

## Part II: GPAHG New Member Orientation.

### Our Approach: Advocacy

- Redemption of the city
- Core Values
- Theology of Land and Housing

# Advocacy—Redemption of the City. What is the process?

1. **Build a team** —Jesus had 12 followers. Affordable Housing is all about trust and relationships. GPAHG has about 12 members—active, affiliate, and liaison
2. **Research the Issue**, know more than the city, compare to other cities, learn where decision makers stand, create talking points.
3. **Prioritize** - what is most needed is not always first to be done. Rent control may be what is most needed, but the community may not be ready to pass it. What is on schedule? Housing Element
4. **Build consensus** –We seek to be democratic, and build consensus. City Council needs to hear a united voice on where we stand. We need to support each other.
5. **Meet one-on-one** with elected officials, commissioners or anyone who is a decision maker. Find out where they stand, their ideas, and seek to secure a vote—especially before elections.
6. **Bring crowds to prayer vigils, parades, affordable housing tours and public meetings** and do media campaigns: Bring pastors, church members. The stories of the poor and middle-class must be told; their pain and hope are part of the redemptive story of the city. (Natalie.)
7. **Justice is eternal vigilance** –make sure what was passed is what actually happens.

Decisions on policy and programs are made within teams, by voting and consensus. Big decisions are made based on a majority members. Decision like taking on a new subcommittee or the a new Chair.

What are essential elements of good team?

- Trust, fun
- Everyone using their strengths,
- Everyone one is valued and heard
- all ideas are considered.

Levels of membership allow everyone to participate at their own level of commitment

- ▶ Affiliate,
- ▶ Active
- ▶ Liaison to congregations or institutions/organizations.

# 1. Teams and Membership



# GPAHG's Liaison and Membership Forms



## Greater Pasadena Affordable Housing Group (GPAHG) Liaison Form

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

Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Phone (home and cell): \_\_\_\_\_  
Address: \_\_\_\_\_  
City and zip: \_\_\_\_\_ Birthday: \_\_\_\_\_  
Occupation (s): \_\_\_\_\_

Organization's Name: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and zip: \_\_\_\_\_ Email/Phone: \_\_\_\_\_  
Pastor/Leader's Name: \_\_\_\_\_

What are you and your organization's concerns and interests around housing issues?  
\_\_\_\_\_

Have you attended a GPAHG orientation? Yes or No

May we use your organization's name and logo on GPAHG general brochure/website? Yes or No

I understand that as a liaison I represent my organization's and am committed to nurturing a partnership between GPAHG and my organization in some of the following ways:

Rally 5 to 10 people from organization to participate in campaigns/meetings, especially as part of a rapid response when needed.

Help set-up meetings with key leaders such as a pastor to explore ways the organization may want to be involved.

○ Determine your organization's interest and needs concerning housing

○ Share information and/or make announcements at your organization on behalf of GPAHG

○ Personal commitment to learning some of the complexities and barriers to making housing happen and how to overcome those barriers.

○ Attend GPAHG monthly meetings

○ Recommended Annual donation of \$50 or more per year from organization

Pastor/Leader's Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
We plan to have a meeting with you the liaison, and your congregational or organizational leader for a brief orientation when he/she will sign this. Please let us know the best way to reach you and the leader of your organization and some of the best times to meet:  
\_\_\_\_\_



## Greater Pasadena Affordable Housing Group (GPAHG) Membership Form

*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.*

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Name: \_\_\_\_\_  
Phone (home and cell): \_\_\_\_\_ Email: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and zip: \_\_\_\_\_  
Occupation (s): \_\_\_\_\_  
Birthday (Date and Month): \_\_\_\_\_

Indicate if you are representing an organization: Organization Name: \_\_\_\_\_  
Prior experience with housing issues: \_\_\_\_\_

What strengths or skills you have that you would like to share?  
\_\_\_\_\_

What is your area of interest?  
\_\_\_\_\_

**Affiliate Member:** Agree with the vision and mission and be on the email list, attend the larger campaigns and meetings and/or make public comment at City Council or various Commission meetings. Participate in aspects of active membership as time may allow.

**Active Membership:** Become a voting member. Same criteria as an Affiliate Member plus attend monthly meetings and support GPAHG platform (see attached). Additionally, you may sign up for one or more of the activities or committees below.

- ☐ 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 designing a 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

Join committee: (circle the one you are interested in)

- a) ADU—Accessory Dwelling Unit (Granny Flats)
- b) Permanent Supportive Subcommittee—support projects in every district.
- c) Inclusionary Zoning
- d) Safe Parking

Mail to GPAHG, c/o Jill Shook, chair, 1628 N. Garfield Ave, Pasadena, CA 91104, or Email [jill@makinghousinghappen.com](mailto:jill@makinghousinghappen.com)



We do research in our subcommittee. We write a fact sheet on the issues, talking points, write a letter to a public officials. We identify partners, create a learning community via email and in person meetings to fine tune our points and our messaging to be sure we are on the same page.

## 2. Research



See these links to GPAHGs ADU comparative Analysis [\[redacted\]](#) and the Anti Camping talking points [\[redacted\]](#)

We research issues thoroughly and accurately.

We often know more than the city officials do.

We compare our policies with other cities and neighborhoods.

We research the background of the decision makers and seek via one-on-one meeting to discern where they stand on the issue, then make adjustments our messaging and talking points accordingly.

In our subcommittees we create talking points Examples: Anti-Camping, ADUs—(Accessory Dwelling Units)

# We seek to do thorough Research

See these links to GPAHGs ADU comparative Analysis

<https://makinghousinghappen.net/2017/07/10/what-are-the-impacts-and-benefits-of-granny-flats/>

and the Anti Camping talking points link is here:

[www.makinghousinghappen.net/2019/03/22/anti-camping-ordinance-talking-points/](http://www.makinghousinghappen.net/2019/03/22/anti-camping-ordinance-talking-points/)

And the inclusionary team has done an excellent job developing its proposal to update the City's Inclusionary Policy:

<https://makinghousinghappen.net/2019/03/22/inclusionary-housing-proposal-from-the-greater-pasadena-affordable-housing-group/>

What is most needed is not always first to be addressed. Rent control may be what is most needed, but the community may not be ready to pass it. What is on schedule? Housing Element has dates and deadline for affordable housing policy initiative. What is up next or what is overdue?

It took from 2003 to 2017 before ADUs would finally be a priority in Pasadena, and the State helped make it so.

Some issues don't rise to the level of an ongoing sub-committee, but are ad hoc, or we address as a group at the monthly GPAHG Meetings.

## 3. Prioritize





What does consensus mean?

Is it worth it to wait until we are all on the same page?

Unity is powerful. A consistent messaging is powerful.

The City Council needs to hear a united voice on where we stand. We need to support each other

## 4. Build Consensus





Scheduling these relational meetings is not easy, but essential.

We seek to always have someone from the Councilperson or Commissioner's district present. We try to learn all we can about the council person before you meet.

We plan a agenda for these one-on-ones

**What are some strategies to get appointments?**

## 5. Meet one-on-one with decision makers



We build relationships over time. But we are not shy about our positions even if they are opposed to those of decision makers. We maintain a humble posture of learning, as opposed to a more confrontational approach. Yet when needed, like the Old Testament prophets and Jesus who confronted the authorities 27 times, we are open to confrontation when appropriate and needed.

Often times children are the best advocates!

## Meet one-on-one





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WESTGATE  
APARTMENTS





# Why are crowds so important?

It demonstrates that there is strong support for an issue. It builds the beloved community

# Who should be at public meetings and our actions?

**Anyone**—an especially those who have a story to tell, those experiencing homelessness and struggling to keep a roof over their heads. Their pain as well as the struggle of employers who cannot pay enough for their workers to live close by.

# Who should speak at public meetings?

Those whom the decision makers will value and listen to... new faces, those in their districts, those with stories to tell and stakeholders with clout.

## 6. Bring crowds



# At public meetings and actions we tell stories.

In public meetings the stories of those who have been affected by the housing crisis and stories of those who have been helped by the policies must be told. When we identify our stories and share them, we are all transformed, just as Jesus told stories that are transformational to this day. When those experiencing homelessness tell their stories it is especially powerful.

We have trainings on how to tell our stories and how to help others tell theirs.



Dorothy Edwards lived in a home she dug out of the 210 Freeway embankment for 17 years, and today she is on the national board for supportive housing, helping others like herself.



# Showing up makes all the difference.

Besides showing up at the City Council, the Planning Commission, or the Economic Development sub committee of the City Council, or other public meetings, we also have affordable housing tours, prayer vigils, public educational sessions, i.e. with Housing Department requirement to do two workshops a year on affordable housing.

When we bring a crowd, this demonstrates community interest.





# Showing up makes it newsworthy

Drawing crowds at this prayer vigil to preserve 169 affordable units at Chang Commons on the Fuller Seminary Campus. About 100 attended.

Because this was a noteworthy action, three Newspapers covered the story. Public awareness was the goal of this action and it was accomplished.



Justice is eternal vigilance –  
make sure what was passed is what  
actually happens

What happens after our issue is  
passed?

What is the timeline for it to  
happen?

Even though ADU were passed in  
2017. It took until 2018 for the staff to  
have the protocols ready for the  
public. Even now the staff is not on the  
same page when someone goes to  
apply. Follow up was and is still  
needed.

## 7. Justice is eternal vigilance





# Justice is eternal vigilance

ADVOCATING AT PASADENA Planning Commission for Granny Flats, we started advocating for Secondary Dwelling Units in 2003 and finally in 2017 won a reasonable policy





GPAHG New Member Orientation

# Core Values

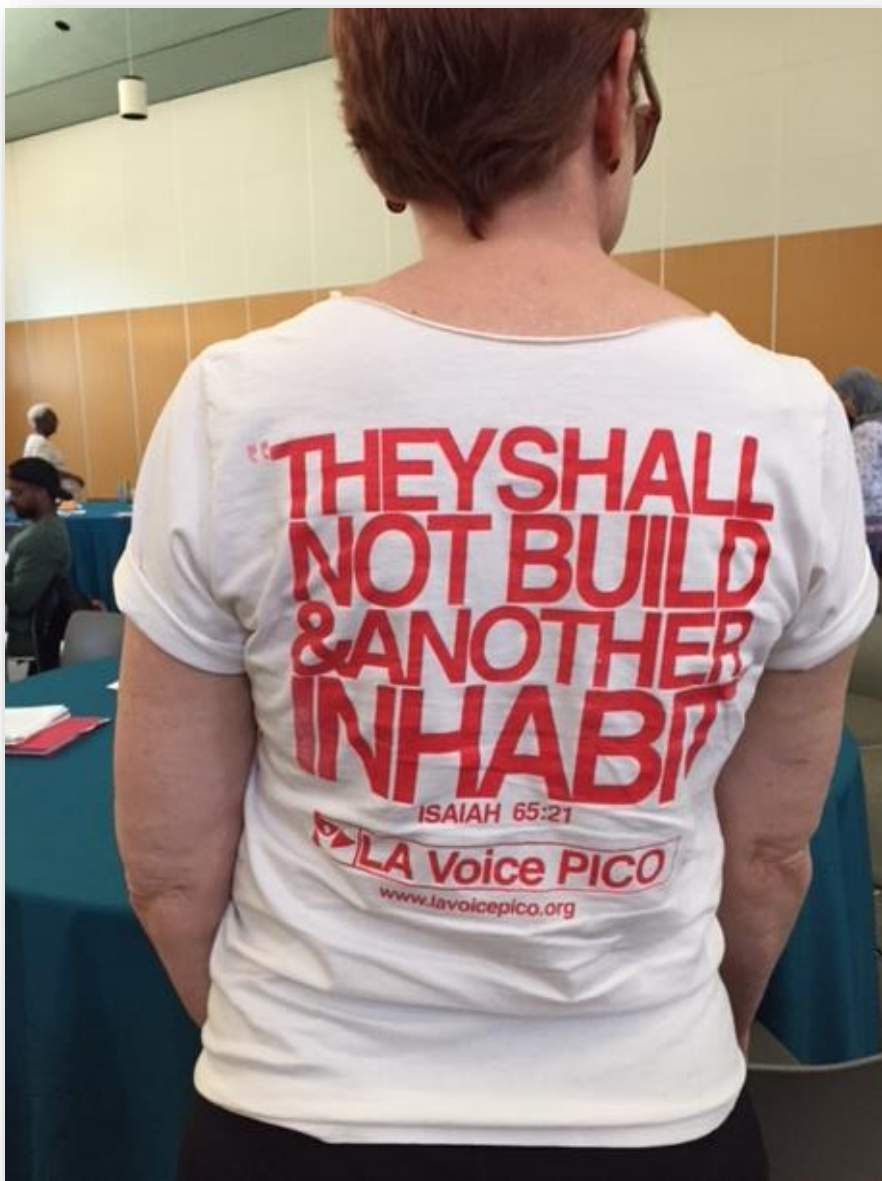
## Part II: GPAHG New Member Orientation.

1. We seek to address *root causes* of the housing crisis and restore housing justice at the local level through long-term solutions.
2. We value *collaboration and accountability* in a spirit of community within our teams, our meetings and our city.
3. We value *integrity*.
4. We value *education that empowers and transforms*.
5. We value *integration*.
6. We value being *faith-rooted*, each of us operating from our own faith perspective and pursuing justice in a spirit of respect for each other, love for our city and especially for the most vulnerable.

# 1. We value getting to the Root Causes

We seek to address root causes of the housing crisis and restore housing justice at the local level through long-term solutions.

This means asking why there so many people are homeless in our community, why the cost of housing is unattainable, and what we can do about it.





## 2. We value Collaboration and Accountability

We value collaboration and accountability in a spirit of community within our teams, our meetings and our city.

We seek to hear and affirm each other where we can, always seeking understanding and common ground even with those ideas we oppose. We build partnerships, celebrate wins and seek to be democratic, building consensus, honoring process and practicing accountability.





### 3. We value integrity

We value integrity. We persevere in accurate and careful community-based research to build credibility. We seek to create a safe environment whereby all can share their perspectives with honesty, courage and love. We seek to resolve conflicts and keep our word. We speaking truth to those in power.



## 4. We value education that empowers and transforms us and society

We equip ourselves and others by starting with our own stories and the stories for those most affected by the housing crisis. This informs our agendas, and education. We also seek to understand God's story. We educate and train by practicing within a pedagogy that honors cycles of research, action and reflection.



# Community based Research-Action- Reflection

After meeting with Mayor Tornek, he heard our ideas about forgoing a \$20,000 impact fee if ADUs are built for families. And added his own.

This became policy.



**Question for reflection: Is it education if it does not create transformation?**



## 5. We value integration

We value integration. We seek to awaken our inner struggle and practice speaking truth to power. We integrate our own stories with policy initiatives that restore justice, undo segregation and exclusion. In so doing, we transform our own souls and the soul of the city toward housing justice.



Sleeping with homeless neighbors  
on the future site of 69 units for  
homeless seniors



Sunday morning is still the most segregated hour of the week. Good housing policy create inclusive communities, that integrates rather than segregates.



## 6. We value faith Integration, being faith-rooted

We are faith-rooted, each of us operating from our own faith perspective and pursuing justice in a spirit of respect for each other, love for our city and especially for the most vulnerable.

All are welcome, including those without a religious faith. We believe everyone reflects God's image. What would a policy look like where everyone is valued and seen as precious?





# What sacred text do you value? What does it say about land and housing?

For those who are Christians, the Bible provides a basis of the work. Others may operate from their own sacred texts and or an internal sense of justice.

There is not one law in the US that requires affordable housing, but it's one of most pressing needs in the US today, with over 53,000 homeless on the streets of LA, and over half of many communities spending 50% of more on their housing needs.



Prayer Vigil, MLK Day 2019, to preserve 169 affordable units at Chang Commons on the Fuller Seminary Campus

For affordable housing to happen, like the prophets of old who consistently spoke in behalf of the poor and widow, it requires that advocates meaningfully engage with decision makers, with and for those in need in need of housing.

“The poor and widow were central to every Old Testament prophet’s message to kings. The most vulnerable were the central focus of very parable of Jesus. Even Jesus confronted the authorities over and over. Jesus death brought about salvation, but his death also too place because he was bringing about a kingdom of love, mercy and justice, a kingdom that was not always welcomed to the powerful and privileged.



# We believe in justice

We are faith-rooted because we believe in a God of Justice and with God all things are possible. We urge ourselves and the city to dream and imagine a community where all are adequately housed. It takes faith and relationships to believe that housing can happen. It takes prayer and faith to believe that the hearts of hearts of decision makers can be changed by the power of a loving God.

We are committed to redemption of the city, the very systems of the city and decision-makers.



**First prayer vigil for Heritage Square South—praying for 69 units for homeless seniors**





**Second HERITAGE SQUARE SOUTH PRAYER VIGIL:**  
Christians, Jews and Muslims each participated in a  
call to prayer.





Congregations today—Christian, Jewish, Muslim and more—can together practice advocacy on behalf of the most vulnerable by speaking to decision makers about what kind of policies we need to bring about housing justice.

For Christians, this is a way to participate in bringing about the kingdom of God, on earth as in heaven.

The high cost of housing and displacement is not inevitable, but it takes commitment to stop displacement and create just housing policies.

The Hebrew Scriptures and Jesus say much about land, its use, access and distribution.

No matter one's faith, a cursory understanding of some of these biblical notions are instructive.

# We believe in justice



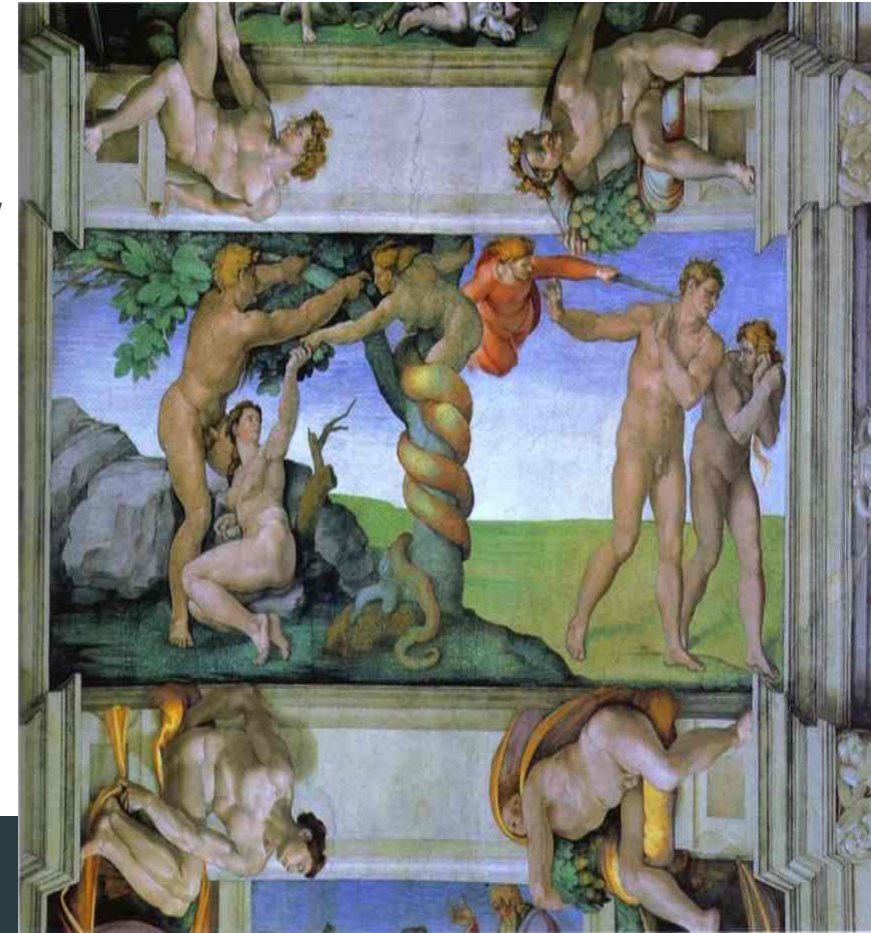
Every seven days  
we are to rest.

Every seven years  
the land is to rest  
and debts are to  
be forgiven.

Every seven times  
seven years the  
land is  
redistributed.  
Jubilee City  
Planning.



- Land Marred as a Result of the fall (Genesis 1)
- First argument is about land between Abraham and Lot
- First five books (Lev. 25, Deut 15) full of laws and regulations about on how they were divide, access and distribute land
- Powerful promises if laws are obeyed (Jeremiah 7:5–7)
- Prophets scream down from heaven: Obey! (Micah 2: 1-2, Leviticus 26:40–43)
- Lamentations: grieving over loss of land due to disobedience
- Jesus proclaimed land re-distribution in his core mission (Luke 4)
- The Early Church lived it in the book of Acts (Acts 2–4)



# Prominence of Land In the Bible

Whole books and chapters of the Bible are dedicated to Israel's acquisition and subdividing of that land (*Numbers 34*, *Book of Joshua*), it was promised, but needed to be claimed

Full chapters are devoted to land use (*Leviticus 25*), Property rights (*Exodus 22*), who can "own" land, including women and foreigners (*Numbers 27:4-5*). Ownership was the right to use under God's laws of stewardship.

Laws included protection against "stealing" land (*Deuteronomy 19:14; 27:11-16; 19:14*)



## Overview of land in the Bible



“...the Old Testament...was concerned with place, specific real estate that was invested with powerful promises...Israel’s fortunes between landlessness (wilderness, exile) and landedness, the latter either as possession of the land, as anticipation of the land, or as grief about loss of the land”

*The Land*  
by Walter Brueggemann

Can we count on such promises and loss today if we honor or dishonor God’s real estate practices?



Woe to those who plan iniquity,  
to those who plot evil on their beds!  
At morning's light they carry it out  
because it is in their power to do it.  
They covet fields and seize them,  
and houses, and take them.  
They defraud people of their homes,  
they rob them of their inheritance.

***Micah 2:1-2***



Fig. 18.—Ploughmen.—Fac-simile of a Miniature in a very ancient Anglo-Saxon Manuscript published by Shaw, with legend “God Spede ye Plough, and send us Korne enow.”

The Prophets scream down from heaven  
exposing the injustice of excessive land  
ownership.



For this is what the Sovereign Lord says:  
Enough, you princes of Israel! Stop your  
violence and oppression and do what is just  
and right. Quit robbing and cheating my  
people out of their land. Stop expelling them  
from their homes, says the Sovereign Lord.”  
Ezekiel 45:9-10



The Prophets scream down from heaven  
exposing the violence of robbing land, homes  
and the resulting displacement.

“Yet they shamelessly cheat widows out of their property and then pretend to be pious by making long prayers in public. Because of this, they will be more severely punished.”

Mark 12:39-41



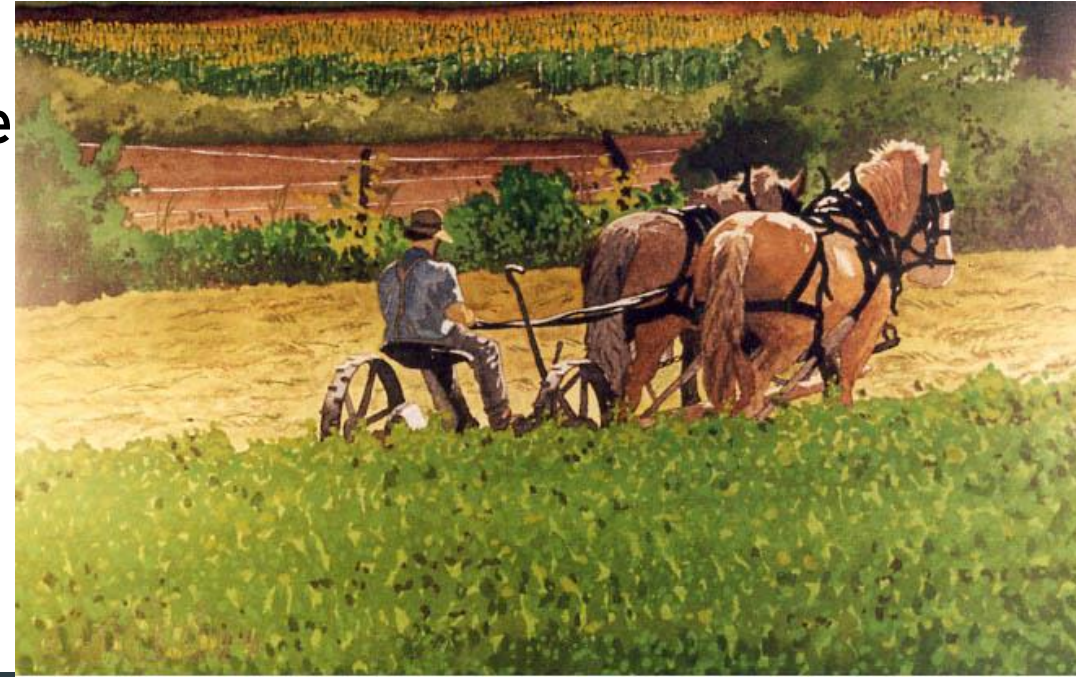
Cheating widow out of their homes.

How do these passages read like newspapers today?



“The private appropriation of the koina, such as land, is robbery. Hence, continued excessive landownership is but fresh and continued theft. Indeed, the hoarding of other things, too, which one does not need, but what others do need, is itself a form of theft.”

Basil of Caesarea or Saint Basil the Great,  
(330[2] – January 1, 379



The Early Church Fathers condemned excessive land ownership.

The Sabbath Laws became the primary organizing mechanism for assuring the elimination of poverty (Deuteronomy 15, Leviticus 25)

- Every seven days we are to rest.
- Every seven years the land is to rest and debts are to be forgiven.
- Every seven times seven years the land is redistributed. The 50<sup>th</sup> year was called Jubilee.

Sabbath Economics – Biblical Real estate practice. ~ Rhythms of land recycling to alleviate Poverty.



Jesus came on the scene and preached good news for the poor and the favorable year of the Lord. (Luke 4:18ff). Scholars agree, this is the year of Jubilee.

- The Early Church understood this, Act 2 and 4
- Every day is now Jubilee—we don't have to wait 49 years!
- Churches and cities are figuring this out... many through affordable housing, taking land off the speculative market and setting it aside as affordable –creating community stability



## Sabbath Economics: Jesus

“...there will be no poor among  
you” *Deuteronomy 15:4*

*The Early Church practiced the Jubilee, selling homes  
and sharing all things in common, and “there was no  
poor among them.” Act. 2 and 4*



If these Sabbath laws are obeyed,  
what is promised?



- Land and housing laws were written into the very fabric of Israelite society.
- A more equitable access to the resources by stopping concentrated land ownership or monopolies by landlords, resulting in division of society into landed and landless classes.



## Sabbath Economics: Jubilee City Planning

Why Jubilee? Jubilee effectively took the profit out of landholding, leaving no incentive for speculation, removing one of the root causes of poverty from Jewish society.

Nehemiah boldly confronted landowners exploiting the poor. He demanded immediately return the excessive interest, the fields, vineyards, olive groves and houses they had taken. Oppressors repented and engaged in restitution, and returning of land. (Nehemiah 5)



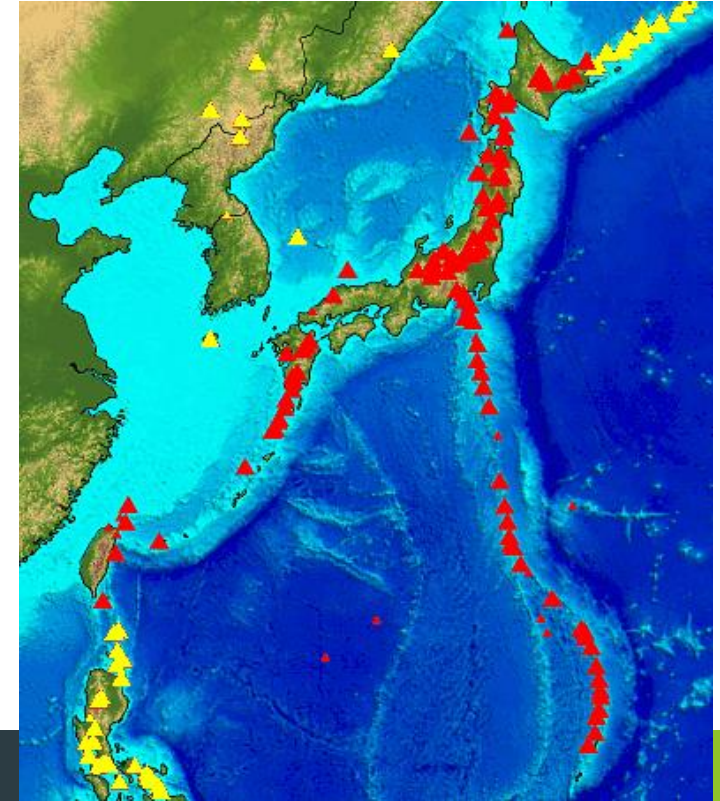
Have these Sabbath Laws been applied?



As a part of the World War II peace settlement in the Pacific region, General Douglas MacArthur grudgingly approved, under Russian pressure, comprehensive land reform programs in Japan, Korea, and Taiwan.

Previously in each of these countries a small number of landlords owned most of the land. Landlords were required by law to divest themselves of most of their land, making the land available to the landless peasants.

As owners they quickly increased production, laying the foundation for future industrial economic growth.



# Sabbath Economics: Modern Applications.

The U.S. was also founded with notions of the Jubilee with the inscription on the Liberty Bell reading: “Proclaim Liberty throughout all the land unto all the inhabitants thereof.” (Lev. 25:10)

In the biblical context, “liberty” meant cancellation of debts and land reform.



**Sabbath Economics: Modern Applications.**

There were approximately 350 million acres of and 1 million black families living in the South in 1865. Let us supposed that the general redistribution of abandoned and confiscated plantations had been carried out...

Forty acres allotted to each African-American family would have been only 40 million acres. This reform could have been accompanied by the general redistribution of lands to poor whites, nearly all of whom had owned no slaves.

Had comprehensive land reform occurred in the South in 1865–1866, the history of black America would have been fundamentally different. Jim Crow segregation would not have been imposed on southern society, and there would have been no need for the Civil Rights Movement a century later.

*Manning Marable, The Great Wells of Democracy (New York: Basic Civitas Books, 2002) p 226*

# Sabbath Economics: What if???





- 45-50 year affordable housing covenants
- Bankruptcy laws -7 years
- Land leases (Community Land trust, cities, universities)
- Tax abatements
- Nonprofit housing
- Most affordable housing reflects glimpse of Jubilee land use laws
- Rent Control/Stabilization
- Tenant protection laws.
- Zoning

## Sabbath Economics: Modern Applications.