Anatomy of GPAHG



Who is this beloved GPAHG community?

Currently, GPAHG has an estimated 20 members and hundreds of supporters. Over the years, GPAHG has been comprised of a diverse membership consisting of:

- ❖ retired planning commissioners,
- ❖ retired city planners,
- ❖ lawyers,
- ❖ architects,
- ❖ nonprofit directors,
- ❖ pastors,
- ❖ caseworkers,
- ❖ former homeless individuals,
- ❖ and long-term advocates at the local and state levels.



We seek to build a beloved community each time we meet

in our monthly general meetings, the 4th Tue at 7pm where we celebrate our wins, hear reports from subcommittees and learn about new ideas, and have educational sessions so that we are always growing in our knowledge and skills. All are welcome. We meet at the Quaker Meetinghouse at 520 E. Orange Grove Blvd. Pasadena, CA 91104

...in our subcommittees that meet at various times depending on the schedules of those involved. We have four subcommittees:

~Inclusionary

~Homeless Housing

~ADU

~Safe Parking

...in our one-on-one meetings with stakeholders and decision makers, our elected officials.

...within congregations through our liaison memberships, those who join GPAHG as representative of their congregation. Liaison's seek to identify the housing needs within their congregation, bring those needs to GPAHG and mobilized their congregation to show up when needed at public meeting like the City Council

--- in our actions. During our affordable housing tours, forums and public meetings we engage with the broader community with our message and afterwards reflect on how our message was received and if we need to make adjustments.

Everyone has a role to play!

Over time new attenders may want to become members and take on a role, join or even start a subcommittee. We have two levels of membership: active members and affiliate members who agree to be part of larger gathering for example when we need to fill the council chambers.

- ❖ Be a note taker
- ❖ Help to create the agenda
- ❖ Set up appointments with city leaders
- ❖ Monitor Planning Commission agendas
- ❖ Monitor City Council meetings
- ❖ Monitor ED TECH meetings
- ❖ Plan location of meetings
- ❖ Facilitator or time keeper
- ❖ Monitor Ed Tech meetings (subcommittee of City Council) for housing issues.
- ❖ Help with updating the Website, Facebook, Twitter, database
- ❖ Bring snacks
- ❖ Education for New Members: Creating new member packets, Affordable housing tours, plan monthly education sessions
- ❖ Send out meeting reminders/call
- ❖ Do a devotion
- ❖ Share your housing story in our meetings and/or at the City Council

Present Subcommittees

ADU—Accessory Dwelling Unit (Granny Flats)

Permanent Supportive Subcommittee—support projects in every district.

Inclusionary Zoning

Safe Parking



ADU-Accessory Dwelling unit Subcommittee

Thanks to GPAHG and partners, today any single-family homeowner can convert their garage into an ADU, no matter their property size, or build an attached or detached ADU if their property size is 7,200 sf.

Whereas only one ADU was built between 2001 and 2017, since 2017, 40 ADUs have been completed with 13 set aside with either an affordable covenant or rented to a Section 8 tenant. We also succeeded in preventing the \$20,000 impact fee from being applied not only to ADUs for lower income folks, but also for family members. On an ad hoc basis this ADU Subcommittee continues to monitor the implementation of City's ordinance to make sure it is done properly and fairly.



Inclusionary Subcommittee

GPAHG was part of a city-wide campaign that successfully advocated for IZ in Pasadena in 2001. As of March 2019, this ordinance has resulted in the creation of 577 affordable housing units at no cost to the city by requiring that 15% of all new housing include affordable units and 690 units more by leveraging the fee that some choose to pay in lieu of including the units.

Today this ordinance is up for review and for the past year GPAHG's Inclusionary Housing Subcommittee has been researching how to strengthen this policy. To date we have been well received when presenting their proposal to the Planning Commission, Planning Staff and the City Council. Please see our proposal here: Departments and the City Council. See: <https://makinghousinghappen.net/2019/03/22>

If you are interested in joining this effort, contact Jill Shook, at jill@makinghousinghappen.com



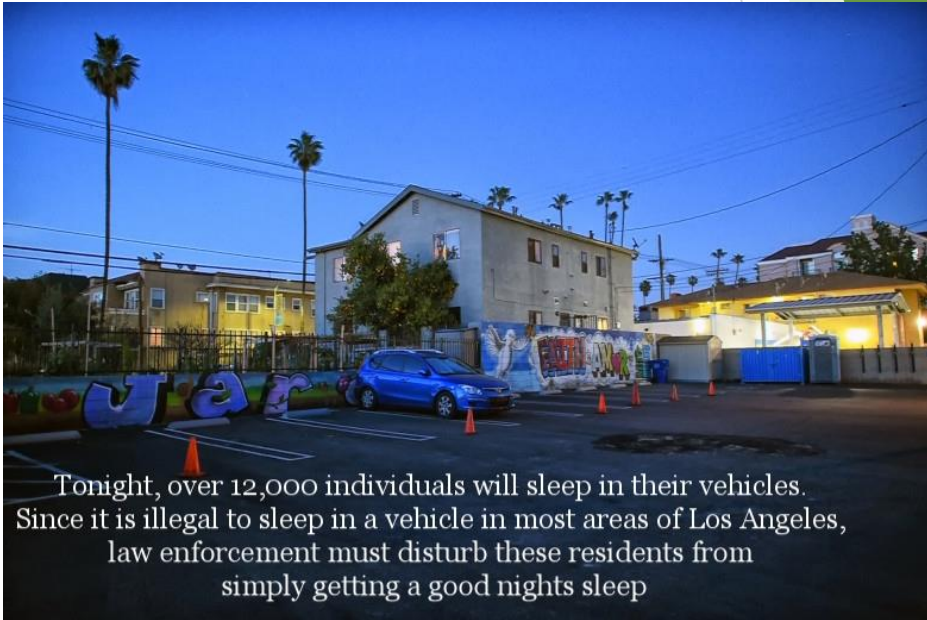
Homeless Housing Subcommittee

In 2018, this subcommittee successfully advocated for the approval of 69 units of permanent supportive housing for homeless seniors at Heritage Square South after a nine-month campaign. On Dec 17th, 2018, the City Council not only approved these units, Mayor Tornek surprised everyone with his recommendation to use the vacant city-owned YWCA for homeless housing. This historic landmark was designed by the famous architect Julia Morgan (who also designed the Hearst Castle). GPAHG's and its partners are advocating that the city not only to use this Y for homeless housing but also to create enough homeless housing to reduce our homeless count by at least 50% in the five years.

In addition to advocating for homeless housing at the Y, this Subcommittee is supporting the 2018 ordinance that facilitates the conversion of motels to homeless housing by doing community engagement in East Pasadena, where many motels are located and where there is rampant NIMBYism.

If you are interested in joining this effort, contact Anthony Manousos, interfaithquaker@aol.com

Safe Parking Subcommittee



Tonight, over 12,000 individuals will sleep in their vehicles. Since it is illegal to sleep in a vehicle in most areas of Los Angeles, law enforcement must disturb these residents from simply getting a good nights sleep

This subcommittee was started to establish a “Safe Parking” program in the San Gabriel Valley area. Typically, Safe Parking is a free 12-hour night-time parking program for people who are living in their vehicles. A security guard and a restroom at a minimum are provided along with case management to obtain housing. In Los Angeles county, there are over 15,700 persons living in 9100 vehicles (cars, vans, campers, and R.V.s) each night, per the L.A. County Homeless Count performed in January 2018. These vehicle dwellers represent over 25% of the population of people experiencing homelessness in LA County. Between 10-20% of all students in California colleges are homeless. GPAHG’s intern

During the summer of 2018, Sarah, GPAHG’s intern identified Foothill Unity, in Monrovia, as the potential host for a Safe Parking Program for San Gabriel Valley. Tom Peters-Meyer is taking the lead to as a liaison to an committee representing a homeless coalition in Temple City, several community colleges. In April 2019 Foothill will be applying for a \$200,000 County Grant to start this program. If you are interested in joining this effort, contact **Thomas Petersmeyer** newtqp000@gmail.com

Informal Partners and Allies.

Allies join us on subcommittees, actions, education and training, Planning Commission and City Council meetings. Our present partners are:

The Faith Partnership to End Homelessness, with Pasadena's CoC-Continuum of Care

Union Station Homeless services

Everyone In, with the United Way

LA Voice

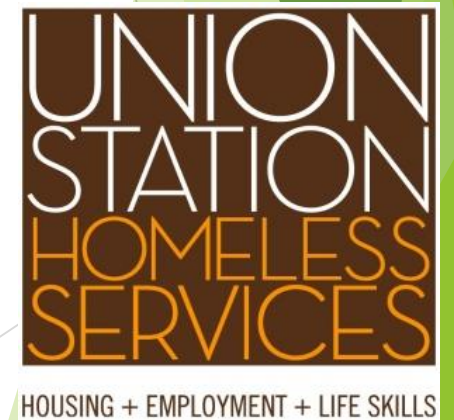
Friends in Deed

PTU, Pasadena Tenants Union

NAACP

Women's League

St Vincent de Paul's



Congregations—a liaison form is available for those who wish to go deeper with connecting their church or institution with GPAGH's campaigns and educational session and affordable housing



GPAHG's Core Group Provides guidance to our housing Advocacy efforts

This team meets monthly to provide overall guidance to GPAHG's agenda, protocols, etc. and brings decisions to the larger monthly meetings



Anne Marie Molina, GPAHG Core Group Member

Anne Marie Molina is a Pasadena resident, and works as a Senior Relationship banker. She is the mother of five beautiful children, including one former foster child, and has been active with GPAHG's community since early 2018.

Anne Marie has a huge heart for those experiencing homelessness because of her own struggles with homelessness as a young teen.

She has worked with several nonprofits; Montebello Housing Development Corporation, Operation Hope and Los Angeles United as a housing counselor for first time buyers. She is a parishioner of St Elizabeth's Catholic Church .



Connie Milsap, Core Member

- ▶ Rev. Connie Millsap has served as an associate and affiliate pastor at the First United Methodist Church of Pasadena, with a focus on hospitality and faith development, since 2015. She has been an active member of GPAHG, focusing on homeless and inclusionary housing.
- ▶ She is a GPAHG liaison to her church, connecting the congregation to the work of GPAHG, mobilizing letter writing campaigns and inviting members to attend the City Council. Connie is interested in nurturing liaison members with churches throughout Pasadena.



Cynthia Kirby, Core Member

- ▶ Cynthia is a San Gabriel Valley native. Unfortunate life circumstances led to a decade of chronic homelessness. Many of those years were spent in East Pasadena, living in run down motels, rampant with drug use and prostitution. Thankfully, with the assistance of Union Station Homeless Services and Housing Works, she was able to obtain permanent supportive housing through the City of Pasadena Housing Department's Continuum of Care program.
- ▶ With God's love, the strong support of her church community, and housing stability, her life has been radically changed. Cynthia is a wife and mother, and has recently returned to school to complete her degree in psychology, as well as receiving training to become a Spiritual Director.

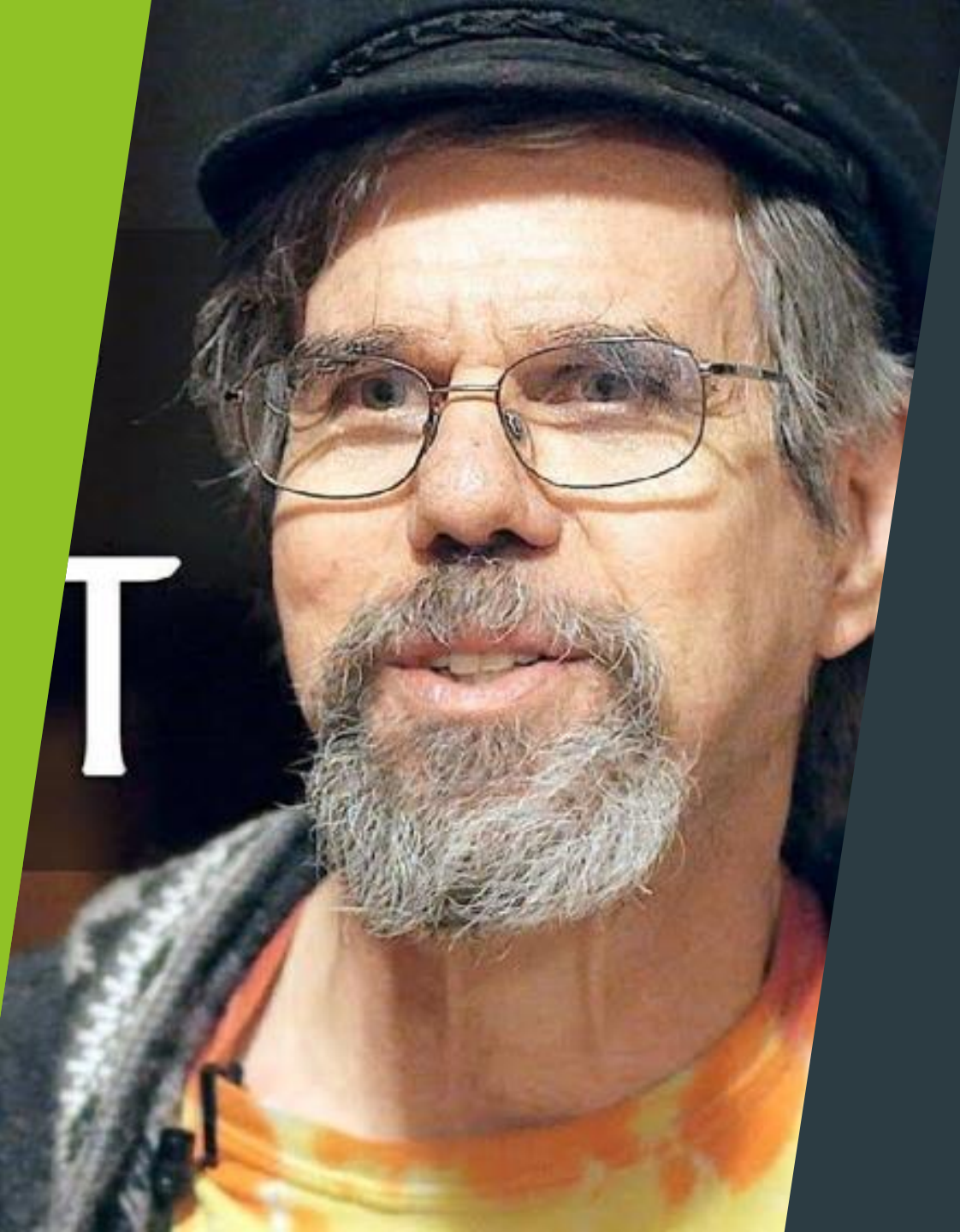
Mercy Young, Coordinator/Core Group Member



► Mercy Young became involved in GPAHG 3 years ago, demonstrating her passion for housing justice by speaking at the City Council. She is now the coordinator for GPAHG's monthly meetings.

► Mercy brings incredible skills, having organized African American students at Fuller Seminary resulting in changed curriculum and initiatives that promote racial inclusion.

► Mercy holds a BA in Business Administration with an emphasis in Public Administration which surveys the public and private sector and the inner working of administration and people groups that are formative in shaping policy. She holds an Mdiv from Fuller Theological Seminary. Mercy was a Capacity Corps member under AmeriCorps as a Program Coordinator and Volunteer Coordinator at two national non-profits (Rebuilding Together and U.S. Vets).



Dr. Anthony Manousos. Core Member

DR. ANTHONY MANOUSOS is a Quaker peace activist, retired college professor and author who led AFSC youth groups on service projects in Mexico and edited the official publication of Quakers in the Western USA for eleven years. In 2011 he married Jill Shook, helped her to revise her book, and has become the co-founder of *Making Housing and Community Happen*. In 2018 he helped lead the successful campaign to convince the City Council to approve homeless housing at Heritage Square South. He is currently chairing the GPAHG Homeless Housing Committee, whose goal is to convince the city to build enough homeless housing to reduce the homeless count by 50% in the next five years.

Anthony also serves on the board of directors for several organizations, including the Friends Committee for National Legislation and Interfaith Communities United for Justice and Peace.



Dr. Jill Shook, Core Member

- ▶ Dr. Jill Shook, served with Food for the Hungry Intl. coordinating teams from Berkeley to Harvard to serve in developing nations doing sustainable community development *with* and *by* the people. In 1991 she moved from Mexico to Pasadena to learn from Dr. John Perkins, a Christian Community Developer. She later worked collaboratively to start an afterschool program (STARS) at Lake Ave Church, a citywide gang prevention program with area churches and Pasadena City College and a citywide gun buyback in partnership with area churches and the Police Department.
- ▶ After listening to the poorest and most marginalized population, she was led to become an advocate for affordable housing as a tool to help break the cycle of generational poverty. Today she is the Executive Director of Making Housing and Community Happen. She is author of *Making Housing Happen: Faith Based Affordable Housing Models*, a book being used on campuses across the US, including USC. Shook does Housing Justice Workshops and Institutes around the US.
- ▶ She is married to Anthony Manousos, a Quaker peace activist.

What we are not:

We believe in housing first, so the focus is on permanent housing as opposed to shelters

We focus mostly on lower income as opposed to moderate.

We are not housing navigators or providers of housing—our primary focus is to advocate for more long term housing that is affordable.

If you are looking for housing we have developed a resource guide that provides help in your search and well as a host other resources for homeowners and tenants.

See: <http://makinghousinghappen.net/2019/05/03/pasadena-area-housing-and-homeless-resources-including-faith-based-services/>

GPAHNG operates under the umbrella of **Making Housing & Community Happen**



Educating and Empowering
Congregations for Housing Justice

Making Housing and Community Happen (MHCH) - is a non-profit that equips churches, community leaders and neighbors with tools to transform their communities, end homelessness and stabilize the cost of housing.

Making Housing and Community Happens impacts community through:

- **Education-** with One-Day and One-Year Institutes
- **Advocacy-** at the local level
- **Organizing-** on N.Fair Oaks

GPAHNG is the **Advocacy** arm of Making Housing and Community Happen. *This local work informs it's educational work*



AFFORDABLE HOUSING

Education: Housing Justice

One-day Institutes

To date we have done eight One-Day Institutes with anywhere from 20-120 passionate folks participating:

- two in Broomfield, CO;
- two in Denver, CO; for the Colorado Habitat staff,
- one in Pasadena, CA;
- one in Temple City, CA; and
- one in Monrovia, CA.



Housing Justice Institutes in Monrovia, Pasadena and Temple City



One-Year Housing Justice Institute

- ▶ Our first One-Year Housing Justice Institute began 2019. The One-Year Institute is comprised of a cohort of no more than 14 passionate and committed people of faith who will learn ways to address housing/homeless crisis in their communities through local churches, partnerships and policy. Participants will practice within their own community a theology of advocacy, land use, and housing as part of God's mission and the human right to housing.
- ▶ This course has been offered at Azusa Pacific University in the Graduate Social Work Department. If you wish to earn credit from your own higher learning institution, please email Jill@makinghousinghappen.com and she will send you approved curriculum that you may want to use or adapt for your institution.

This course meets for a week retreat in January, online from Feb-Sept and then in October for the Grounded Solutions Network National Conference that will be combined with the national Reclaiming Vacant Properties conference in Atlanta, Oct.2-4. where each participant will present their final projects.

Here is the link to apply: https://docs.google.com/forms/d/e/1FAIpQLSd9BZ5-i5ZAG_zzFN8WHYk7_Zckna0IJts6p0aVHFjSTw0jew/viewform



**Housing Justice
Participates in the
2019 Cohort, from
Pasadena, Texas
and Colorado**





Tours of the LA
Eco Village, Mercy
housing, Habitat
and 1010
Development Corp





Questions?
Comments?

Thank
you!