

Making Housing and Community Happen (MHCH) Orientation

Module 2: History and Mission of our Organization

In Module 2 you will:

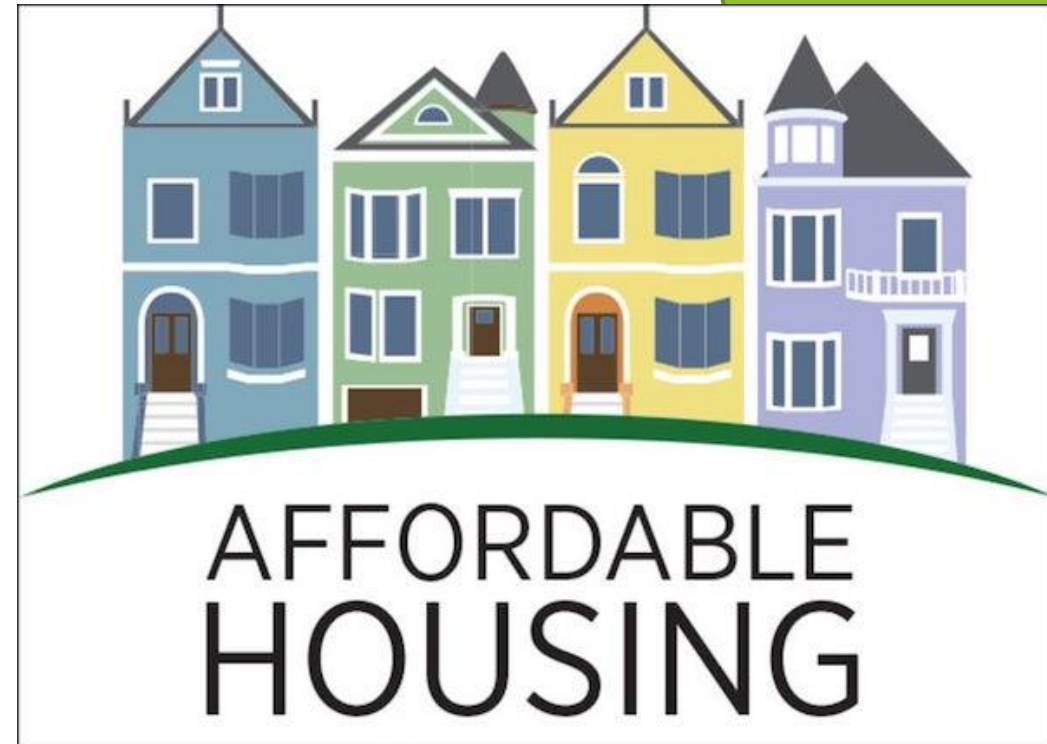
- Learn about the mission, history, successes, and teams of MHCH
- See who we partner with
- Learn about our committees and educational work.



Mission of MHCH



To equip congregations, community leaders, and neighbors with practical tools needed to transform their communities to end homelessness, and to stabilize the cost of housing through education, advocacy, organizing, and advisement



Goal of MHCH

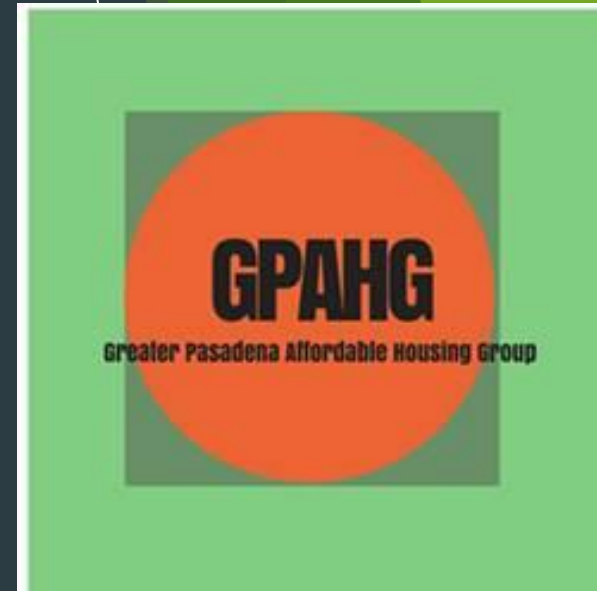
To address the root causes of the housing crisis and restore housing justice at the local level through long-term solutions and ***ensure safe, clean, and affordable housing for low, very-low, and no-income residents of Pasadena and beyond.***



Brief History of MHCH



MHCH became a nonprofit in 2018, but its predecessor was a grassroots organization called the Greater Pasadena Affordable Housing Group (GPAHG).



For 20 years GPAHG advocate for housing justice with much success and we are continuing this work.

The Beginning....

Affordable Housing Action (AHA), the precursor to MHCH, was started in the 1990s in the Pasadena office of the American Friends Service Committee (AFSC) to advocate for policies like inclusionary zoning and rent control. AHA changed its name to GPAHAG, an informal grassroots group of volunteers who were remarkably effective.



We started as a grassroots organization and that's still our DNA.....

The Beginning....

Since GPAHG became incorporated as Making Housing and Community Happen in 2018, we now have staff and other resources that enable us to expand our work and be even more effective thanks to our fiscal sponsor, Social Good.



**Making
Housing and
Community
Happen is a
tax-exempt
nonprofit!**

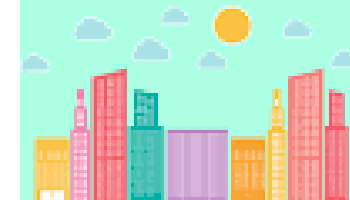
Successes

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.



Inclusionary Zoning...

Is a planning tool that allows municipalities to require that new developments include affordable housing



Successes

2002 - The Affordable Housing Action, MHCH's precursor, advocated for rent control in Pasadena, without success. Recently, the Pasadena Tenants Rights Coalition (of which MHCH is a member) successfully passed a ballot initiative making rent control part of our city's Charter.



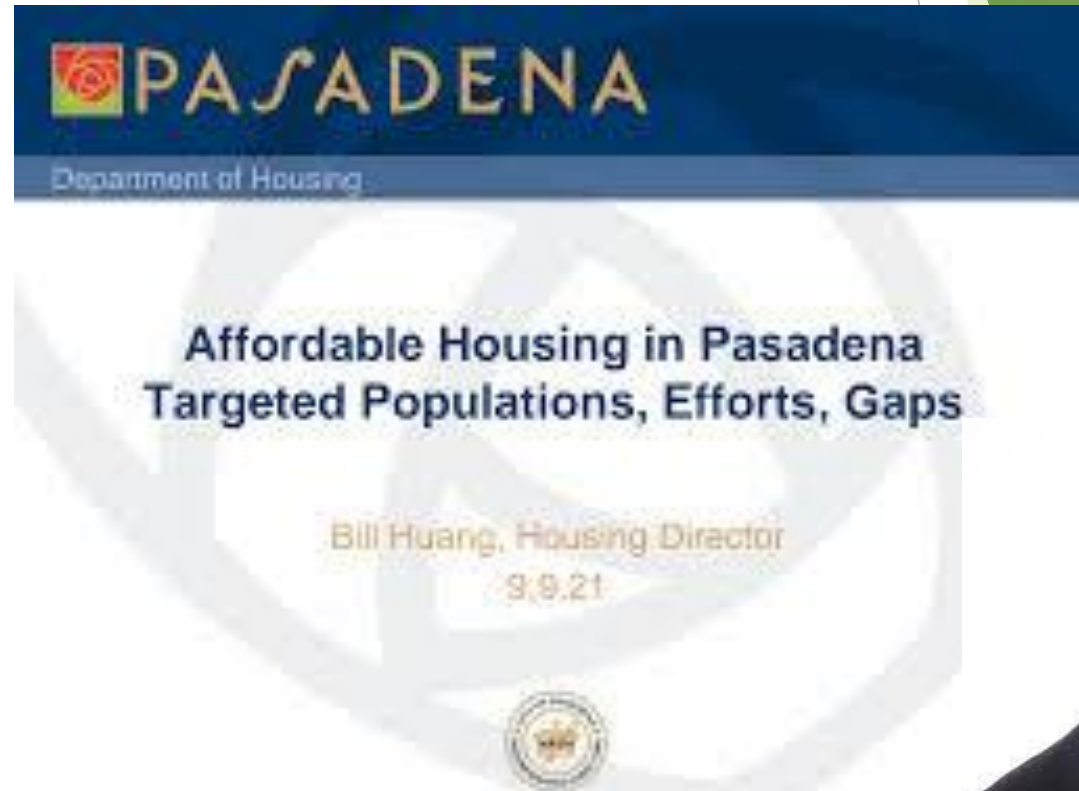
Successes

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



Successes Continued

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



Pasadena's Housing Director William Huang



Successes Continued

2010 - As a result of GPAHGH'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. GPAHGH 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, GPAHGH won the unanimous approval of the City Council for that developer to include 15% affordable.



Successes Continued

2012 - GPAHNG wrote a 21-page detailed analysis of Pasadena's 2014-2012 Housing Element Draft which ultimately led GPAHNG to contact HCD (the state housing dept) resulting in the draft not being accepted without the city including more deadlines and accountability. Those deadlines gave GPAHNG the leverage needed to hold the city accountable to meet them. GPAHNG'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.



More successes

2014 - GPAHGH 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. GPAHGH was unable to prevent this development but subsequently, MHCH successfully convinced the city to require that Fuller's Chang Common be used for affordable housing, as required by law. As a result, Fuller decided not to leave Pasadena.



More successes

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

2017 - GPAHNG 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 – Through a change in state law MHCH succeeded in eliminating the minimum property size requirement for Accessory Dwelling Units (Granny Flats) as well as the \$20,000 impact fees. Only one granny flat was built in the previous 15 years because of the city's restrictive ordinance. Today the city embraces ADUs and even won national recognition for its affordable ADU program. This wouldn't have happened without advocacy!

Learn more about the history here: <https://www.makinghousinghappen.org/successes>



Successes Continued...

2018 - Present Day - MHCH successfully advocated that

- city-owned property at Heritage Square South be used for 69 units of housing for homeless seniors.
- city-owned land next to City Hall be used for 110 units of affordable housing.
- We helped form the **Pasadena Affordable Housing Coalition** to strengthen the city's Housing Element.
- We were also part of a coalition that successfully advocated for **rent control**—a cause that GHAHG first advocated for 20 years ago!



Learn more about the history here: <https://www.makinghousinghappen.org/successes>

In 2018 we successfully advocated that this city-owned site be used for 69 units of supportive housing for unhoused seniors. It is under construction and will open in 2023.



We also successfully advocated for this city-owned site be used for 110 units of affordable housing for seniors with 10% set aside for those experiencing homelessness.





The Anatomy of MHCH





Who is this beloved MHCH community?

Currently, MHCH has an estimated 40 members and hundred of supporters. Over the years, MHCH 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 Housing Justice Forums, the 4th Tuesday at 7pm where we celebrate our wins, hear reports from our teams and learn about new ideas, and have educational sessions so that we are always growing in our knowledge and skills. All are welcome.

To learn more, go to

<https://www.makinghousinghappen.org/events>



We seek to build a beloved community each time we meet

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

- ▶ Congregational Land
- ▶ Committee Affordable/Supportive Housing Advocates
- ▶ Safe Parking Committee
- ▶ North Fair Oaks Empowerment Initiative



**We seek to build a beloved community
each time we meet**

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



**We seek to build a beloved community
each time we meet**

--- 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!

You can become a member, take on a role, join or even start a committee. Here are some ways you can become involved:

- ❖ Attend committee meetings
 - ❖ Be a note taker
 - ❖ Bring snacks
 - ❖ Do a devotion
 - ❖ Share your ideas and concerns about affordable housing
 - ❖ Help to create the agenda and plan our meetings
- ❖ Attend meetings of City Council, Planning Commission or Ed Tech
 - ❖ Meet with City officials
 - ❖ Monitor agendas of various city committees and commissions
 - ❖ Help with designing a Website, Facebook, Twitter, database
 - ❖ Help with our educational work such as our affordable housing tours, One-Day Institutes and monthly forums



WE LOVE
OUR VOLUNTEERS



Our current teams



Congregational Land Committee

Affordable/Supportive Housing Advocates (ASHA)

North Fair Oaks Empowerment Initiative

Safe Parking team (works with Foothill Unity Center)



Affordable/ Supportive Housing Advocates (ASHA)

Affordable Housing Doesn't Happen Without Advocacy!

Our ASHA team meets twice a month to plan campaigns to make affordable housing happen. In 2018, this subcommittee successfully advocated for the approval of 69 units of permanent supportive housing for homeless seniors at Heritage Square. We have had many successes since then.

If you are interested in joining this effort, contact Anthony Manousos at Anthony@makinghousinghappen.org



Safe Parking Team



In 2020 MHCH started the first “Safe Parking” program in the San Gabriel Valley area. Our program provides free overnight parking for up to 5 people living in their vehicles along with a security guard, restroom and case management to help them obtain housing and other services. Foothill Unity Center provides support for parkers and has helped 5 to become housed. We are planning to expand this program another site in the San Gabriel Valley. If you are interested in joining this effort, contact



Congregational Land Committee

Wesley Village, multigenerational affordable housing in Orange County developed by Garden Grove United Methodist Church



Jill Shook, Hugh Martinez, Phil Burns, John Oh, and Andre White

MHCH’s Congregational Land Committee assists religious institutions in exploring the feasibility of using their underutilized property for affordable housing, often at no cost to the congregation. We help congregations connect with an affordable housing developer who will obtain the needed funding and ensure that this project fulfills the vision and mission of the congregation, with a fair rate of return. To request assistance, contact: Philip Burns

Phil@arroyogroup.com 626.795.977

N. Fair Oaks Empowerment Initiative



A team of empowered leaders committed to restoring this blighted neglected area of the city, from Howard to Woodbury on N. Fair Oaks to be once again a vibrant and thriving business community that is safe, beautiful and affordable for its residents.

“To beautify but not gentrify.”

N. Fair Oaks Empowerment Initiative



Dr. Gilbert Walton, a member of the N. Fair Oaks Empowerment Initiative, speaks at Housing and Racial Justice vigil.

Members of the community partnered with the Complete Streets coalition to create focus groups that visually imagined what they wanted, and they identified 15 specific items they hoped the city could address. Today, seven of these requests have been placed in the city's budget to be completed, including signage, more trees and sidewalk repairs. In 2017, the Pasadena City Council unanimously voted to put a \$268,000 traffic signal to help slow traffic and bring safety. Seeing this signal in place has resurrected more hope.

There is still much more work to be done. We would value your partnership. Contact us today to find out how you can participate in our efforts to revitalize North Fair Oaks!

We work with partners and allies.



Allies join us on committees, actions, education and training, Planning Commission and City Council meetings. Some of our present partners are:

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

Union Station Homeless services

LA Voice

Friends in Deed

Pasadena Tenants Union

Pasadena Affordable Housing Coalition

League of Women Voters

Pasadenans Organizing for Progress (POP!)

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



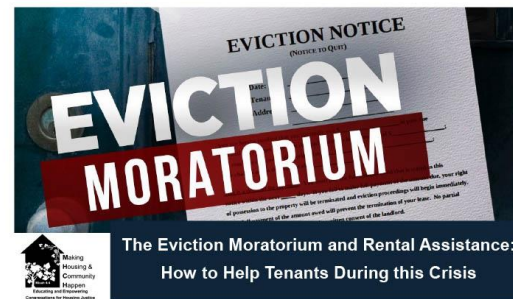
Education: Monthly Housing Justice Forums

Our Zoom forums cover a wide range of topics relating to affordable housing, housing justice and homelessness and help us to prepare for our advocacy campaigns. To find our more go to

<https://www.makinghousinghappen.org/events>

and

<https://www.makinghousinghappen.org/localadvocacy>



Are you behind on rent because of the COVID crisis or in need of rental assistance to get through an emergency? Join us to find out what resources are available for you.

With California's eviction moratorium scheduled to end on September 30, thousands of families may face the prospect of eviction if they don't receive rental assistance. Our speakers will discuss ways that tenants can access funds to help them through this crisis. Allison Henry, a member of Pasadena's Housing Task Force and a co-founder of the Pasadena Tenants Union and San Gabriel Valley Tenants' Alliance, will speak about how to access federal and state funding for rental assistance. John Bowlin, Community Care Coordinator of Lake Avenue Church, will describe their program and how it helps families stay housed. Ryan Greer, the Eviction Prevention & Rental Assistance Program Director for Friends In Deed, will discuss how his organization helps at-risk families and individuals remain housed, or move in to new housing, without having to move through the homeless management systems currently in place within Pasadena and the greater San Gabriel Valley.

Tuesday, August 24, 2021
7:00-8:30pm

Register in advance for this meeting:
<https://us02web.zoom.us/j/zoom/register/1ZAvC0uqrDipHt1RMQNgu47SW6rEX0ITbot>



For more information, contact Jill Shook at jill@makinghousinghappen.com
Website: makinghousinghappen.org Blog: makinghousinghappen.net

"If Seattle Can Rezone Religious Land for Housing, Why Not Pasadena?"



Join our Making Housing & Community Happen webinar to learn how Seattle rezoned religious land for affordable housing and how African American churches led this effort. (And how we can make this happen in Pasadena!)

When: Tuesday, June 28, 2022
7:00 pm

To register, go to <https://www.makinghousinghappen.org/events>

Speakers:

- Donald King, FAIA, President/CEO of Nehemiah Initiative Seattle. His organization helped to pass this rezoning measure and preparing churches to build affordable housing. Architect, planner and educator with over 50 years of professional experience in the planning and design of community projects. Donald King is currently an Affiliate Professor of Architecture in the College of Built Environments at the University of Washington.
- Nick Welch, Senior Planner at Seattle's Office of Planning and Community Development, will discuss how his city rezoned religious property for affordable housing. Nick focuses on strategies to address displacement and led Seattle's efforts to expand the production of ADUs. Nick also wrote legislation to facilitate affordable housing on faith-owned and was instrumental in bringing a focus on racial and social equity into Seattle's 2035 Comprehensive Plan by developing the Growth and Equity Analysis.



This webinar will help prepare us for the July 11th City Council meeting when this item will be considered. There will be a follow-up in person meeting and free meal (compliments of POPI) on July 5, 2022, 5:00 - 7:00 pm at the Orange Grove Friends (Quaker) Meetinghouse, 520 E Orange Grove Blvd, Pasadena, CA 91104. We will prepare ourselves to be effective speakers.



VIVIENDAS A PRECIOS JUSTOS
-INFÓRMATE-
¡TRAE A TU FAMILIA Y AMIGOS!
ENTRADA GRATIS

¿Cuándo? Martes 31 de Mayo, 7:00 pm
¿Donde? Pasadena Job Center
500 n. Lake Ave. Pasadena, Ca. 91101

626.440.0112 llama para más información

Sobre *Control de las Renta* nos hablara Ryan Bell de NDLO
Sobre *Los Mandatos de tierra en comunidad* hablara Eddie Torres del El Sereno Land Trust
¡Tendremos música en vivo!
¡No te lo pierdas!

Education: Housing Justice One-day Institutes

We've done **One-Day Institutes** with anywhere from 20-120 passionate folks participating, in places such as:

- Broomfield, CO;
- Denver, CO; for the Colorado Habitat staff
- Pasadena, CA
- Temple City, CA
- Monrovia, CA.
- Arcadia, CA
- Bellflower, CA
- Durham, North Carolina



ONE-DAY HOUSING JUSTICE INSTITUTES

Institutes equip congregations, community leaders, and neighbors with practical tools needed to end homelessness and to stabilize the cost of housing through education, advocacy and organizing.

We explore topics tailored to churches and cities, such as:

- various models of how congregations are building affordable housing
- the development process
- best practices to end homelessness
- a practical theology of land use
- effective advocacy.
- provide an overview of policies
- what it takes to mobilize congregations to do housing justice.

Check out video: https://youtu.be/SS_748UUeqU



Housing Justice Institutes help build local teams to do housing justice work.



We also organized tours of affordable housing projects and plan to do this in 2023!



Four of the six people pictured here were formerly homeless, living on the street. Can you tell which ones were homeless? All of them are now housed and living productive lives, advocating for supportive housing. This picture was taken at an event sponsored by the United Way's Everyonein Campaign. Left to right: Dorothy Edwards, Hector Curiel, Jill Shook, Teresa Eilers, Cynthia Kirby and Shawn Morrissey.

Marv's Place houses 19 formerly homeless families and is located in a residential part of Pasadena. It has won awards and is seen as an asset to the community. This is one of the places we will visit to learn more about supportive housing.

We don't build affordable housing, but we help make sure it gets built.

- ▶ **We believe in the Housing First model**, so our focus is mainly on permanent housing.
- ▶ **We focus mostly on lower income residents.**
- ▶ **We are not housing navigators or providers of housing**—our primary focus is to advocate for affordable housing and to advise congregations that want to have it built on their underutilized land. We also help people living in their cars to become housed through our Safe Parking program.

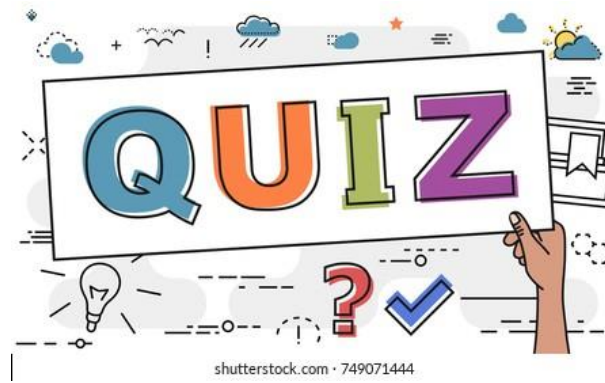




Top to bottom, l. left to right: Jill Shook and Anthony Manousos, Bert Newton, Margaret Lee, Marisol Torres-Lopez, Lucero Garcia-Mondragon.

MHCH's Leadership Team provides guidance to our housing justice efforts

This team meets weekly to provide overall guidance to MHCH's agenda, policies, actions, protocols, etc.



True or false:

- 1) MHCH builds affordable housing and helps people gets housed.
- 2) Affordable housing doesn't get built without advocacy.
- 3) Our One-Day Housing Justice Institutes helps build local teams to housing justice work.
- 4) Our Congregational Land Committee builds affordable housing on underutilized religious land.
- 5) Our N. Fair Oaks Empowerment Initiative seeks to “beautify but not gentrify” a neglected area of our city that used to be a thriving African American neighborhood.



True or false:

- 6) Safe Parking lets people living in their vehicles sleep legally anywhere in the city.
- 7) We successfully advocated for inclusionary zoning that requires developers to set aside 20% of units for affordable housing.
- 8) We advocated for rent control 20 years ago.
- 9) We equip congregations, community leaders, and neighbors with practical tools needed to transform their communities to end homelessness.
- 10) We can't do this work without volunteers like you!