



Department of Community Development

March 29, 2016

Department of Housing and Community Development
Division of Housing Policy Development
P. O. Box 952053
Sacramento, CA 94252-2053

Re: City of Monrovia Annual Report on the Status of the General Plan

To whom it may concern:

In compliance with Section 65400 of the California Government Code, enclosed is the City of Monrovia's Annual Report on the Status of the General Plan for the 2015 calendar year.

If you have any questions, I can be reached at (626) 932-5526 or by email at tsantilena@ci.monrovia.ca.us.

Respectfully,

A handwritten signature in blue ink that reads "Teresa Santilena".

Teresa Santilena
Assistant Planner

Housing Policy Department
Received on:

APR 04 2016

Enclosure

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Monrovia
Reporting Period 1/1/2015 - 12/31/2015

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with (17) of Government Code Section 65583.1	subsection (c)
	Extremely Low Income*	Very Low Income	Low Income				
(1) Rehabilitation Activity	0	0	0	0	0		
(2) Preservation of Units At-Risk	0	0	0	0	0		
(3) Acquisition of Units	0	0	0	0	0		
(5) Total Units by Income	0	0	0	0	0		

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

No. of Units Permitted for Moderate	1.	2.	3.	4.	5.	6.	7.
	Single Family	2 - 4 Units	5+ Units	Unit	Mobile Homes	Total	Number of Infill units*
No. of Units Permitted for Above Moderate	9			Second			

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	Year 1		Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed	142	0	0	0	0	0	0	0	0	0		142
	Restricted Non-deed		0	0	0	0	0	0	0	0	0		
	Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed	88	0	0	0	0	0	0	0	0	0		88
	Restricted Non-deed		0	0	0	0	0	0	0	0	0		
	Restricted		0	0	0	0	0	0	0	0	0		
Moderate	Deed	96	0	0	0	0	0	0	0	0	0	3	93
	Restricted Non-deed		1	2	0	0	0	0	0	0	0		
	Restricted												
Above Moderate		241	33	34	9							76	165
Total RHNA by COG. Enter allocation number.		567	34	36	9							79	488
Total Units													
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Status of Program Implementation
Name of Program	Objective	Timeframe in H.E.
Monrovia Area Partnership (MAP) Grants	10 projects annually	Annual
MAP Education and Outreach	Leadership Academy, MAP conference, quarterly trainings	Annual
Code Enforcement/Neighborhood Preservation	Bring properties into compliance; provide information to residents	Annual
CDBG Handworker Grants	4 grants annually	Annual
Make a Difference Day	Annual project, coordinate with volunteers	Annual
Multi-family Design Guidelines	Develop guidelines; promote sustainability	2015
Historic Landmark/Mills Act Contracts	Administer and market Mills Act	Annual/ Ongoing
Adaptive Reuse	Restore the economic usefulness of historic buildings	Ongoing
Preservation of Affordable (At-Risk Rental Housing)	Maintain affordable housing rental stock	Ongoing
Land Use Element and Sites Inventory	Maintain current inventory of sites and provide developers with information on incentives	Ongoing
Station Square Transit Village	Residential/mixed use development and incentives	Entitle first project in 2014; complete improvements in 2016
Second Units	Provide expanded options for modest income households, including seniors, caregivers, and students	Revise Standards in 2015
Lot Consolidation Incentives	Facilitate residential infill on small parcels.	Adopt incentives in 2015

ANNUAL ELEMENT PROGRESS REPORT

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Affordable Housing Development Assistance	Provide regulatory and financial incentives for affordable housing and develop brochure. Waive Planning Dept. application fees for projects with min. 10% ELL units. Incentivize affordable units in Station Square	In 2014, complete the Affordable Housing brochure, amend the Code for ELL units, and amend PD12 with incentives for affordable units	Done; PD12 amended in 2015
Homebuyer Assistance	Develop brochure identifying available homebuyer programs. Apply to State in conjunction with future City assisted workforce housing	Develop and disseminate brochures in 2014. Apply to State as workforce projects are proposed.	Housing page implemented on City website/Ongoing
Section 8 Rental Assistance	Continue to offer tenants information regarding Section 8, including providing a link on the City's website	Add information to City website in 2014.	Done
Zoning Text Amendments for Special Needs Housing	Adopts zoning text amendment for provisions for special needs, including SB 2	End of 2014	Done
Update Residential Parking Standards and Unit Size	Evaluate/modify parking standards in Zoning Ordinance to facilitate specific housing types	None	Ongoing as part of the Neighborhood Compatibility Study. Completion anticipated for 2016
Affordable Housing and Infill Incentives in Multi-Zones	Amend the RH zone to eliminate CUP requirements for infill projects with <10 units, and projects with min. 25% affordable units	Amend the Code in 2015	Delayed
Density Bonus	Update Monrovia's density bonus ordinance. Incorporate within Affordable Housing brochure, and disseminate to development community	By the end of 2014	Delayed
Fair Housing Program	Refer fair housing complaints to the Housing Rights Center. Disseminate fair housing information	Ongoing	Done/Ongoing
Reasonable Accommodation	Facilitate the development/improvement of housing for persons with disabilities	Adopt procedures in early 2014	Done

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Housing Opportunities for Persons Living with Disabilities	Coordinate with SGP/RC to publicize info on resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects.	Publicize resources in 2014. Pursue funding in conjunction with affordable projects.	Done/Ongoing
Sustainable Development and Green Programs	Provide outreach/begin advertising HERO Program to residents	Ongoing	Done/Ongoing

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General Comments:

Housing Element for 2014-2021 planning period adopted 2/4/2014. The ongoing Neighborhood Compatibility/Historic Preservation Study (initiated in 2014) will address several stated goals of the Housing Element. The Study is anticipated to be completed in 2016.