



October 19, 2021

State Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
HousingElements@hcd.ca.gov

RE: **Second** Submission of City of Monrovia HCD Draft 2021-2029 Housing Element

The City of Monrovia is pleased to submit the Revised HCD Draft 2021-2029 Housing Element to the State of California Department of Housing and Community Development (HCD) and looks forward to receiving a report of findings pursuant to Government Code Sections 65585(b)(1) and 65585(b)(3).

The City of Monrovia submitted the first Housing Element Draft on June 21, 2021. The City received HCD's written comments on August 20, 2021. The attached draft document responds to the HCD comments and provides the responses in a track changes format. In addition, the City is also providing HCD with a "clean" document, which includes accepting all track changes. The City is "overnighting" a hard copy and is uploading the Sites Inventory Form, as requested by HCD.

The City of Monrovia is committed to working with HCD to ensure that this Housing Element obtains certification and is adopted within the 120-day period as allowed by AB1398.

The City of Monrovia is committed to further housing opportunities for current and future Monrovia residents at all income levels. The Housing Plan looks to capitalize on Monrovia-centric housing policy and programs. Housing will be encouraged throughout the city with a special emphasis on the Gold Line (now L Line) adjacent Station Square Transit Village. Sufficient

housing capacity is provided to meet the 6th Cycle RHNA without land use and zoning map changes.

Online housing element stakeholder focus groups and a citywide online survey were conducted. In addition, the City's community engagement effort to prepare an Environmental Justice Element included additional surveys and citywide meetings. Housing was a focus in the Environmental Justice engagement events as well. Monrovia regularly updates and populates its website with Housing Element materials announcements. Social media blasts (including email distributions) occurred during the Housing Element planning process. Direct emails and/or USPS mailings soliciting meetings/workshops and focus groups participation and informing recipients of the Draft Housing Element's availability were posted. The Housing Element engagement summaries are included in the appendix and are posted on the City's website at www.cityofmonrovia.org/generalplan.

The City engaged Moore, Iacofano, Goltsman, Inc. (MIG) to prepare the 2021-2029 Housing Element, conduct the associated public engagement activities, and prepare the supporting environmental review.

If you have any questions or concerns regarding the HCD Draft 2021-2029 Housing Element, please contact me (626.932.5539 sbermejo@ci.monrovia.ca.us) or MIG planners Diana Gonzalez (626.673.8433 dianag@migcom.com) or Lisa Brownfield (626.240.9596 lisab@migcom.com).

Sincerely,



Sheri Bermejo
Planning Division Manager



2021-2029 Housing Element **Revised HCD DRAFT**

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HCD Review Draft
October 18, 2021

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Chapter 1. Introduction

Overview

This Housing Element provides the City of Monrovia with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents. Housing elements are prepared for four- or eight-year terms; each term is, generally, called a “cycle”. The 2014-2021 time period is known as the 5th Cycle. This Housing Element is prepared for the 2021-2029 time period or the 6th Cycle.

The onset of the 2021-2029 Housing Element is occurring during a challenging time for housing locally and across the State. While residents say they choose to live in Monrovia because of the safe neighborhoods, proximity to recreational amenities and scenery, the City is not immune from the effects of local, regional and national housing problems. The dire housing situation in California has resulted in rapidly rising home values which favors existing homeowners but worsens the housing cost burden for new buyers and decreases in rental affordability as rent increases outpace incomes. Local factors have also impacted housing development. In Monrovia, lack of undeveloped land, and high land prices, limit opportunities for new residential development. Nonetheless, the City is fully committed to doing its part to address the State’s housing crisis and will continue to make every effort to increase housing capacity and supply in Monrovia. The City has a strong commitment to implementing a vision that embraces new opportunities, supports housing development, and provides diverse housing options. Realizing that new housing opportunities for all income levels was challenging to achieve during the 5th Cycle, the City initiated a Focused General Plan update that residential development opportunities throughout Monrovia. The Focused General Plan update provides for a diversity of housing in a Transit Oriented district and in South Myrtle Corridor (with a Specific Plan) and the Retail Corridor Mixed Use districts that will allow for mixed-use. The City is also an active participant in regional efforts to address the growing homelessness problem. Since 2020, the City of Monrovia has been a member of the San Gabriel Valley Regional Housing Trust (SGVRHT) and has allocated its Permanent Local Housing Allocation (PLHA) funds for 2020 and 2021 to the Trust. The funds are directed towards specific projects that will be selected by the SGVRHT in member cities. Currently there are 18 projects on the pipeline, totaling over 1,000 units including 66 senior and permanent supportive housing units in Monrovia. Monrovia will also continue to embrace and encourage the recent upswing in the construction of Accessory Dwelling Units. In this 6th Housing Element Cycle, Monrovia identifies additional opportunities and creative solutions to support housing development throughout the community.

Regulatory Framework

The Housing Element is a mandatory General Plan element. It identifies ways in which the housing needs of existing and future residents can be met. State law requires that all cities adopt a Housing Element and describes in detail the necessary contents of the Housing Element. California planning law provides more detailed requirements for the Housing Element than for any other General Plan element. This Housing Element responds to those requirements and responds specifically to conditions and policy directives unique to Monrovia.

The California Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the state’s main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans. Section 65581 of the California Government Code reflects the legislative intent for mandating that each city and county prepare a Housing Element:

1. To ensure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal.
2. To ensure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goals.
3. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.
4. To ensure that each local government cooperates with other local governments to address regional housing needs.

Scope and Content of the Housing Element

The Housing Element covers the planning period of October 15, 2021, through October 15, 2029, and identifies strategies and programs to:

1. Encourage the development of a variety of housing opportunities;
2. Provide housing opportunities for persons of low to moderate income levels;
3. Preserve the quality of the existing housing stock in Monrovia;
4. Minimize governmental constraints; and
5. Promote equal housing opportunities for all residents.

Toward these ends, the Housing Element consists of:

1. An introduction of the scope and purpose of the Housing Element;
2. An analysis of the City’s demographic and housing characteristics and trends;
3. A review of potential market, governmental, and environmental constraints to meeting the City’s identified housing needs;
4. An evaluation of land, administrative, and financial resources available to address the housing goals;
5. A review of past accomplishments under the previous Housing Element; and
6. A plan to address the identified housing needs, including housing goals, policies, and programs.

Since the Housing Element is also closely related to the Zoning Regulations, the City will review the Housing Element to ensure compliance with housing policies whenever new and/or amended zoning ordinances are considered.

Relationship to Other General Plan Elements

State law requires that the General Plan and all individual elements collectively form an "integrated, internally consistent, and compatible statement of policies." The goals, policies, and programs of this Housing Element are consistent with the goals, policies, and programs contained in other elements of the Monrovia General Plan.

Development policies contained in the Land Use Element—which establishes the location, type, density, and distribution of local land uses, including housing—most directly relate to the Housing Element. When any element of the General Plan is amended, the City will review the Housing Element and if necessary, prepare an amendment to ensure continued consistency among elements. State law requires that upon revisions to the Housing Element, the Safety and Conservation Elements include an analysis and policies regarding flood hazard and management information.

Several new laws trigger additional General Plan update requirements upon revision of the Housing Element including the following:

- Senate Bill (SB) 244 requires that a General Plan's Land Use Element must be updated to identify and describe disadvantaged unincorporated communities (DUC) that exists within the City's Sphere of Influence (SOI). Disadvantaged communities both within the City and its SOI have been identified and policy has been prepared to address environmental justice issues.
- Senate Bill (SB) 379 requires that, upon the next revision of a Local Hazard Mitigation Plan (LHMP) on or before January 1, 2022, the Safety Element (and other elements as needed) must be updated to address climate resiliency.
- Senate Bill (SB) 1241 and Senate Bill (SB) 1000 require a General Plan's Safety Element be reviewed and updated as necessary to address the risk of fire and flooding.
- Senate Bill (SB) 1000 also requires local jurisdictions to incorporate Environmental Justice policies when updating two or more elements of the General Plan.

The City updated the General Plan Land Use Element in 2020 and is currently updating two elements, Safety and Housing, and preparing a new element, Environmental Justice. The Housing Element along with the Focused General Plan update will include new information on flood hazard, flood management, and fire hazards. Further, goals, policies, and implementation programs specifically addressing Disadvantaged Communities and environmental justice issues will be addressed in an Environmental Justice Element.

Public Participation

The Housing Element aims to reflect the values and preferences of the Monrovia community. In this effort, public participation plays a role in the development of this Element. Section 65583(c)(6)(B) of the Government Code states: "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors.

The preparation of the 6th cycle Housing Element included a diligent effort to include public participation from all economic sectors of the community. A diligent effort means going beyond simply giving the public an opportunity to provide input. A diligent effort should be proactively and broadly conducted through a variety of methods to assure access and participation. To address these requirements, the Housing Element included meaningful, frequent, and ongoing public participation with key stakeholders and is summarized below.

The Focused General Plan Update process was initiated in 2020. As part of the General Plan update, housing issues have been paramount in focus and discussion. A total of seven events (totaling ten activities) have been conducted. The Housing Element engagement effort targeted stakeholder organizations serving lower-income and special needs groups: housing advocacy; tenants; seniors; social service providers; adult educators; schools/parent organizations; service providers for physically and developmentally disabled; businesses, property owners, and residents located in the Disadvantaged Community; nonprofit developers; for profit developers; homeless advocates and service providers; childcare providers; ; teen groups; religious communities; food pantries that offer distribution; immigration resource providers; ; ; historic preservation groups; health service providers, community organizations (Kiwanas, Rotary, Monrovia Area Partnership etc.); mobile home associations; farmworkers; veterans; and local residents and interested individuals. In addition, the Housing Element engagement effort also targeted organizations focusing on equity and inclusion, ethnic diversity, persons of color support, parenting education/resources, and literacy.

Each of these events and key findings are highlighted below:

- Website – The City established a Focused General Plan Update website page at www.cityofmonrovia.org/GeneralPlan. It provides a digital portal to the Focused General Plan update and process. Website information includes:
 - What is a General Plan/Frequently Asked Questions
 - Housing Element
 - Safety Element
 - Environmental Justice Element
 - Involvement Opportunities
 - General Plan Documents (for example, workshops and surveys summaries, technical analyses, and materials submitted to the Focused General Plan update project by the public)
 - City Contacts

The public was encouraged to pose questions or comments on the website by clicking on the “Share Your Comments” icon.

- Multimedia Campaign – Each community engagement activity is advertised on a series of digital and non-digital platforms. Digital platforms include City of Monrovia website, Facebook, Instagram, Twitter, email blasts, and local press releases. Nondigital platforms include flyers and summary documents. Partner stakeholders, including local social service providers, housing advocates, community and business groups, were provided information to distribute to their communities as well.

- Stakeholder Interviews – the Focused General Plan update stakeholder interviews were conducted in January 2021 via Zoom webinar with interactive functions, in accordance with CDC recommendations. The purpose was to inform community representatives about the Focused General Plan update and gather feedback on key topic areas. Participants were asked to share their opinions about Monrovia today, housing affordability and availability, housing challenges, types of housing needed, possible new locations for housing, and creative solutions to increase housing production to meet 6th Cycle and future RHNAs. Each interview was facilitated by an MIG staff member without City staff present to provide community members opportunity and space to speak freely. To encourage stakeholders to share their opinions, participants were assured all comments would be summarized in a format which ensured individual comments could not be traced to a specific participant. Participants included local nonprofit and for-profit housing developers, social service providers and agencies, housing advocates, local religious institutions, school districts, and interested residents. Translation services were available as needed.

- Housing and Safety Element Survey – The Housing and Safety Element survey was promoted extensively through the City’s online and “live” communication channels including email communications to stakeholders, social media alerts, City’s website, and oral announcements made during Planning Commission and Historic Preservation Commission meetings. The survey period ran from January 21, 2021 through mid-day February 20, 2021. In total, 466 participants submitted surveys – 324 responded to all 24 survey questions, and 142 responded to one or more questions but not all 24. The questionnaire asked 23 questions on the following topics:
 - Tenure
 - Why residents live in Monrovia
 - Housing availability and cost
 - Housing stock’s physical conditions
 - Types of housing needed
 - Housing challenges (affordability, housing types, housing stock size and location, housing for special needs/communities, inequities, support programs, zoning laws/City policy)
 - Future housing locations
 - Greatest safety risks
 - Wildfire risk and management
 - Hazard event preparation
 - Respondent demographics

Key findings include:

Respondents choose to live in Monrovia because of the safe neighborhoods, proximity to recreational amenities and scenery, and proximity to friends and family. Renters said they are challenged with finding a home to purchase in their price range. Approximately three-quarters of respondents said they are satisfied/very satisfied with their current housing situation and their home’s physical condition. However, nearly 43% of respondents said they are unsatisfied with the range and variety of housing available in Monrovia. When asked what type of housing is most needed, the most preferred were: single-family housing, smaller scale apartments, and

senior housing. Housing for families and individuals who need supportive services like job training and social services, and ADUs followed closely behind. Children who grow up in Monrovia and cannot afford to live in Monrovia on their own as adults and affordable housing options for seniors, veterans, and/or persons with disabilities are the two most important housing issues, followed by the lack of effort being made to rehabilitate existing housing in older neighborhoods. When asked where new housing should be located, near the Metro L Line (Gold) station and along major corridors were the two highest responses.

- Environmental Justice Survey – A second survey solicited input from the Monrovia community to shape Environmental Justice policies. The survey was conducted in both English and Spanish and conducted primarily online via a special link. Hard copies were provided to respondents upon request. The survey was circulated from April 15, 2021 to May 6, 2021 with a total of 149 respondents. The survey was promoted on the City’s website; personal presentations to local community-based organizations (CBOs); flyers distributed to each home and business in the Disadvantaged Community, local foodbank participants, and interested community members; a video presentation was made available to the Annual Monrovia Area Partnership Conference attendees and posted to YouTube and other social media outlets including Facebook, Instagram, Twitter; email blasts; social media message blasts; presentations to the Planning Commission and City Council; and press releases and articles in online and traditional local newspapers. Partner stakeholders, including local community and business groups, promoted the survey to their members. The survey, provided in both English and Spanish, included 20 questions regarding:
 - Housing
 - Education and employment
 - Health (health care, healthy food access, physical activities)
 - Governance and Community Engagement
 - Climate change and environment

Respondents indicated the three top community issues are access to quality jobs and livable wages, access to health care, and difficulty finding safe housing.

- Environmental Justice Workshops – Two Environmental Justice Workshops were conducted on April 29, 2021 via Zoom, in accordance with COVID-19 protocols. The workshops’ format and content were identical with one workshop being conducted in Spanish and the other in English. The workshops were promoted on the City’s website; personal presentations to local CBOs; flyers distributed to each home and business in the Disadvantaged Community, local foodbank participants, and interested community members; a video presentation posted to YouTube and other social media outlets including Facebook, Instagram, Twitter; email blasts; social media message blasts; presentations to the Planning Commission and City Council; and press releases and articles in online and traditional local newspapers. Partner stakeholders, including local community and business groups, promoted the survey to their members. The purpose was to inform the participants about the Focused General Plan update, including the Housing Element and housing issues/concerns, Safety Element, and Environmental Justice issues/concerns. Participants were asked to share their opinions about housing, pollution, health, employment,

community services/programs, and governance. They were asked to provide comment on possible policy solutions to the topics discussed. Key findings included increasing housing assistance programs, partnering with community-based organizations and advocacy groups to promote civic engagement, and prioritizing “green” infrastructure installation.

- Joint City Council/Planning Commission Study Session – A publicly noticed Joint City Council/Planning Commission Study Session was conducted on April 20, 2021 via Zoom. The City used its standard protocol for public noticing of the Joint Council/Commission session. The Session’s purpose was to:
 - Provide an overview of the Housing Element, its statutory requirements (including RHNA), its process, and the larger Focused General Plan update planning program
 - Discuss opportunities to meet local housing needs and creative approaches to address the City’s housing needs and constraints to housing production
 - Summarize technical analyses’ findings and community input regarding housing and public safety
 - Solicit input on key themes
 - Respond to questions about Housing Element and Focused General Plan update.

On June 15, 2021, a joint City Council/Planning Commission study session was conducted prior to submitting the draft Housing Element to the State Department of Housing and Community Development (HCD) to discuss the Draft Housing Element. Following guidance from public health agencies regarding public gatherings and COVID-19, the meeting was held virtually using online video conferencing (Zoom) and recorded for future viewing. Notification of the study session was posted on the City’s website and through traditional public noticing for City Council meetings. The draft Housing Element was made available on the City’s website for review and comment. To ensure that the housing concerns of low- and moderate-income and special needs residents were addressed, the City notified agencies and organizations that serve these communities in Monrovia and surrounding areas. Local stakeholders such as developers, service providers, neighboring jurisdictions, and housing advocates were invited to review and comment on the 2021-2029 Housing Element (the link to the draft was widely distributed) and to attend the study session. Additional outreach was also made to community members that attended prior workshops and those who commented through the website. The list of agencies and organizations invited to the study session and all other community engagement events (and notified of the availability of the draft Housing Element for comment) are included in this document’s Appendix. Thirty-two public comments were submitted prior to and at the study session. The City Council and Planning Commission members discussed the details of the draft Housing Element and asked questions. Typographical errors were corrected, and edits were made to clarify unclear language. Additional discussion was added regarding the City’s participation in the Housing Trust Fund. The draft Housing Element was made available through the City’s website approximately 10 days prior to the study session.

Throughout the Housing Element preparation process, community input guided further discussion and resulted in goals, policies, and programs that further fair housing; encourage a range of housing types and affordability levels, including housing for the unhoused; support the maintenance and rehabilitation of existing housing stock; and encourage local legislative actions such as establishing an inclusionary

zoning ordinance. This includes reviewing and incorporating comments provided to the Department of Housing and Community Development during the HCD Draft Housing Element's 60-day review period.

Further opportunity for public participation will be provided at Planning Commission and City Council adoption hearings expected to occur Fall 2021. The City anticipates the revised Draft Housing Element will be available on the website and at City Hall no less than 10-days prior to each hearing.

Additional community participation information and materials are provided in the Appendix.

Commonly Used Abbreviations

AFFH – Affirmatively furthering fair housing

AMI –Area median income

CDBG – Community Development Block Grant

HCD – California Housing and Community Development Department

HUD – U.S. Department of Housing and Urban Development

RHNA – Regional housing needs assessment

Chapter 2. Community Profile/Housing Needs Assessment

Population and Employment Trends

To best understand the types of housing that will be needed to meet future demand, Housing Element law requires that the Housing Element assess population demographics and economic characteristics. Characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking demographic changes can also help City leaders better respond to or anticipate changing housing demand. This chapter also details the housing stock characteristics of Monrovia to identify how well the current housing stock meets the needs of current and future city residents. The identified demographic patterns and trends will serve as the basis for crafting the City's housing policies and programs.

This chapter uses data from various sources and with differing methodologies and timeframes. This information is largely pulled from SCAG data and rectified if anything is incorrect. Totals may vary between data sources, but the intent of including the data is to show overall proportions, trends, and change over time.

Current Population and Population Growth

Between 2010 and 2020, as reported by the California Department of Finance, the population of Monrovia grew approximately 3.7 percent, from 36,590 to 37,935 residents. This growth rate was slightly less in Monrovia than in Los Angeles County as a whole (4.2 percent). The Southern California Association of Governments (SCAG) growth forecast predicts a steady increase in population through 2045. From 2020 to 2045, SCAG estimates that Monrovia's population will grow by nearly 11 percent, and the countywide population is expected to increase by 14.8 percent.

	2010	2020	2045	% Change	
				2010-2020	2020-2045
Monrovia	36,590	37,935	42,100	3.7%	11%
Los Angeles County	9,758,256	10,172,951	11,677,000	4.2%	14.8%

Source: CA DOF E-5 Population and Housing Estimates 2020, SCAG Growth Forecasts

In addition to population projections, several other demographic characteristics and trends can indicate housing needs. Among these characteristics are age composition, racial and ethnic composition, and employment.

Age

Population age distribution serves as an important indicator of housing needs because housing needs and preferences change as individuals or households grow older. Young families tend to focus more on cost and the ability to become first-time homebuyers. As adults spend more time in the workforce and form families, they may seek larger homes and opportunities to build equity through home ownership. Seniors may eventually choose to trade down from their larger homes that were once needed while they were raising children to smaller and more affordable homes.

Table 2.2 shows the age groups of Monrovia residents. In 2019, residents between 25 and 44 years old represented the largest age group (29 percent) followed closely behind by the age group 45 to 64 (28 percent). When compared with the Southern California region at large, Monrovia has a smaller share of its population that is younger than 18 (20.5 percent compared to 23.4 percent). Monrovia's seniors (65 and above) make up nearly 14 percent of the population, which is slightly higher than the regional share of 13 percent. This older demographic is also reflected in the median age; Monrovia's median age is 40.4 years, compared with the County (36.2 years) and the state (36.3 years). While the older population percentage is large, the sizable population of children and young adults and the growing senior population means that demand will likely continue to grow for both larger family-sized units and more affordable, smaller, senior-appropriate units.

Age	2010		2019	
	Number	Percentage	Number	Percentage
0-14	6,554	18%	6,263	17%
15-24	4,943	14%	4,320	12%
25-44	10,802	30%	10,646	29%
45-64	9,740	27%	10,486	28%
65+	4,504	12%	5,101	14%
Median Age	37.5		40.4	

Sources: American Community Survey 2006-2010 & 2015-2019 5-year estimates

Race and Ethnicity

Monrovia is becoming more racially and ethnically diverse. Table 2.3 shows the racial/ethnic distribution of Monrovia's population. Hispanic (41 percent) and White (34 percent) residents make up the majority of the City's population, followed by Asian/Pacific Islander (16 percent), Black (5 percent), and Other/Two or More Races (3 percent). When compared with Los Angeles County at large, Monrovia has proportionately fewer Hispanic residents (41 percent compared to 48 percent) and more White residents (34 percent compared to 26 percent). Since 2010, the Hispanic population in Monrovia has increased by four percentage points while the White population has decreased by eight percentage points. Monrovia's increase in residents (from 11 percent to 16 percent) identifying as Asian/Pacific Islander is consistent the growing Asian population throughout the San Gabriel Valley.

Table 2.3: Race and Ethnicity				
Race/Ethnicity	2010		2019	
	Number	Percentage	Number	Percentage
White (non-Hispanic)	15,260	42%	12,692	34%
Hispanic	13,708	37%	15,143	41%
Black	2,513	7%	1,947	5%
Asian/Pacific Islander	4,094	11%	5,839	16%
Other	1,041	3%	1,195	3%

Sources: American Community Survey 2006-2010 & 2015-2019 5-year estimates

Employment

Monrovia has 19,297 workers living within its borders who work across 13 major industrial sectors. Table 2.4 provides detailed employment information. Many Monrovia residents work in educational services, health care and social assistance (25 percent), professional, scientific, and management, and administrative and waste management services (12 percent), and arts, entertainment, and recreation, and accommodation and food services (12 percent). Both the educational services, health care, and social assistance; and the arts, entertainment, and recreation, and accommodation and food services industries saw an increase in employees while the professional, scientific, and management, and administrative and waste management services industry saw a decrease.

Table 2.4: Employment by Industry				
Demographic Profile	2010		2019	
Employment by Industry	Number	Percentage	Number	Percentage
Educational services, and health care and social assistance	4,433	23%	4,775	25%
Retail trade	2,172	11%	2,038	11%
Manufacturing	1,457	8%	1,436	7%
Professional, scientific, and management, and administrative and waste management services	2,613	14%	2,292	12%
Construction	845	4%	1,416	7%
Arts, entertainment, and recreation, and accommodation and food services	1,954	10%	2,402	12%
Finance and insurance, and real estate and rental and leasing	1,739	9%	1,394	7%
Other services, except public administration	1,096	6%	952	5%
Transportation and warehousing, and utilities	736	4%	865	4%
Public Administration	816	4%	495	3%
Wholesale Trade	644	3%	461	2%
Information	604	3%	771	4%
Agriculture, forestry, fishing and hunting, and mining	73	0%	0	0%

Sources: American Community Survey 2006-2010 & 2015-2019 5-year estimates

These trends are important to understand, as certain industries are generally associated with lower median earnings. In Monrovia, educational services, health care and social assistance workers have a median income of \$ 47,510; those in professional, scientific, and management, and administrative and waste management services had a median income of \$45,061; and those in and arts, entertainment, and recreation, and accommodation and food services had a median income of \$23,164. The 10 largest employers in Monrovia are outlined in Table 2.5.

Table 2.5: Principal Employers	
Employer	Employees
Monrovia Unified School District	704
The Home Depot	335
City of Monrovia	283
Starr Surgical Co.	254
Trader Joe's Company	242
Worley Parsons Group Inc	218
Movie Grill Concepts XXXVII LLC	209
Ducommun Aerostructures Inc.	206
CTOUR Charter, LLC	192
Peraton, Inc.	155

Source: City of Monrovia Department of Community Development, August 27, 2020 and, June 7, 2021

Household Characteristics

Household characteristics can impact the type of housing needed. (The U.S. Census has different definitions for households and family: household is the number of related and unrelated person living together in one unit and family is the number of related persons living together in one unit.) For instance, single-person households often occupy smaller apartments or condominiums, such as one-bedroom units. Couples often prefer larger homes, particularly single-family homes, if they have children. As the baby boom generation continues to age, demand increases from empty nesters and retirees to downsize to more affordable units, which are easier to maintain. These patterns underscore the need for housing opportunities for people of all ages and income.

Monrovia households' characteristics are summarized in Table 2.6. The number of Monrovia households has decreased by 6 percent (from 13,748 households to 12,928) since 2010. From 1990 to 2010 Monrovia saw an increase of 500 households. More renter households occur in Monrovia than owner households. Owner-occupied households constitute 47 percent of all households in 2020, while renter households constitute 53 percent. Different housing arrangements have different housing needs; Monrovia's distribution indicates that addressing renter and owner issues and needs is equally important.

Table 2.6: Household Characteristics by Tenure						
	Owner Households		Renter Households		All Households	
Household Characteristic	Number	Percentage	Number	Percentage	Number	Percentage
Number of Households ¹	6,044	47%	6,884	53%	12,928	100%
Median Household Income ¹	\$102,092		\$63,552		\$77,111	
Household Income Categories²						
Extremely Low Income (0-30% AMI)	385	6%	1,160	17%	1,545	12%
Very Low Income (30-50% AMI)	565	9%	1,250	18%	1,815	14%
Low Income (50-80% AMI)	925	15%	1,440	21%	2,365	18%
Moderate Income (80-100% AMI)	360	6%	880	13%	1,240	10%
Above Moderate Income (100% + AMI)	3,765	63%	2,270	32%	6,035	46%
Total	6,000	100%	7,000	100%	13,000	100%
Total number of projected Extremely Low-Income Households (RHNA) ²	N/A		N/A		907	
Overpayment						
All Households Overpaying for Housing	1,840	31%	3,370	48%	5,205	40%
Lower Income Households Overpaying for Housing (*0-80%) ²	1,195	64%	3,045	79%	4,240	74%

Source¹: US Census Bureau, American Community Survey 2015-2019 5-year estimates

Source²: U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) Tables 2013-2017

Income

According to the 2018 American Community Survey, Monrovia's median household income was \$77,111, which is higher than the County of Los Angeles median household income of \$64,251.

Monrovia's median household income differs significantly by tenure; owner households earn almost twice what renter households make.

Census data estimates that 529 (4.1 percent) of Monrovia households live in poverty, as defined by federal guidelines. This proportion is lower than Los Angeles County where 16 percent of residents live in poverty. The poverty threshold is set by the U.S. government to indicate the least amount of income a person or family needs to meet their basic needs. Poverty thresholds are established based on family size and are updated annually in relation to the Consumer Price Index, but do not vary geographically. In Monrovia, certain demographic groups are much more likely to be living in poverty. Black residents, Native Hawaiian and Other Pacific Islander residents, and those with less than a high school degree are more likely to be living in poverty.

As poverty thresholds do not differ based on geographic differences, a better measure to understand income disparities can be to identify various percentages compared to the median income for a particular area. For housing planning and funding purposes, the Department of Housing and Urban Development (HUD) uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the county:

- Extremely Low-Income Households earn 0-30 percent of AMI
- Very Low-Income Households earn 30-50 percent of AMI
- Low-Income Households earn 50-80 percent of AMI
- Moderate-Income Households earn 80-100 percent of AMI (HCD uses 120%)
- Above Moderate-Income Households earn over 100 percent of AMI (HCD uses 120%+)

Comprehensive Housing Affordability Strategy (CHAS) data provides special Census tabulations (developed for HUD) and calculates household income adjusted for family size and tenure. As shown in Table 2.6, in Monrovia above moderate-income households comprise the largest share of all households (46 percent), and low-income households comprise the second largest category (18 percent). Income also differs by tenure; more renter households are in the lower income categories (0-80 percent AMI) than owner households.

Housing Overpayment

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care, child-care, and food. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a housing cost burden are more likely to become homeless or double up with other households. In Monrovia, 40 percent of households are overpaying for housing. Lower income households have a much higher rate of overpayment, 74 percent. Overpayment also varies by tenure. For owner-occupied households, 31 percent of all households are overpaying compared with 64 percent of lower-income, owner households. For renter households, 48 percent of all households are overpaying compared with 79 percent of lower-income, renter households.

Housing Stock Characteristics

This section describes housing characteristics and trends to provide a basis for assessing the match between the demand and supply of available housing in Monrovia. These include housing growth, housing characteristics, age and condition of housing, housing prices and rents, and homeownership rates.

Housing Stock

In 2020, the Department of Finance estimates there are 14,203 occupied housing units in Monrovia. Compared to 2010, Monrovia's housing stock has increased by 2,067 units. Census data indicates that 2.9 percent of owner units and 6.7 percent of rental units are vacant.

Monrovia was developed as a community of single-family dwelling units and has primarily remained as such. Single-family detached units represent 68 percent of the housing stock, with single-family attached units representing 12 percent, multifamily units representing 31 percent, and mobile homes and other housing filling out the remaining 1 percent.

Housing Characteristic	Owner Households	Renter Households	All Households
Total Housing units (occupied)	47%	53%	100%
Housing Unit Type:			
Single Family Detached	N/A	N/A	8471 (56%)
Single Family Attached			1739 (12%)
Multifamily Units			4716 (31%)
Mobile home, other units			158 (1%)
Total units			15,084
Average or median Household Size			2.66
Vacancy Rate	0.4%	5.1%	6.5%
Overcrowded Units	113	586	699
Units Needing Replacement/Rehabilitation	N/A	N/A	fewer than 10
Housing Cost	\$857,000 (Single Family) \$483,000 (condo)	\$1,920 - \$3,425	N/A

Note: Does not sum to 100% due to vacant units

Sources: US Census Bureau, American Community Survey 2015-2019 5-year estimates, California Department of Finance E-5 Population and Housing Estimates, 2020. CoreLogic December 2020, and RentCafe.com rent data for Monrovia, CA accessed on May 1, 2021.

Overcrowding

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). In Monrovia, 5 percent of housing units are overcrowded. Overcrowding is more prevalent in rental households than owner households. Monrovia experiences less overcrowding than Los Angeles County at large, where 11 percent of households are overcrowded.

Housing Condition

As one of the oldest communities in Los Angeles County, Monrovia's housing stock is on average older than many other cities. Over the past 20 years, there has been a very strong emphasis on the aesthetic, social and historic value of Monrovia's older structures. Several properties have been restored, thereby countering the effects of the structure's age on the quality of life of the residents of these older houses. Based upon observations and experiences of the Code Enforcement staff, in 2021, fewer than 10 housing units were in severe need of replacement or substantial rehabilitation due to housing conditions.

The City uses Community Development Block Grant (CDBG) funds for their Residential Rehabilitation Program. The City receives approximately \$80,000 annually to use towards the Residential Rehabilitation grants. The funds are used to pay for 1) construction costs, 2) the use of a consultant and 3) staff time. In FY 18-19, the City assisted four households with various projects needed. Projects completed included: roofs, painting homes, completing code corrections for basic health and safety, and ADA accommodations.

Housing Cost

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions. The Monrovia median home price in December 2020, based information provided by CoreLogic, was \$857,000 for a single family home, which is 4 percent higher than the median price in December 2019. The median home price in Los Angeles County in December 2020 was \$752,000.

According to the 2018 Census, 53 percent of Monrovia households live in rental housing. Census data (2019) shows that the average rent in Monrovia was \$1,590 per month with most (67 percent) paying between \$1,000 and \$1,499 in rent. The real estate website Zumper.com reports a median rent of \$1,920 for one-bedroom units, \$2,842 for two-bedroom units, and \$3,425 for three-bedroom units in Monrovia as of May 2021. Table 2.8 shows the HUD-determined fair market rents for Los Angeles. Rents in Monrovia are much more expensive than the HUD determined fair market rents, indicating that certain parts of Los Angeles County rents are less expensive than Monrovia.

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2020 FMR	\$1,279	\$1,517	\$1,956	\$2,614	\$2,857

Sources: FY2020 Fair Market Rents. U.S. Department of Housing and Urban Development (HUD)

Special Housing Needs

Housing element law requires local governments to include an analysis of housing needs for residents in specific special needs groups and to address resources available to address these needs. Special needs households include people with disabilities, seniors, large families, single-parent households, farmworkers, and people experiencing homelessness. These special needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances. Table 2.9 summarizes Monrovia's special needs population and is followed by a more detailed discussion of each.

Special Needs Category	Count	Percent
Persons with Disabilities ¹	3,361	9% of residents
Persons with Developmental Disabilities ²	383	1% of residents
Elderly (65+ years) ¹	5,101 persons	14% of residents
	3,016 households	23% of households
Large Households (5+ members) ¹	1,367 households	11% of households
Farmworkers ¹	0 persons	0% of labor force
Female Headed Households ¹	1,964	15% of households
People Experiencing Homelessness ³	77 persons	N/A

Sources:

1. US Census Bureau, American Community Survey 2015-2019 5-year estimates
2. California Department of Developmental Services, 2020; DDS consumer count by CA ZIP Codes 91024
3. SCAG, August 2020

Persons with Disabilities including persons with Developmental Disabilities

Disabled residents face housing access and safety challenges. Disabled people, in many cases, are of limited incomes and often receive only Social Security income. As such, most of their monthly income is often devoted to housing costs. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of units to facilitate wheelchair movement, etc.) because of the limited number of such units.

In Monrovia, 3,361 residents with a disability represent 9 percent of City residents. The majority of residents with a disability are 35 to 64 years (40 percent) followed by those 75 years or older (32 percent). The most prevalent disability types among disabled Monrovia residents are ambulatory and independent living disabilities, which combined make up almost half of disabilities tallied (SCAG, 2020).

Many factors limit the supply of housing available to households of persons with disabilities. Most homes are inaccessible to people with mobility and sensory limitations and may lack widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Housing affordability is a key limitation as many persons with disabilities live on disability incomes or fixed incomes. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. Many developmentally disabled persons can live and work independently within a conventional housing environment but may require a group living environment. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to that as an adult.

Monrovia supports the provision of housing for persons with disabilities and has provisions in its Zoning Code to enable group housing, and has codified written procedures for reasonable accommodation requests. In late 2020, the City streamlined and shortened the review time of its Reasonable Accommodations procedures (i.e., modifications or exceptions) to land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. The City is also updating its Zoning Code to reflect recent legislative changes related to supportive housing.

The City of Monrovia offers Monrovia Transit, a public transit program for all residents requiring a wheelchair accessible vehicle (WAV). The program offers on-demand service as well as the ability to schedule reservations in advance for medical appointments. Services are available to Monrovia and Bradbury residents and Los Angeles County residents within its unincorporated area, south of Monrovia. In 2022, WAV will be accessible on the Lyft app via the GoMonrovia program.

Developmentally disabled residents in Monrovia can receive support at the San Gabriel Valley/Pomona Regional Center (SGPRC) which is one of 21 regional centers operated by the State Department of Developmental Services (DDS) to provide services and support for adults and children with developmental disabilities. The center is a private, non-profit community agency that contracts with local service providers to offer a wide range of services to individuals with developmental disabilities and their families. Some of the services and support at the regional centers include information and referral; assessment and diagnosis; counseling; individualized planning and service coordination; resource development; advocacy; family support; and placement of out-of-home care. In Monrovia in 2019, 383 persons are reported as consumers of the services provided at the local Regional Center. This includes 168 persons 18 years and older and 215 persons under 18 years old receiving services from DDS. Most individuals with developmental disabilities live in home settings, often with service and care from a family member and/or health provider.

Elderly (65+ years)

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, many people aged 65 years and older live alone and may have difficulty maintaining their homes, are usually retired and living on a limited income, and are more likely to have high health care costs and rely on public transportation, especially those with disabilities. The limited income of many elderly persons often makes it difficult for them to find affordable housing. In Monrovia, 14 percent of residents are over the age of 65. There are 3,016

households headed by elderly residents, representing 23 percent of all Monrovia households. The needs of elderly households include rental affordability, disability, and housing maintenance assistance. As these homeowners age, many may be unable to maintain their homes and may benefit from the installation of assistance devices to enhance accessibility. Addressing the diverse housing needs of Monrovia's senior population will require strategies that foster independent living (such as home accessibility improvements, second units, rehabilitation assistance), as well as strategies that encourage the provision of a variety of supportive living environments for seniors of all income levels.

Seniors with limited incomes may have difficulty finding affordable housing. The Baldwin Park Housing Authority is responsible for the Housing Choice Voucher (Section 8) programs in the cities of Monrovia, Baldwin Park, Irwindale, and Covina. Priority is given to seniors (62 years old or older) and disabled residents that meet the income guideline limits established by the Federal Government. Senior homeowners who need housing maintenance assistance can apply to the City's Residential Rehabilitation Home Improvement Grant which provides grants to eligible homeowners/occupants of single-family detached homes to preserve decent, safe, and sanitary housing; to correct hazardous conditions; to make improvements to eliminate blight and improve handicapped access; and to correct building and health code violations.

Large Households (5+ members)

Large households, defined by HCD as households containing five or more persons, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very expensive; as such, large households are often forced to reside in smaller, less expensive units or double-up with other families or extended family to save on housing costs, both of which may result in unit overcrowding. In Monrovia, 1,367 large households represent 11 percent of all households. Most large households are renters. There are 539 owner-occupied large households, or 39 percent of all large households, and 828 renter-occupied households, or 61 percent of all large households. Due to the unit size requirements needed to avoid overcrowding, many large households seek out single family home rentals with rent levels that are far less affordable than apartments. Lower and moderate-income large households can benefit from many of the same programs that benefit other special needs households. Housing Choice Vouchers and affordable housing in the community can assist this group to attain decent and adequate housing. The City's Planning HOME program is a holistic and a multi-prong approach to facilitate the production of new housing units. It provides a comprehensive approach to reviewing and updating Monrovia's regulatory framework in order to remove governmental constraints and accelerate the production of housing through revising regulatory controls, streamlining development processes, offering incentives, education, and information.

Farmworkers

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe, and sanitary housing. There are no residents who are farmworkers in Monrovia. Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in Monrovia. Due to no agricultural workers residing in the City, the housing needs of migrant and/or farm worker housing needs can be met through general affordable housing programs.

Female Headed Households

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. Female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them. In Monrovia, 1,964 female-headed family represent 15 percent of households. Household type and income are closely linked. In Monrovia in 2019, female headed households with children earned a median income of \$63,036 compared with \$108,976 for married-couple families. Lower-income single-parent households can benefit from County programs that provide direct rental assistance (Housing Choice Voucher) or that will facilitate the development of affordable housing (Planning HOME).

People Experiencing Homelessness

Population estimates for people experiencing homelessness is very difficult to quantify. Census information is often unreliable due to the difficulty of efficiently counting a population without permanent residences. Given this impediment, local estimates of the homeless and anecdotal information are often where population numbers of the homeless come from. The Los Angeles Homeless Services Authority provides sheltered and unsheltered homeless population estimates for jurisdictions within the county. In 2020, an estimated 77 people were experiencing homelessness, with all of them unsheltered. Since estimates began in 2016, numbers have ranged from a low of 42 in 2017 to a high of 78 in 2019.

Emergency shelters are allowed without discretionary review in the M (Manufacturing) zone. M zone offers the best opportunity for addressing the need. There are 122 acres of land designated for the M (Manufacturing) zone and uses in the zone are primarily older, low intensity uses with a mix of commercial manufacturing and office uses. These uses can either be redeveloped or adapted to accommodate emergency shelters. Parcels are zoned M throughout the core of the City, generally close to the main thoroughfares. The following areas fall within the M zone: South Mountain Avenue, Old Town Extension/West Chestnut Avenue, Railroad Avenue/ Raymond Avenue, and Taylor Street/Walker Avenue. Each of these areas is walking distance to major corridors and as a result are have easy access to public transportation. Over 22 acres of properties in the M zone are located south of and within walking distance to and from the METRO L (Gold) Line Monrovia Station.

The City will also be revising Title 17 - Zoning to ensure compliance with recent State Law Assembly Bill 101 (AB 101) which requires Low-Barrier Navigation Centers be allowed by right in areas zoned for mixed-use and nonresidential zones permitting (by right or conditionally) multifamily uses. Low-Barrier Navigation Centers are defined as housing first, low barrier, service-enriched shelters focused on moving people into permanent housing that provide temporary living facilities while case managers connect individuals experiencing homelessness to income opportunities, public benefits, health services, shelter, and housing. They primarily differ from emergency shelters in that there are reduced barriers to entry (such as eased eligibility requirements).

The City of Monrovia has been an active member in the housing and homelessness response efforts of the San Gabriel Valley Council of Governments (SGVCOG) Homelessness Committee. In 2018, the City

adopted a *Plan to Prevent and Combat Homelessness*, which outline the City's priorities as it continues to address issues related to homelessness. The City's six goals for addressing homelessness are as follows:

1. Be persistent in our contact with anyone suffering from homelessness
2. Expand Community Coordination in support of ending homelessness
3. Promote the use of the San Gabriel Valley Coordinated Entry System (CES)
4. Develop educational materials to promote health and safety
5. Develop a Monrovia Centric Directed Giving program
6. Develop a Housing Displacement Response Plan

City staff also worked with local service providers to develop a Homeless Response Kit: Resources to Prevent and End Homelessness. The following agencies in and around Monrovia offer shelter, counseling, and other services for the homeless, abused, or elderly. These organizations include:

- The Foothill Unity Center in Monrovia provides services for the homeless. The Unity Center does not run a shelter but distributes motel vouchers to people who need emergency shelter. Other services include food, clothing, personal items, and medical referrals.
- The Second Baptist Church in Monrovia offers a hot meal program two days a week.
- Union Station in Pasadena has a capacity of 86 beds and offers emergency assistance to approximately 600 clients from the area each year. Approximately 1,000 people seek food assistance, transitional housing assistance through vouchers and other homeless aid.
- Elizabeth House, Haven House, and the Oasis Youth Shelter are located in Pasadena and offer shelter to women and/or children. Haven House serves approximately 40 women and 130 children annually. Haven House offers 36 beds, food, and counseling services.
- The YWCA Wings Shelter serves women and their dependent children, providing 25 beds.

The City is also involved in regional efforts to address housing need. Since 2020, the City of Monrovia has been a member of the San Gabriel Valley Regional Housing Trust (SGVRHT) which was created to bring additional affordable housing resources to address the growing homelessness crisis in the San Gabriel Valley. The SGVRHT funds the planning and construction of affordable housing for homeless housing and extremely low, very low, and low-income housing projects. The member cities of the SGVRHT are Alhambra, Arcadia, Azusa, Baldwin Park, Claremont, Covina, Diamond Bar, Duarte, El Monte, Glendora, La Verne, Monrovia, Pomona, South El Monte, South Pasadena and West Covina. SGVRHT was awarded state funds as part of the Local Housing Trust Fund (LHTF) program to support the development of 71 new units of affordable housing across two projects. In 2020 and 2021 SGVRHT requested that member cities allocate all or a portion of their Permanent Local Housing Allocation (PLHA) funds to the SGVRHT to expand its leveraging capacity and bring additional dollars specifically to the San Gabriel Valley to produce affordable housing and homeless housing. The PLHA program originated in 2017 as part of the Legislative Housing Package to address the State's housing shortage and high housing costs. Seventy percent of the revenues generated from the California State Property Transfer Fees (SB 2, 2017) is earmarked for the PLHA program. The PLHA funds provide an annual source of funding to all local governments in California to help cities and counties implement plans to increase affordable housing stock. These funds are allocated as formula grants to entitlement and non-

entitlement jurisdictions based on the formula prescribed under federal law for the Community Development Block Grant (CDBG) to be locally administered.

In 2020 and 2021 combined, the City allocated \$329,490 of its Permanent Local Housing Allocation (PLHA) funds to the San Gabriel Valley Regional Housing Trust. The funds are directed towards specific projects that will be selected by the SGVRHT and its Board of Directors. The projects must be in a member city and have member city support. Currently there are 18 projects on the pipeline, totaling over 1,000 units including 66 senior and permanent supportive housing units in Monrovia.

Energy Conservation Opportunities

In 2007, the Monrovia Green Team was created to develop an environmental policy to guide the City in taking actions to improve or reduce negative impacts on the environment. The City Council adopted the Monrovia Environmental Accords, which consist of 21 action items. One of the projects that resulted from the Accords is the creation of the Green Building Program, which is being implemented through adoption of the California Green Building Code within Monrovia's Municipal Code. Additionally, the City completed the Energy Action Plan (EAP) through a partnership with the San Gabriel Valley Council of Governments, which includes strategies for reducing residential energy consumption (i.e., education, energy efficiency improvements, etc.). Monrovia has hosted multiple events to educate residents on energy efficiency, including a Sustainability Expo, which offered workshops pertaining to green building, energy efficiency and solar power, and the annual MAP conference which includes a booth and conference sessions promoting sustainability programs for residents. The City is also a participating jurisdiction in the California Home Energy Renovation Opportunity (HERO) financing program (renamed BENJI). BENJI allows property owners to fund small renewable energy or energy efficiency improvements through a Property Assessed Clean Energy (PACE) program and repay the loans as an item on the owner's property tax bill.

At-Risk Housing Analyses

Government Code Section 65583(a)(9) requires that the City include an analysis of existing assisted housing developments (as defined by the statute) that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing developments are multifamily rental housing projects that receive or have received government assistance under federal programs (i.e., State and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, and HOME Investment Partnerships Program).

SCAG data profiles and data from the California Housing Partnership Corporation show that over the next 10 years (2021-2031), two assisted developments providing 37 affordable, multifamily units have expiring affordability covenants (Table 2.10). Affordability covenants in Monrovia include developments that hold a Federal Section 8 contracts and/or were financed with local or federal programs (Low Income Housing Tax Credit, CalHFA).

Mayflower Arms is a 28-unit complex with a project-based Section 8 contract. As these contracts are subject to annual renewals from HUD, this project is considered at-risk of conversion to market rates. The development at 525 East Walnut Avenue is a 5-bedroom single-family home with a project-based

Section 8 contract under the ownership of Subsidized Housing Corporation 35. Like Mayflower Arms, this unit is considered at-risk as its Section 8 contract is subject to annual renewals from HUD.

Table 2.10: At-Risk Developments						
Name	Address	Total Units	Aff. Units	Funding Source	Affordability Expiration	Risk Assessment
Subsidized Housing Corporation 35	525 E. Walnut Ave.*	1	1	HUD	2021	Very High
Regency Court Apartments	720 Fifth Avenue Court	115	114	LIHTC; HUD; CalHFA	2068	Low
Heritage Park at Monrovia	630 West Duarte Rd.	78	77	LIHTC	2056	Low
Mayflower Arms	724 S. Monterey Ave.	28	28	HUD	2024	High
Total		220	222			

Source: California Housing Partnership Corporation, 2020.

Preservation and Replacement Options

Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. Alternatively, units that are converted to market rate may be replaced with new assisted multifamily units with specified affordability timeframes. Following is a preservation and replacement cost analysis for the 28 units at Mayflower Arms as State law (Government Code Section 65583(a)(9)) requires a preservation and replacement cost analysis for multi-family projects only.

Rental Assistance

State, local, or other funding sources can be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant’s household income (including a utility allowance) up to the fair market value of the rental unit. Given the estimated mix of unit sizes and affordability levels, the total annual subsidy to maintain the 28 affordable, at-risk, multifamily units is estimated to range from \$341,500 to about \$461,000 ¹.

Transfer of Ownership

If the current nonprofit organization managing the units at risk are no longer able to maintain the project, transferring ownership of the affordable units to another nonprofit housing organization is a viable way to preserve affordable housing for the long term. The estimated market value for the 28

¹ Rental subsidies are calculated using the difference in affordability (by income level and unit size) and the fair market rent for the metro area.

affordable, at-risk, multifamily units that are potentially at risk of converting to market rate is close to \$5.6 million based on estimated annual operating costs and income.

Construction of Replacement Units

The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost. Assuming a development cost of \$167.27 per square foot (ICC Building Valuation Data 2020) and the estimated average size of units, the construction cost of replacing all 28 affordable, at-risk, multifamily units would be approximately \$5.6 million.

Entities Interested in Participating in California's First Right of Refusal Program

An owner of a multifamily rental housing development with rental restrictions (e.g., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants) may plan to sell their “at risk” property. HCD has listed qualified entities that may be interested in participating in California's First Right of Refusal Program. If an owner decides to terminate a subsidy contract, prepay the mortgage, sell, or otherwise dispose of the assisted housing development, or if the owner has an assisted housing development in which there will be the expiration of rental restrictions, the owner must first give notice of the opportunity to offer to purchase to a list of qualified entities provided to the owner.

HCD maintains a list of entities that may be interested in participating in California's First Right of Refusal Program in Los Angeles County². The list is located at <https://www.hcd.ca.gov/policy-research/docs/HPD-00-01>.

Projected Housing Need (RHNA)

Housing element law requires a quantification of each jurisdiction’s share of the regional housing need as established in the Regional Housing Needs Assessment (RHNA) plan prepared by the jurisdiction’s Council of Governments. HCD, in conjunction with SCAG, determine a projected housing need for the SCAG region covered, including the counties of Riverside, San Bernardino, Los Angeles, Orange, Ventura and Imperial. The SCAG region’s share, the RHNA, is 1,341,827 new housing units for the 2021-2029 planning period. SCAG has, in turn, allocated this share among its constituent jurisdictions, distributing to each its own RHNA divided along income levels. The City of Monrovia has a RHNA of 1,670 housing units to accommodate in the housing element period. The income distribution is as shown in Table 2.11.

² California Department of Housing and Community Development website accessed August 27, 2020. <https://www.hcd.ca.gov/policy-research/docs/HPD-00-01.xlsx>

Income Group	% of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low ¹	0-50%	519	31%
Low	>50-80%	262	16%
Moderate	>80-120%	254	15%
Above Moderate	120%+	635	38%
Total	---	1,670	100%

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Monrovia's 3,360 extremely low and very low-income households are broken down as follows: 46 percent are extremely low and 54 percent are very low-income. Therefore, the City's very low-income RHNA of 519 can be split into 239 extremely low-income units and 280 very low-income units.

Chapter 3. Constraints on Housing Production

The City of Monrovia is committed to ensuring land use regulations are in place to accommodate production of adequate and affordable housing to meet the community needs. However, many factors—both governmental and market forces—work to constrain the development, maintenance, and improvement of housing. Government policies and regulations can impact housing prices and availability if, for example, the review process is lengthy, development fees high, or zoning regulations make it difficult to construct the type of housing the market demands. The need to provide infrastructure also increases the cost of producing housing. Constraints beyond the control of local government include land prices, labor costs, materials costs, and delays associated with the supply chain. This chapter addresses potential constraints that may affect the supply and cost of housing in Monrovia.

1. Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market factors over which local government has little or no control. State law requires the housing element contain a general assessment of these constraints, which can serve as the basis for actions that local governments might take to offset their effects. The primary non-governmental constraints to the development of new housing are land and construction costs.

1.A Development Costs

Price of Land

Land costs include acquisition and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. Land costs in single-family residential neighborhoods of Monrovia range from \$300,000 to \$500,000 per acre.¹ Additionally, Monrovia is a built-out city; therefore, any new development taking place would occur on already improved properties, further driving up the overall sales price and costs associated with acquiring property for the development of new housing. Among the variables affecting the cost of land are the lot sizes, location, and amenities; the availability; proximity of public services; and the financing arrangement between the buyer and seller.

Cost of Construction

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. The price paid for material and labor at any one time will reflect short-term considerations of supply and demand. Future costs are difficult to predict given the cyclical fluctuations in demand and supply that in large part are created by fluctuations in the state and national economies. Such policies

¹ A review of vacant residential land sales on Zillow.com on January 4, 2021 provided one vacant lot for sale within Monrovia. Land costs were estimated from this sample and may not be representative of general land costs in Monrovia.

unilaterally impact construction in a region and, therefore, do not deter housing construction in any specific community. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not consider regional differences, nor does the data include the price of the land upon which the buildings are built. The 2020 national averages for costs per square foot of apartment units and single-family homes are as follows:

- Type I or II, Multifamily: \$129.23 to \$167.27 per sq. ft.
- Type V (Wood Frame), Multifamily: \$112.76 to \$147.50 per sq. ft.
- Type V (Wood Frame), One- and Two-Family Dwelling: \$122.46 to \$141.72 per sq. ft.

Availability of Financing

The availability of capital to finance new residential development is a significant factor that can impact both the cost and supply of housing. Two types of capital are involved in the housing market: 1) capital used by developers for initial site preparation and construction, and 2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just a few percentage points can make a dramatic difference in the annual income needed to qualify for a loan. In general, financing for new residential development is available at reasonable rates. However, economic fluctuations due to COVID-19 have caused caution among lenders and may have lasting effects through this Housing Element’s planning period. While interest rates are low, lenders are considering applicants much more closely than in the past, leading to credit tightening despite affordable interest rates.

1.B Government Code 65583(a)(6) Development Analysis

Government Code section 65583(a)(6) requires an analysis of requests to develop housing at densities below those anticipated in site inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis must also look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction’s ability to meet RHNA by income category.

Requests for Lower Development Densities

In Monrovia, requests for development at densities below anticipated densities are rare. Development approval of projects with densities lower than what is anticipated in the Housing Element is not expected. The City has not had to be concerned with “no net loss provisions” instead has experienced development in and out of those areas determined as inventory sites at densities above those anticipated. In general, and based on recent development in the City, development applications appear to continue to aim for densities as close as possible to what is allowed or seek to increase it. The following are examples of this development phenomenon occurring on sites listed on the site inventory and those that were not anticipated in the City of Monrovia’s 2014-2021 Housing Element:

- **Avalon Monrovia** (Project located in South Myrtle Avenue Corridor – In Site Inventory – Approved in 2018 and under construction). The base zoning anticipated 54 units per acre without the specific plan and density bonus (113 units). Project is currently under construction at 73.3 units per acre (154 units with 13 very low-income units).

- **Arroyo at Monrovia Station** (Project located in Station Square – Outside Sites Inventory – Approved in 2020). The Planned Development – Area 12 (PD-12) base zoning limits number of units with a maximum FAR of 2.5 and a PD-12 area wide density cap of 3,600 units. With the specific plan and density bonus, this project was approved with 302 units (including 15 very low-income units) on a 2.90-acre site at a 2.66 FAR.
- **127 Pomona** (Project located in Station Square – Outside Sites Inventory – Approved in 2019). The PD-12 base zoning only allows residential mixed-use development on sites of two acres in this neighborhood (Western Gateway). The FAR limit and density cap also applied. Therefore, base zoning for this site would not have allowed any residential mixed-use. However, with the specific plan and density bonus, this project was approved with 310 units (including 13 low income and 12 moderate income units) on a 1.83-acre site.
- **Alexan Foothills** (Project located in previously zoned manufacturing area – Outside Sites Inventory – Approved in 2020). This project included an area wide General Plan Amendment and Specific Plan. The General Plan Amendment provided the potential for an area wide total development potential of 518 units. The Alexan site was approved with 436 units; and the remaining area provides capacity for 82 more units.

Building Permit Timeframe

In the City of Monrovia, the length of time between receiving approval for housing development and submittal of an application for building permit is typically three to four months depending on project complexity. For example, a multifamily residential project with complex grading and drainage plans may take longer than usual to submit permits. Also, developers may struggle with feasibility analyses, financing, or negotiations with design professionals, which are outside the control of the City. Under Program 1.3, the City will create a more streamlined development services process and expand one-stop counter by implementing a building self-inspection/certification program for simple, low risk permits, expand plan check options, implement an electronic plan review system, and explore priority processing for specified project types (e.g., affordable unit developments).

Local Efforts to Remove Nongovernmental Constraints

The analysis must also look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category. The primary non-governmental constraint is the overall cost of affordable housing development (high land and development costs) in most parts of the State. In general, constructing affordable housing, especially for low- and very low-income households is not profitable to housing developers. Therefore, deed-restricted affordable units require subsidy beyond available density or financial incentives. This places the construction burden on non-profits and similar grant-funded housing developments and may result in affordable projects that are not always dispersed throughout the region but are concentrated in limited areas with lower development costs. While the City can offer developer incentives such as expedited permit processing or fee deferrals, it cannot afford to fully mitigate the high cost of development for affordable housing developments. The City assisted the Avalon project by vacating a portion of an alley to provide more

developable land and utility relocation. However, the City’s ability to provide financing is limited, and other resources may be provided on a case by case basis. The City works closely with developers to negotiate the inclusion of affordable housing units. Thus far, the City has negotiated the inclusion of:

- 13 very low-income and 12 moderate units in the West Pomona Transit District
- 15 very low-income units in the Arroyo at Monrovia project, and
- 13, 1-bedroom very low-income units in the Avalon Bay project

To create a source for affordable workforce housing, the City has also entered into an agreement with the California Statewide Communities Development Authority to convert an existing, market-rate, multi-family development (known as MODA at Monrovia Station) into housing affordable to moderate-income households. This will be the City’s first housing development to prioritize middle-income earners for subsidized affordable workforce housing. The MODA at Monrovia Station (MODA) development is a five-story, 261-unit multi-family apartment complex located 400 feet north of the METRO L (Gold) Line Monrovia Station. It is also located within the Station Square Transit Village, an 80-acre planning area, which was established to accommodate the return of mass light rail transit and envisions the development of a high-density residential transit village. The MODA project was completed in 2018.

2. Governmental Constraints

Although local governments have little influence on such market factors as interest rates and availability of development funding, their policies and regulations can affect both the amount of residential development that occurs and the affordability of housing. Since governmental actions can constrain development and affordability of housing, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.”

2.A Land Use Controls

Land Use Controls

The City’s primary policies and regulations that affect residential development and housing affordability emanate from the 2008 General Plan, including a 2020 Land Use Element Update, and Title 17 – Zoning and Title 16 – Subdivisions of the Municipal Code. Monrovia currently has 14 Specific Plans and 28 Planned Development Areas in place to address the unique aspects of certain areas of the City, and most of these plans contain provisions for residential development. Table 3.1 summarizes the General Plan land use designations and the zoning districts that either allow by right or conditionally permit residential development of some form.

The City has not yet updated its density bonus ordinance to be consistent with the recent State legislative actions passed that resulted in numerous changes to the density bonus requirements under Government Code 65915. Monrovia’s Housing Plan includes programmatic actions to ensure the City’s density bonus ordinance is consistent with the most current state laws as it is an identified task that is programmed for completion by 2023 as part of the City’s adopted strategies to facilitate and streamline housing production, as outlined in the Planning HOME (Planning Housing Opportunities for Monrovia) program (Program 1.3).

General Plan Land Use Designations	Maximum Density	Corresponding Zoning Districts
Residential Foothill	1 du/ac	RF (Residential Foothill)
Residential Estate	2 du/ac	RE (Residential Estate)
Low-Density Residential	5.8 du/ac	RL (Residential Low-Density)
Medium-Density Residential	17.4 du/ac	RM (Residential Medium) RM/PUD (Residential Medium/Planned Development)
High-Density Residential	54 du/ac	RM/RH (Residential Medium/Residential High) RH (Residential High)
Neighborhood Commercial	0.5 FAR	NC (Neighborhood Commercial)
Historic Downtown Commercial	25 du/ac	HCD (Historic Commercial Downtown)
Retail Corridor Mixed Use	54 du/ac	RCM (Retail Corridor Mixed Use)
Manufacturing	0.75:1 FAR	M (Manufacturing)
Specific Plan/Planned Development Overlay	54 du/ac	SP (Specific Plan)
Planned Development	Per Plan Development Area ¹	PD (Planned Development)
<p>Notes:</p> <p>1. 28 PD (Planned Development) areas are located throughout the City, with the regulations for each contained in the Land Use Element. PD zones are typically areas with a mix of uses where traditional zoning regulations may not effectively ensure compatibility. Some PD zones allow commercial uses, while others permit residential and others allow both.</p>		

Table 3.2 summarizes the housing types permitted by zone. Each use is designated by a letter denoting whether the use is allowed or conditionally permitted. Residential land uses within an SP or PD zone are allowed or conditionally permitted subject to the specific requirements outlined within the adopted Specific Plans or Planned Development zoning districts.

Multifamily developments are an allowed use in the City’s multifamily zones, and require conditional use permit approval to ensure neighborhood compatibility. Several of the City of Monrovia’s Planned Development (PD) zones and three non-residential zones (NC, HCD and RCM) also allow for multifamily development through conditional use permit approval. Monrovia has a program in its current Housing Element that has not yet been implemented to eliminate the conditional use permit requirement for multifamily development and implement a new process to ensure compatibility in the RH zone (Program 1.3). Additionally, multifamily residential development in the RH zone with at least 25 percent of the units qualifying as affordable are only subject to a site plan and design review process.

Table 3.2: Zoning District’s Permitted Residential Land Uses							
Land Uses	RF RE RL	RM RM/ RH	RH	NC	HCD	RCM	M
Single-family Dwelling	P	P	P				
Multifamily Dwelling		P/C	P/C	C	C	C	
Housing for Agricultural Employees ¹	-	-	-	-	-	-	-
Accessory Dwelling Units ²	P	P	P	P	P	P	
Mobile/Manufactured Home	P						
Mobile Home Park			C				C
Emergency Shelter							P
Transitional/Supportive Housing ³	P	P	P				
Single Room Occupancy ⁴	-	-	-	C	C	C	-
Residential care, ≤ 6 clients	P	P	P				
Residential care, > 6 clients		C	C				
Senior Citizen Housing ⁵		C	C	C	C		
Affordable Housing (with incentives) ⁶		C	C	C			
Notes: 1. The City of Monrovia has no remaining land in agricultural use and does not have any housing for agricultural employees. 2. Approval subject to requirements of amended Chapter 17.44.005 – Accessory Dwelling Unit and Junior Accessory Dwelling Units of Title 17 – Zoning adopted October 6, 2020. 3. Transitional/Supportive Housing is subject to the same requirements of other residential dwellings of the same type in the same zone. 4. The City has not updated Title 17 to address SROs specifically. They are currently treated as “Other Uses” when not specifically listed and are subject to conditional use permit approval and reviewed at the Planning Commission. 5. Subject to requirements of Chapter 17.44.170 – Senior Citizen Housing. 6. Subject to requirements of Chapter 17.44.020 – Affordable Housing Ownership Incentive Program.							

Table 3.3 summarizes key development standards where residential development is allowed in the City’s zoning districts.

The City’s development standards have not been a constraint to housing development because residential project applications show that developers are achieving densities as close as possible to what is allowed. The existing minimum unit standards have been in place since at least 1993 and require minimum unit sizes as follows:

- Detached housing units 1,250 square feet
- Attached housing units: 1-bedroom 800 square feet; 2-bedroom 1,000 square feet

The City of Monrovia has never denied a housing project and has received very little, if any, resistance from developers and property owners on the minimum unit sizes outlined in the Municipal Code. Recently entitled large development projects have utilized the specific plan process, which allows more flexibility in unit sizes, however, the floor plans within those projects have been similar to the minimum unit sizes outlined in the Municipal Code (generally 600-965 square feet for 1-bedroom units and 950-1,422 square feet for 2-bedroom units). Under Program 1.3, the City’s Planning HOME project and SB 2 Grant application include a program to reduce the minimum dwelling unit sizes for both attached and detached units.

Table 3.3: Residential Development Standards									
Zone	Density	Minimum Lot Size ¹	Minimum Unit Size	Maximum FAR ²	Maximum Building Height ³	Front Yard Setback ⁴	Side Yard Setback	Rear Yard Setback	Open Space
RF	Up to 1 du/ac	15,000 sf	1,250 sf	Graduated FAR .35 for first 20,000 sf of lot area plus .1 for remaining lot area Accessory FAR- .1 (under one acre)/.08 (over one acre)	27 ft (lot width less than 75')/30 ft. (lot width 75' or greater)	25 ft or block average, whichever is greater	10% lot width, 5' min. or 15 ft max (first story)/15'(second story)	25% of lot depth, min. 20' (first story); 25% of lot depth plus 10' (2 nd story)	N/A
RE	Up to 2 du/ac	20,000 sf	1,250 sf	Graduated FAR .4 for first 5,000 sf of lot area plus .35 for next 5,000 sf of lot area, plus .15 for remaining lot area Accessory FAR- .1 (under one acre)/.08	27 ft (lot width less than 75')/30 ft. (lot width 75' or greater)	25 ft or block average, whichever is greater	24% lot width or 5 ft min. (first story)/12' (second story)	25% of lot depth, min. 20' (first story); 25% of lot depth plus 10' (2 nd story)	N/A

Table 3.3: Residential Development Standards									
Zone	Density	Minimum Lot Size ¹	Minimum Unit Size	Maximum FAR ²	Maximum Building Height ³	Front Yard Setback ⁴	Side Yard Setback	Rear Yard Setback	Open Space
				(over one acre)					
RL	Up to 5.8 du/ac	7,500 sf	1,250 sf	Graduated FAR .4 for first 5,000 sf of lot area plus .35 for next 5,000 sf of lot area, plus .15 for remaining lot area Accessory FAR- .1 (under one acre)/.08 (over one acre)	27 ft (lot width less than 75')/30 ft. (lot width 75' or greater)	25 ft or block average, whichever is greater	24% lot width or 5 ft min. (first story)/12' (second story)	20% of lot depth, min. 20' (first story); 20% of lot depth plus 10' (2 nd story)	N/A
RM2500 - RM7500	Can range from up to 1 unit per 7,500 sf of lot area increasing to up to 1 unit per 2,500 sf of lot area	10,000 sf	<u>Detached</u> 1,250 sf <u>Attached</u> studio – 500 sf efficiency - 600 sf 1 bdrm – 800 sf 2 bdrm - 1,000 sf 3 bdrm - 1,200 sf	0.4 + 0.2	27 ft.	25 ft or block average, whichever is greater	10% lot width or 5 ft min. (first story)/8' (second story)	20 ft	40% of each unit's square footage

Table 3.3: Residential Development Standards									
Zone	Density	Minimum Lot Size ¹	Minimum Unit Size	Maximum FAR ²	Maximum Building Height ³	Front Yard Setback ⁴	Side Yard Setback	Rear Yard Setback	Open Space
			> 3 bdrm – add 50 sf						
RM/RH	Lots <15,000 sf = 1 unit per 2,500 sf Lots >15,000 sf = 0.75 FAR	15,000 sf	<u>Detached</u> 1,250 sf <u>Attached</u> studio – 500 sf efficiency - 600 sf 1 bdrm – 800 sf 2 bdrm - 1,000 sf 3 bdrm - 1,200 sf > 3 bdrm – add 50 sf	0.4 + 0.2 0.75 + 0.4	27 ft. (RM standards) No height limit, additional separation for ridge taller than 27'	25 ft or block average, whichever is greater	10% lot width or 5 ft min. (first story)/6' (second story)	20 ft	20% (RH)/40% (RM) of each unit's square footage
RH	Lots <15,000 sf = 2 units for 1st 5,000 sf + one unit for every 1,500 sf over the 5,000 sf Lots >15,000 sf = 0.75 FAR	15,000 sf	<u>Detached</u> 1,250 sf <u>Attached</u> studio – 500 sf efficiency - 600 sf 1 bdrm – 800 sf 2 bdrm - 1,000 sf 3 bdrm - 1,200 sf > 3 bdrm – add 50 sf	0.75 + 0.4	No height limit, additional separation for ridge taller than 27'	25 ft or block average, whichever is greater	10% lot width or 5 ft min. (first story)/6' (second story)	20 ft	20% of each unit's square footage
RCM	54 du/ac-	30,000 sf	--	--	--	10 ft	10 ft	5 ft	0
NC	0.5 FAR	15,000 sf		0.75	--	10 ft	0 – 20 ft	0 – 20 ft	0
HCD	Up to 25 du/ac	10,000 sf	studio – 500 sf 1 bdrm – 600 sf 2 bdrm – 800 sf	2.0	35 ft	0 ft	0 ft	0 ft	
Notes:									
1. Applicable only to newly created subdivisions.									

Table 3.3: Residential Development Standards									
Zone	Density	Minimum Lot Size ¹	Minimum Unit Size	Maximum FAR ²	Maximum Building Height ³	Front Yard Setback ⁴	Side Yard Setback	Rear Yard Setback	Open Space
<p>2. First number applies to primary dwelling units, second number applies to accessory structures, exception is detached ADUs subject to specific regulations.</p> <p>3. Building heights in multifamily districts are controlled through multi-story setback requirements. Each subsequent story above the second level is stepped back.</p> <p>4. Or the block average applies if greater than 25 feet.</p>									

The City of Monrovia has never denied an application for a housing project due to the minimum parking requirements outlined in the Municipal Code. As a development standard, parking requirements within the City of Monrovia are regulated by type of residential use, rather than by a specific zone. The following minimum parking requirements apply:

- **Single family dwellings:** Two garage spaces per unit (if access is from a hillside street, three garage spaces must be provided).
- **Multifamily dwellings:**
 - One-to-five-unit development - Two garage spaces per unit.
 - Six or greater unit development – Two garage spaces plus one-half open space per unit.
 - Planned Unit Developments with 25 or more units, or where units contain 4 bedrooms and are 2,000 square feet or larger in size – Two garage spaces per unit plus an open space immediately adjacent to the unit. In lieu of the open space, additional parking can be provided where the unit is served by a driveway of at least 18 feet in length, or three garage spaces per unit are provided.
- **Mixed use:** Mixed Use is allowed in the South Myrtle Avenue Corridor (Specific Plan Overlay), West Huntington Drive Corridor (Retail Commercial Mixed-Use Zone), and in PD-12. Parking requirements are as follows: South Myrtle Avenue – residential and commercial standards apply, PD-12 standards apply unless a shared parking analysis, or a parking demand analysis is prepared and approved for use by the City.
- **Senior citizen housing:** One space per unit and one guest space per every ten units, with a minimum of 75% of the spaces in carports or garages
- **Congregate/Convalescent care (which may include senior citizen housing):** One space for every four beds of congregate care, one space for every five beds for convalescent care.
- **Mobile homes:** Two spaces per dwelling unit, plus one space within the park for every ten units for guest parking.
- **Accessory Dwelling Unit (ADU):** One additional space per newly constructed ADU unit unless the property is within one-half mile of public transit, is located within a historic district, is located where on-street parking permits are required but not offered to an ADU occupant, the ADU is located within one block of a City-approved and dedicated parking space for a car share vehicle; the ADU is a conversion of an existing space, conversion of space and/or if any of the State mandated allowable exceptions exist.

Deviations or relief from the above requirements are processed by the City of Monrovia as Minor Exceptions, as opposed to Variances, and the City is generally accepting of alternative designs, such as tandem spaces to accommodate higher densities where appropriate to the central corridors. The City has approved parking alternatives on a case-by-case basis including adjustments for development projects with mixed-use and TOD residential projects. Between 2018 and 2020, Monrovia approved three larger residential developments that also included affordable housing components (154-unit Avalon Monrovia, 302-unit Arroyo at Monrovia Station, and 310-unit 127 Pomona) with relief from parking requirements provided through implementation of Planned Development regulations, Density Bonus concessions, and adoption of a Specific Plan where an analysis of parking demonstrated that less parking or shared parking was sufficient.

With respect to large-scale multi-family projects, developers can submit a specific plan that includes special parking space requirements that based on the analysis of current parking usage of other similar projects in the city. Those parking studies have resulted in smaller parking requirements (typically 1.5 –

1.8 spaces per unit). To ensure that parking standards are adequate, the City has conducted parking assessments that include conducting parking counts in existing parking structures in the City's large, multi-family developments. Parking counts carefully analyzed how many spots are utilized at a given time and estimated future parking availability in similar developments. Parking counts were conducted in the Areum (a residential development of 154 units located near a major commercial corridor at 5th Avenue and West Huntington Drive), and at Paragon, and Colorado Commons parking structures (both mixed-use developments located within the City's retail downtown Old Town Monrovia).

The Municipal Code's minimum parking standards generally apply to "middle density" housing projects. As part of the Planning HOME program and SB 2 Grant application, the City is reviewing parking standards in "middle density" multifamily developments to see if the requirement of two enclosed parking spaces per unit is adding excessive costs, or constraining the development of potential new units (Program 1.3). Part of the City's evaluation includes analysis of whether other types of parking (carports or open parking spaces) could be an alternative to the enclosed garage requirement.

Over the past several years, when applicants have had trouble meeting the requirement for two enclosed parking spaces per unit, the City has processed applications utilizing the Minor Exception process to allow minor deviations to the parking standards for new development and existing residential developments adding new square footage or units. The Planning Commission and Development Review Committee recognize that in certain areas of the City, parking is particularly constrained, however, the City has been open to exploring creative ways to meet the need for on-site parking and has approved Minor Exception applications as a "pilot program" in order to assess potential adjustments to the parking standards that may later be adopted within the Municipal Code.

On-/Offsite Improvements

Site improvements and property dedications are important components of new development and contribute to the creation of decent housing. Housing construction in Monrovia is subject to a variety of site improvement and building code requirements. Developers are generally responsible for covering the full cost of water, sewer, road, and drainage improvements within the boundaries of their projects. Onsite improvements typically include private or shared driveways, parking areas, drainage, sections of underground pipe, swales, ponding areas, and amenities such as landscaping, fencing, open space, and private resident amenities.

In the City of Monrovia, properties zoned for multifamily uses are typically on dedicated/improved streets with sidewalks, curbs, and gutters. Unless the improvements within the adjacent right-of-way are damaged, improvements to these types of offsite elements are generally not required. Further, Monrovia's street system is largely on a grid, which helps to mitigate potential traffic impacts. Traffic mitigation measures that include offsite improvements to traffic control measures have not been required, except for very large projects (over 50 units).

Utility systems that serve residentially zoned properties within Monrovia are already in place and able to serve the anticipated densities. The need to upsize such systems to provide new residential development would be uncommon. If it were required, the costs of on- and offsite improvements are usually passed along to the costs associated with a residential purchase or rent. The on- and offsite

improvement standards imposed by the City of Monrovia are typical for similarly built-out communities and do not pose unusual constraints for housing development.

Locally Adopted Ordinances

State law requires that cities include an analysis of any locally adopted ordinance that directly impacts the cost and supply of residential development. The City of Monrovia does not have any requirements specific to inclusionary housing and does not regulate short-term rentals. Two of the City's Planned Development Areas (PD-12 and PD-27) contain specific area-wide density provisions. PD-12 contains an overall requirement for residential development with a minimum and maximum number of units, 1,400 up to 3,600, respectively. To encourage the inclusion of affordable residential units, deviations in unit size, recreation space, and parking can be considered if at least 15 percent of the units are designated for moderate income or 10 percent low income or 5 percent very low income. Units designated as affordable shall be restricted for a minimum of 55 years. Although mixed use development is encouraged, any development utilizing RL or RM/RH zoning standards is limited to being residential only. PD-27, an area located west of PD-12, while having an allowable residential density of 54 units to the acre, is capped at 518 total units unless a Specific Plan is adopted. While these two Planned Development Areas have limitations, they allow for higher density residential development and also include provisions for flexibility and relief from development standards that help reduce costs and increase supply of residential development.

2.B Codes and Enforcement

The City of Monrovia currently implements the 2019 edition of the California Building Code, and 2019 edition of the California Green Building Standards Code. These codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties, the codes are mandated for all jurisdictions in California.

The City of Monrovia has not adopted any local amendments to the model codes that would substantially increase housing costs. Local amendments are reinforced through the policies of the General Plan and standards for safe residential development. As is typical for communities similarly located within the San Gabriel Valley, standards are more restrictive in the hillside areas, requiring additional safety studies and safety materials to mitigate the environmental hazards present in the hillside areas. Therefore, additional costs are associated with meeting these requirements, making more affordable residential development in these areas unlikely. These standards are necessary to ensure the health and safety of those residing in the dwelling and should not be weakened to increase housing where hazards are greater.

The City of Monrovia enforces code compliance to promote property maintenance in accordance with the City Zoning and Building ordinances and State and County Health Codes. The Code Enforcement personnel receives and investigates complaints regarding alleged violations of the Municipal Code such as property maintenance violations, private property parking violations, or zoning violations.

2.C Zoning for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. The City of Monrovia accommodates a wide variety of housing types as summarized below.

Multifamily Rental Housing

Multifamily developments are an allowed use in the City's multifamily zones and require conditional use permit approval to ensure neighborhood compatibility. Several of the City of Monrovia's Planned Development (PD) zones, and three non-residential zones (NC, HCD and RCM) also allow for multifamily development through conditional use permit approval. Monrovia has a program in its current Housing Element that has not yet been implemented to eliminate the conditional use permit requirement for multifamily development and creating a new process to ensure compatibility within the RH zone. Additionally, multifamily residential development in the RH zone with at least 25 percent of the units qualifying as affordable are only subject to a site plan and design review process.

Housing for Agricultural Employees (permanent and seasonal)

The Employee Housing Act (Government Code Section 17021.5 and 17021.6) requires that any employee housing occupied by six or fewer employees shall be considered a single-family structure within a residential land use and must be treated the same as a single-family dwelling of the same type in the same zone. In addition, employee housing consisting of no more than 36 beds in a group quarters, or 12 units or separate rooms or spaces designed for use by a single-family or household, must be considered an agricultural land use and be treated the same as any other agricultural activity in the same zone. The City of Monrovia does not have land zoned for or remaining in agricultural use and does not have any inventory of farm housing. Therefore, none of the zoning districts specifically distinguish housing for Agricultural Employees from any other programmatic housing dedicated or developed to be affordable.

Emergency Shelters

State legislation SB 2 requires jurisdictions to permit emergency shelters without a Conditional Use Permit (CUP) or other discretionary permits. Emergency shelters are allowed without discretionary review in the M (Manufacturing) zone. Furthermore, Planned Development Areas that allow industrial uses could also accommodate emergency shelters through a Determination process with the Development Review Committee. The core areas of the City contain several Manufacturing zoned properties that are within walking distance to several major corridors that run through the City and the San Gabriel Valley region: Duarte Road, Huntington Drive, I-210 Freeway, Mountain Avenue, and Myrtle Avenue. These corridors traverse the City and extend into the surrounding region. Additionally, they provide potential emergency shelter clients access to services located along major transportation corridors. Over 22 acres of properties in the M zone are located south of and within walking distance from the METRO L (Gold) Line Monrovia Station. The following areas fall within the Manufacturing (M) zone: South Mountain, Old Town Extension/West Chestnut, Railroad/ Raymond, and Taylor/Walker. Each of these areas are within proximity to public transportation.

Currently, there are no emergency shelters established within the City's M (Manufacturing) zone, but adequate capacity exists to accommodate them. Since there are almost no vacant developable parcels remaining in Monrovia, the accommodation of an emergency shelter will require either redevelopment of a property or the utilization of an existing building. As the zone is characterized by moderately sized, low intensity, commercial manufacturing and office uses, reuse of the sites for emergency shelters is a reasonable assumption. Therefore, based on the development standards and existing development, the M zone offers the best opportunity for addressing the need. There are 122 acres of land designated for the M (Manufacturing) zone and uses in the zone are primarily older, low intensity uses with a mix of commercial manufacturing and office uses. These uses can either be redeveloped or adapted to accommodate emergency shelters. There are currently 196 parcels in the M zone with an average lot size of 0.6 acres. Based on this information, the parcels where emergency shelters are allowed by-right can easily accommodate emergency shelters for the unsheltered homeless population living in Monrovia (77 unsheltered homeless persons identified in the City of Monrovia during the 2020 Point-In-Time Homeless Count).

Recent State Law Assembly Bill 101 (AB 101) requires Low-Barrier Navigation Centers be allowed by right in areas zoned for mixed-use and nonresidential zones permitting (by right or conditionally) multifamily uses. The City's zoning regulations do not include any provisions that demonstrate compliance with AB101. The City of Monrovia will need to revise Title 17 - Zoning to ensure that the regulations satisfy the requirements of AB 101.

Since 2014, the City has been actively engaged in developing Monrovia-centric responses to address homeless issues here in our community. In 2018 the City adopted six specific goals, which included:

1. Be relentless in our contact with anyone suffering from homelessness.
2. Expand community coordination in support of ending homelessness.
3. Promote the use of the Coordinated Entry System (CES).
4. Develop educational materials in partnership with LA County.
5. Develop a Monrovia-centric directed giving campaign.
6. Develop a Housing Displacement Response Plan.

In August 2018, the City entered into an agreement with Mountainside Communion Church (Mountainside) to serve and an independent contractor to administer the City's Housing Displacement Response Program (HDRP). Through the program, current Monrovia residents in danger of being displaced are eligible to apply for interim and temporary funding, but can only access those funds after engaging in a thorough review process that includes the following components:

1. Confirmation of existing Monrovia residency and verification of support needed;
2. Performance of an assessment to identify ongoing applicant needs
3. Funding is dispersed only on the condition that applicants participate in the development and execution of a Transition Plan
4. The Transition Plan requires the establishment of a pathway to achieving a stabilized housing situation within a set period
5. The program also facilitates ongoing support for the applicant in danger of being displaced

Transitional and Supportive Housing

State law requires cities to allow transitional and supportive housing as a residential use and allowed by right in all zones that allow similar residential uses, consistent with SB2. In the City of Monrovia, transitional and supportive housing are considered single-family or multifamily uses and are permitted in all residential zones and, thus, held to the same development standards as other residential uses of the same type in the same zone.

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by right in zones where multifamily and mixed-uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria including:

- Units have a recorded affordability restriction for 55 years.
- All units, excluding managers' units, within the development are dedicated to lower income households and are receiving public funding.
- At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.
- Nonresidential floor area shall be used for onsite supportive services in the following amounts:
 - For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.
 - For a development with more than 20 units, at least three percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

The law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop. AB 2162 also requires local entities to streamline the approval of housing projects containing a minimum amount of supportive housing by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for a CUP or other similar discretionary entitlements.

Currently, multifamily uses outside of specific plan areas is allowed in the RM, RH, NC, HCD, and RCM districts. The City complies partially with AB 2162. Supportive housing is allowed as a by-right use in all residential zones allowing multifamily uses, but supportive housing is not allowed in the non-residential districts that allow multifamily uses (NC, HCD, RCM). The City of Monrovia will revise Title 17 - Zoning to ensure AB 2162 compliance.

Single-Room Occupancy (SRO)

Single-room occupancy hotels and/or boarding homes are collectively referred to as SROs. SRO units are one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. While none of the

City of Monrovia’s zoning districts explicitly address Single Room Occupancy uses, they are considered an “Other Use” type and subject to conditional use permit approval by the Planning Commission, similar to the review and permits as required for motels and hotels. However, to better facilitate the development of SROs, Title 17 – Zoning will need to be revised to explicitly identify SROs as a conditionally permitted use within certain commercial zones.

Mobile Homes/Factory-built Housing

State law requires that mobile and manufactured homes be considered a single-family dwelling and permitted in all zones that allow single-family housing. Manufactured housing can be subject to design review. The City of Monrovia currently limits the use of a mobile home in place of a single-family dwelling within the RL (Residential Low-Density) zone. Title 17-Zoning will need to be reviewed and amended as necessary to add the use to its land use tables and allow mobile and manufactured homes to the other residential zoning districts where single-family dwellings are permitted by right.

Accessory Dwelling Units (ADU)

Accessory dwelling units (ADUs) can be an important source of affordable housing since they are smaller than primary units and do not have direct land acquisition costs. ADU development expands housing opportunities for very low-, low-, and moderate-income households by increasing the number of rental units available within existing neighborhoods. In the City of Monrovia, consistent with the Government Code Section 65852.2, ADUs are permitted by right in the single-family residential zones and are subject to development standards unique to ADUs and Junior Accessory Dwelling Units (JADUs), as well as those development standards of the underlying zoning district as allowed under State law with a few minor exceptions.

The City of Monrovia last updated its ADU ordinance in October 2020 to comply with the State Legislature’s passage of numerous changes to the ADU requirements (previously known as second units) to promote the development of ADUs. These include allowing ADUs to be built concurrently with a single-family home, opening areas where ADUs can be built to include all zoning districts that allow single- and multifamily uses, modifying fees from utilities such as special districts and water corporations, and reducing parking requirements. Any jurisdiction that does adopt an ADU ordinance, must submit the ordinance to HCD within 60 days. The City submitted its ordinance to HCD in October 2020. As part of the HOME program, the City is updating the ADU Ordinance, removing the CUP requirement for ADUs in the HFZ areas, developing educational information on ADUs, and creating standard template for ADU processing and pre-approved ADU site/floor plans.

2.D Housing for Persons with Disabilities

Housing element law requires that in addition to the needs analysis for people with disabilities, the housing element must analyze potential governmental constraints to the development, improvement, and maintenance of housing for people with disabilities; demonstrate local efforts to remove any such constraints; and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

Zoning and Land Use

Under State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small State-licensed residential care facilities for six or fewer persons must be permitted in all zones that allow single- or multifamily uses, subject to the same permit processing requirements and development standards; Monrovia is compliant with the Lanterman Act. Residential care facilities serving seven or more clients are subject to review and approval of a conditional use permit (CUP).

The CUP process is not a constraint to development of group homes because it is an approval process that allows the City to place certain controls on the permit that will prevent overcrowding or a transition to an unpermitted commercial use in a residential zone. The CUP process is intended to serve the important functions of establishing development and operations standards, allowing assessment of each individual site, and fostering public input. One of the primary considerations for the CUP process for group homes for persons with disabilities is safety for vulnerable populations. Several safety-related property improvements are required through the Fire Department and Building and Safety Division when a group home is proposed to accommodate more than seven residents. The CUP process allows for the City (including the Fire Department) to ensure group homes are the appropriate size for the proposed number of residents, to verify that group homes have addressed safety related issues and that management of the facility is adequate to ensure that their clients live in humane and safe conditions. The CUP process allows for all City departments and divisions to review the plans early in the process and communicate with property owners what the anticipated improvements will entail.

Conditional use permits can address circumstances that are often related to group home operations that may impact the surrounding community, such as parking and traffic control as well as litter and smoking within residential neighborhoods. The CUP process provides an opportunity for flexibility in standards such as parking, as facilities serving disabled persons will most likely have lower parking demands and traffic impacts. The City has received no applications for group homes of seven or more clients since 2014. Program 2.3 in the Housing Plan includes an action item to review the processing procedures for group homes of 7 or more clients to ensure that these uses are treated objectively and do not discriminate against persons with disabilities.

Monrovia's zoning regulations do not contain provisions for any separation of use requirements and parking is required to be provided at a ratio of one space for every two beds. Monrovia does not have any other specific alternate parking requirements or reductions for persons with disabilities. Further, the City has not amended the Building Code in ways that would diminish the ability to accommodate persons with disabilities in any development of housing.

Definition of Family

The City of Monrovia's definition for family is "an individual; two or more people related by blood, marriage or adoption; or any other bona fide single housekeeping unit consisting of a group of persons who reside in one dwelling on a relatively permanent bases and share use of the entire dwelling unit." The City defines "Group Dwelling (State Mandated)" as "a residential facility which serves six or fewer persons who are not related by blood, marriage or adoption on a weekly or longer in as such much as it is mandated by state law to not distinguish such residents from persons who reside in other family dwellings of the same type in the same zone (Cal. Health and Safety Code §§ 1500 et seq.). Group

dwellings under this classification may be used for such uses as residential care facility, homes for handicapped persons or dependent and neglected children.”

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a modification is reasonable depends on the circumstances and must be decided on a case-by-case basis. The City adopted a reasonable accommodation ordinance initially in 2014, and recently amended it, as part of the SB2 funded HOME program, to remove discretionary review, with an effective date in February 2021.

The Director of Community Development has the authority to consider and act on requests for reasonable accommodation. Applications for reasonable accommodation can be made to the Community Development Department in writing and must demonstrate a clear nexus between the request and a disability. An application for a reasonable accommodation includes an explanation of why a specified code section, regulation, procedure, or policy is denying, or will deny a person with a disability equal opportunity to use and enjoy the dwelling, appropriate evidence showing that the applicant has a disability (i.e. letter from a doctor or other licensed health care professional, or disabled Parking Placard), and any other information required to make the findings, consistent with the fair housing laws.

The Director can refer an application for Reasonable Accommodations to the Development Review Committee (DRC) for its administrative review and determination for cases where the request could physically modify a property in a way that cannot be easily restored after the accommodation is no longer needed, or cases where the modification may cause a significant adverse impact on an adjacent property. Requests for reasonable accommodations submitted for concurrent review with another discretionary land use application are reviewed by the appropriate reviewing authority responsible for the discretionary entitlement. ,

All requests for reasonable accommodations require that the following findings be made:

- (1) That the dwelling, which is the subject of the request for reasonable accommodation, shall be used by an individual with a disability who is protected under state or federal fair housing laws.
- (2) That the requested accommodation is necessary to afford an individual with a disability equal opportunity to use and enjoy a dwelling.
- (3) That the requested accommodation will not impose an undue financial or administrative burden on the city.
- (4) That the requested accommodation will not require a fundamental alteration to the city's zoning, building, or land use laws, regulations, policies and/or procedures.

The City's reasonable accommodation procedure is not a constraint to persons with disabilities as it requires findings that are standard and objective. To streamline and shorten the review and determination process for reasonable accommodation requests, the City's 2021 update (Ordinance No.

2020-12) eliminated the public hearing requirement, expanded review authority to staff so that minor requests can be reviewed by the Director of Community Development, and allows for conditions of approval in order to protect neighborhood compatibility. The Ordinance has been codified as a subsection (17.52.327 Reasonable Accommodations.) of Chapter 17.52 (Administration) of the City's Zoning Code.

2.E Fees and Exactions

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Impacts fees are also charged to cover the cost of providing municipal services or mitigating project impacts. These fees are summarized in Table 3.4. The total amount of fees varies from project to project based on type, existing infrastructure, and the cost of mitigating environmental impacts. Most cities do not control school and water impact fees. These services are managed by separate districts.

Table 3.4: Development Fees	
Fee Category	Fee Amount
Planning and Application Fees	
Variance	\$1,850 (Major) \$500 (Minor Exception)
Conditional Use Permit	\$3,100 +\$170 per DU (no map) (Major) \$650 (Minor)
General Plan Amendment	\$5,300
Zone Change	\$5,300
Neighborhood Compatibility Review	\$0 (SFR addition) up to \$1,250 (MFR)
Design Review	\$1000
Specific Plan	\$6000
Hillside Development Permit	\$2,300
Subdivision	
Lot Line Adjustment	\$800
Tentative/Vesting Parcel Map	\$1,850 + \$170 per du
Tentative/Vesting Tract Map	\$2,250 + \$170 per du
Environmental	
Initial Environmental Study by Applicant	Cost +15%
Environmental Impact Report	Cost +15%
Negative Declaration	Actual Cost
Mitigated Negative Declaration	Cost +15%
Development Impact Fees	
Fire	\$0.90/sf sprinklered, \$2/sf non-sprinklered
Traffic	\$2,095 per new PM peak trip
Other – Art in Public Places	Amount equal to 1% of project cost for residential with 5+ units and >\$1 million costs
Noticing and Publication Fees	
Public Noticing	\$175 - \$350
Property Ownership List	\$141
Development Sign	\$81
Source: City of Monrovia 2020-2021	

Most, if not all, developers consider any fee a significant constraint to the development of affordable housing. For affordable housing projects, financing generally includes some form of state or federal assistance, with rents set through the funding program. As such, fees cannot and do not increase the rents. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth throughout the city. The City of Monrovia fees are typical for most communities and are comparable to those of surrounding communities. While the City's collected impact fees are reduced in some cases, the City will need to review ways to reduce or defer fees where such would facilitate the development of affordable housing development.

As part of the SB2 grant funded HOME program, the City is assessing fee reduction and rationalization approaches, such as reassessing fees to adhere to best practices in reducing costs, deferrals, sliding

scales or proportionate impacts fees (e.g., ADUs, transit oriented, and infill development, special needs housing), or fee transparency measures including publicly available fee calculators. Fee-related task included in the program include overhauling Development Services fee schedule to achieve the following:

- Flat rate building fee structure (simple, predictable, and fair!)
- Impact Fee program to exclude affordable/special needs housing
- Fee reduction for affordable units (pro-rated)

Tables 3.5 and 3.6 below show the hypothetical fees that would be collected for a new multifamily project and individual single-family project, respectively. Based on a median sales price (December 2020) of \$483,000 for a condominium and \$857,000 for a single-family home, development fees make up approximately 7.6 percent of a condominium purchase prices and 1.1 percent of a home purchase price.

Table 3.5: 4-UNIT PUD Subdivision	
Fee Type	Fee
Planning Fees	
Development Review Committee	\$ 435.00
Planning Commission	\$ 6,030.00
Subtotal	\$ 6,465.00 + noticing/publication
Building Fees	
Combo Permit (Mechanical, Electrical, Plumbing)	\$ 3,097.80
Building Plan Check and Permit	\$ 20,533.90
Subtotal	\$ 23,631.70
Public Works Fees	
Final Tract Map Check	\$ 1,000.00
Grading Permit	\$ 4,070.00
PW Construction Permit	\$ 2,051.00
Encroachment Permit	\$ 270.00
Subtotal	\$ 7,391.00
Grand Total:	\$ 36,523.70
Source: City of Monrovia 2020-2021	

Table 3.6: New 2-Story Single-Family Residence	
Fee Type	Fee
Planning Fees	
Development Review Committee	\$ 1,150.00 + noticing/sign
Subtotal	\$ 1,372.00
Building Fees	
Combo Permit (Mechanical, Electrical, Plumbing)	\$ 1,153.47
Building Plan Check and Permit	\$ 6,214.38
Fire Permit Fees	\$ 674.00
Subtotal	\$ 8,041.85
Public Works Fees	
Grading Permit	\$ 2,032.00
PW Construction Permit	\$ 998.00
Encroachment Permit	\$ 251.00
Subtotal	
Grand Total:	\$ 9,413.85
Source: City of Monrovia 2020-2021	

2.F Processing and Permit Procedures

Processing and permit procedures may pose a considerable constraint to the production and improvement of housing. Common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, and costly conditions of approval. These constraints increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer. The City of Monrovia’s development review process is designed to accommodate housing development applications of various levels of complexity and requiring different entitlements. To facilitate development applications, City staff strongly encourages all property owners and/or developers to discuss their proposals prior to developing a fully realized proposal. Staff planners are assigned to projects early on and will generally follow the project through to the issuance of the Certificate of Occupancy.

Processing times vary with the complexity of the project. Table 3.7 below outlines the typical approval timelines in Monrovia.

Table 3.7: Timelines for Permit Procedures	
Type of Approval, Permit, or Review	Typical Processing Time
These time periods begin when a complete application is submitted and are extended when additional information is requested by the City. The timeframes below are target issuance date—when the applicant can expect a decision on their application.	
Ministerial Review	2 weeks
Conditional Use Permit	6-8 weeks
Zoning Amendment (Zone Change)	2-3 months
General Plan Amendment	2-3 months (after Native American Tribal consultations, as appropriate)
Site Plan Review	2 weeks
Architectural/Design Review	2 weeks
Tract Maps	8-10 weeks
Parcel Map	6-8 weeks
Initial Environmental Study	6-8 weeks
Environmental Impact Report	4-12 months
Source: City of Monrovia 2020-2021	

The City of Monrovia prides itself on its ability to process all applications in a timely and efficient manner. The time required for development approval is not generally a constraint or substantial cost to housing developers. Items requiring a public hearing typically take 6-8 weeks to the date of the hearing from the time of submittal of a complete application. If City Council approval is also required (e.g., Tentative Tract Maps) an additional two weeks is standard.

Average processing time for residential projects varies depending on project complexity. Single-family residential projects must be reviewed by the Development Review Committee, which meets twice per month. If approved, the project must go through the plan check process, which takes up to four weeks. Multifamily projects of three or more units must be reviewed at a public hearing. The process, from preliminary review to plan check, including public hearings, may take up to 10 weeks. Monrovia’s typical time to process development applications is less than most other local jurisdictions and do not constrain the development of affordable housing.

Critical to the efficient processing of applications is Monrovia’s Development Review Committee (DRC) review process. The DRC meets twice a month and is an interdisciplinary review for new development (both single-family and multifamily). The Committee is made up of the Director of Public Works, Fire Chief, Police Chief and is chaired by the Director of Community Development. DRC makes recommendations on applications under the Planning Commission’s purview and has jurisdiction on applications for minor conditional use permits and minor exceptions. This committee was established to streamline the permit process.

As part of the SB2 funded HOME program, the City is pursuing changes to its development process to streamline reviews, the program includes:

- Streamlining the Development Services process and expand one-stop counter by
 - Implementing a building self-inspection/certification program for simple, low risk permits

- Expanding plan check options; implementing an electronic plan review system
 - Exploring priority processing for specified project types (e.g., affordable)
- Facilitating customer information/education by
 - Implementing eTRAKiT online portal for monitoring and submittals
 - Creating submittal checklists (ADU, plan check)
- Improving internal processing capacity by
 - Data collection/reporting on permit tracking metrics to identify processing problems
 - Staff training on 2020 Building Codes
 - Multi department Development Services coordination bi-monthly meetings
- Developing specific plan templates

Ministerial Review

Planning review of routine over the counter permits is limited to single-family additions and ADUs/JADUs. Together with building plan check, applicants submit a Neighborhood Compatibility Worksheet to streamline compliance review with respective development standards applicable to the zoning district and neighborhood area of the City.

Discretionary Review

The Conditional Use Permit review process is intended to apply to uses that are generally consistent with the purposes of the district where they are proposed but require special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties or adversely affect the city's infrastructure, the built or natural environment, city resources, or the City's ability to provide public services. Monrovia currently requires a CUP for multifamily housing (two or more 2-story structures on a lot) within multifamily zoning districts as a means of ensuring neighborhood compatibility. The Development Review Committee (DRC) reviews smaller housing developments. Development proposals that require approval from the Monrovia Planning Commission or the DRC are conducted at a public hearing.

The City strives to use the CUP process to reduce potential issues of neighborhood and environmental concern so that multifamily projects can be processed as expeditiously as possible. Staff review of multifamily proposals is typically completed within 30 days, and total time between submission of a complete application and approval of a CUP is about four to six weeks. The use of an interdepartmental Development Review Committee assures timely and coordinated review of development proposals. Nonetheless, the requirement for a CUP for multifamily projects in multifamily zoning districts adds time and costs for projects not requesting other entitlements. As of 2021, the City has never denied a CUP for a residential use. Under Program 1.3, the City will remove the CUP requirement for multifamily developments in order to facilitate and streamline housing production.

Environmental Review

State regulations require environmental review of discretionary project proposals (e.g., subdivision maps, precise plans, use permits, etc.). The timeframes associated with environmental review are regulated by California Environmental Quality Act (CEQA). In compliance with the Permit Streamlining

Act, City staff ensures that non-legislative proposals are heard at the Planning Commission within 60 days of receipt of an application being deemed complete.

Design Review

The Design Review process is not a potential constraint on housing supply and affordability. The City of Monrovia has never denied a housing project due to a design or density issue and reviews all housing projects in accordance with the Housing Accountability Act. Planning Division Staff reviews and comments on residential design early in the process to ensure applicants consider a project's effect on the appearance and fit within its neighborhood. In 2016, the City Council adopted Ordinance No. 2016-08 to establish a Neighborhood Compatibility Design Review process to address citizen concerns related to the size of housing additions and the development of new larger residential dwellings built in established neighborhoods. The design review process is a layered approach. The design of smaller residential projects such as single story additions are reviewed and approved by staff. Larger residential projects (up to two single story units) are reviewed by the Development Review Committee (DRC) at a noticed public meeting which is scheduled twice monthly. The DRC members consist of the City's Director of Community Development, City Manager's designee; Director of Public Works; Chief of Police; and Fire Chief. Staff and the DRC make neighborhood compatibility design recommendations to the Planning Commission for projects involving two or more, two-story units. The neighborhood is made aware of residential design review by way of a sign that is posed in the front yard, and/or a mailed notice to owners within a specified radius. The criteria encourages project design that is consistent with the predominant development patterns found in the surrounding neighborhood in terms of scale, mass, and height. It also takes into account reasonable efforts to minimizing impacts related to the neighbors' privacy and solar access. The design review criteria is listed below:

Duplex, multiple-family,

1. Building design

- a. All exterior facade and architectural features including window types, entrance areas, porches, chimneys, and the use of building modulation
- b. The height and building profile of the structures
- c. Building materials, finishes, and colors on exterior surfaces
- d. Roof designs and materials
- e. Relationship of development to the surrounding neighborhood such as appropriate architectural style, scale, and building materials and colors
- f. Screening of electric and gas meters, mechanical equipment, trash, and outside storage areas

2. Site design

- a. Orientation of the building(s) on the site and in relation to surrounding property improvements, including entrances, parking areas, driveways, landscape areas, setbacks, trash enclosures, and common and private recreation areas (multiple-family development)
- b. The scale and bulk of the building(s) in relationship to the neighboring properties
- c. Walls and fences
- d. Pedestrian walkways, including circulation design and paving materials
- e. Loading and unloading areas for adequate ingress and egress and visibility from the street

- f. Lighting for safety of pedestrians and vehicles while integrating design elements of the building and landscaping
- g. Landscape and hardscape review
- h. Design of mailboxes
- i. Art works, including sculpture, murals, fountains, and other ornamental or decorative features for scale, design, and compatibility with the project and surrounding properties

Single-family residential:

1. Exterior material review
 - a. Building materials and finishes on exterior surfaces
 - b. Architectural integrity of the proposed project
2. Site planning/site design
 - a. Orientation of the building(s) on the site and in relation to surrounding property improvements, including entrances, parking areas, and driveways
 - b. Garage and parking locations, driveway, and driveway approach locations
 - c. Onsite building relationships
 - d. Landscaping
3. Building form
 - a. Roof designs and materials
 - b. The height and building profile of the structures
 - c. Mass, bulk, modulation, scale, and articulation
4. Architectural features/design
 - a. All exterior facade and architectural features including window types, entrance areas, porches, chimneys, and the use of building modulation
5. Neighbor impact review
 - a. The scale and bulk of the building(s) in relationship to the neighboring properties, including the location and orientation of second stories
 - b. Reasonably minimizes privacy impacts
 - c. Solar access
 - d. Grade differential
6. Neighborhood compatibility review
 - a. Relationship of development to the surrounding neighborhood such as appropriate mass, architectural features, scale, and building materials
 - b. Prevailing/predominant development patterns

To address any potential constraints from the design review process, the City is developing objective design standards/compatibility guidelines for all multifamily projects consistent with the Housing Accountability Act (Program 1.3).

SB 35 Approval Process

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting such projects from environmental review under CEQA. When the state determines that jurisdictions have insufficient progress toward their lower-income RHNA (very low and low income), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 [Chapter 366, Statutes of 2017] streamlining) for proposed

developments with at least 50 percent affordability. If the jurisdiction also has insufficient progress toward their above-moderate-income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10 percent affordability. SB 35 will automatically sunset on January 1, 2026.

As of June 2019, the City of Monrovia was determined to be subject only to SB 35 streamlining for proposed developments with 50 percent or greater affordability. The City has not received any applications or inquires for SB 35 streamlining. To accommodate any future SB 35 applications or inquiries, the City staff is working on making available to interested parties an informational packet that explains the SB 35 streamlining provisions in Monrovia and provides SB 35 eligibility information. The City is also looking to remove the CUP requirements for multifamily housing development in coordination with the adoption of objective design standards to provide local guidance on design and standards for by-right projects as allowed by State law. The purpose of adopting such objective standards is to give certainty to both the City and the development community that the architectural and general appearance of buildings and grounds are in keeping with the character of the various neighborhoods of the City.

2.G Affirmatively Furthering Fair Housing (GC 65583(c)(10)(A))

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions. The primary data source for the AFFH analysis is the 2018 Analysis of Impediments (AI) to Fair Housing Choice for the Community Development Commission and Housing Authority of the County of Los Angeles and the State of California Department of Housing and Community Development (HCD) AFFH Data Viewer.

Fair Housing Assessment

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor. All figures are located at the conclusion of the AFFH analysis.

Fair Housing Enforcement and Capacity

The 2018 Analysis of Impediments (AI) to Fair Housing Choice for the Community Development Commission and Housing Authority of the County of Los Angeles serves as the fair housing planning document for portions of County of Los Angeles, including unincorporated areas and the Urban County which represents 47 smaller cities in the County including the City of Monrovia. This area is referred to as the Urban County or the service area. As a part of the consolidated planning process entitlement communities that receive Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grants (ESG)¹, and Housing Opportunities for Persons with AIDS (HOPWA) funds as a formula allocation directly from HUD are required to submit to HUD certification that they are affirmatively furthering fair housing (AFFH). The Community Development Commission of the County of Los Angeles (CDC) and the Housing Authority of the County of Los Angeles (HACoLA) have formed a joint effort to prepare, conduct, and submit to HUD their certification for AFFH, which is presented in this Analysis of Impediments. On May 16, 2019, the CDC was officially rebranded as the Los Angeles County Development Authority (LACDA). Because the AI references the CDC, this section will also reference the agency as CDC.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor. The AI examines local housing conditions, economics, policies, and practices to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AI assembles fair housing

information, identifies existing impediments that limit housing choice, and proposes actions to mitigate those impediments.

A review of the fair housing profile in the Los Angeles Urban County revealed that there are several organizations that provide fair housing services, including outreach and education, complaint intake, and testing and enforcement activities, for both providers and consumers of housing. These organizations include the U.S. Department of Housing and Urban Development (HUD), the California Department of Fair Employment and Housing (DFEH), which exists as substantially equivalent agency to HUD in the state, and the Housing Rights Center (HRC), which primarily operates in Los Angeles County. The HRC receives a multi-year grant from HUD to conduct systemic testing in areas within Los Angeles County where statistics point to any form of discrimination covered by applicable fair housing laws and persistent housing discrimination based on race, national origin, familial status and disability. HRC also provides intake of allegations of housing discrimination and provides resolution for housing discrimination, including mediation and litigation. The HACO LA provides fair housing resources for residents via its website, such as links to file complaints of a violation of fair housing, a link to the Housing Rights Center, a link to HUD's webpage on Fair Housing and Equal Opportunity, link to the National Fair Housing Advocate Online blog, a copy of HACO LA's non-discrimination policy, and a link to information on the Assessment of Fair Housing.

Complaints filed with HUD

HUD's fair housing complaint data from 2008 through 2016 was calculated for the Los Angeles County Service Area, during that time, the most common basis for a complaint was for some form of a disability, that being the basis for nearly twice as many complaints as the next most common basis – race. Of all complaints found with cause, disability was also the most common basis for the complaint, although not by such a runaway margin. Disability was the most common basis, cited 370 times in complaints, followed by familial status and race as the basis for 238 and 145 complaints, respectively. Fair housing complaints were most common in 2008, when 456 were logged, and have steadily grown in number from only 186 in 2012. Other complaints during that time, besides those already listed, were largely based on familial status, retaliation, national origin, and sex. Of the 2,610 complaints logged from 2008 through 2016, all of them were closed, dismissed or settled in a variety of ways. Nearly 57 percent of these complaints were determined to have no cause, while 564 (or 21.6 percent) of the complaints were deemed successfully settled. Of all complaints found with cause, the most common issue was failure to make reasonable accommodation, the issue being cited 290 times. The next most cited issue was discriminatory terms, conditions, privileges, or services and facilities.

Local Fair Housing Enforcement and Outreach

HCD AFFH Data viewer provides additional information on local fair housing enforcement and outreach. Fair housing inquiries data from the U.S. Department of Housing and Urban Development (HUD) indicates that from 2013 to 2021 there were 4 inquiries originating from residents in Monrovia or 0.10 inquiries per thousand residents (see Figure 3.1). The basis for the complaints is only available for two of the four the inquiries: one was for disability and one was for sex discrimination. Compared with several surrounding jurisdictions, the number of inquiries per thousand residents is generally lower in Monrovia. Sierra Madre (0.27), Azusa (0.42) Arcadia (0.31), and Pasadena (0.35) all have two to three times the level of inquiries seen in Monrovia. However, Bradbury (0.00), Duarte (0.14), and Glendora (0.09) have

slightly lower or similar levels of inquiries than Monrovia. Under Program 5.1, the City will further fair housing opportunities and promote housing for all people by expanding access to multilingual informational material on fair housing to be made available at public counters, libraries, post office, other community locations, and on the City's website. The City will also assess fair housing issues as part of the regional Analysis of Impediments to Fair Housing Choice (estimated to be updated in 2025) and address identified impediments in Monrovia.

Segregation and Opportunity Patterns and Trends

Monrovia is becoming more racially and ethnically diverse. Hispanic (41 percent) and White (34 percent) residents make up most of the City's population, followed by Asian/Pacific Islander (16 percent), Black (5 percent), and Other/Two or More Races (3 percent). Since 2010, the Hispanic population in Monrovia has increased from 37 percent to 41 percent while the White population has decreased from 42 percent to 34 percent. Monrovia's increase in residents (from 11 percent to 16 percent) identifying as Asian/Pacific Islander is consistent with the growing Asian population throughout the San Gabriel Valley. However, segregation data shows that the region has moderate to high levels of segregation between racial and ethnic groups and is not as integrated when compared to Monrovia.

The "dissimilarity index" provides a quantitative measure of segregation in an area, based on the demographic composition of smaller geographic units within that area. One way of understanding the index is that it indicates how evenly two demographic groups are distributed throughout an area: if the composition of both groups in each geographic unit (e.g., Census tract) is the same as in the area as a whole (e.g., county), then the dissimilarity index score for that entire area will be 0. By contrast, and again using Census tracts as an example, if one population is clustered entirely within one Census tract, the dissimilarity index score for that entire area will be 100. The higher the dissimilarity index value, the higher the level of segregation in an area. A dissimilarity index value of 100 is the highest level of segregation. Dissimilarity index data are only available for the Los Angeles Urban County (as provided by the AI) and not for the City of Monrovia.

For the Los Angeles Urban County, the Dissimilarity Index shows a mix of moderate and high levels of segregation between the racial or ethnic groups. Asian (non-Hispanic) populations show the lowest race-specific levels of segregation with Whites (non-Hispanic) with an index of 53.0. Hispanics have the highest levels of segregation with an index of 64.9, while Blacks (non-Hispanic) show the next-highest index at 64.2. The Non-White and White populations show a segregation index of 55.7, indicating a high level of segregation within the Urban County. Long Beach and Los Angeles have the highest Dissimilarity Index values, with consistently moderate to-high levels of segregation among the ethnic/racial groups. For the Urban County, the Non-White/White Dissimilarity Index has remained consistent since 1990, dropping a single point value since then. These numbers indicate the Non-White/White index values have been hovering just inside the "high segregation" thresholds since 1990. The Black/White index value peaked in 1990 with a value of nearly 73 but has fallen and remained steady near a value of 67 since that time. The Hispanic/White index value has fallen nearly a full point value since 2010 but is nearly two full point values higher than it was in 1990. Finally, the Asian/White index value has risen steadily since its 1990 value of just over 46 to a peak of 50.21 in 2010; 2015 is the first year the index has fallen in value (down about one-quarter of a value point).

Since dissimilarity index data are not available for Monrovia, visualizing the distribution of non-white residents can identify any possible concentrations of non-white persons in the city. Figure 3.2 shows the distribution of non-white residents in Monrovia based on 2018 block group data from HUD's AFFH Data Viewer. The block groups south of Foothill Boulevard show a non-white population that is 60 percent or greater, whereas the block groups north of Foothill Boulevard have proportions of non-white residents at either 40 percent or less. This pattern is similar to other foothill communities, such as Sierra Madre, Pasadena, Altadena, and Glendora where the foothills have proportions of non-white residents at 40 percent or less.

Persons with Disabilities

In Monrovia, 3,361 residents with a disability represent 9 percent of City residents. Most residents with a disability are 35 to 64 years (40 percent) followed by those 75 years or older (32 percent). The most prevalent disability types among disabled Monrovia residents are ambulatory and independent living disabilities, which combined make up almost half of disabilities tallied (SCAG, 2020).

Figure 3.3 shows the population of persons with a disability by census tract in the city using American Community Survey data from 2015-2019. At a regional level, Monrovia is similar to the rest of the county in that almost all the census tracts have less than 20 percent of their population living with a disability. The areas with a lower concentration of residents with disabilities are south of Foothill Boulevard, except for three census tracts that contain independent living facilities.

Familial Status

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. There are 1,964 female-headed family households in Monrovia, representing 15 percent of households. Household type and income are closely linked. In Monrovia in 2019, female headed households with children earned a median income of \$63,036 compared with \$108,976 for married-couple families.

Figures 3.4 and 3.5 show the percent of children in married-couple households in the region and the percent of children in female-headed households (no spouse/partner) using ACS data from 2015-2019. Most of the census tracts in Monrovia have proportions of 20 percent or less of children living in female-headed households. There are two census tracts along Foothill Boulevard that have about 30 percent of children living in female-headed households. Most census tracts have 60-80 percent of children living in married couple households. Monrovia's familial status demographics are similar to those of Arcadia, Glendora, and Sierra Madre.

Income Level

According to the 2019 American Community Survey, the median household income for Monrovia was \$77,111, which is higher than the Los Angeles County median household income of \$72,797. Median household income differs by tenure; owner households earn \$102,092 versus \$63,552 for renter households. Census data estimates that 4.1 percent of residents live in poverty, as defined by federal guidelines. This proportion is significantly lower than Los Angeles County where 16 percent of residents

live in poverty. Figure 3.6 shows that the entire city has less than 10 percent of residents living below the poverty level.

Figure 3.7 shows that most of the city has an income of \$87,100 or greater. There are a few pockets of the City that have a median income of \$55,000 or less. These are located along Myrtle Avenue and along the border with the City of Duarte at Huntington Drive. Most households with a median income of \$125,000 or greater are located in the foothills.

Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)

Racially or ethnically concentrated areas of poverty (R/ECAPs) are Census tracts with relatively high concentrations of Non-White residents with these residents living in poverty. Formally, an area is designated an R/ECAP if two conditions are satisfied: first, the Non-White population, whether Hispanic or Non-Hispanic, must account for at least 50 percent of the Census tract population. Second, the poverty rate in that Census must exceed a certain threshold. That threshold is set at either 40 percent or three times the overall poverty rate, whichever is lower. No R/ECAPs are identified in the City of Monrovia. The closest R/ECAPs are in the City of El Monte. This finding is supported by the HCD AFFH data viewer.

Racially Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. In Monrovia, there are a few areas with a median income higher than \$125,000 that correspond to areas with slightly lower percentages of non-white residents. These areas are in the foothills and have block groups where approximately 30 percent of the population is non-white, suggesting that these areas could be racially or ethnically concentrated areas of affluence.

Opportunity Access/Disparities

As a guide to aiding resource investments in the County, the Analysis of Impediments (AI) to Fair Housing Choice includes a single composite index representing a rating of Census tracts, which factors in variables concerning education, job and labor markets, housing, transportation, and environmental health. Those areas scoring a high index represent the areas with the greatest opportunity. These are physical places having desirable attributes, such as high-performing schools, availability of well-paying jobs, and clean air quality, among others. Areas with a low index represent areas with low opportunity and are heavily populated with R/ECAP areas. The index is designed to better understand what an “area of opportunity” represents and what disparities in opportunity mean. Investments can be either place-based or to enhance mobility, but the opportunity index score aids in helping us to better include an evaluation of equity and the distribution and access to opportunity within the larger community. In developing this index, HUD-provided data as well as local data have been incorporated as part of the methodology.

Variables in each of the five categories (Education, Economic, Housing, Transportation, and Health) were given equal weighting. The five categories were then compiled into one “master” opportunity index value, weighted such: 35 percent weight each to Education and Housing, 15 percent weight Economic,

10 percent weight to Transportation, and 5 percent weight to Health. The factors listed below were incorporated in the development of this index:

Education	Economic	Housing	Transportation	Health
School Proficiency Index	Job Proximity Index	Percent Occupied Housing Units	Transit Trips Index	Environmental Health Index
Percent of Persons Enrolled in School	Labor Market Engagement Index	Percent No Cost Burden	Low Transportation Cost Index	
High School Graduation Rate	Employment Rate	Percent No Overcrowding Percent Non-HAL (high-annual percentage rate) Loans	Percent Walking to Work	

The lowest opportunity area index values are in Central Los Angeles and to the southeast, near Westmont and Lynwood. Census tracts in the highest category of opportunity (those with values from 70.1 to 80), can be found scattered throughout the peripheries of the County including east County near Glendora and San Dimas. The City of Monrovia was in a higher opportunity area (scoring 60.1 to 70).

Similar efforts have been undertaken by the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) to evaluate access to opportunity by producing annual opportunity maps using a similar methodology and data found in the AI. The maps illustrate an overall composite score derived from characteristics grouped into three main categories economic, environmental, and educational. The composite score ranges from low to highest resources, with low resources indicating less access to opportunity and high resources indicating greater access to opportunity. The TCAC/HCD Opportunity Maps are intended to display the areas that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary function of TCAC is to oversee the Low-Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity. Figure 3.8 shows the 2021 TCAC opportunities areas in Monrovia. All the TCAC opportunity areas in City are in the moderate or highest resources category. The portions of the City with moderate resources encompass the area southeast of Colorado Boulevard and stretch to the City’s eastern most border.

Disproportionate Need

A disproportionate housing need exists when the members of a racial/ ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the jurisdiction as a whole. In the Urban County, the percentage of Asian and Native American households experiencing housing problems is far less than the Hispanic percentage, at around 50 percent for each group. White households fare even better, with only 43 percent of households experiencing any of the four housing problems. The data also shows that family households with five or more people experience the greatest

percentage of housing problems than do smaller or non-family households. This may be due to the fact that one of the HUD-defined housing problems is the presence of more than one person per room, and a household with five or more people is very likely to match this one criterion alone (unless of course the house has many rooms). Fully 75 percent of these households experience any of the four housing problems, the highest percentage of any category.

AI data shows severe housing problems for households in the service area, and while all percentages are lower, Hispanic households again experience the highest percentage. As was the case with housing problems above, only Hispanic and Black households experience severe housing problems at a percentage higher than that of the service area. White households are again the lowest percentage of any racial or ethnic category, with only 23.5 percent experiencing any of four severe housing problems. While the AI does not provide an analysis at smaller geographies, HUD data, known as the Comprehensive Housing Affordability Strategy, or CHAS, for 2013-2017 shows that renter households experience housing problems at a greater proportion than owner households. Lower-income households also experience significantly higher proportion of housing problems compared with their high-income counterparts. Additionally, the disproportionate housing need analysis prepared for this housing element uses the AFFH Data Viewer to visualize areas in the City experiencing cost burden, overcrowding, and environmental justice.

	Owner Households	Renter Households	All Households
Households experiencing housing problems	32%	53%	44%
Households experiencing severe housing problems	17%	27%	22%
Households experiencing housing problems by income			
Household Income <= 30% HAMFI	71%	84%	81%
Household Income >30% to <=50% HAMFI	69%	100%	90%
Household Income >50% to <=80% HAMFI	60%	72%	67%
Household Income >80% to <=100% HAMFI	54%	23%	32%
Household Income >100% HAMFI	14%	12%	13%
Total	32%	53%	44%
Note: HUD Area Median Family Income (HAMFI) Source: U.S. Department of Housing and Urban Development. Comprehensive Housing Affordability Strategy (CHAS) data. https://www.huduser.gov/portal/datasets/cp.html . Accessed March 2021			

Cost Burden

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In Monrovia, 40 percent of households are overpaying for housing. Lower income households have a much higher rate of overpayment, 74 percent. Overpayment also varies by tenure. For owner-occupied households, 31 percent of all households are overpaying compared with 64 percent of lower-income, owner households. For renter households, 48 percent of all households are overpaying compared with 79 percent of lower-income, renter households.

Figures 3.9 and 3.10 show cost burden (overpayment) for homeowners and for renters. Compared with the surrounding areas, Monrovia has similar levels of cost burden for homeowners with most of the City showing cost burden for homeowners at 60 percent or under. For renters, all areas of the City show cost burden for 40 to 60 percent of renter households except for two areas. The census tract along the foothills shows lower renter cost burden at about 23 percent of households, while another census tract south of Foothill Boulevard and east of Shamrock Avenue has 60.8 percent of renter households experiencing cost burden.

Overcrowding

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). In Monrovia, 5 percent of housing units are overcrowded. Overcrowding is more prevalent in rental households than owner households. Monrovia experiences less overcrowding than Los Angeles County at large, where 11 percent of households are overcrowded.

Figure 3.11 shows that all areas of the City have overcrowding rates lower than the state of California (8.2 percent) and lower than most areas in the region. However, there is one census tract south of Colorado Boulevard bounded by Magnolia Avenue and Shamrock Avenue that has 15 percent of households experiencing overcrowded conditions.

Environmental Justice

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants. Figure 3.12 shows CalEnviroScreen results for Monrovia. Figure 3.12 shows that one census tract is considered a disadvantaged community (DAC) consistent with SB 535. DACs are defined as the top 25 percent scoring areas statewide from CalEnviroScreen along with other areas with high amounts of pollution and low populations. This DAC was rated in the top 25 percent of hazardous waste, groundwater threats, solid waste facilities, toxic release inventory, and traffic density based on CalEnviroScreen version 3.0 which uses data from 2017. The DAC and the rest of the City have low rates of socioeconomic burdens. It is important to note, the identified Disadvantaged Community census tract has a 50th percentile for socioeconomic characteristics, thus showing that the pollution characteristics “push” the census tract into the Disadvantaged Community category. The DAC is traversed by Myrtle Avenue, Huntington Drive, Interstate 210, and the Gold Line tracks. Within the census tract is “Old Town Monrovia”, City Hall and Public Library, Transit Station Square, and Monrovia’s Gold Line Station. Residential units, local retail, and office spaces are concentrated in the northernmost area of the census

tract while some homes, a variety of manufacturing facilities, retail spaces, and a rail yard are in the southern portion

Displacement Risk

In April 2017, the California Housing Partnership and the Corporation for Supportive Housing completed a report on affordable housing in Los Angeles County, and found that the County needs to add more than 550,000 affordable homes to meet current demand among renter households at or below 50 percent of area median income. The report mapped countywide patterns of transit access, displacement risk, and the ratio of low-wage jobs to affordable homes (a metric referred to as having a good “fit”); it found that gentrification occurred almost entirely in urban areas well-served by transit. Gentrification will place an inordinate displacement pressure on low-income households, especially for those living in the areas well served by transit. Figure 3.13 shows the areas of the city with high percentages of renter households, which include two census tracts south of Foothill Boulevard. The census tracts have about 71 percent of households living in renter-occupied units. Within these census tracts, there are a couple of block groups that have a median income of \$30,000 or less (see Figure 3.7) making these areas susceptible to displacement due to lower median income and proportion of renters.

State housing law requires an inventory and analysis of government-assisted dwelling units eligible for conversion from lower income housing to market rate housing during the next ten years. Reasons for this conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions. The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer. SCAG’s Pre-certified Local Housing Data book shows that in the next 10 years, 37 units of affordable housing (out of 228 units) are at-risk of converting to market rate housing.

The City has funded a Housing Displacement Response Plan (HDRP) is to prevent Monrovia residents from experiencing homelessness by providing a “hand-up” to support those in danger of displacement. The program includes interim financial assistance and creating a sustainability transition plan for the person or family. In the first 18 months of the program, the City of Monrovia avoided displacement for 21 families, prevented 31 youth from having to leave Monrovia schools, prevented 22 adults and five seniors from losing their homes, and engaged 16 Community Organizations as Family Advocates.

Sites Inventory

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583[c][10]). “Affirmatively furthering fair housing” means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity. Figure 4.1 (in the Housing Resources Chapter) shows site inventory to address the City’s RHNA for 2021-2029.

Most of the lower income RHNA sites are in or near the Station Square Transit Village or Station Square West Planned Development Areas with a capacity of 758 units. Located in the middle of this area is the

at-grade light rail station for the L (Gold) Line Monrovia Station. The City adopted two Planned Development Areas, Planned Development Area 12 (PD-12) dubbed “Station Square Transit Village”, and Planned Development Area 27 (PD-27) known as “Station Square West” to encourage higher density transit-oriented development near the light rail station area. This area does not have concentrations of persons living in poverty or non-White residents. According to the TCAC Opportunity Maps, this area is of moderate resource indicating that residents have adequate access to opportunity.

The remaining lower income RHNA sites are located just outside of the two Planned Development Areas in the Station Square area and the South Myrtle Corridor – Old town Extension District with a capacity of 284 units. The sites near the two Planned Development Areas include three single-parcel sites designated for high-density residential development at a maximum density of 54 units per acre. The three sites are expected to achieve maximum densities due to their proximity to the L (Gold) Line Monrovia Station and the scarcity of additional development opportunities near Station Square Transit Village and Station Square West.

South Myrtle Avenue is the City’s main street which proudly displays Monrovia’s “old town” character. The community sought to extend this environment southward by connecting the City’s historic downtown to Station Square Transit Village with a unique pedestrian-oriented street of mixed use, office, and commercial uses. One site is located along the South Myrtle Corridor at 800 South Myrtle Avenue. Due to the location and adjacent uses and expressed interest, the site is expected to develop at least at maximum allowed densities although higher capacity is possible with a density bonus. This moderate resource area does not have concentrations of persons living in poverty or non-White residents.

The distribution of lower income RHNA sites represents improved fair housing and equal opportunity conditions. These sites represent locations where new higher-density housing can be provided. Incentivizing new residential development in these areas, stimulating economic development, and job creation will contribute to a higher quality of life for existing and future residents of this area.

Regional Fair Housing Issues

The 2018 AI provides a list of impediments that have been identified as contributing to fair housing issues pertaining specifically to the Urban County and HACoLA’s service areas. The impediments/ contributing factors identified in the AI are in relation to the fair housing issues listed below:

- Segregation
- Racially or ethnically concentrated areas of poverty (R/ECAPs)
- Disparities in Access to Opportunity
- Disproportionate Housing Needs
- Discrimination or violations of civil rights laws or regulations related to housing

The prioritization of these contributing factors relates to the ability of the CDC and HACoLA to address the fair housing issues. A low priority does not diminish the importance of the factor in the Urban County or HACoLA service areas but reflects the priority in addressing issues of fair housing. The following specific impediments/contributing factors are included in the 2018 AI which can be accessed at <https://wwwa.lacda.org/programs/community-development-block-grant/plans-and-reports/assessment-of-fair-housing> .

- **High Priority:**
 - Barriers to mobility
 - Lack of affordable housing in a range of sizes
 - Lack of sufficient accessible housing in a range of unit sizes
 - Lack of sufficient publicly supported housing for persons with HIV/AIDS
 - Land use and planning decisions restrict fair housing choice for persons with disabilities and affordable housing in general
 - Presence of lead poisoning exposure
 - Significant disparities in the proportion of members of protected classes experiencing substandard housing when compared to the total population
 - Noise Pollution due to plane traffic from Los Angeles International Airport
 - Poor land use and zoning situating sources of pollution and environmental hazards near housing
 - Lack of Information on Affordable Housing
 - Increasing measures of segregation
 - Discrimination in private rental and homes sales markets
 - Public safety concerns
 - Violent and drug related crime in public housing
 - Minority and low-income communities experience higher rates of crime and violence
 - Criminal activity in public housing facilities
 - Juvenile crime activity
 - Increase independence for the elderly or families with disabilities
 - People with disabilities becoming homeless
 - Lack of mental health services for school age children of public housing
 - Illegal Dumping - Proximity to environmental hazards, especially in communities of color
 - Lack of opportunities for residents to obtain housing in higher opportunity areas
 - Lack of knowledge of Fair Housing, Section 504 and ADA laws
 - Disconnect in matching people with disabilities with the right housing resources
 - Discrimination in the private accessible rental markets
 - Disparities in job readiness and educational achievement
 - Enhance programs to help at-risk homeless population
 - Lack of resources and services for working families (e.g., helping find housing for minorities)

- **Moderate Priority:**
 - Food insecurity - Access to healthy and nutritious food options
 - Location and access to local businesses, especially in economically depressed areas
 - Access to Financial Services
 - Lack of coordination with other Planning Processes and Programs to address contributing factors
 - Access to affordable internet
 - Industries not in compliance with health regulations - Pollution in Neighborhoods
 - Enhance adequacy of life skills (e.g., Housekeeping, healthy eating, financial management)
 - Availability of scholarships

- Access to affordable childcare
- Enhance place-based investments
- Facilitate Access to proficient schools

- **Low Priority:**
 - Access to quality healthcare
 - Enhance air quality within housing development sites
 - Instances of absentee/bad landlords
 - Access to transportation

The 2018 Analysis of Impediments included several fair housing goals for the Urban County. Table 3.9 lists the goals for the Urban County along with the corresponding impediment and fair housing issue.

Table 3.9: County of Los Angeles: Analysis of Impediments to Fair Housing Choice/Assessment of Fair Housing Fair Housing Goals, Issues, and Proposed Achievements: CDC Urban County		
Fair Housing Goal	Impediments/ Contributing Factors	Fair Housing Issue
Enhance accessible facilities and infrastructure for persons with disabilities	Barriers to mobility	Disparities in Access to Opportunity
Promote more affordable housing for special needs populations	Lack of affordable housing in a range of sizes	Segregation Disparities in Access to Opportunity Disproportionate Housing Needs
Enhance accessible housing and supportive services to persons with disabilities	Lack of sufficient accessible housing in a range of unit sizes	Disparities in Access to Opportunity
Enhance accessible housing and supportive services to persons with disabilities (continued)	Barriers to mobility	Segregation Disparities in Access to Opportunity
	Lack of sufficient publicly supported housing for persons with HIV/AIDS	Disparities in Access to Opportunity
	Land use and planning decisions restrict fair housing choice for persons with disabilities and affordable housing in general	Segregation Disparities in Access to Opportunity Disproportionate Housing Needs
Promote healthy communities	Presence of lead poisoning exposure	R/ECAPS Disparities in Access to Opportunity Disproportionate Housing Need
	There are significant disparities in the proportion of members of protected classes experiencing	R/ECAPS Disproportionate Housing Needs

Table 3.9: County of Los Angeles: Analysis of Impediments to Fair Housing Choice/Assessment of Fair Housing Fair Housing Goals, Issues, and Proposed Achievements: CDC Urban County		
Fair Housing Goal	Impediments/ Contributing Factors	Fair Housing Issue
	substandard housing when compared to the total population.	
	Noise Pollution due to plane traffic from Los Angeles International Airport (LAX)	R/ECAPs and other areas near LAX Disproportionate Housing Need
	Poor land use and zoning situating sources of pollution and environmental hazards near housing	R/ECAPs Disparities in Access to Opportunity Disproportionate Housing Needs
		R/ECAPs Disparities in Access to Opportunity Disproportionate Housing Needs
	Access to quality healthcare	R/ECAPs Disparities in Access to Opportunity Disproportionate Housing Needs
	Food insecurity Access to healthy and nutritious food options	R/ECAPs Disparities in Access to Opportunity
Enhance and create viable communities	Location and access to local businesses, especially in economically depressed areas	R/ECAPs Disparities in Access to Opportunity
	Lack of Information on Affordable Housing	R/ECAPs Segregation
	Increasing measures of segregation	Segregation
Promote understanding and knowledge of fair housing and ADA laws	Discrimination in private rental and homes sales markets	Disparities in Access to Opportunity Discrimination Segregation
	Lack of on-line fair housing material to distribute information	Disparities in Access to Opportunity
	Access to financial services	Segregation R/ECAPs Disparities in Access to Opportunity Disproportionate Housing Needs

Table 3.9: County of Los Angeles: Analysis of Impediments to Fair Housing Choice/Assessment of Fair Housing Fair Housing Goals, Issues, and Proposed Achievements: CDC Urban County		
Fair Housing Goal	Impediments/ Contributing Factors	Fair Housing Issue
Coordinate the AI with other agencies' plans and programs to address contributing factors	Lack of coordination with other Planning Processes and Programs to address contributing factors	Segregation R/ECAPs Disparities in Access to Opportunity Disproportionate Housing Needs
Promote lower rates of crime in R/ECAP areas	Public safety concerns	R/ECAPs
Enhance Limited English Proficiency services in R/ECAP areas	Lack of LEP services	R/ECAPs Disparities in Access to Opportunity

Identification and Prioritization of Local Fair Housing Issues and Contributing Factors

Fair housing issues in Monrovia are primarily related to small, concentrated areas of minority population and displacement risk. The primary contributing factors to the City’s fair housing issues are regional in nature and include high housing costs and limited opportunities for new, affordable rental housing in the local area.

Concentration of Minority and Lower Income population

The analysis found a concentration of low and moderate and minority households in areas of the City south of Foothill Boulevard. Some of these areas were also found to have higher environmental burdens and lower incomes.

- Contributing Factors:
 - Locating and type of housing (affordable, rental)
 - High cost of land
 - Public opposition to affordable housing

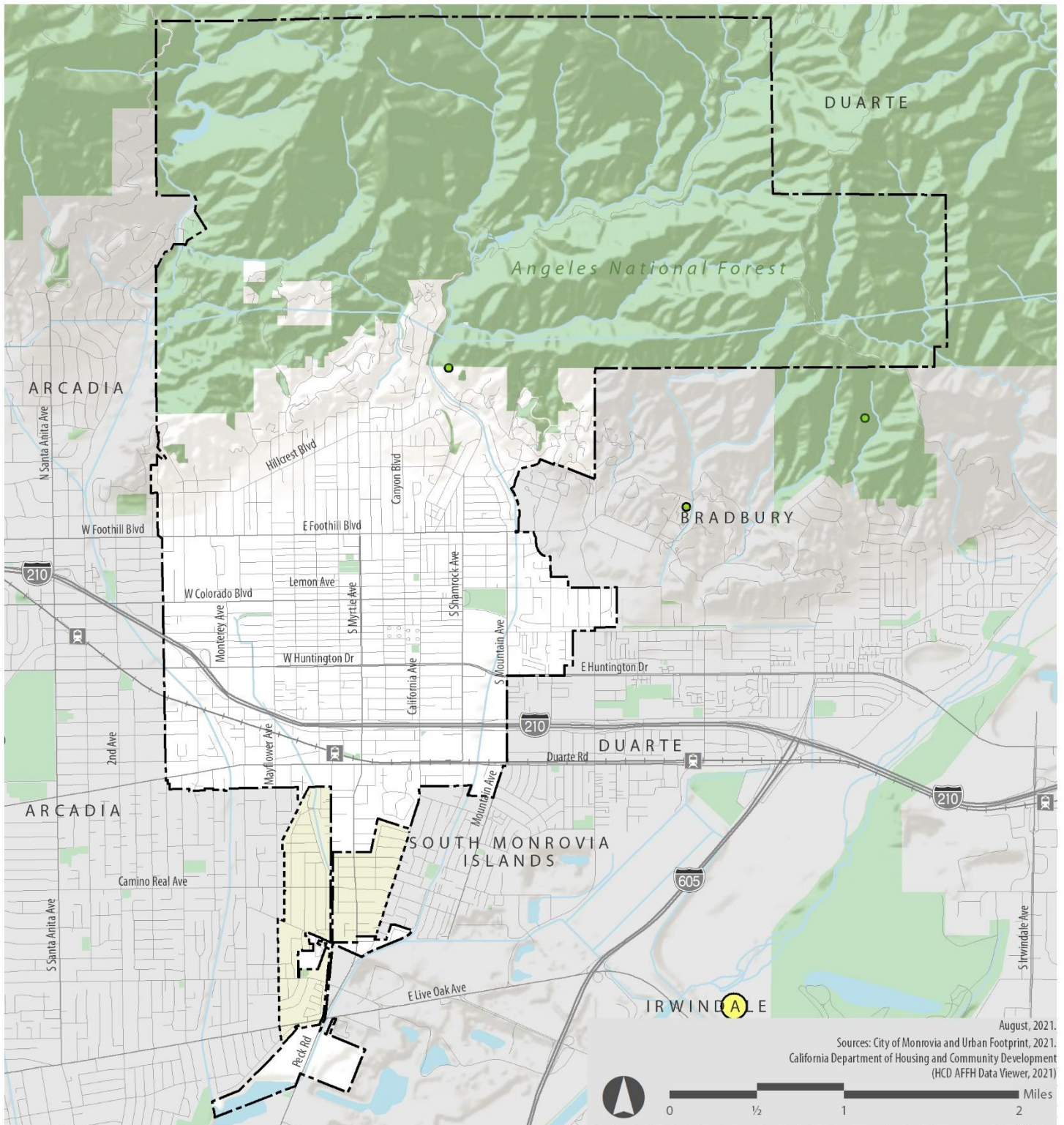
Displacement Risk

The analysis found that some areas of the city have a higher percentages of renter households, which include two census tracts south of Foothill Boulevard. The census tracts have about 71 percent of households living in renter-occupied units. Within these census tracts, there are a couple of block groups that have a median income of \$30,000 or less (see Figure 3.7) making these areas susceptible to displacement due to lower median income and proportion of renters.

- Contributing Factors:
 - Locating and type of housing (affordable, rental)
 - High cost of land
 - Increasing rents

The City is taking several actions (reflected in the Housing Plan) to address these two contributing factors to fair housing issues and affirmatively further fair housing throughout the city including:

- Implementation of the SB2 funded Planning Housing Opportunities for Monrovia (Planning HOME) program, the City’s strategy to facilitate and streamline housing production in a holistic balanced Monrovia-centric approach which includes addressing potential government constraints to housing development, adding housing capacity through zoning in “transit rich” areas (Program 1.3). Actions include:
 - Expanding opportunities for ADU development by removing the Minor CUP requirements for ADUs in the HFZ areas and allowing ADUs in multifamily zones and creating a standard template for ADU processing and pre-approved ADU site/floor plans (Program 1.6)
 - Exploring adoption of an inclusionary housing ordinance to increase the supply of affordable housing throughout Monrovia as part of the Planning HOME program (Program 1.7)
 - As part of the Planning HOME program develop a toolkit of housing incentive programs to facilitate the construction of affordable and market rate housing products (Program 2.1)
- Implementation of PD-12: Station Square Transit Village Planned Development Area which allows a range of housing types, with a target range of 1,400 units up to 3,600 units within the Station Square Transit Village area, and no density cap on individual parcels (Program 1.5)
- Ensuring that the permit and processing procedure for group homes for 7+ clients treats group homes for persons with disabilities objectively and does not discriminate against persons with disabilities (Program 2.3).
- Contracting with and referring fair housing complaints to the Housing Rights Center (HRC), whose services include counseling and mediation between tenants and landlords, fair housing trainings, workshops, and outreach. Facilitating public education and outreach by creating multilingual informational material on fair housing that will be made available at public counters, libraries, post office, other community locations, and on the City's website (Program 5.1).
- Ensuring that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application’s compliance with all entitlement requirements (Program 5.1).



Base Map Features

- City of Monrovia Boundary
- Sphere of Influence
- Metro Rail line and Stations
- Major Streets
- Parks and Open Space
- Waterbodies

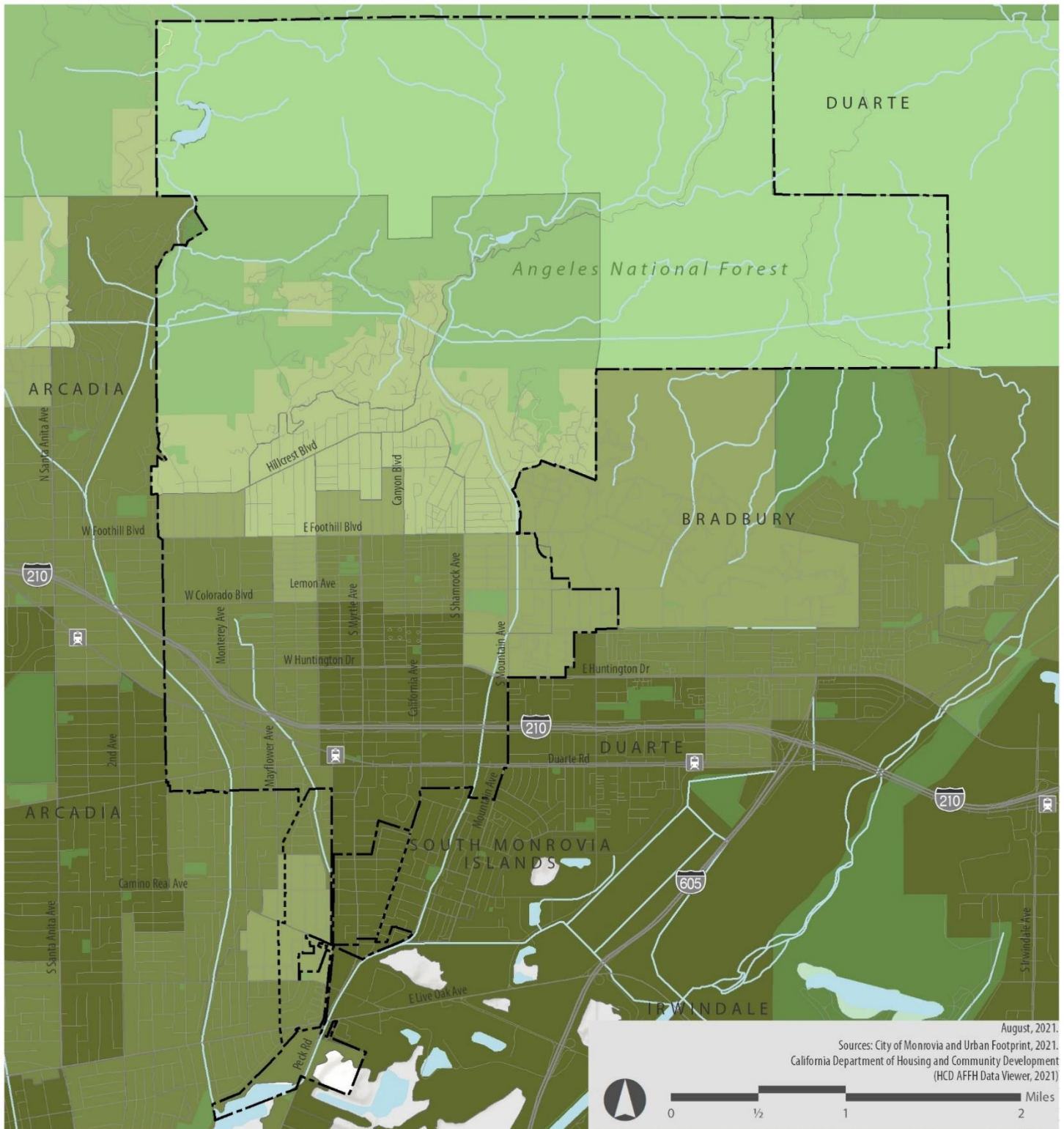
Total Inquiries per One-Thousand People

- < 0.25
- < .5 Inquiries
- < 1 Inquiry
- Greater than 1 Inquiry







**Monrovia Housing
Element Update**






**Figure 3.1: Local Fair Housing
Enforcement and Outreach Inquiries by City
(HUD, 2013-2021)**



Base Map Features

-  City of Monrovia Boundary
-  Sphere of Influence
-  Metro Rail line and Stations
-  Major Streets
-  Parks and Open Space
-  Waterbodies

Percent of Total Non-White Population

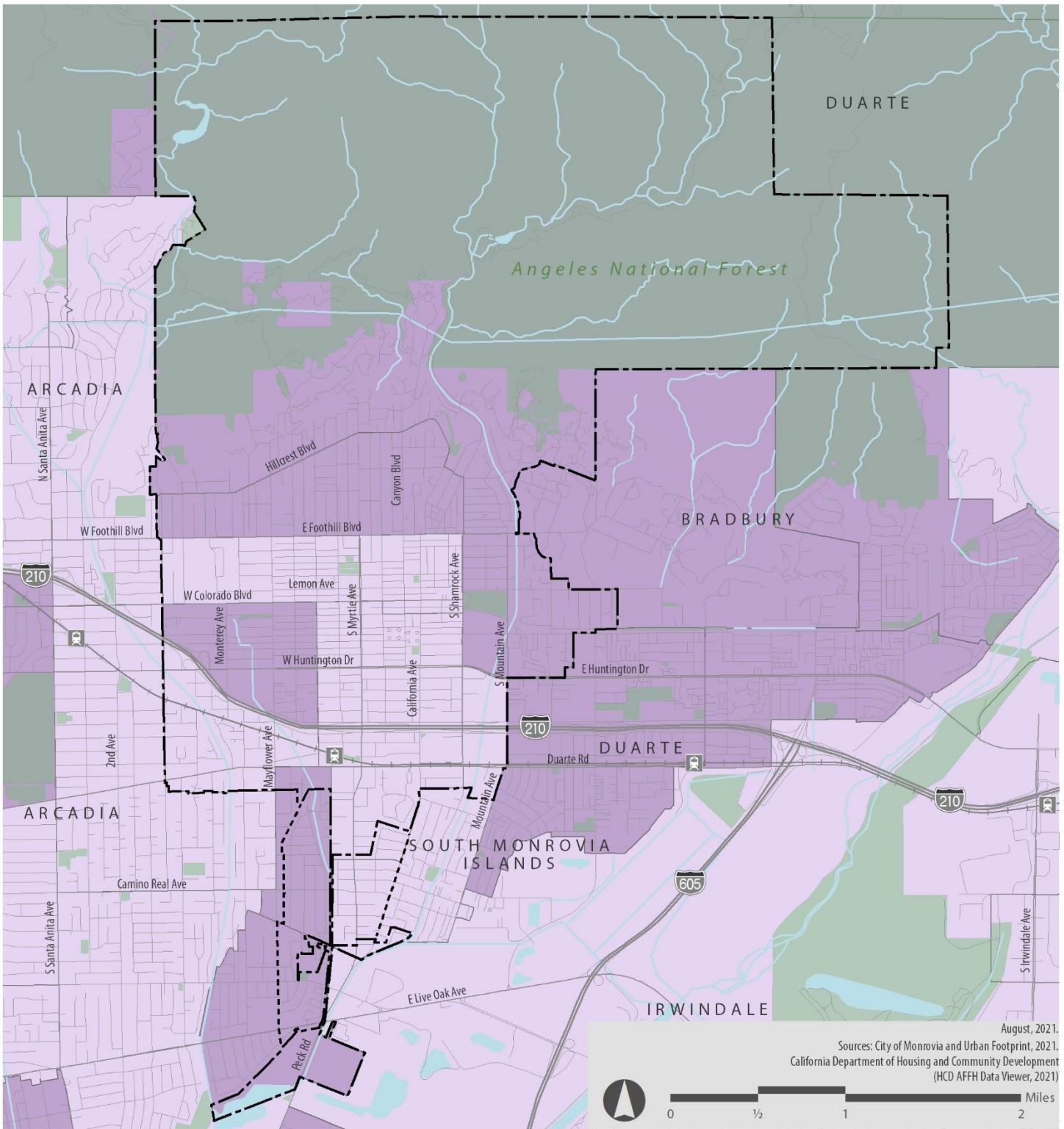
-  ≤ 20%
-  21 - 40%
-  41 - 60%
-  61 - 80%
-  > 81%

August, 2021.
 Sources: City of Monrovia and Urban Footprint, 2021.
 California Department of Housing and Community Development
 (HCD AFFH Data Viewer, 2021)



**Monrovia Housing
 Element Update**

**Figure 3.2: Racial Demographics
 (2018) Block Group**



Base Map Features

- City of Monrovia Boundary
- Sphere of Influence
- Metro Rail line and Stations
- Major Streets
- Parks and Open Space
- Waterbodies

Percent of Population with a Disability

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%



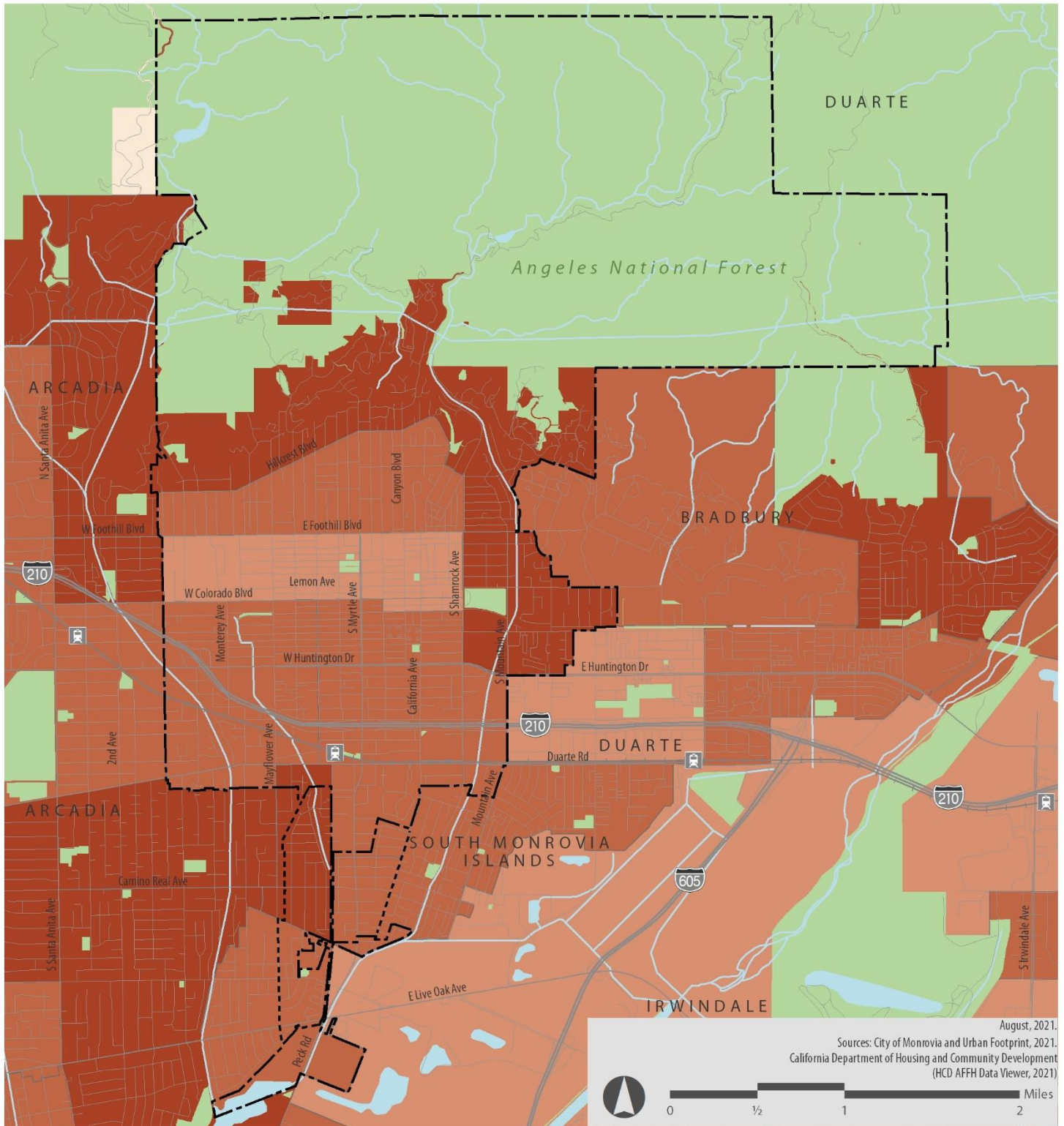
**Monrovia Housing
Element Update**

**Figure 3.3: Population with a Disability
(ACS, 2015-2019)**

August, 2021.

Sources: City of Monrovia and Urban Footprint, 2021.
California Department of Housing and Community Development
(HCD AFFH Data Viewer, 2021)





Base Map Features

- City of Monrovia Boundary
- Sphere of Influence
- Metro Rail line and Stations
- Major Streets
- Parks and Open Space
- Waterbodies

Percentage of Children in Married - Couple Households

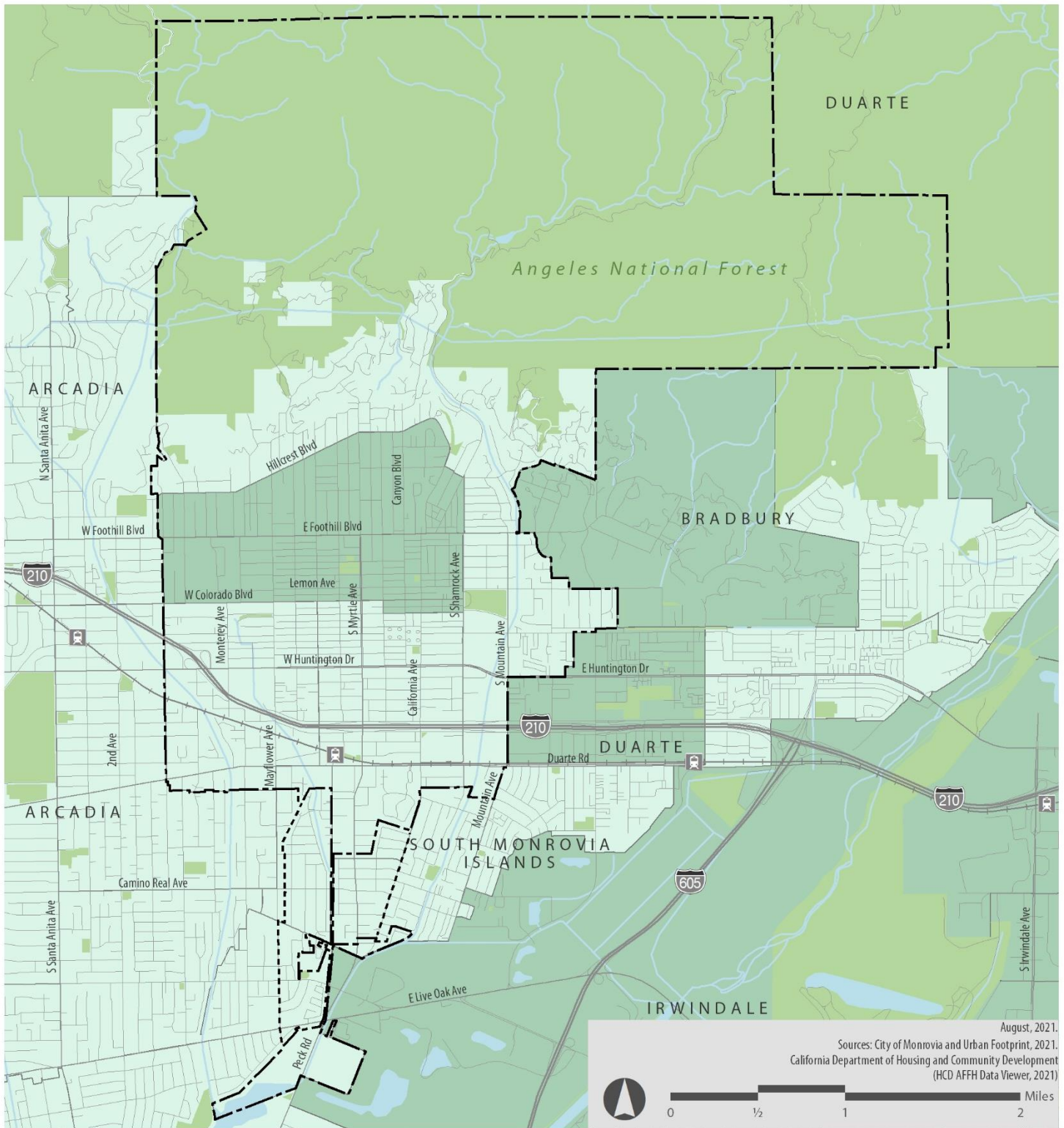
- < 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 80%



**Monrovia Housing
Element Update**

Figure 3.4: Percent of Children in Married Couple Households

August, 2021.
Sources: City of Monrovia and Urban Footprint, 2021.
California Department of Housing and Community Development
(HCD AFFH Data Viewer, 2021)



Base Map Features

- City of Monrovia Boundary
- Sphere of Influence
- Metro Rail line and Stations
- Major Streets
- Parks and Open Space
- Waterbodies

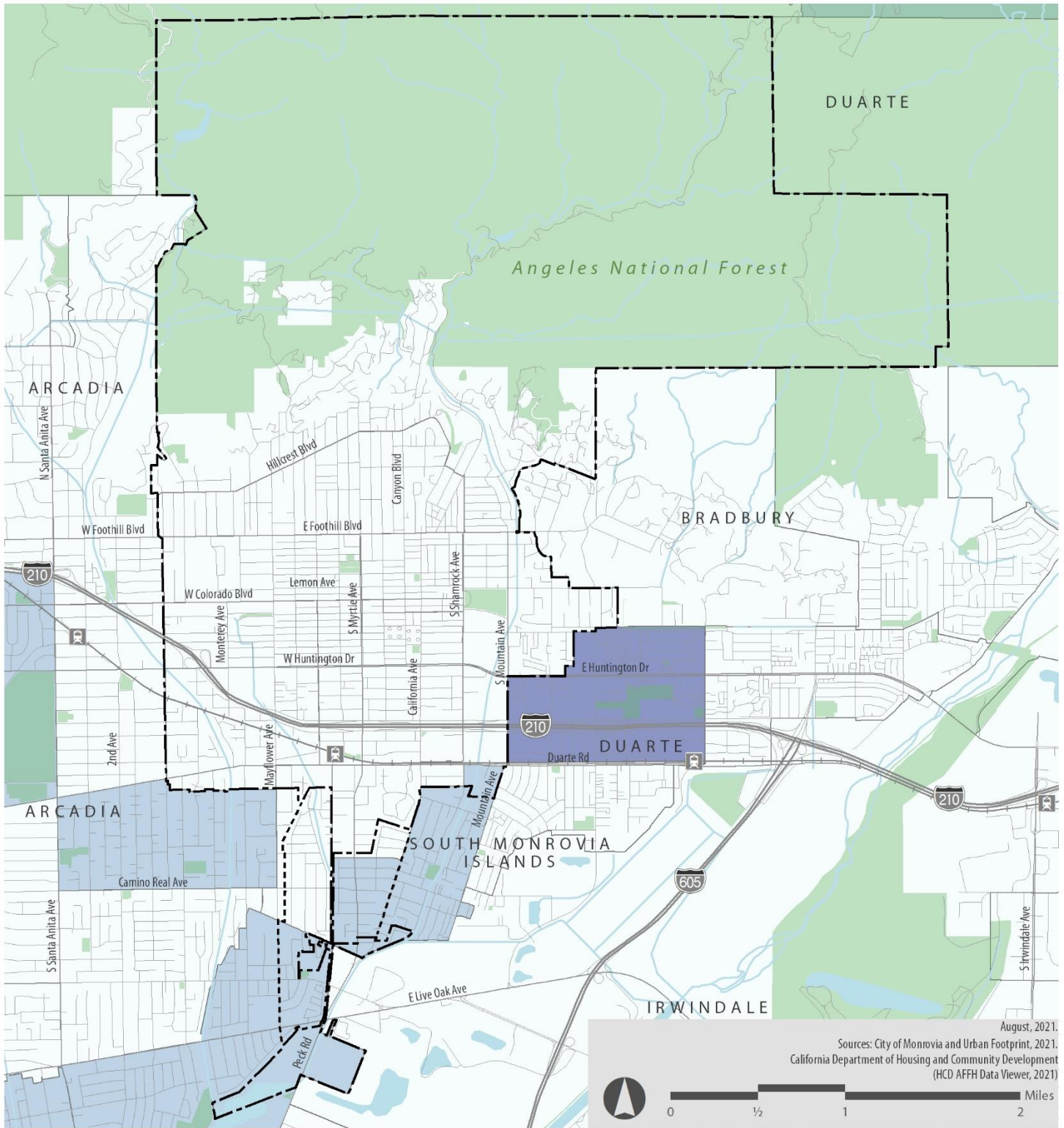
**Percentage of Children in Female Headed-Households
No Spouse/Partner Households
(ACS, 2015-2019) - Tract**

- < 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 80%



**Monrovia Housing
Element Update**

**Figure 3.5: Percent of Children in
Female Headed Households
(No Spouse/ Partner)**



Base Map Features

- City of Monrovia Boundary
- Sphere of Influence
- Metro Rail line and Stations
- Major Streets
- Parks and Open Space
- Waterbodies

Percent of Population whose income in the past 12 months is below poverty level

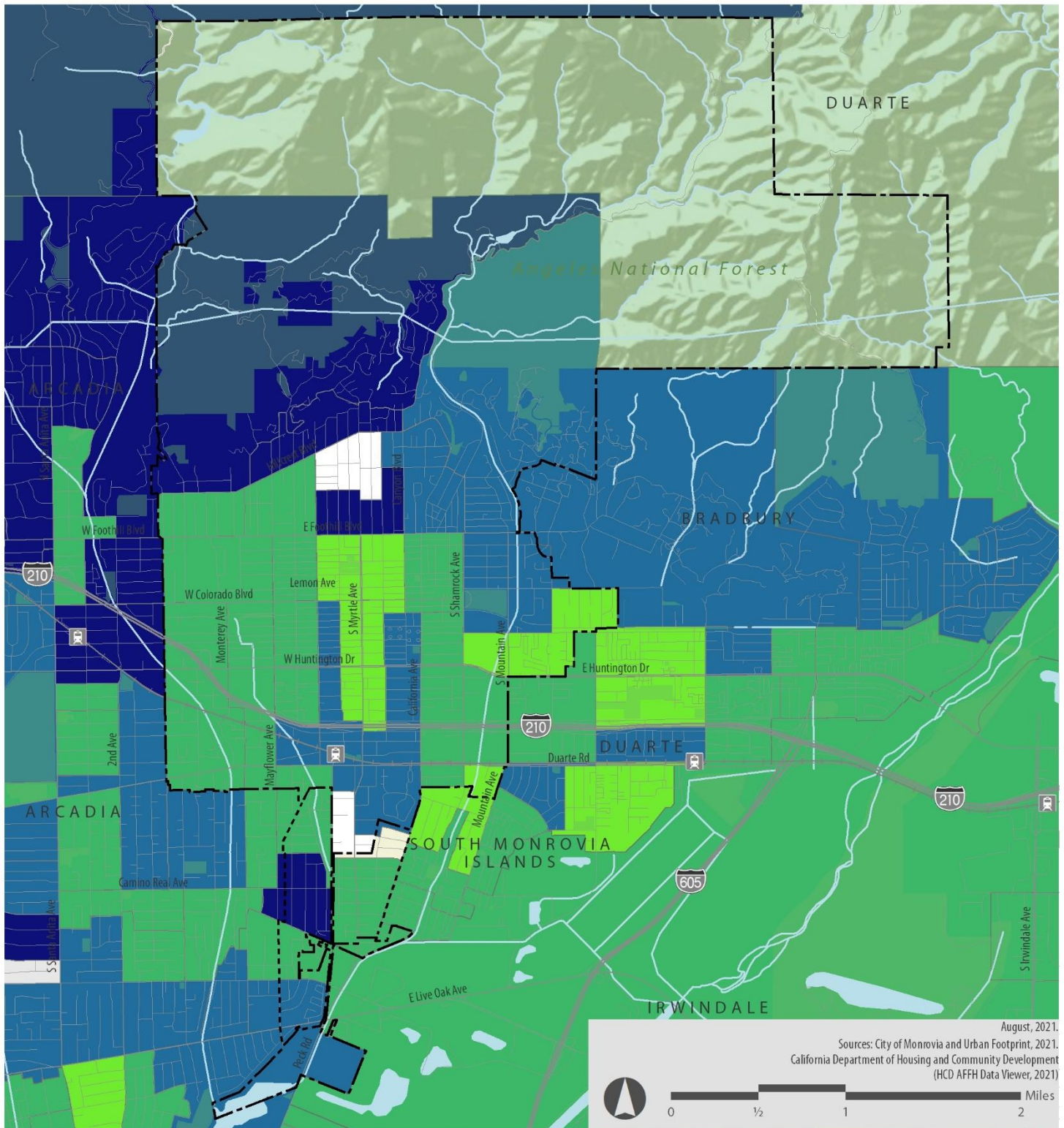
- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%



Monrovia Housing Element Update

Figure 3.6: Poverty Status (ACS, 2015-2019) Tract

August, 2021.
Sources: City of Monrovia and Urban Footprint, 2021.
California Department of Housing and Community Development
(HCD AFFH Data Viewer, 2021)



Base Map Features

- City of Monrovia Boundary
- Sphere of Influence
- Metro Rail line and Stations
- Major Streets
- Parks and Open Space
- Waterbodies

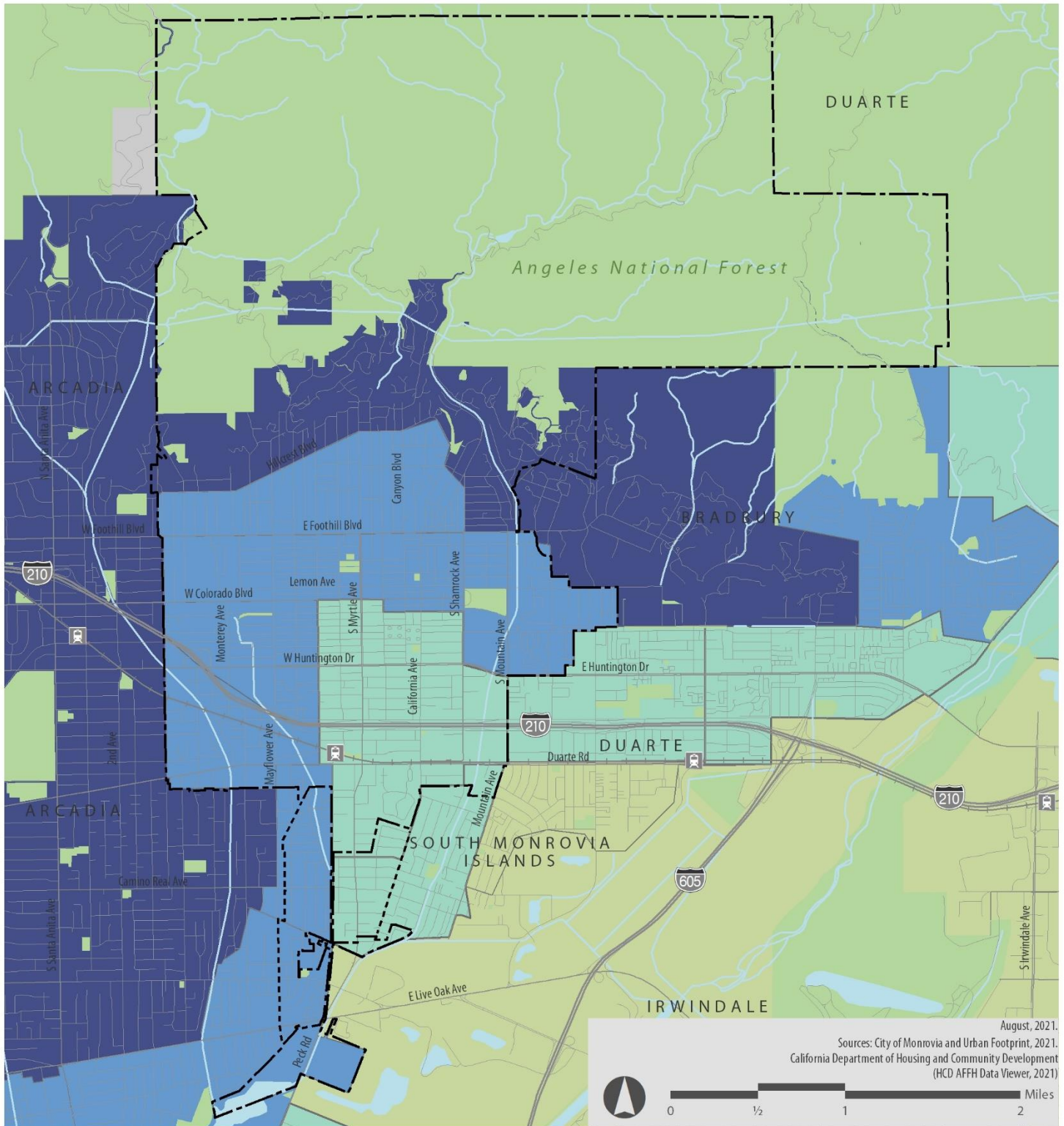
Median Household Income

- < \$30,000
- < \$55,000
- < \$87,000 (HCD 2020 CA Median Income)
- < \$125,000
- Greater than \$125,000
- No Data



**Monrovia Housing
Element Update**

**Figure 3.7: Median Income Block Group
(ACS, 2015-2019)**



Base Map Features

- City of Monrovia Boundary
- Sphere of Influence
- Metro Rail line and Stations
- Major Streets
- Parks and Open Space
- Waterbodies

TCAC Opportunity Areas (2021) - Composite Score - Tract (ACS, 2015-2019) - Tract

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

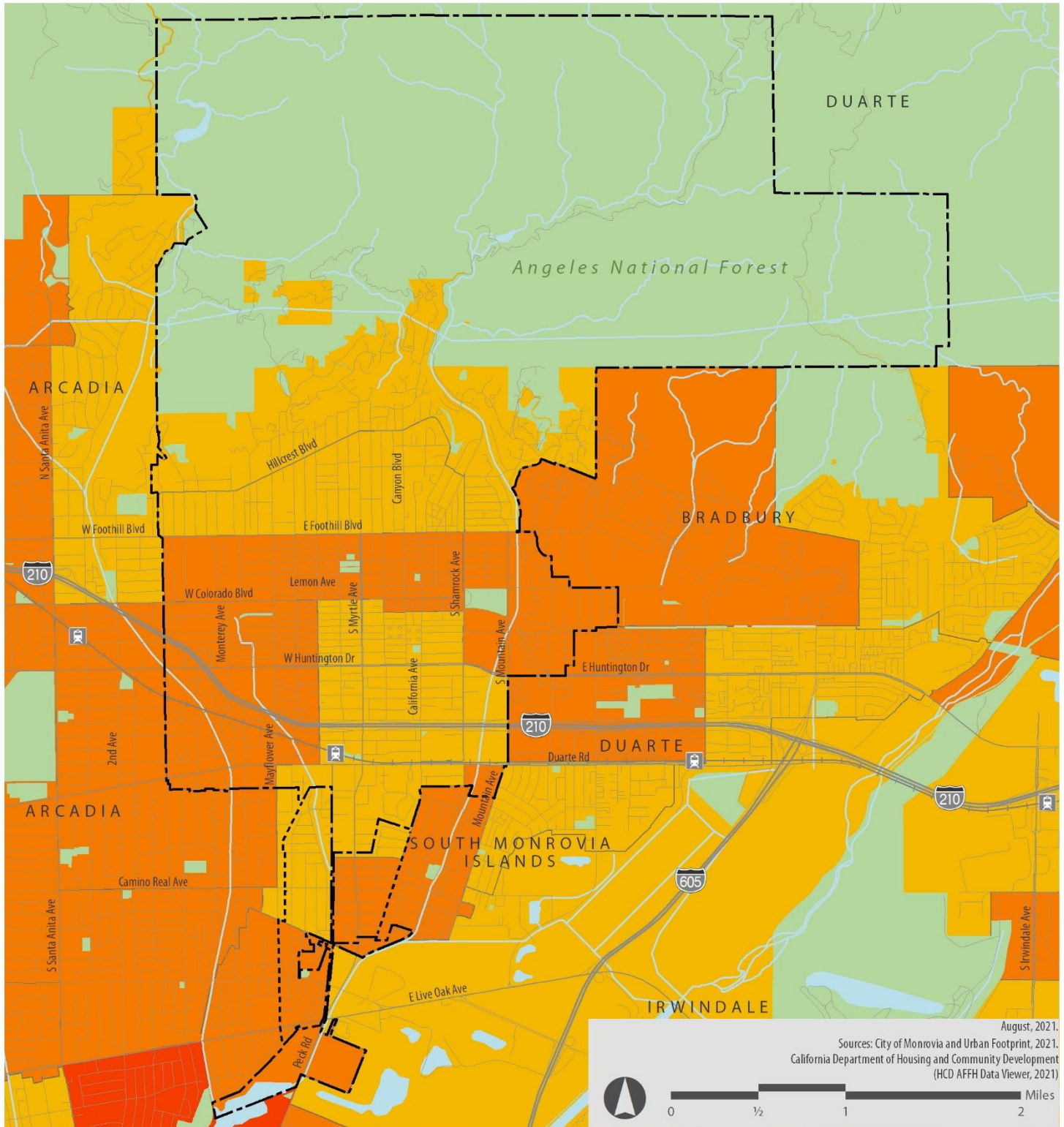


**Monrovia Housing
Element Update**

**Figure 3.8: TCAC Opportunity Areas (2021)
Composite Score**

August, 2021.

Sources: City of Monrovia and Urban Footprint, 2021.
California Department of Housing and Community Development
(HCD AFFH Data Viewer, 2021)



Base Map Features

- City of Monrovia Boundary
- Sphere of Influence
- Metro Rail line and Stations
- Major Streets
- Parks and Open Space
- Waterbodies

Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

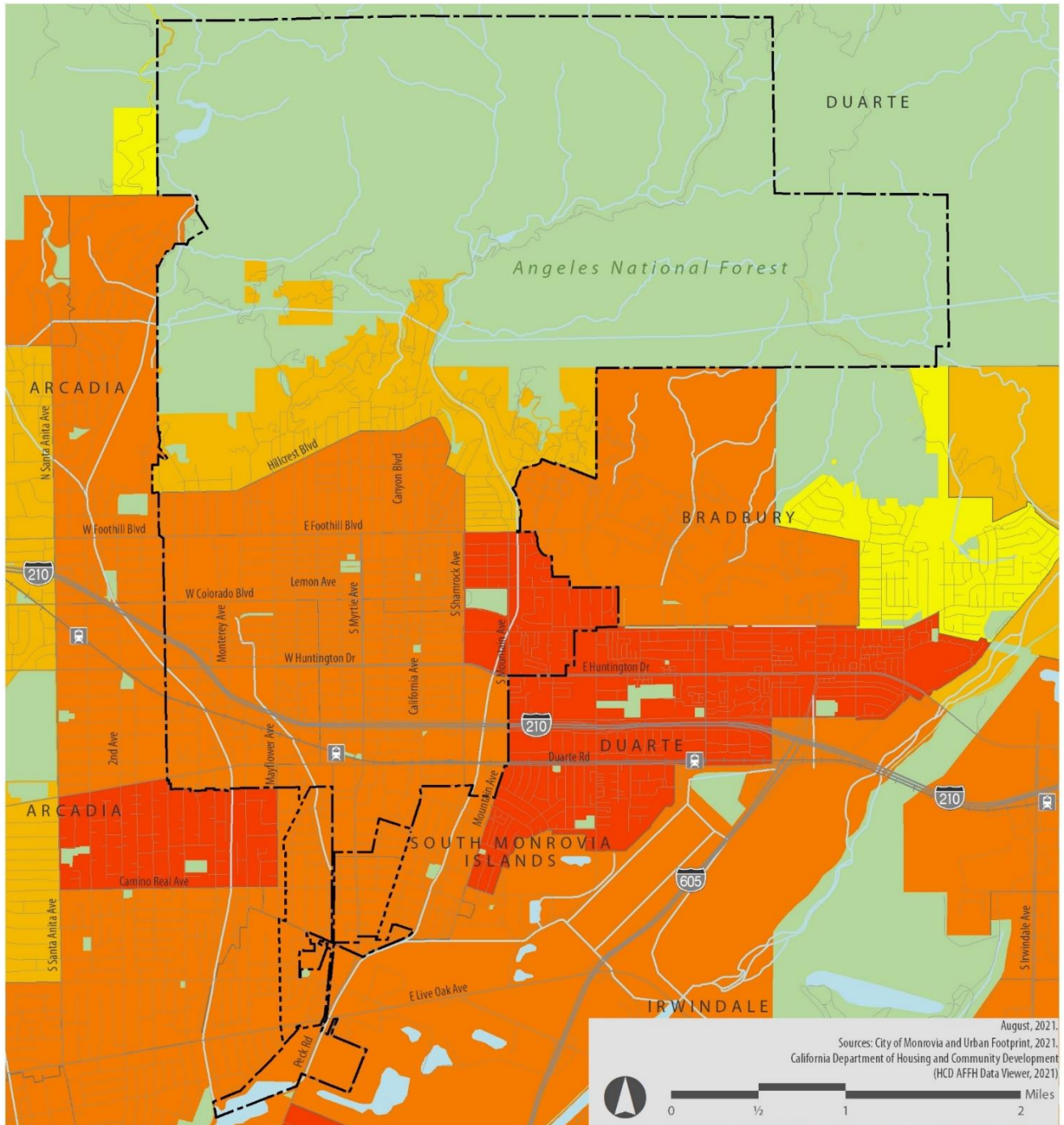
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%



Monrovia Housing Element Update

Figure 3.9: Overpayment by Home Owners (2015 - 2019)

August, 2021.
Sources: City of Monrovia and Urban Footprint, 2021.
California Department of Housing and Community Development
(HCD AFFH Data Viewer, 2021)



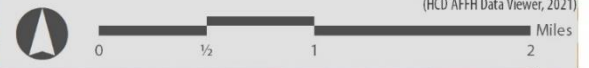
Base Map Features

- City of Monrovia Boundary
- Sphere of Influence
- Metro Rail line and Stations
- Major Streets
- Parks and Open Space
- Waterbodies

Overpayment by Renters (ACS, 2015 - 2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

August, 2021.
Sources: City of Monrovia and Urban Footprint, 2021.
California Department of Housing and Community Development
(HCD AFFH Data Viewer, 2021)



**Monrovia Housing
Element Update**

Figure 3.10: Overpayment by Renters (2015 - 2019)

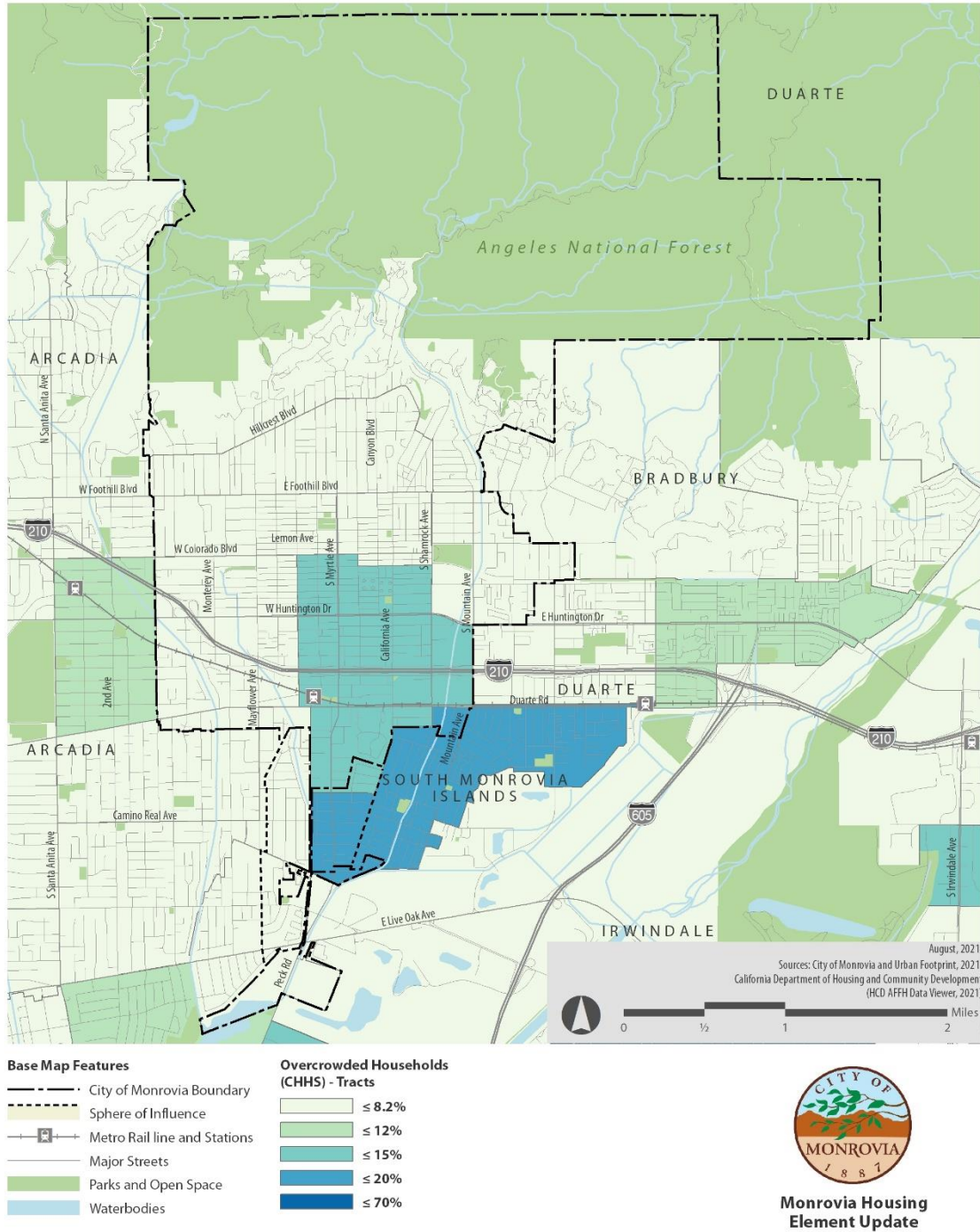
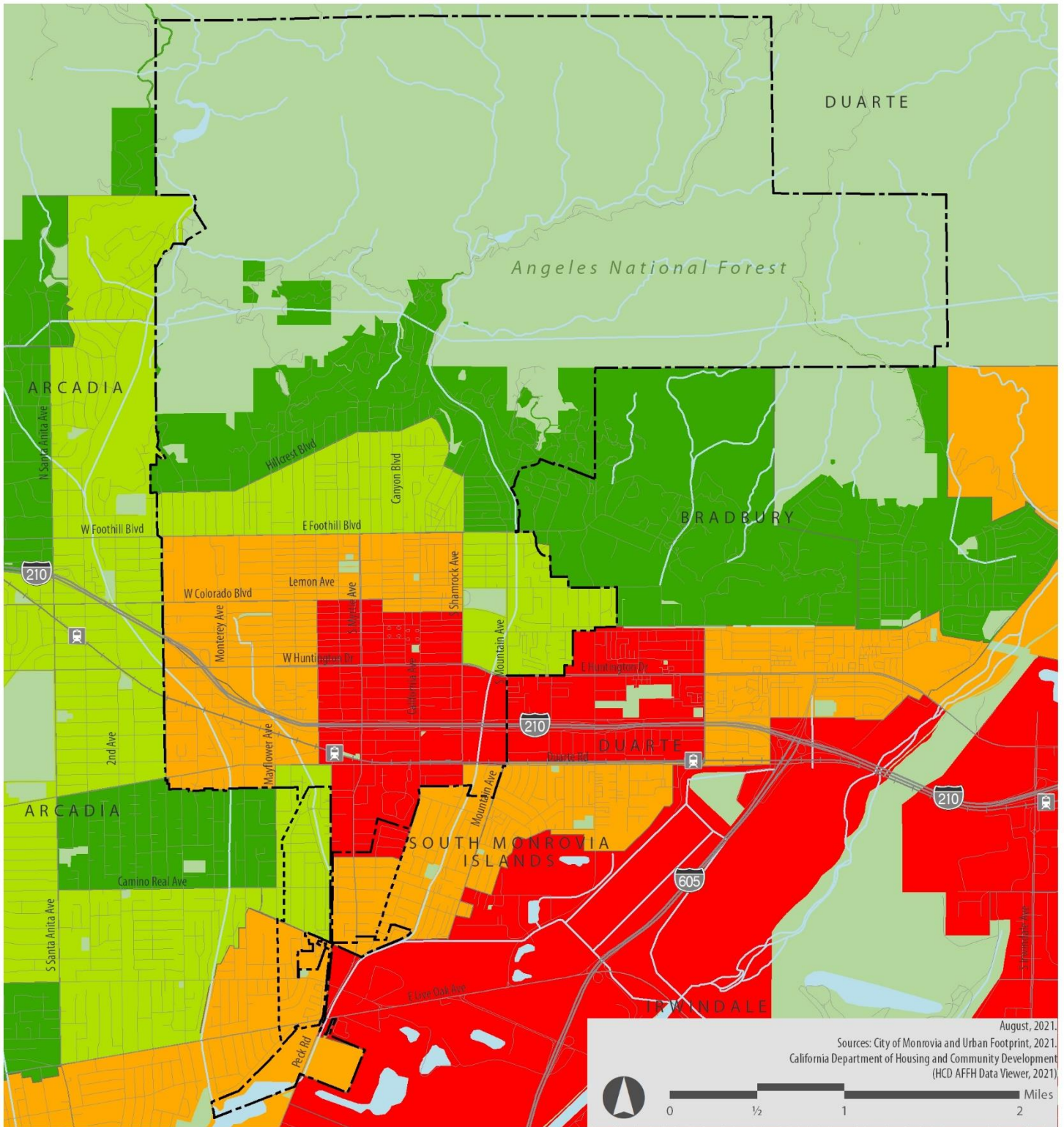


Figure 3.11: Concentration of Overcrowded Households



Base Map Features

- City of Monrovia Boundary
- Sphere of Influence
- Metro Rail line and Stations
- Major Streets
- Parks and Open Space
- Waterbodies

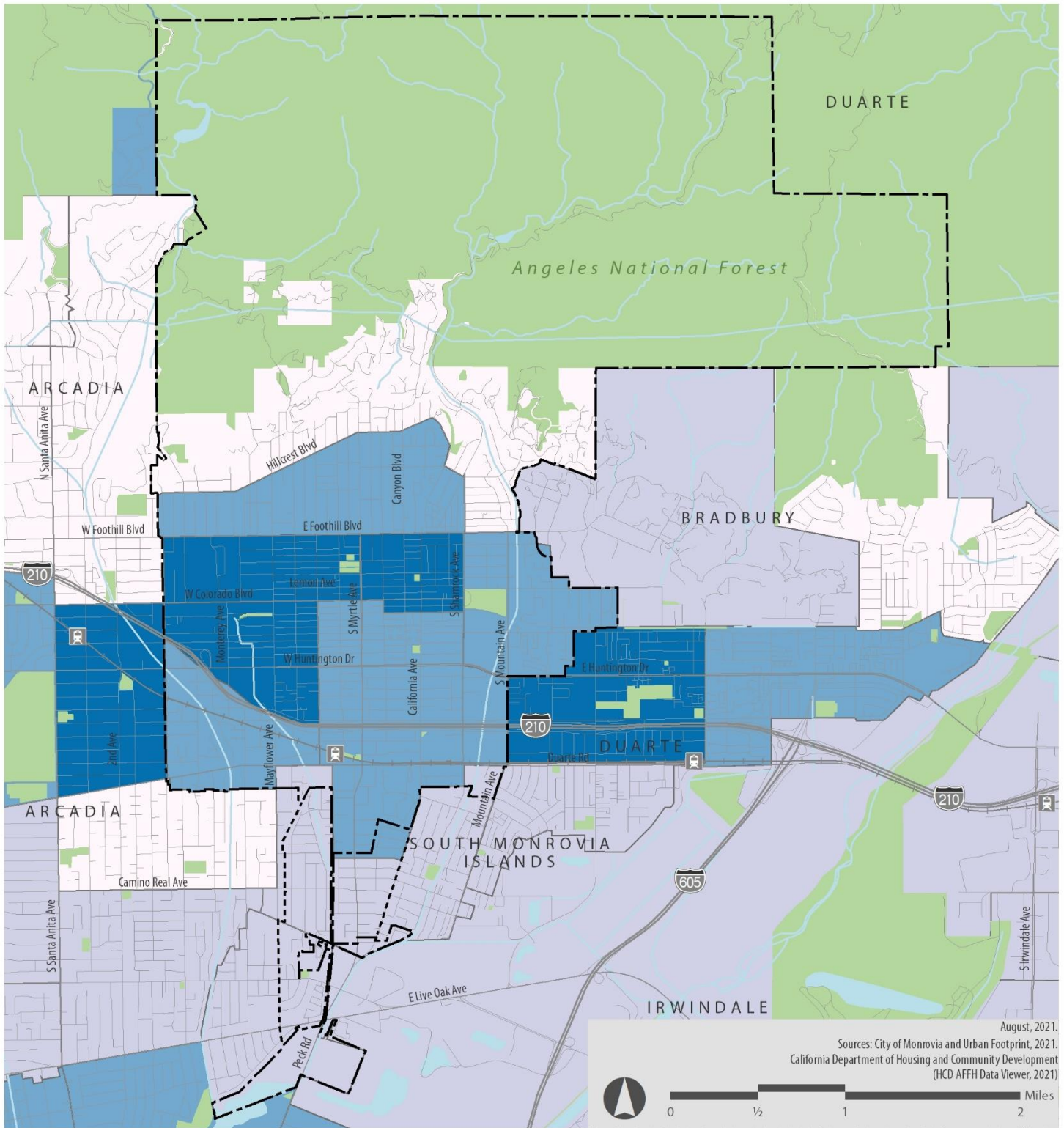
CalEnviroScreen 3.0 Results

- 24% or Lower
- 25% - 49%
- 50% - 74%
- 75% or Higher



**Monrovia Housing
Element Update**

**Figure 3.12: CalEnviroScreen 3.0
2018 - Tract**



Base Map Features

- City of Monrovia Boundary
- - - Sphere of Influence
- + + Metro Rail line and Stations
- Major Streets
- Parks and Open Space
- Waterbodies

Percent of households in renter-occupied housing units

- ≤ 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

August, 2021.
 Sources: City of Monrovia and Urban Footprint, 2021.
 California Department of Housing and Community Development
 (HCD AFFH Data Viewer, 2021)



**Monrovia Housing
 Element Update**

Figure 3.13: Percent of Households in Renter-occupied Housing Units (HUD) – Tract

Chapter 4. Housing Resources

This chapter describes the land, financial, and administrative resources available in the City of Monrovia to address its existing and future housing needs, including its share of the Regional Housing Needs Assessment (RHNA). Government Code Section 65583(a) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period. Also discussed are the financial and administrative resources available to support affordable housing.

Housing in Monrovia

Demand for housing in Monrovia, and all Southern California in general, has significantly increased over the past decade due to slow housing production. The City has worked to encourage housing development but is constrained, as are other urbanized jurisdictions, by lack of undeveloped (vacant) land, high land prices, and productive non-residential uses that create land use conflicts. All the while, the cost of developing subsidized affordable housing has increased while public funding has decreased. According to a study produced by the Turner Center at UC Berkeley, across the United States, the high costs of developing subsidized housing hinders efforts to address the affordability crisis of low- and moderate-income families and provide homes for unhoused individuals. The number of people overpaying for housing remains at historically high levels, and after many years of decline, homelessness has been on the rise in California. Levels of public subsidy for housing have not kept pace with these growing needs. At the same time, higher costs per unit to build affordable housing mean that states and localities produce fewer units with the same amount of subsidy, even as more people need these units. Many of the factors that have influenced housing affordability and availability were intensified by the COVID-19 pandemic. The rise in cost of building materials, the skyrocketing demand for more affordable housing, and the increase in persons struggling to afford housing costs have exacerbated an already serious situation.

In addition, the City has a strong record of developing high-density, transit accessible housing with affordability components and has shown a commitment to addressing the housing crisis. To create a source for affordable workforce housing, the City has entered into an agreement with the California Statewide Communities Development Authority to convert an existing, market-rate, multi-family development (known as MODA at Monrovia Station) into housing affordable to moderate-income households. This will be the City's first housing development to prioritize middle-income earners for subsidized affordable workforce housing. These residents would include healthcare workers, first responders, teachers and government employees who are part of the "missing middle" whose income is too high to qualify for traditional subsidized affordable housing, yet not high enough to afford market rate rents in the communities they serve. The MODA at Monrovia Station (MODA) development is a five-story, 261-unit multi-family apartment complex located 400 feet north of the L (Gold) Line Monrovia Station. It is also located within the Station Square Transit Village, an 80-acre planning area, which was established to accommodate the return of mass light rail transit and envisions the development of a

high-density residential transit village. The MODA project was completed in 2018 with rents affordable to above moderate-income households. The affordable rents at MODA went into effect on April 13, 2021 for residents whose income qualified, and for any future residents. Rent levels at MODA will be equally split between the 80 percent, 100 percent, and 120 percent AMI and will remain within this range for the life of the bonds (at least 30 years). Additionally, annual rent increases would be capped at no more than 4 percent, which is less than the rent limits under the recently adopted State tenant protection legislation (AB 1482). No existing tenants will be displaced under the program.

The City continues its commitment to being part of the statewide process to provide adequate housing, challenges notwithstanding. Accommodating the 6th Cycle RHNA in a built-out city like Monrovia within an eight-year period represents a formidable challenge. Nonetheless, the City has paired this housing resources section with a set of policies and programs that will work to address the challenge.

1. Regional Housing Needs Assessment (RHNA)

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. The Department of Housing and Community Development (HCD) allocates a numeric regional housing goal to the Southern California Association of Governments (SCAG), and SCAG is then mandated to distribute the numerical goal among the cities and counties in the region. This share for the SCAG region is known as the Regional Housing Needs Assessment (RHNA). The RHNA is not a building requirement; rather, it is a planning goal for each community to accommodate housing through appropriate planning policies and land use regulations. RHNA targets are intended to ensure that zoning is in place and appropriately zoned sites are available to address anticipated housing demand during the Housing Element planning period.

The 6th Cycle RHNA for the SCAG region covers an 8.3-year planning period (June 30, 2021 – October 15, 2029). To address a diversity of housing need, the RHNA is divided into four income categories: very low, low, moderate, and above moderate. As determined by SCAG, the City of Monrovia's RHNA is 1,670 new housing units during this planning cycle, with the units divided among the four income categories as shown in Table 4.1.

Table 4.1: City of Monrovia RHNA Assessment 2021-2029		
Income Group	Total Housing Units	Percentage of Units
Extremely/Very Low Income (0-50% AMI) *	519	31%
Low Income (51-80% AMI)	262	16%
Moderate Income (80-120% AMI)	254	15%
Above Moderate Income (121+% AMI)	635	38%
<i>Total</i>	1,670	100%
<p>Notes: AMI: Area Median Income * Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Monrovia's 3,360 extremely low- and very low-income households are broken down as follows: 46 percent are extremely low-income, and 54 percent are very low-income. Therefore, the City's very low-income RHNA of 519 can be split into 239 extremely low-income units and 280 very low-income units.</p>		

2. Progress Towards The RHNA

Eight projects in various stages of planning are included as approved projects. Combined, these approved projects can accommodate 1,444 units and demonstrate that the City has already achieved a portion of its RHNA, including all the above moderate-income RHNA category (Table 4.2). Detailed descriptions of the projects are included following Table 4.2. With these projects applied, the City has a remaining RHNA of 982 units (491 extremely low/very low-income units, 249 low-income units, and 254 moderate-income units) that must be addressed within housing sites identified in this Housing Element. The projects in Table 4.2 are shown on Figure 4.1.

Project Name	Affordability Level				Total
	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
A. Avalon Monrovia	13*	0	0	141	154
B. Alexan Foothills	0	0	0	436	436
C. 127 Pomona	0	13*	12*	207	232
D. Station Square South	0	0	0	296	296
E. Arroyo at Monrovia Station	15*	0	0	287	302
F. 910 S. Ivy Ave. Townhomes	0	0	0	6	6
G. 425 W. Duarte Road	0	0	0	6	6
H. 715-721 W. Duarte Road	0	0	0	12	12
<i>Total</i>	28	13	12	1,391	1,444
<i>2021-2029 RHNA</i>	519	262	254	635	1,670
Remaining RHNA Surplus/Shortfall (+/-)	-491	-249	-242	+756	

Source: City of Monrovia, 2021

- The Avalon Monrovia Specific Plan is a mixed-use development composed of a single building containing 154 residential apartment units, 3,500 square feet of ground-floor retail space+, and a five-story, six-level 286-space parking garage on a 2.1-acre site. The City Council approved a density bonus with concessions of development standards (project height and size) to get 13 units reserved for very-low income residents. The project is expected to receive final certificate of occupancy in July 2021.
- Alexan Foothills Specific Plan is a 436-unit, five-story residential apartment complex and an eight-level (seven stories) parking structure containing 798 spaces. The project site included consolidation of eight separate parcels into one 6.77-acre project site. The new development is located within a 9.6-acre city block where the land use zoning designation changed from "Manufacturing" to Planned Development Area - 27 (PD-27). The new PD-27 designation provides additional opportunities for transit-oriented residential development due to its location near the Monrovia L (Gold) Line Station. The project is at the 2nd round of plan check and estimates building permits will be issued in July 2021.
- 127 Pomona Specific Plan includes a seven-story structure with 232 residential apartment units, 10,000 square feet of ground-floor commercial space, and a three-level (two underground) 479-space parking garage on a 1.83-acre site. Twenty-five of the apartment units will be designated affordable for low- and moderate-income households. The City Council approved a density bonus with a concession (project type) and a waiver (project size) pursuant to State Density Bonus Law in order to get 13 units made affordable for very low-income income residents and

12 units made affordable for moderate-income residents. Construction is expected to commence after August 2021.

- Station Square South Specific Plan is a proposed transit-oriented, 3, 4, and 5-story multi-family residential development of 296 apartment units, yielding a density of 78 dwelling units per acre (gross). The development is adjacent to the L (Gold) Line Monrovia Station, which includes several parcels in and around 225 West Duarte Road. The project also includes the vacation of a portion of Peck Road to use as a publicly accessible driveway and drop-off area for the adjacent L (Gold) Line Monrovia Station. Project submittal is expected later in 2021.
- Arroyo at Monrovia Station Specific Plan includes 302 residential units, including three live/work units, 15 affordable units for very low-income households, 7,080 square feet of ground floor commercial space, and a parking structure containing 500 parking spaces. The City Council approved a density bonus with a concession (project size) to get 13 units reserved for very-low income residents. Building permit applications for the project are forthcoming.
- The 910 South Ivy Avenue townhomes project includes 6 townhouse condos on 0.37 acres. Building permit applications for the project are forthcoming.
- The 425 W. Duarte Road project includes 6 condominiums on a site that is developed with a non-conforming use. The project is in building plan check.
- The 715-721 W. Duarte Road project includes 12 townhouse units on 0.63 acres. Building permits have been issued and construction has just begun.

3. Residential Sites Inventory

State law requires that jurisdictions provide an adequate number of sites to allow for and facilitate the production of their regional share of housing. To determine whether a jurisdiction has enough land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify “adequate sites.” Under state law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards—with services and facilities—needed to facilitate and encourage the development of a variety of housing for all income levels.

The City has a remaining 6th Cycle RHNA of 982 units (491 extremely low/very low-income units, 249 low-income units, and 242 moderate-income units) that must be addressed within housing sites identified in this Housing Element. The City has various residential and mixed-use development opportunities with sufficient capacity to meet and exceed the identified housing need.

Sites Inventory Considerations

Realistic Capacity

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. Because each site and area of the City is unique, the realistic capacity calculation is different depending on the site location and takes into consideration not only development standards but also development trends in the immediate area.

Generally, the density assumptions are based on recent projects located near the sites and which the City has identified as expecting to be developed with similar uses.

- Three sites are in Planned Development Area 12 (PD-12) dubbed “Station Square Transit Village” and one is in PD-27, known as “Station Square West”. PD-12 standards do not include density limits for sites over two acres in size. The three PD-12 sites are expected to achieve a density of 65 units per acre based on similar projects in the immediate vicinity. One site in PD-27 has a realistic capacity of 82 units at an expected density of just under 36 units per acre. The expected density reflects the remaining capacity for PD-27; however, additional unit development on the site can occur using a density bonus. The density assumption is realistic and feasible based on the following residential and mixed-use projects being developed and/or planned with densities ranging from 57 to 127 units per acre and located in the immediate vicinity:
 - **MODA at Monrovia Station (PD-12), 2018:** 261-unit multi-family building on a 4.6-acre acre lot has a density of 57 units per acre. This apartment building has recently converted to moderate income workforce housing.
 - **127 Pomona Specific Plan (PD-12):** The mixed-use project planned for this site includes a seven-story structure with 232 apartment units on a 1.83-acre site at a density of 127 units per acre. 25 of the apartment units will be designated affordable for very low and moderate income households.
 - **Station Square South Specific Plan (PD-12):** The residential project planned for this site includes a three to five story building with 296 dwelling units, yielding a density of 78 dwelling units per acre.
 - **Arroyo at Monrovia Station Specific Plan (PD-12):** The Specific Plan (approved in 2020) is for the construction of a transit-oriented, infill, mixed-use project that includes 302 residential units, three of which are live/work units and 15 of which are affordable units for very low-income households. The 2.9-acre site will be developed at a density of 104 units per acre.
 - **Alexan Foothills Specific Plan (PD-27):** The 6.8-acre project planned for this site includes a 436-unit, five-story apartment complex at a density of 64 units per acre site.
- Three sites are located just outside of the two Planned Development Areas in the Station Square area. They are single-parcel sites that are designated for high-density residential development at a maximum density of 54 units per acre. The three sites are expected to achieve maximum densities due to their proximity to the L (Gold) Line Monrovia Station and the scarcity of additional development opportunities near Station Square Transit Village and Station Square West. The projects listed immediately above are in immediate proximity to these three sites.
- One site in this inventory is located along the South Myrtle Corridor. A Specific Plan Overlay across this area allows residential and mixed-use development at a density of 54 units per acre. The density assumption is realistic and feasible based on densities on two large and prominent developments located less than 600 feet away from the site:
 - The Paragon at Old Town (constructed in 2010) is a 163-unit mixed use development with a density of 54 units per acre. The project was developed to be consistent with the

700 South Myrtle Avenue Specific Plan and the concepts presented by the Urban Land Institute (ULI) for the Old Town Extension.

- The Avalon Monrovia project (completion expected, July 2021) is developed consistent with the Avalon Monrovia Specific Plan containing 154 apartment residential units, 3,500 square feet of ground-floor retail, and a five-story, six-level 286-space parking garage on a 2.1-acre site (yielding a density of 73 units per acre). Thirteen of the dwelling units will be reserved for lower-income residents.

The opportunity for non-residential use on the mixed-use sites is not an impediment to residential development as similar mixed-use developments have been developed with residential uses at the densities identified in this element (127 Pomona, Arroyo at Monrovia, The Paragon at Old Town and Avalon Monrovia, which are described in detail in this Element).

Densities Appropriate for Accommodating Lower Income Housing

Based on state law (Government Code Section 65583.2(c)(3)), sites that allow development densities of at least 30 units per acre are credited toward the lower-income RHNA. The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by state law (at least 30 units per acre for Monrovia), HCD is obligated to accept sites with those density standards (30 units per acre or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. To create a more conservative estimate of affordability for the City, sites that can qualify for 100 percent affordable units based on the allowed density are split between the very low- and moderate-income categories 70 percent and 30 percent respectively.

Suitability of Non-Vacant Sites

A vacant site is a site without any houses, offices, buildings, parking lots, or other significant improvements on it. The City of Monrovia is entirely built out with little to no vacant land remaining. Nonvacant, underutilized sites will be relied on to meet the identified housing need for the 6th Cycle RHNA. Existing uses on the sites do not pose a constraint to development and are expected to transition during the planning period. This is supported by development demand for the identified sites, expressed interest from property owners and developers and past residential and mixed-use development trends which has primarily consisted of new multifamily and mixed-use buildings replacing older buildings on infill sites.

- *Development demand*: the identified sites are near large, high-density developments that have been developed on sites with existing uses. Due to the success of these developments, the demand for similar uses is high.
- *Expressed interest*: Many of the sites are near the L (Gold) Line Monrovia Station, and the already approved high density developments in the immediate area has spurred interest from neighboring property owners and developers. For the 800 S. Myrtle Ave. site, property owners

have expressed interest in developing that site during development of the Paragon at Old Town and Avalon Monrovia projects.

- *Infill development track record:* Development projects near the identified sites have been developed recently, many are under construction presently. These projects had a variety of existing uses that mirror those on the identified sites which are listed below. A detailed description of these projects is provided in the preceding section (Page 4-6).
 - 127 Pomona Specific Plan (PD-12): The project site is developed with light industrial buildings that will be demolished to accommodate the project.
 - Station Square South Specific Plan (PD-12): The project includes demolition of the existing structures composed of the following: 1) approximately 32,192 square feet of industrial use, 2) an 18,700 square-foot vacant warehouse use, and 3) a 13,260-square-foot fitness club. These uses will be removed, and parcels merged for the proposed development.
 - Arroyo at Monrovia Station Specific Plan (PD-12): The project includes the consolidation of 12 parcels (10 of the 12 project parcels were previously developed with single-family homes) and industrial structures. Other site features include paved parking lots and truck delivery facilities on two parcels. The parcel at the corner of South Primrose Avenue and West Evergreen Avenue is used as a parking lot.
 - Alexan Foothills Specific Plan (PD-27): Existing uses at this project site include asphalt pavement parking lots, two cellular towers, protected trees, and industrial land uses.
 - The Paragon at Old Town – The Project Site was initially developed with a grain and feed mill, consisting of two buildings totaling 1,500 square feet. Ultimately, the Project Site was converted to warehousing and manufacturing uses, and additional buildings were constructed on site. Prior to development, the site was in use as a parking lot.
 - The Avalon Monrovia - Uses at this project site included three commercial buildings constructed between 1925 and 1984—and two “Karl Short” office buildings that were demolished.

Assembly Bill 1397

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this section is limited to parcels that are between 0.5 and 10 acres in size, as the state has indicated these size parameters are most adequate to accommodate lower-income housing need. Many of the sites listed are made up of multiple parcels that may be less than one-half acre in size. However, these sites are included because they comprise a larger site and function as a single site.

AB 1397 also adds specific criteria for assessment of the realistic availability of non-vacant sites during the planning period. If non-vacant sites accommodate half or more of the lower-income need, the housing element must describe “substantial evidence” that the existing use does not constitute an impediment for additional residential use on the site. Non-vacant sites make up all the sites inventory,

as vacant land is not available in a fully developed city such as Monrovia. Detailed site descriptions and evidence for redevelopment of the sites is included in the sites inventory.

The sites inventory includes one site (800 South Myrtle) that was identified in the 5th Cycle Housing Element (2014-2021). According to AB 1397, the sites inventory can have a non-vacant site that was used in a previous Housing Element planning period; however, the City must allow by-right, a development in which at least 20 percent of the units are affordable to lower-income households. This Housing Element includes a program to implement this requirement.

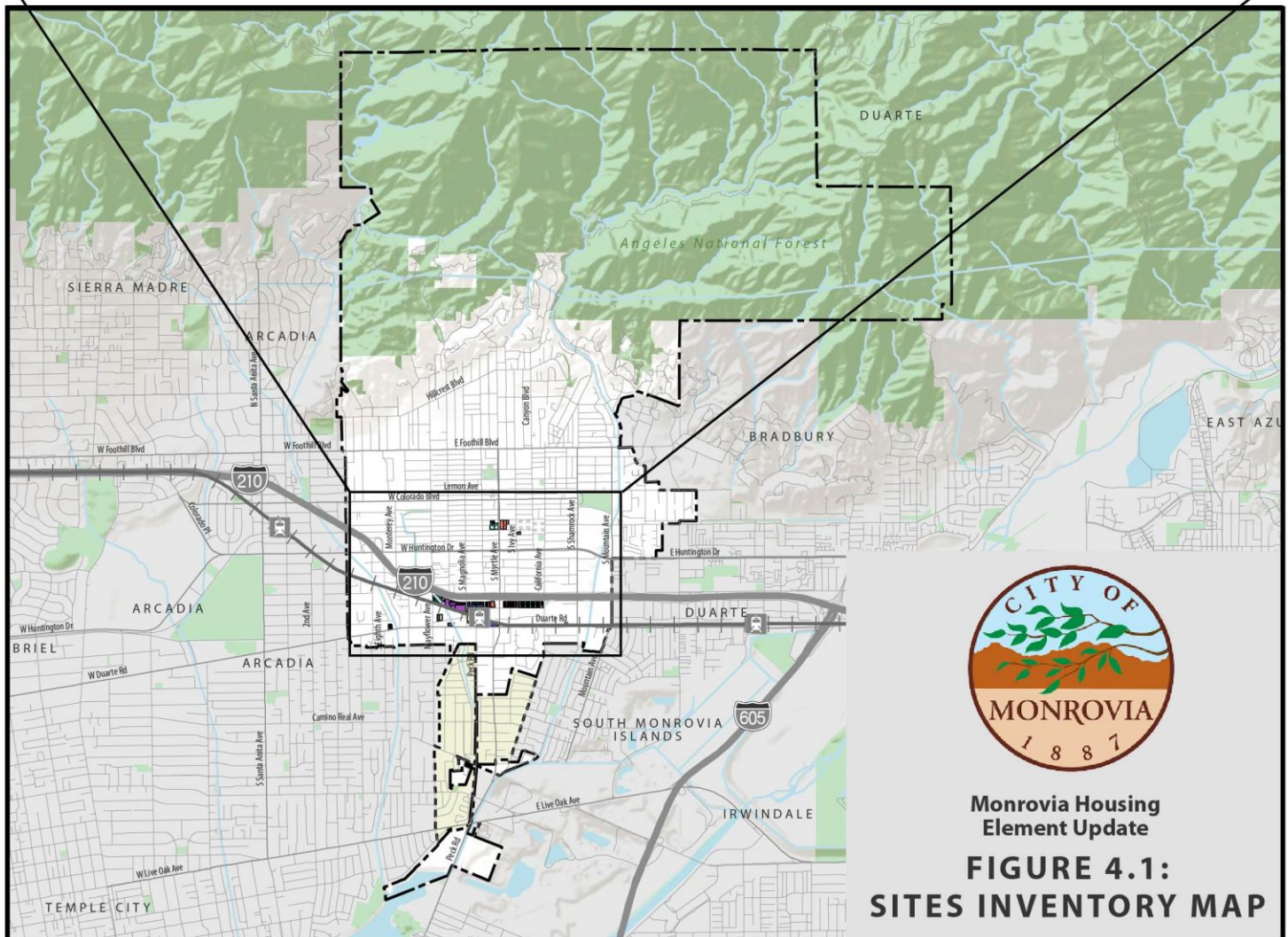
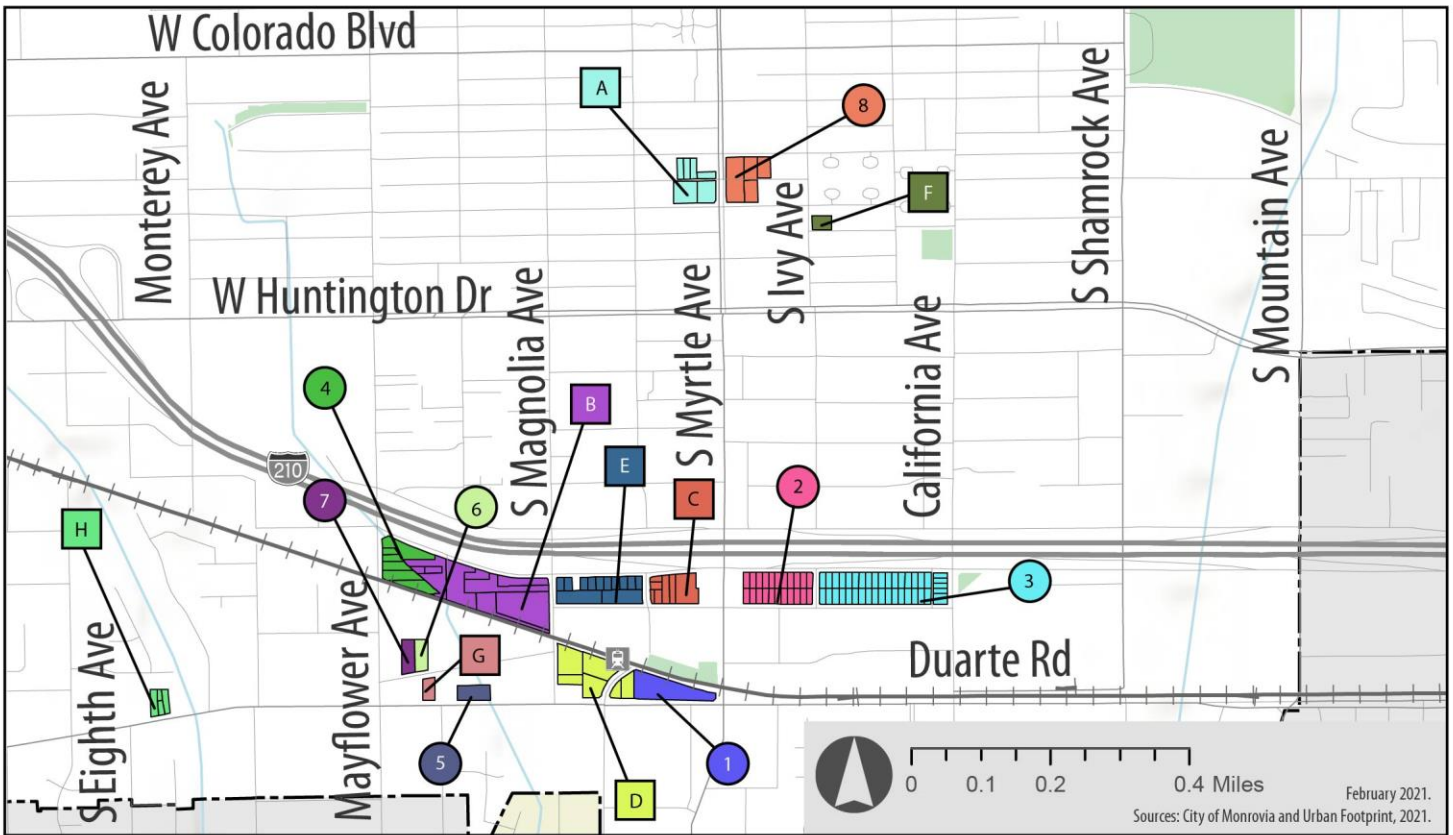
Sites Inventory

The Housing Element Sites Inventory consists of non-vacant residential and mixed-use sites, and projected ADU production. Consistent with Government Code Section 65583.2(c)(3)) sites with allowed densities that meet the default density standards (at least 30 units per acre for Monrovia), can be used to meet the lower-income RHNA. Together, these sites ensure that the remaining RHNA can be adequately accommodated during the planning period. The sites have no identified constraints that would prevent development or reuse during the Housing Element period. The sites inventory is listed in Table 4.3 followed by a detailed description of the sites.

Table 4.3: Sites Inventory Summary					
	Extremely*/ Very Low Income (0-50% AMI)*	Low Income (51-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (121+% AMI)	Total
Sites					
Accessory Dwelling Units*	83	157	8	105	353
Site 1: 145 W. Duarte Rd.	95	0	41	0	136
Site 2: Evergreen West	137	0	58	0	195
Site 3: Evergreen East	242	0	103	0	345
Site 4: Mayflower Ave.	57	0	25	0	82
Site 5: 341 W. Duarte Rd.	25	0	10	0	35
Site 6: 429 Genoa St.	15	0	7	0	22
Site 7: 435 Genoa St.	17	0	7	0	24
Site 8: 800 S. Myrtle Ave.	85	0	36	0	121
<i>Total Sites</i>	<i>756</i>	<i>157</i>	<i>295</i>	<i>105</i>	<i>1,313</i>
Remaining RHNA after Approved/ Proposed Project Credits Applied	491	249	242	-756	
Surplus/Shortfall (+/-) after sites applied	+265	-92	+53	+861	
Notes: AMI: Area Median Income Sites with densities over 30 units per acre are used to meet the lower-income RHNA. Government Code Section 65583.2(c)(3)) states that if a local government has adopted default density standards					

(at least 30 units per acre for Monrovia), HCD is obligated to accept sites with those density standards as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. To create a more conservative estimate of affordability for the City, sites that can qualify for 100 percent affordable units based on the allowed density are split between the very low- and moderate-income categories (70 percent and 30 percent respectively).

*Affordability for ADUs is divided according to SCAG-established and HCD-approved affordability estimates for ADUs in LA County II region: 15% extremely low-income, 8.5% very low-income, 44.6% low-income, 2.1% moderate-income, and 29.8% above moderate-income.



Accessory Dwelling Units

The City's projection is that during the planning period, approximately 353 Accessory Dwelling Units (ADUs) will be developed. This is based on ADU trends in Monrovia, new and pending favorable ADU legislation that created new incentives and streamlined processes to build ADUs, and the pent-up demand for additional housing in Monrovia and the Southern California region. While it is impossible to predict the number of ADUs that will actually be developed in the planning period (2021-2029), the City has estimated a level of ADU development that accounts for pent-up demand at the start of the planning period and the potential leveling off of ADU development in the later part of the planning period. This is a conservative approach given that there is legislation that may expand ADU opportunities even further (SB 9). In 2018 and 2019 there were 21 ADUs permitted for an average of 10.5 ADUs per year. In 2020 ADU permits jumped to 19 and in 2021 (as of September) there have been 27 ADUs permitted and an additional 27 ADUs in the plan check stage. City staff estimates that there will be more than 50 ADUs permitted by the end of 2021. To account for this pent-up demand, the City is estimating that 50 ADUs will be permitted in 2021 (the RHNA planning period starts mid-year so only 25 will count toward the RHNA) and expects another jump in 2022. This represents an increase of 25 percent, or 63 ADUs for 2022. In 2023 a leveling off period is estimated to start and a 25 percent reduction in permits is estimated (or 50 ADUs). For the remainder of the planning period (2024 to 2029), another 25 percent reduction is expected lowering the total estimate down to 38 ADUs per year. In 2029 only 2/3 of that 38 is expected (25 ADUs) as the planning period ends in October of that year. The following estimates make up the 353 estimated ADU permits in the planning period:

- 2021: 25 ADU permits (half of the estimated 50 ADUs for 2021 due to the planning period start date)
- 2022: A 25 percent increase in ADUs, or 63 ADU permits
- 2023: a 25 percent reduction in ADUs, or 50 ADU permits
- 2024 to 2029: an additional 25 percent reduction in ADUs, or 38 ADU permits annually (estimates for 2029 are 25 ADU permits due to the planning period end date of October)

The projected ADUs are included as credits consistent with HCD guidelines. Through the City's Planning HOME program, the City will encourage ADUs and other innovative building types by keeping its ADU ordinance current with new State laws, developing and disseminating educational information on ADUs, creating standard templates for ADU processing, and developing pre-approved ADU site/floor plans. The City will evaluate ADU production by affordability and adjust sites inventory estimates in 2024 if needed (Program 1.6).

Sites in the Station Square Transit Village and Station Square West Planned Development Areas

Seven sites are in or near the Station Square Transit Village or Station Square West Planned Development Areas. The Station Square Transit Village area is generally located south of the I-210 Freeway, north of Duarte Road in between South Mayflower Avenue to the west, and South California

Avenue to the east. Located in the middle of this area is the at-grade light rail station for the L (Gold) Line Monrovia Station. The station is located northwest of the Duarte Road/Myrtle Avenue intersection, just west of the historic Santa Fe rail depot. The L (Gold) Line is a 31-mile light rail line running from Azusa to East Los Angeles via Downtown Los Angeles. This station was constructed as part of the Gold Line Foothill Extension Project Phase 2A. Monrovia's station opened on March 5, 2016. In anticipation of the arrival of the L (Gold) Line light rail, the City had already identified the Station Square area south of the I-210 freeway as an opportunity to encourage transit-oriented development that could serve as a model for transit development in Southern California. To encourage transit-oriented development in the Station Square area, two Planned Development Areas have been adopted, Planned Development Area 12 (PD-12) dubbed "Station Square Transit Village", and Planned Development Area 27 (PD-27) known as "Station Square West".

To encourage transit-oriented development while recognizing the existing mix of land uses near the light rail station, the City adopted, Planned Development – Area 12 (PD-12) for the 80-acre Station Square Transit Village. One of the General Plan objectives for the Station Square Transit Village (PD-12) is to "encourage a diverse mix of housing in terms of affordability, tenure, density range, and architectural styles that responds to changing market demands over time and that meets the needs of all income groups". The Station Square Transit Village planning objectives have evolved over time since the 1990s when the Redevelopment Agency envisioned the return of mass transit. The planning objectives were updated in 2008 and again in 2014. The 2014 standards maintained the vision but were designed as an economic development tool. Instead of providing a set of one-size-fits-all zoning standards, the PD-12 standards identify seven distinct neighborhoods within the Station Square Transit Village planning area. The guidelines provide a flexible approach to land use planning that is able to respond to changing market forces while maintaining the long term vision of the area as a higher density, transit-oriented neighborhood that still fits in with the rest of Monrovia. PD-12's proximity to the I-210 Freeway provides visibility and accessibility, a condition highly suitable for various types of uses and development. In the Station Square Transit Village, there are three developments with Specific Plans, two of which include mixed commercial and residential uses with affordable housing. However, the PD-12 development guidelines serve as the governing land use plan for the entire Station Square Transit Village.

In 2017, a developer approached the City about developing a high-density apartment complex, just west of Station Square Transit Village. However, the land use designation for that area was zoned for manufacturing uses. Since this location is within walking distance of the L (Gold) Line Monrovia Station (0.2 mile), the City seized the opportunity to expand the availability of high density residential development in this area through the creation of Planned Development Area 27 (PD-27), which was approved in 2020. This change allows up to 518 dwelling units within the 9.6-acre planning area and increases the City's inventory of suitable sites.

The City's establishment of Planned Development Areas for this Station Square area has resulted in the following residential and mixed-use projects being developed and/or planned with densities ranging from 57 to 127 units per acre:

- **MODA at Monrovia Station (PD-12):** The development is a five-story, 261-unit multi-family building which was project that was constructed in 2018. It was converted to housing made affordable to moderate-income households in 2021. The 4.6-acre development has a density of 57 units per acre. The project included consolidation of 10 parcels.
- **127 Pomona Specific Plan (PD-12):** The Specific Plan (approved in 2019) is for the construction of a transit-oriented, infill, residential and commercial development at the northeast corner of Pomona and Primrose Avenues. The mixed-use project planned for this site would include a seven-story structure with 232 apartment units, 9,000 square feet of ground-floor commercial space, and a four-level 376-space parking garage on a 1.83-acre site. Twenty-five of the units will be made affordable for very low-income and moderate-income households. The lot would be developed at a density of 127 units per acre. The project includes the consolidation of seven parcels.
- **Station Square South Specific Plan (PD-12):** The Specific Plan (approved in 2018) is for the construction of a transit-oriented, multi-family residential development. The residential project planned for this site would include a three to five story building with 296 dwelling units, yielding a density of 78 dwelling units per acre (gross). The development is adjacent to the L (Gold) Line Monrovia Station. The project included consolidation of seven parcels and changes Peck Road north of Duarte Road to a publicly accessible driveway and drop-off area for the adjacent Metro L (Gold) Line Monrovia Station.
- **Arroyo at Monrovia Station Specific Plan (PD-12):** The Specific Plan (approved in 2020) is for the construction of a transit-oriented, infill, mixed-use project that includes 302 residential units, three of which are live/work units and 15 of which are affordable units for very low-income households, as well as 7,080 square feet of ground floor commercial space. The mixed use project planned for this site would also include a parking structure containing 500 parking spaces. The 2.9-acre site will be developed at a density of 104 units per acre. The project included the consolidation of 12 parcels; 10 of which were developed with single-family homes.
- **Alexan Foothills Specific Plan (PD-27):** The Alexan Foothills Specific Plan (approved in 2020) is for the construction of a multi-family residential development. The project planned for this site would include a 436-unit, five-story apartment complex and an eight-level (seven stories) parking structure containing 798 spaces. The site will be developed at a density of 64 units per acre. The project site included consolidation of eight separate parcels into one 6.8-acre project site.

The City's land use approach to land use planning that maintains a long-term vision of higher density, transit-oriented development in the Station Square area has yielded a variety of high density or mixed-use development on almost all land designated for residential and mixed-uses in PD-12 and PD-27. These projects have also catalyzed interest in additional development opportunities near the L (Gold)

Line Monrovia Station. The following potential development sites are located within the Station Square Transit Village (PD-12) and/or Station Square West (PD-27), and have the capacity to accommodate additional affordable housing but have not yet resulted in development proposals:

- **Site 1: 145 W. Duarte Road:** this 2.1-acre, single parcel site is currently developed with an older car wash, a small fast-food restaurant, and a dumpster and trash bin rental service company. The site, with general plan and zoning designation of Planned Development (PD-12), is located within the Station Square Transit Village. It is adjacent to the south side of the L Line light rail tracks, just southeast of the existing MODA development (261 units) and adjacent to the approved Station Square South development (296 units). The site has been included for the following reasons: likelihood of current uses transitioning during the planning period (as of 2021, the property is on the market advertised as a redevelopment opportunity for Transit Oriented Development), the demand for developable land in this key area of the City, and the age and condition of the current uses. PD-12 standards do not include density limits for sites over two acres in size. Based on the site configuration and location, the site is estimated to have a realistic potential for development of 136 units at a density of 65 units per acre. This capacity estimate is realistic and conservative. A similar site (just under two acres in size) is currently under development (127 Pomona) with 232 units at 127 units per acre.
- **Site 2: Evergreen (West)** This is a 2.9-acre site made up of 22 parcels developed with single family homes. It is one of the last single-family residential neighborhoods with the opportunity to develop high density housing in PD-12. It is bound by Evergreen Avenue to the north, Pomona Avenue to the South, Myrtle Avenue to the west, and Ivy Avenue to the east and is less than a quarter mile from the L (Gold) Line Monrovia Station. At an expected density of 65 units per acre, Evergreen west has a realistic capacity potential of 195 units.
- **Site 3: Evergreen (East)** This is a 5.9-acre site made up of 39 parcels developed with single family homes and one small church. Along with Evergreen West, it is one of the last single-family residential neighborhoods with the opportunity to develop high density housing in PD-12. It is bound by Evergreen Avenue to the north, Pomona Avenue to the South, Ivy Avenue to the west, and California Avenue to the east and is less than half a mile from the L (Gold) Line Monrovia Station. At an expected density of 65 units per acre, Evergreen East has a realistic capacity potential of 345 units.

Site 2 and Site 3 have a very high likelihood of transitioning during the planning period to high density residential or mixed-use development. This is due to the proximity to the L (Gold) Line Monrovia Station and the already approved high density developments in the immediate area, which has spurred interest from neighboring property owners and developers. PD-12 standards do not include density limits for sites over two acres in size. Based on the site configuration and location, a conservative realistic capacity for the sites are calculated at a density of 65 units per acre, although a significantly higher yield is possible.

Lot consolidation for development is not a constraint in this area of the City. All development projects within the Station Square Transit Village have included multiple parcels. For example, the Arroyo at Monrovia Station is made up of 12 parcels, 10 of which are developed with single-family homes. The City is in the process of adopting lot merger and lot line adjustment ordinances to streamline the administrative process and eliminates the need for a public hearing or approval by the Development Review Committee. This action is part of the City's Planning Housing Opportunities for Monrovia (Planning HOME) program that will help facilitate the production of housing through a variety of strategies.

- **Site 4: Mayflower Avenue:** This 2.3-acre site is made up of six parcels and is in PD-27. It is bounded by West Evergreen and South Mayflower Avenues on the north and west, the L Line light rail right of way on the south and the Alexan Foothills Specific Plan and multi-family project (436 units) on the east. Due to its proximity to the L (Gold) Line Monrovia Station, this area is well-suited to provide additional opportunities for transit-oriented development to support the Station Square Transit Village (PD-12). The site has been included due to the likelihood of current uses transitioning during the planning period, the demand for developable land in this key area of the City, and the age and condition of the current uses. The Mayflower site has a realistic capacity of 82 units at an expected density of just under 36 units per acre. The expected density reflects the remaining capacity for PD-27; however, additional unit development on the site can occur using a density bonus.

Sites Near the Station Square Planned Development Areas

The following three sites are located just outside of the two Planned Development Areas in the Station Square area. They are single-parcel sites that are designated for high-density residential development at a maximum density of 54 units per acre. The three sites are expected to achieve maximum densities due to their proximity to the L (Gold) Line Monrovia Station and the scarcity of additional development opportunities near Station Square Transit Village and Station Square West. The use of a density bonus also provides the opportunity to achieve densities above 54 units per care. These sites have been included due to the likelihood of current uses transitioning during the planning period, the demand for developable land in this key area of the City, and the age and condition of the current uses. The three sites are located approximately half a mile from the Monrovia L Line station. The sites currently developed with residential uses can achieve an increase in capacity of three to four times existing capacity.

- **Site 5: 341 W. Duarte Road:** This is a single parcel, 0.66-acre site currently developed with non-conforming commercial uses (a coin-operated car wash, two small commercial buildings and a surface parking lot). At 54 units per acre, the site has a realistic capacity of 35 units. Site development would have to adhere to Los Angeles County Flood Control District (LACFCD) standards regarding construction above and around the wash that could limit the buildable area, as such full capacity is not assumed in this sites inventory. The capacity estimate for this site is conservative as property owners have expressed interest in developing 49 total units.

- **Site 6: 429 Genoa Street:** This is a single parcel, 0.56-acre site currently developed with five housing units built in 1963. Realistic capacity is calculated at 75 percent of the maximum allowed density (54 units per acre) to account for site improvements and any site configuration constraints. The site has a realistic capacity of 22 units that yields a capacity increase of more than four times existing capacity. Development on this site would be subject to a demolition review process for residential structures over 50 years old.
- **Site 7: 435 Genoa Street:** This is a single parcel, 0.59-acre site currently developed with eight housing units built in 1977. Realistic capacity is calculated at 75 percent of maximum allowed density (54 units per acre) to account for site improvements and any site configuration constraints. The site has a realistic capacity of 24 units that yields a capacity increase of three times existing capacity.

Sites in the South Myrtle Corridor - Old Town Extension District

South Myrtle Avenue is the City's main street which proudly displays Monrovia's "old town" character. The community sought to extend this environment southward by connecting the City's historic downtown to Station Square Transit Village with a unique pedestrian-oriented street of mixed use, office, and commercial uses. The "South Myrtle Avenue Corridor" was included in the 2008 update to the General Plan's Land Use Element. It allows for the redevelopment of this corridor by replacing a combination of unrelated uses that lack a unifying configuration or theme. The Old Town Extension District is one of three districts along the corridor and it is bound by Olive Avenue to the north, Maple Avenue to the south, Ivy Avenue to the east and Primrose Avenue to the west. A Specific Plan Overlay across this area allows residential and mixed-use development at a density of 54 units per acre.

The following mixed-use projects have been or are being developed along the South Myrtle Corridor:

- The Paragon at Old Town (constructed in 2010) is a 163-unit mixed use development with a density of 54 units per acre. The project was developed to be consistent with the 700 South Myrtle Avenue Specific Plan and the concepts presented by the Urban Land Institute (ULI) for the Old Town Extension.
- The Avalon Monrovia project (completion expected, July 2021) is developed consistent with the Avalon Monrovia Specific Plan containing 154 apartment residential units, 3,500 square feet of ground-floor retail, and a five-story, six-level 286-space parking garage on a 2.1-acre site (yielding a density of 73 units per acre). Thirteen of the dwelling units will be reserved for lower-income residents.

One site in this inventory is located along the South Myrtle Corridor:

- **Site 8: 800 South Myrtle Avenue:** During construction of the Avalon development, interest was expressed in developing a similar project for a 2.2-acre site located within the Old Town Extension District at 800 South Myrtle Avenue. Due to the location and adjacent uses and expressed interest, the site is expected to develop at least at maximum allowed densities

although higher capacity is possible with a density bonus. The site has a realistic capacity of 121 units at an expected density of 54 units per acre. The site is currently developed with a commercial/office center including two one-story buildings that were built in 1978. The site is included due its location across from two major high-density mixed-use developments (Paragon and Avalon) and expressed development interest for the site. The site is made up of four parcels but functions as single site and would be developed as a single use. This site was used in the 5th Cycle Housing Element (2014-2021) and as such is subject to the requirements of AB 1397. According to AB 1397, the sites inventory can have a non-vacant site that was used in a previous Housing Element planning period; however, the City must allow by-right, a development in which at least 20 percent of the units are affordable to lower-income households. This Housing Element includes a program to implement this requirement (Program 1.4).

Small Sites and Lot Consolidation

The sites inventory identifies small sites to accommodate the City's lower-income RHNA. State law states that individual sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated, with sufficient evidence, that sites are suitable to accommodate housing for lower-income households. Half of the sites in the sites inventory are made up of more than one parcel (sites 2, 3, 4, and 8). Lot consolidation for development is not a constraint in this area of the City and in general is necessary for most development projects given that redevelopment is occurring in areas with a smaller parcel footprint. This situation is not unique to Monrovia, as most urbanized older cities in the area have parcel and lot sizes that will need to be adjusted to achieve larger and high-density projects. Expecting fully developed, urbanized cities to have readily available and adequately sized individual properties to accommodate the housing need identified by the State is unrealistic. Working in Monrovia's favor is a strong recent track record of lot consolidation and a proactive approach to addressing potential constraints to development. The City is in the process of adopting lot merger and lot line adjustment ordinances to streamline the administrative process and eliminate the need for a public hearing or approval by the Development Review Committee. This action will reduce the project review timeframe significantly. This action is part of the City's Planning Housing Opportunities for Monrovia (Planning HOME) program that will help facilitate the production of housing through a variety of strategies.

Below is an extensive list of recent projects that included lot consolidation, including the Arroyo at Monrovia Station and MODA at Monrovia Station projects, each of which included consolidation of ten or more parcels.

- Approval granted in 2019 for a 12 unit, two- and three-story townhouse development at 715-721 West Duarte Road. **The project included consolidation of four existing residential parcels**
- Approval granted in 2019 to construct a 4 unit, two story PUD. **The project included consolidation of two existing residential parcels** at the northwest corner of South Alta Vista Avenue and West Colorado Boulevard.

- MODA at Monrovia Station (PD-12): The development is a five-story, 261-unit multi-family building which was constructed in 2018 at 228 West Pomona Avenue. It was converted to housing made affordable to moderate-income households in 2021. The 4.6-acre development has a density of 57 units per acre. **The project included consolidation of 10 parcels.**
- 127 Pomona Specific Plan (PD-12): The Specific Plan (approved in 2019) is for the construction of 232 apartment units, 9,000 square feet of ground-floor commercial space, and a four-level 376-space parking garage on a 1.83-acre site on the east side of South Primrose Avenue between West Evergreen Avenue and Pomona Avenue. Twenty-five of the units will be made affordable for very low-income and moderate-income households. **The project includes the consolidation of seven parcels.**
- Station Square South Specific Plan (PD-12): The Specific Plan (approved in 2018) is for the construction of a transit-oriented, multi-family residential development with 296 dwelling units, yielding a density of 78 dwelling units per acre (gross) at the northeast corner of South Magnolia Avenue and West Duarte Road. **The project included consolidation of seven parcels.**
- Arroyo at Monrovia Station Specific Plan (PD-12): The Specific Plan (approved in 2020) is for the construction of a transit-oriented, infill, mixed-use project that includes 302 residential units, three of which are live/work units and 15 of which are affordable units for very low-income households, as well as 7,080 square feet of ground floor commercial space on the southeast corner of West Evergreen Avenue and South Magnolia Avenue. **The project included the consolidation of 12 parcels; 10 of which were developed with single-family homes.**
- Alexan Foothills Specific Plan (PD-27): The Alexan Foothills Specific Plan (approved in 2020) is for the construction of a 436-unit, five-story apartment complex and an eight-level (seven stories) parking structure containing 798 spaces on the southwest corner of West Evergreen Avenue and South Magnolia Avenue. **The project site included consolidation of eight separate parcels into one 6.8-acre project site.**

Adequacy of Sites for RHNA

Approved and proposed project credits and the sites inventory identified in this chapter total 2,757 units, 954 of which are in the very low- and low-income RHNA categories. Overall, the City can adequately accommodate—and have excess capacity for—the RHNA (Table 4.4). Table 4.4 shows a shortfall of 92 low-income units but those can be addressed with the surplus of site capacity in the very low-income category

Table 4.4: Overall RHNA Summary					
	Ex./Very Low Income (0-50% AMI)*	Low Income (51-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (121+% AMI)	Total
Sites					
Approved/Proposed Projects (from Table 4.2)	28	13	12	1,391	1,444
Sites Inventory (from Table 4.3)	756	157	295	105	1,313
<i>Total</i>	784	170	307	1,496	2,757
2021-2029 RHNA	519	262	254	635	1,670
Surplus/Shortfall (+/-)	+265	-92	+53	+861	

No Net Loss Provision

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the City must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project.

4. Consistency with Affirmatively Furthering Fair Housing (AFFH) Sites Inventory

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Affirmatively Furthering Fair Housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity. For purposes of the Housing Element sites inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty.

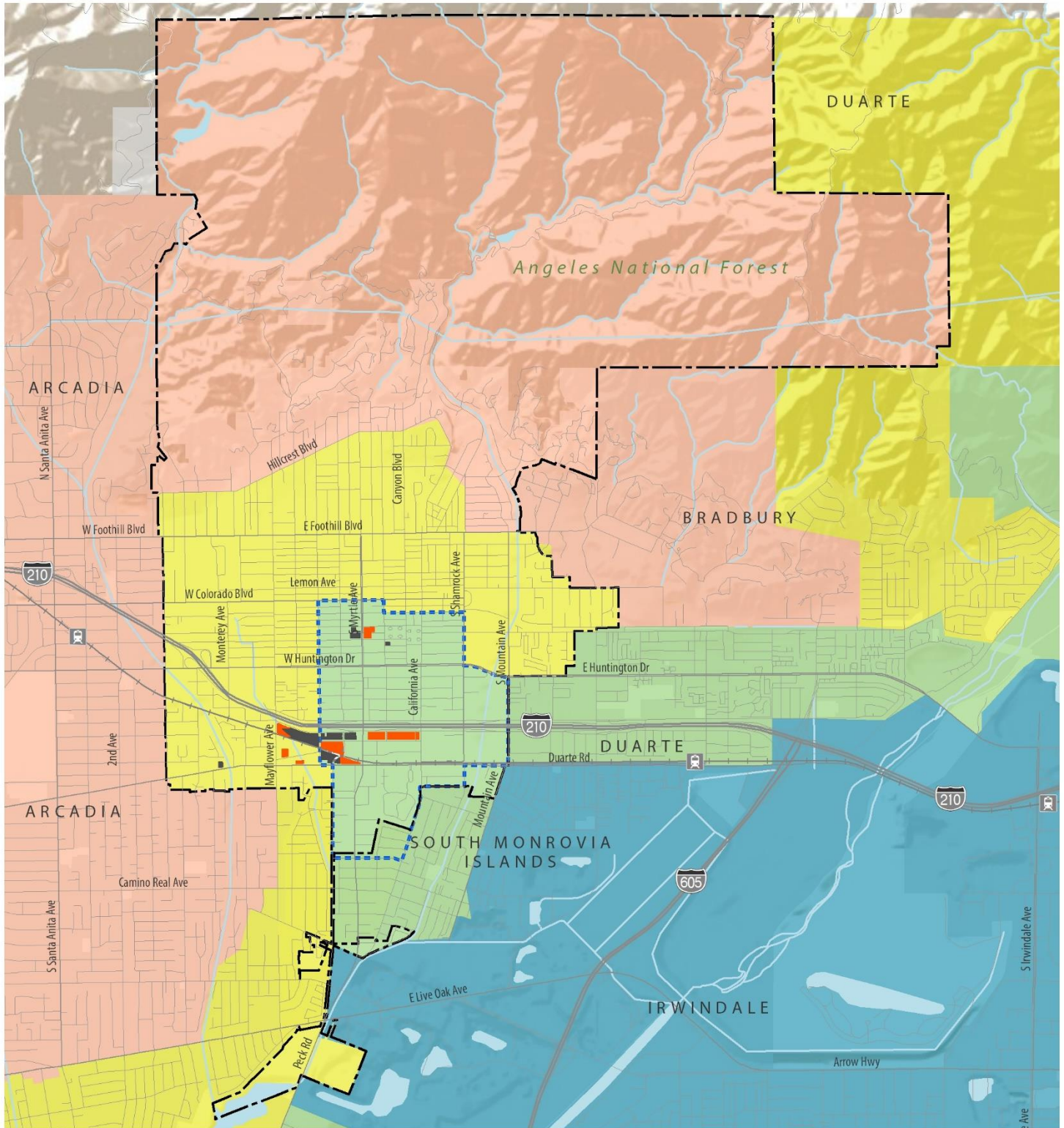
The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps evaluating specific economic, environmental, and educational characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families. Figure 4.2 shows that distribution of residential sites, particularly those credited towards the lower-income RHNA, are moderate or high resources area. No low resources areas are in Monrovia. Racially or ethnically concentrated areas of poverty (R/ECAPs) are HUD-designated Census tracts with relatively high concentrations of non-white

residents living in poverty that should also be looked at for the new AFFH requirements. There are no R/ECAPs within the City of Monrovia.

Disadvantaged communities (DAC) refer to areas that are most afflicted with a combination of economic, health, and environmental burdens. California law requires local governments to identify any disadvantaged communities that exist within their jurisdiction. The California Communities Environmental Health Screening Tool “CalEnviroScreen 3.0” was developed by the California Environmental Protection Agency to identify disadvantaged communities using the pollution burden and population characteristics indicators. All census tracts across the State are then ordered from highest to lowest based on their CalEnviroScreen 3.0 score and assigned a percentile rank. A percentile ranking above 75 would mean that the census tract is in the top 25 percent of all CalEnviroScreen 3.0 scores statewide. One census tract in the City (4311.00) with an overall percentile score in the top 25 percent qualifies as a DAC and is shown on Figure 4.2. Census tract 4311.00 is traversed by Myrtle Avenue, Huntington Drive, Interstate 210, and the Gold Line tracks. Within the census tract is “Old Town Monrovia”, City Hall and Public Library, Transit Station Square, and Monrovia’s Gold Line Station. Residential units, local retail, and office spaces are concentrated in the northernmost area of the census tract while some homes, a variety of manufacturing facilities, retail spaces, and a rail yard are in the southern portion. In 2010, the census tract’s population was 6,520 with an estimated of 2,049 residential units. No other census tract within the City of Monrovia meets the qualifications to classify as a DAC.

The concentration of sites in the area around the L (Gold) Line Monrovia Station corresponds with General Plan policy to encourage transit-oriented, compact development. The General Plan has established land use policies and programs to spur development of a mixed-use district designed to encourage strong pedestrian connections, ground floor commercial, open space, high density office, research and development, hospitality, and a mixture of residential uses. Incentivizing new residential development in these areas near transit options, stimulating economic development, and job creation will contribute to a higher quality of life for existing and future residents of this area. The distribution of identified sites improves fair housing and equal opportunity conditions in Monrovia; all sites lie within moderate to highest resources areas. This is positive, considering that these sites represent locations where new higher-density housing can be provided and residents will have access to good schools, diverse jobs, and are not concentrated in low resources areas.

A thorough AFFH analysis based on the City’s most current Analysis of Impediments to Fair Housing Choice is included in the Housing Constraints section (Chapter 3) of this Housing Element.



- Approved/Proposed Projects
 - Sites Inventory Sites
 - Disadvantaged Communities
- TCAC Opportunity Areas (2021)**
- Highest Resource
 - High Resource
 - Moderate Resource
 - Low Resource



Monrovia Housing
Element Update

FIGURE 4.2:
AFFH SITES LOCATIONS

5. Site Infrastructure and Services

The sites inventoried in this Housing Element have residential or mixed (commercial and residential) land use designations that were determined based on surrounding land uses and have already been examined for potential environmental constraints as part of the General Plan update. Few additional constraints would impede the development of new housing units in the future on the identified sites. Potential environmental constraints to future development of sites are reflected in the identified site capacity.

State law requires a detailed identification of infrastructure needed to support planned land uses including the methods to be used for infrastructure financing and a program for implementation. Full urban-level services are available to each site in the inventory. Specifically, water and sewer service are available for all the sites included in the inventory. Site development potential indicated in the sites inventory is consistent with development capacity reported in the General Plan.

Environmental Constraints

The sites inventory analysis responds to land use designations and densities established in the General Plan Land Use Element, Planned Development Areas, and Specific Plans. Thus, any large-scale environmental constraints that would lower the potential yield (e.g., habitat conservation, flooding, or steep slopes) have already been accounted for in the General Plan and its Program Environmental Impact Report. The sites in this inventory are in urbanized, fully developed areas with no environmental constraints. Any additional constraints would be addressed as part of the individual project review process. The City's capacity to meet its regional share and individual income categories are not constrained by any environmental conditions.

Water and Sewer Infrastructure

Water service in Monrovia is provided by the City's water system. The City's estimated water demand will be approximately 7,106 acre feet per year (AFY) by the year 2040. The City currently meets water demands by pumping groundwater from the Main San Gabriel Basin. Management of the Main San Gabriel Basin, including delivery of untreated imported water for groundwater replenishment, allows the City (and all other producers within the Main San Gabriel Basin) to use groundwater to meet water demands without limitations on the quantity of groundwater pumping from the Main San Gabriel Basin. Reliability of the Main San Gabriel Basin groundwater supplies has been demonstrated during droughts with no resulting limitation of groundwater production. Based on the demonstrated reliability of the City's water supply sources, sufficient water supplies can be reasonably concluded to be fully reliable and available to meet the City's existing demands and future demands through 2040. In 2019, the City reviewed the available capacity of the City's water system to provide adequate water service to the proposed new developments in Station Square Transit Village (where most of the sites inventory capacity is identified). The study identified potential solutions to address the impacts or deficiencies because of the proposed projects. Examination of the existing pipeline network suggested that

additional booster pump capacity at the City's Forebay Pump Station would mitigate most of the impacts of the proposed Projects. The Forebay Pump Station is in the southern portion of the Mountain Zone and supplies water from the City's Forebay Reservoirs 1 and 2 to the pipeline network within the Mountain Zone. The addition of a new booster pump (design head and flow of 260 ft and 3,200 gpm, respectively), in parallel with three existing booster pumps (Forebay 1-4, 1-5, and 1-7), which are directly connected to the City's Forebay Reservoirs 1 and 2, was evaluated. In addition to a new booster pump, further modeling analysis of the deficiencies determined that specific pipelines should be upgraded to mitigate the remaining impacts of the proposed Projects. The analysis indicated a total length of about 980 feet of pipeline replacements or upgrades along Magnolia Avenue (in the vicinity of Station Square Transit Village) are also needed to address deficiencies.

The City's Public Works Department owns, operates, and maintains a sanitary sewer collection system including approximately 92 miles of City sewer lines with pipe sizes ranging in diameter from 6 to 24 inches. Wastewater is treated at the San Jose Creek Water Reclamation Plant (WRP), located near the City of Industry. The San Jose Creek WRP currently treats 58.5 million gallons per day (mgd) and is permitted to treat up to 100 mgd (County Sanitation Districts of Los Angeles County [LACSD] 2019). An updated sewer Capital Improvement Program (CIP), including a detailed cost estimate, was developed as part of the 2015 Sewer Master Plan. The City has developed a proactive water and sewer system rehabilitation implementation schedule. This includes completing the closed-circuit television (CCTV) inspection of its remaining lines (not inspected as part of the 2015 Sewer Master Plan), in the next two fiscal years. Additionally, the design and construction of the identified CIP began in spring of 2016. In 2019, the City conducted a sewer capacity analysis for the proposed new developments in Station Square Transit Village (where most of the sites inventory capacity is identified). Several pipe segments along Duarte Road and Magnolia Avenue were found to have a ratio of depth of flow (d) over the pipe diameter (d/D ratio) that exceeded the recommended LACSD flow ratio of 0.50 for sewer pipeline flow. All other pipeline d/D ratios downstream of the proposed developments were found to be below the criteria. For any new or expanded sewage discharges, the City requires completion of a sewer capacity study, by a registered engineer, prior to giving approval for projects that can affect the capacity of the public sewer system. The completed study will analyze the capacity in the existing system and will set forth mitigation requirements for the applicant to ensure adequate capacity. The study will also justify the sizing of proposed lines to accommodate the peak flows from all area tributaries to the mainline sewer under consideration or pumping station, now and in the future. The approved capacity study is referenced directly by the City's plan checker when design plans for the new infrastructure are submitted to assure adequate capacity. All proposals for new connections to existing sewer system must also comply with the Public Works Department's policies for managing available sewer capacity.

Dry Utilities

All locations in the sites inventory lie within developed areas that have access to full dry utilities. Electricity services are provided by Southern California Edison. Additional dry utilities include natural gas (Southern California Gas Company), telecommunications facilities and cable service (Time Warner/Spectrum and Frontier Communications), and solid waste (Athens Trash Services). Therefore, all

sites in the inventory have access to full utilities and are located adjacent to developed areas and/or major roadways.

6. Financial Resources

The extent to which Monrovia can achieve its Housing Element goals and objectives is in large part dependent upon the availability of financial resources for implementation. In 2017, Governor Brown signed a comprehensive 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, SB 2, known as the Building Homes and Jobs Act, established a \$75 recording fee on real estate documents to provide a funding stream for grants to local governments to facilitate a significant increase in the supply of affordable housing in California. The City of Monrovia applied for and received up to \$160,000 in SB 2 Grant funds for the Planning HOME program, a holistic and a multi-prong approach to facilitate the production of housing through a variety of strategies. It is also a policy direction statement of the City of Monrovia that reaffirms housing issues as a priority. The City is using this funding to:

- Amend the following development standards:
 - Remove CUP requirement for proposed multifamily development
 - Update/amend small lot subdivision regulations; remove CUP requirement
 - Reduce minimum dwelling unit sizes (attached and detached)
 - Review parking requirements
 - Develop/provide affordable housing zoning incentives
 - Update Code to reflect recent legislative changes (supportive-AB 2162, transitional)
 - Create a Supportive Housing ordinance
 - Amend Reasonable Accommodation Ordinance to remove discretionary review
- Expand Station Square Transit Village through the rezoning/adoption of Station Square West PD Area
- Review and update CEQA Guidelines for streamlining opportunities through clarified exemptions to reflect SB 35/SB 1515
- Adopt Lot Merger Ordinance
- Update ADU Ordinance and remove Minor CUP requirement for High Fire Zone areas.
- Develop and disseminate educational information on ADUs
- Create standard templates for ADU processing
- Develop pre-approved ADU site/floor plans
- Identify potential sites, adopt development standards, amend nonconforming ordinance to allow conversions, especially for buildings with historic value
- Update the Density Bonus Ordinance
- Implement a building self-inspection/certification program for simple, low risk permits
- Expand plan check options; implement electronic plan review system
- Implement eTRAKiT online portal for monitoring and submittals
- Create submittal checklists (ADU, plan check)
- Data collection/reporting on permit tracking metrics to identify processing problems

- Staff training on 2020 Building Codes
- Multi department Development Services coordination bi-monthly meetings
- Develop specific plan template
- Create online Development Services handbook
- Sustainable Development and Green Programs developer/resident education portal
- Update sites inventory and create interactive, online inventory
- Develop home buyers program brochure/web info
- Develop Section 8 referral material
- Facilitate housing opportunity workshops through MAP
- Overhaul of Development Services Fee Schedule

A variety of Federal, state, local and private resources that may be available to carry out housing activities in Monrovia are included in Table 4.5.

Table 4.5: Financial Resources Summary		
Program Name	Description	Eligible Activities
SB2 Building Homes and Jobs Act Grants	Establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California through funding and technical assistance to all local governments in California.	Plans and process improvements that streamline housing approvals and accelerate housing production.
Community Development Block Grant (CDBG)	As a participating City in Urban LA County, grants are allocated directly to the City on a formula basis for housing and community development activities primarily benefiting low- and moderate-income households. Monrovia receives CDBG funds from LACDC on an annual basis but may be subject to additional federal cutbacks.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Homebuyer Assistance • Economic Development • Homeless Assistance • Public Services
HOME	Funding used to support a variety of County housing programs that the City can access for specific projects. Funds are used to assist low income (80% MFI) households.	<ul style="list-style-type: none"> • New Construction • Acquisition • Rehabilitation • Homebuyer Assistance • Rental Assistance
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the Housing Authority of the County of Los Angeles.	<ul style="list-style-type: none"> • Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New Construction • Rental Assistance
Low-income Housing Tax Credit (LIHTC) www.treasurer.ca.gov/ctcac/	State and Federal tax credits to enable sponsors/developers of low-income rental housing to raise project equity through the sale of tax benefits to investors.	<ul style="list-style-type: none"> • New Construction • Acquisition/Rehabilitation

7. Administrative Resources

Agencies with administrative capacity to implement programs contained in the Housing Element include the City of Monrovia and local and regional non-profit private developers.

- The Community Development Department’s Planning Division takes the lead in implementing Housing Element programs and policies. The Division is responsible for implementing the General Plan by ensuring that development projects are consistent with the General Plan and with current local zoning ordinances and state codes. In addition, Planning provides technical support to the City Council, Planning Commission, Historic Preservation Commission, Art in Public Places Committee, and the Development Review Committee (DRC).
- The Community Development Department’s Building Division is responsible for the establishment and enforcement of minimum building standards for the purpose of safeguarding public health, safety, and general welfare.
- The Community Development Department’s Neighborhood and Business Services Division is charged with addressing property maintenance, zoning, building, and health and safety issues thorough the code enforcement program.
- Baldwin Park Housing Authority is a housing authority that participates in the Section 8 Housing Choice Voucher (HCV), and Public Housing programs and serves Baldwin Park, El Monte, Monrovia, South El Monte, and West Covina. The City is not involved in the day-to-day administration or policy making of the Housing Authority.

Chapter 5. 2014 – 2021 Housing Element Program Accomplishments

This chapter analyzes program performance from the City of Monrovia 2014-2021 Housing Element programs. State law (California Government Code Section 65588[a]) requires each jurisdiction to review its Housing Element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal
- The effectiveness of the Housing Element in attainment of the community’s housing goals and objectives
- Progress in implementation of the Housing Element

This evaluation provides valuable information on the extent to which programs have achieved stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in Monrovia. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives.

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Program 1. Monrovia Area Partnership (MAP) - Neighborhood Improvement Grants: Seek to achieve 10 MAP projects annually, for a total of 80 projects during the planning period. Advertise the availability of MAP Neighborhood Improvement Grants on the City’s website, and through flyers available at City Hall.</p>	<p>The Monrovia Area Partnership Program was renamed to "Care for Your Neighbor" due to changes in funding. After being defunded in 2015, nine “Care for Your Neighbor” projects were completed from 2016 to 2019. While Care for Your Neighbor has been inactive during the COVID-19 pandemic, it will start up again once normal operations resume.</p> <p><i>Continued Appropriateness:</i> This program will continue in the 2021-2029 Housing Element. The City will seek to achieve three Care for Your Neighbor grant funded projects per year during the housing element period, with a grant amount of \$2,000 each.</p>
<p>Program 2. Monrovia Area Partnership (MAP) - Education and Outreach: Continue to foster civic engagement through the annual MAP Leadership Academy, and offer ongoing MAP trainings on a quarterly basis. Sponsor an annual MAP Neighborhood Conference, including workshops on housing-related issues.</p>	<p>The City continues to run the Monrovia Area Partnership (MAP) program, with annual neighborhood conferences and quarterly leadership academy events. The program has evolved over the years and continues to stand out as a program that provides great education, tools, resources, information, and motivation to get involved in the community. MAP’s programming continues to focus on education, empowerment, and encouragement toward community engagement.</p> <p><i>Continued Appropriateness:</i> This program will continue in the 2021-2029 Housing Element. The City will provide MAP Leadership Academy quarterly training events and sponsor an annual MAP Neighborhood Conference.</p>

Table 5.1: 2014-2021 Program Accomplishments	
2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Program 3. Code Enforcement/Neighborhood Preservation Program: Continue to provide a multi-faceted Code Enforcement program to improve substandard housing and preserve the quality of Monrovia's older residential neighborhoods. Inform households with code violations of available rehabilitation assistance to correct code deficiencies.</p>	<p>The City's Code Enforcement staff works in partnership with residents and businesses to maintain the community and ensure a high quality of life. Code Enforcement staff supports residents with education, various resources, code enforcement, and abatement. Over the last three years, Code Enforcement opened an average of 390 cases per year and closed 334, a rate of 85.6 percent.</p> <p><i>Continued Appropriateness:</i> Housing maintenance and rehabilitation is an important City goal and as such, this program remains in the Housing Element with modified objectives. The City will work to maintain a ratio of 85 percent or more of closed cases per year.</p> <p>In addition, the City will provide ongoing rehabilitation assistance to property owners through its updated MAP resource handout, online flyers, and financial assistance through Care for your Neighbor Program and Community Development Block Grant (CDBG) Rehabilitation grants for property owners with financial or disability needs.</p>
<p>Program 4. CDBG Handyworker Grant Program: Seek to provide 4 Handyworker grants annually, for assistance to 32 lower income households during the planning period. Market the program through MAP and CoEd Programs.</p>	<p>In 2016, 3 CDBG Handyworker Grant projects were completed before the program was revised to "Residential Rehabilitation Grants" in 2018, due to changes in funding. From 2018 to 2019, 9 "Residential Rehabilitation Grants" were completed. While the Handyworker Grant Program has been inactive during the COVID-19 pandemic, it will start up again once normal operations resume.</p> <p><i>Continued Appropriateness:</i> Funding sources are limited to support residential rehabilitation; the CDBG grant is one remaining resource. This program will continue in the 2021-2029 Housing Element, as the Residential Rehabilitation Grant Program, with modified objectives to reflect declining entitlement amounts. The City will seek to provide three grants annually for assistance to 24 lower income households during the planning period. The City will market this program on its website and through the Monrovia Area Partnership (MAP) Resource Guide.</p>
<p>Program 5. Make a Difference Day: Continue to coordinate with the Volunteer Center in sponsoring Make A Difference Day every October. Identify qualifying properties through Code Enforcement efforts.</p>	<p>The Volunteer Center continues to coordinate Make a Difference Day, with 2020 marking the 30th annual event. Three-fourths of projects (75%) take place on residential properties, including landscaping, minor repairs, and installations (i.e. door/window replacements, ADA ramp installation, new carpet etc.), and interior and exterior painting.</p> <p><i>Continued Appropriateness:</i> Make a Difference Day provides opportunities for community building and builds local volunteerism. The City will continue to coordinate with the</p>

Table 5.1: 2014-2021 Program Accomplishments	
2014-2021 Housing Element Program	Progress and Continued Appropriateness
	<p>Volunteer Center to sponsor Make a Difference Day in October during the 2021-2029 Housing Element period. The City will identify qualifying residential properties to serve as project locations through the Code Enforcement division.</p>
<p>Program 6. Multi-family Design Guidelines: By the end of 2015, develop and adopt Multi-Family Design Guidelines which address development compatibility and promote sustainable site design and building practices, and serve to facilitate development review processing.</p>	<p>The City drafted and adopted a Neighborhood Compatibility Ordinance in October 2016, implementing this program.</p> <p>In 2019, the City Council adopted a series of planning strategies to facilitate and streamline housing production in a holistic, balanced Monrovia-centric approach. This program, Planning Housing Opportunities for Monrovia (“Planning HOME”) provides staff direction in developing policies and procedures with that objective. Developing objective design standards/compatibility guidelines for multifamily projects consisting with the HAA is a Planning HOME target project. This project will be coordinated with the zoning code amendments to remove the multifamily residential CUP requirement.</p> <p><i>Continued Appropriateness:</i> This program is important in the current planning period as the City addresses SB 330, which does not allow cities to deny or reduce the density of multifamily developments that comply with objective design standards. This program will continue in the 2021-2029 Housing Element combined with any new constraints zone text amendment programs.</p>
<p>Program 7. Historic Landmark/Mills Act Contracts: Continue to administer and market the Mills Act Program:</p> <ul style="list-style-type: none"> ▪ Inform property owners of potentially eligible properties at the counter. ▪ Update handouts every two years. ▪ Conduct annual outreach meetings with the local preservation group (MOHPG). ▪ Continue to use City website for distribution of materials and education. 	<p>From 2016 to 2020, a total of 22 commercial and residential properties were landmarked as historic sites. During the same time frame, 17 sites had Mills Act Contracts approved.</p> <p>The Community Development Department (Planning Division) continues to collaborate across several Historic Preservation efforts. The President of Monrovia’s Historic Preservation Group (MOHPG) is invited to and attends almost every Historic Preservation Commission meeting. MOHPG calls on City staff to provide presentations to their board on a variety of topics, including Mills Act Contracts, Neighborhood Compatibility, and Fire and Earthquake Safety. These presentations were occurring 1-2 times per year. There has been a decline in the last year due to Covid, not many members are familiar with Zoom. All handouts are current and up-to-date.</p> <p><i>Continued Appropriateness:</i> Monrovia’s architectural heritage is an important part of the character of our community. Historic designations and Mills Act Contracts are key tools to continue to support local historic</p>

Table 5.1: 2014-2021 Program Accomplishments	
2014-2021 Housing Element Program	Progress and Continued Appropriateness
	<p>preservation. This program is continued in the Housing Element.</p>
<p>Program 8. Adaptive Reuse: Utilize adaptive reuse as a tool to expand housing opportunities and enhance the economic usefulness of outmoded buildings.</p>	<p>In 2016, the historic Santa Fe Depot was approved as a target location for adaptive reuse; construction/ rehabilitation occurred in 2017 and 2018. The Depot is currently marketed for lease as a restaurant.</p> <p>In 2019, the City established a new land use designation, Planned Development Area 66 (PD-66), to encourage adaptive reuse of two historically significant Route 66 buildings. Since the adoption of this land use designation, three new residential units have been approved (two units over the Monrovia Market; and one unit within the Flying A Gas Station.)</p> <p><i>Continued Appropriateness:</i> Adaptive reuse can serve as a tool to expand housing opportunities while also supporting other key objectives of the City, such as historic preservation. The City will continue to use adaptive reuse through the expansion of PD-66 as well as on a case-by-case basis as a tool to expand housing opportunities and enhance the economic usefulness of outmoded buildings during the 2021-2029 Housing Element planning period.</p>
<p>Program 9. Preservation of Affordable (At-Risk) Housing Units: Contact property owners of at-risk projects to initiate preservation discussions. Based on the outcome of these discussions, the City will: 1) identify preservation incentives; 2) work with priority purchasers; and 3) coordinate technical assistance and education to affected tenants. While the City no longer has local funds for preservation, outside financial resources may include HOME, CDBG, and State preservation funds to incentivize owners to maintain affordable rents, or in the case of transfer of ownership to a non-profit, assistance in property acquisition and rehabilitation.</p>	<p>The City received notification that one apartment complex offering Section 8 housing opted out of the Section 8 program in 2019.</p> <p>Based on information provided by Danielle Mazzella of the California Housing Partnership, approximately 29 affordable units in the City are at-risk. These housing units are located at 724 S Monterey Avenue (Mayflower Arms) and 525 East Walnut (Subsidized Housing Corporation 25).</p> <p>The Baldwin Park Housing Authority manages the City's Section 8 housing program and will contact the City if any units in Monrovia are lost.</p> <p><i>Continued Appropriateness:</i> Recent state law changes do not allow discrimination based on source of income (i.e., all properties must accept Section 8). The City will need to update information available to the public related to this change. Preservation remains an important piece of maintaining access to affordability in the City, so this program will continue in the 2021-2029 Housing Element. While the Baldwin Park Housing Authority manages the City's Section 8 housing program, the City will continue to contact property owners within its jurisdiction to initiate preservation discussions when units are at risk. The City will</p>

Table 5.1: 2014-2021 Program Accomplishments	
2014-2021 Housing Element Program	Progress and Continued Appropriateness
	also create a program to support landlord and tenant education regarding Section 8 use.
<p>Program 10. Land Use Element and Sites Inventory: Continue to provide appropriate land use designations to address Monrovia's share of regional housing needs, and provide incentives for consolidation of smaller parcels for development. Maintain an inventory of potential residential and mixed-use sites to provide to developers in conjunction with information on available development incentives for development of affordable units.</p>	<p>The City is updating its housing sites inventory and will continue to reach out to affordable housing developers and post the updated inventory to the City's website. The City is tracking sites to ensure it does not trigger no-net loss provisions. As an example, in December of 2019 the City changed the GP and Zoning City acquired land through donation from Residential Foothill (RF) to Hillside Wilderness Preserve (HWP). This approval required a No Net Loss Finding pursuant to Section 66300(b)(1)(A). As these properties were in a high fire zone, they were exempt (Section 66300(f)(4).</p> <p>Among inventoried sites that have been redeveloped, all have yielded densities greater than anticipated. This includes properties in Station Square and the Avalon Bay project on Myrtle Avenue.</p> <p>The City updated the Land Use Element in 2020.</p> <p><i>Continued Appropriateness:</i> This program supports the City's goals of providing sufficient sites and potential development opportunities to meet its share of regional housing need. Nonetheless the topics covered in this program will be addressed through an updated adequate sites program. This program is removed from the 2021-2029 Housing Element planning period.</p>
<p>Program 11. Station Square Transit Village: Continue to provide zoning and development standards to facilitate residential and mixed-use development within the Station Square Transit Village, including incentives for the inclusion of affordable units (refer to Program 14). Finalize planning entitlements for the first residential development project in 2014, and complete public infrastructure improvements in 2016.</p>	<p>In 2016, construction began on a 261-unit project that was completed in 2018. An additional 908 units in three mixed-use developments have been entitled since then (296 units, 302 units, and 310 units); a total of 3,600 units are allowed within Area PD-12 Station Square Transit Village. In 2017, a developer approached the City about developing a high-density apartment complex, just west of Station Square Transit Village. However, the land use designation for that area was zoned for manufacturing uses. Since this location is within walking distance of the L (Gold) Line Monrovia Station (0.2 mile), the City seized the opportunity to expand the availability of high density residential development in this area through the creation of Planned Development Area 27 (PD-27), which was approved in 2020. This change allows up to 518 dwelling units within the 9.6-acre planning area and increases the City's inventory of suitable sites.</p> <p><i>Continued Appropriateness:</i> Several sites have been identified in the Sites Inventory within PD-12 and PD-27 so this program will remain during the 2021-2029 Housing</p>

Table 5.1: 2014-2021 Program Accomplishments	
2014-2021 Housing Element Program	Progress and Continued Appropriateness
	Element planning period and directs the City continue to provide zoning and development standards to facilitate residential and mixed-use development within Station Square Transit Village.
<p>Program 12. Second Units: By the end of 2015, re-evaluate the City’s current second unit standards and amend the Zoning Code to better facilitate the provision of second units for seniors, caregivers, and other modest income households. Develop an educational brochure and make information available on the City’s website, at the City Hall public counter, and at the Community Center. Encourage residential developers to integrate into project design as a form of multi-generational housing.</p>	<p>The City updated the Accessory Dwelling Unit Ordinance in 2017, and again in October 2020 (Ord No. 2020-10) to comply with additional changes in State law. Due to the numerous changes to State laws regulating ADU development (previously known as second units), the City has recently adopted a revised ADU ordinance.</p> <p><i>Continued Appropriateness:</i> As a component of the City’s strategy to offer more affordable housing, this program will remain in the 2021-2029 Housing Element. The City will revise its educational brochure to include any recent updates to State law and changes related to the City’s 2020 New ADU Ordinance (Ord No. 2020-10). The City will also continue to encourage residential developers to integrate ADUs into project design.</p>
<p>Program 13. Lot Consolidation Incentives: As a means of facilitating the consolidation of parcels located within a quarter-mile of transit, the City will offer the following incentives:</p> <ul style="list-style-type: none"> • Guide property owners through the lot consolidation application process, and waive the fee for this particular entitlement. • Assist property owners in identifying and applying for financial resources for projects which incorporate affordable units. • Utilize the proposed Multi-Family Design Guidelines as a means to identify other tools to encourage lot consolidation where appropriate and consistent with the immediate neighborhood. As part of the City’s new Multi-Family Design Guidelines, the City will establish a set of criteria to ensure that site consolidation does not result in developments that are out of scale with the immediate neighborhood. <p>Adopt lot consolidation incentives by the end of 2015 and establish Multi-Family Design Guidelines to ensure compatibility of development.</p>	<p>The City adopted a Neighborhood Compatibility Ordinance in October 2016 and is pursuing a lot merger ordinance as part of its Planning HOME initiatives.</p> <p>Recent examples of lot consolidations include:</p> <ul style="list-style-type: none"> • Approval granted in 2019 for a 12 unit, two and three story townhouse development over four existing residential parcels • Approval granted in 2019 to construct a 4 unit, two story PUD over two existing residential parcels • Four multifamily projects in or near Station Square Transit Village involved lot consolidation. <p><i>Continued Appropriateness:</i> The City is looking to create additional incentives toward lot consolidation, including a lot merger ordinance, which is part of Planning HOME and an SB2 grant-funded project. This program will continue in the 2021-2029 Housing Element with additional goals, including the development of a lot merger ordinance, which is a Planning HOME target project and being funded under the City’s SB 2 grant.</p>

Table 5.1: 2014-2021 Program Accomplishments	
2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Program 14. Affordable Housing Development Assistance: Provide regulatory incentives and available financial assistance for the development of affordable and mixed-income housing, with particular consideration to projects that include ELI units. Provide information on incentives during individual dealings with property owners, and through creation and dissemination of an Affordable Housing brochure. By the end of 2014, update the Code to specify the waiver of 100% of application processing fees for projects with a minimum 10% ELI units. Amend PD12 (Station Square) in 2014 to establish specific development incentives for the inclusion of affordable units.</p>	<p>In 2015, the City amended PD-12 to incentivize the inclusion of affordable units by allowing “deviations in unit size, recreation space and parking based on the Zoning Ordinance... if at least 15% of the units are designated for moderate income or 10% low income or 5% very low income. Units designated as affordable shall be restricted for a minimum of 55 years.”</p> <p>The City has not codified a fee reduction for projects with a minimum 10% ELI units. While it evaluates projects on a case-by-case basis, there have not been any residential projects producing ELI units.</p> <p>The City’s MAP Resource Guide includes a page with links to housing resources for renters, landlords, and homeowners, and provides additional links to housing flyers provided by the City and posted on its website.</p> <p><i>Continued Appropriateness:</i> This program is an important component of the City’s affordable housing strategy and will remain in the 2021-2029 Housing Element with updated actions.</p>
<p>Program 15. Homeownership Assistance: Develop a first-time homebuyer brochure identifying programs available through the County and State, and contact information for participating lenders. Apply to the State for homebuyer assistance in conjunction with any future City assisted workforce housing development.</p>	<p>In 2015, a housing page was added to the City’s website to provide information on a variety of housing programs and resources. The housing page continues to be maintained on the City website and includes a link to the LA County Development Authority (LACDA) for homeownership assistance through the Homeownership Assistance Program. The City’s MAP Resource Guide also includes a link to LACDA’s HOP program.</p> <p>The City did not support any grant applications during this planning period.</p> <p><i>Continued Appropriateness:</i> Providing resources and opportunities for first time home buyers continues to be an important goal for the City and will remain in the Housing Element and consolidated into a larger Affordable Housing Partnerships program.</p>
<p>Program 16. Section 8 Rental Assistance: Continue to participate in the Section 8 program administered by BPHA. Provide information and a link on the City’s website, and refer eligible residents to the BPHA.</p>	<p>The City Housing webpage provides information about the Section 8 program and contact information for the Baldwin Park Housing Authority, who administers the program. As of March 2021, 105 households in the City use Section 8 vouchers, and there are 63 residents on the waiting list, according to BPHA.</p>

Table 5.1: 2014-2021 Program Accomplishments	
2014-2021 Housing Element Program	Progress and Continued Appropriateness
	<p><i>Continued Appropriateness:</i> Section 8 rental assistance is a key component of the City’s affordable housing strategy and will remain in the Housing Element.</p>
<p>Program 17. Zoning Text Amendments for Special Needs Housing: Amend the Zoning Ordinance by January 2014 to comply with State requirements under SB 2. Complete other identified Zoning Code amendments for special needs housing in calendar year 2014.</p>	<p>The City amended its Zoning Code to comply with State requirements in 2014. Changes include:</p> <p>Addition of Transitional Housing and Supportive Housing as a permitted use in all residential zones, and subject to the same restrictions as other uses of the same type.</p> <p>Addition of definitions to Permitted Uses for Transitional Housing, Supporting Housing and Emergency Shelter: EMERGENCY SHELTER. A facility that provides immediate and short-term housing with minimal support services for homeless persons that is limited to occupancy of six months or less by a homeless person.</p> <p>SUPPORTIVE HOUSING. A dwelling unit or units with no limit on length of stay, that is intended for occupancy by the target population (as defined in California Government Code Section 65582), as amended or replaced from time to time), and that is linked to onsite or offsite services that assist the supportive housing residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community.</p> <p>TRANSITIONAL HOUSING. A dwelling unit or units intended for use as rental housing, but operated under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.</p> <p>Amended Permitted Uses, to allow Emergency Shelters by right in the M zone;</p> <p>Amended Special Uses to include objective standards for Emergency Shelters related to development, resident capacity, parking and lighting requirements, facilities, staff, security and operations.</p>

Table 5.1: 2014-2021 Program Accomplishments	
2014-2021 Housing Element Program	Progress and Continued Appropriateness
	<p>The City does not have a specific Community Care or SRO land use categories, but has land use definitions related to Convalescent and Recovery Facilities and Group Dwellings:</p> <p>MMC 17.08.030 states: CONVALESCENT AND RECOVERY FACILITIES. Establishments providing on-premises boarding of persons in need of non-emergency, non-critical treatment for which direct surgical or medical intervention is not necessary. Typical uses shall include alcohol and drug abuse recovery centers, physical therapy rehabilitation, and Alzheimer’s hospices. It does not include hospitals or premises for the mentally ill or convalescent homes for senior citizens per § 17.44.170. Conditionally allowed in Residential High Density, and some commercial districts (Neighborhood Commercial, Business Enterprise, and Manufacturing Zones).</p> <p>MMC 17.08.030 states: GROUP DWELLING (STATE MANDATED). A residential facility which serves six or fewer persons who are not related by blood, marriage or adoption on a weekly or longer in as such much as it is mandated by state law to not distinguish such residents from persons who reside in other family dwellings of the same type in the same zone (Cal. Health and Safety Code §§ 1500 et seq.). Group dwellings under this classification may be used for such uses as residential care facility, homes for handicapped persons or dependent and neglected children. Permitted in all Residential Zones.</p> <p>The City’s definition of FAMILY (MMC 17.08.030) states: FAMILY - An individual; two or more people related by blood, marriage or adoption; or any other bona fide single housekeeping unit consisting of a group of persons who reside in one dwelling on a relatively permanent basis and share use of the entire dwelling unit.</p> <p>The City created a Supportive Housing Checklist for Supportive Housing developments in 2020 to respond to additional requirements from SB744, to help determine whether projects are considered “by-right” and subject to ministerial review. These by-right requirements include: development location in multifamily and mixed-use zones; objective development standards; recorded affordability restrictions; dedication of all units to low income households; full public funding of all units; target population supportive services and minimum amenities</p>

Table 5.1: 2014-2021 Program Accomplishments	
2014-2021 Housing Element Program	Progress and Continued Appropriateness
	<p>requirements; total number of units and replacement of any lost ELI units.</p> <p><i>Continued Appropriateness:</i> This program is complete; education and outreach regarding these amendments and additional newer state requirements will be a part of a new program for the 2021-2029 planning period related to special needs housing.</p>
<p>Program 18. Update Residential Parking Standards and Minimum Unit Sizes:</p> <p>By the end of 2014, evaluate and establish modified unit size thresholds and parking standards in the Zoning Ordinance to facilitate specific types of housing such as:</p> <ul style="list-style-type: none"> ▪ Studio and one bedroom units ▪ Multi-family and mixed use developments within commercial areas ▪ Housing in proximity to transit (1/4 mile) 	<p>Since 2017, to satisfy multifamily development parking requirements, the Planning Division has facilitated the use of open parking spaces through the approval of Minor Exceptions by the Development Review Committee. This was done as a pilot study to make way for a future code amendment in the City’s Planning HOME program.</p> <p>Reduced parking allowances are included in the City’s Specific Plans. For example, PD-12 allows reduced parking with the approval of a parking study.</p> <p>Through the adoption of a Specific Plan, large multifamily projects are eligible to set parking standards based on either a parking demand analysis, shared parking analysis, or per Monrovia Municipal Code requirements. Many projects have also benefited for the State Density Bonus Law parking standards.</p> <p>The City adopted a Bicycle Master Plan in 2018. This master plan requires that bicycle parking be included in addition to vehicle parking. The City has not seen many projects offset their vehicle parking through the provision of more bicycle parking.</p> <p>Additionally, the City follows recent state legislation that reduces or eliminates parking requirements when shared parking facilities are in the vicinity as well as public transportation options.</p> <p><i>Continued Appropriateness:</i> Retain as some of the program elements are included in the SB 2 grant/Planning HOME program.</p>
<p>Program 19. Infill and Affordable Housing Incentives in Multi-Family Zones:</p> <p>Initiate text amendments to the RH zoning designation to eliminate the CUP requirement for small multi-family infill projects and projects which incorporate a minimum of 25 percent affordable units.</p>	<p>This program was delayed due to competing work efforts. The removal of the CUP requirement is part of the City’s Planning HOME program, and an SB2 grant-funded project.</p> <p>The City’s zoning code still requires a CUP for multifamily projects for:</p> <ul style="list-style-type: none"> • Two-story, second unit behind the main dwelling. • Any two-story, second unit on a through lot.

Table 5.1: 2014-2021 Program Accomplishments	
2014-2021 Housing Element Program	Progress and Continued Appropriateness
	<ul style="list-style-type: none"> • Development of more than 2 units on a lot. • Combining of lots. <p>The Community Development Director conducted a “Bricks & Mortar” training on the Housing Accountability Act (HAA) on March 7, 2017. Since the adoption of AB 72, all multifamily CUP applications that go to Planning for review include a finding of determination of consistency with the HAA. Over the past 20 years, the City has not denied a CUP for any housing development.</p> <p><i>Continued Appropriateness:</i> Since this program was not completed during the last planning period, it will continue in the 2021-2029 Housing Element, as a component of the City’s Planning HOME program.</p>
<p>Program 20. Density Bonus: Update the City's density bonus provisions for consistency with current State requirements. Provide information on density bonus incentives during individual dealings with development applicants, and through creation and dissemination of an Affordable Housing brochure.</p>	<p>During the last planning period, the City entitled three projects utilizing the State’s density bonus standards, which accounted for several very low-income and moderate-income restricted units. Due to changing requirements to the State density bonus provisions, the City will be amending its Density Bonus Ordinance in 2021 under the Planning HOME program. It is also a SB 2 grant funded project.</p> <p><i>Continued Appropriateness:</i> This program will continue into the next Housing Element; education and outreach regarding these changes will be included in a revised program for the 2021-2029 planning period. Once the Ordinance is passed, the City will need to update the information it provides to the public.</p>
<p>Program 21. Fair Housing Program: Continue to promote fair housing practices, and refer fair housing complaints to Housing Rights Center. As a means of furthering fair housing education and outreach in the local community, the City will advertise the fair housing program through placement of fair housing services brochures at the public counter, at City Hall, and on the City’s website. Continue to promote fair housing awareness through the MAP program.</p>	<p>The City’s housing webpage includes links to a fair housing brochure and to the Housing Rights Center webpage to provide fair housing information. See https://www.cityofmonrovia.org/your-government/community-development/monrovia-area-partnership/housing.</p> <p>The City uses its network of MAP Leaders to promote fair housing awareness. A recent example was related to rent relief during COVID. MAP distributes information through email, through the Neighborhood Newsletter that is issued quarterly, and through social media (Facebook, Instagram, Neighborhood Fix, and BlogSpot).</p> <p><i>Continued Appropriateness:</i> The City will need to respond to new state legislation requiring cities to “affirmatively further fair housing,” so this program will continue and be augmented in the next planning period.</p>

Table 5.1: 2014-2021 Program Accomplishments	
2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Program 22. Reasonable Accommodation: Adopt and implement a reasonable accommodation procedure; inform and educate the public on the availability of the reasonable accommodation procedure through the dissemination of information on the City’s website and at the Community Development Department’s public counter.</p>	<p>The City adopted a reasonable accommodation ordinance in 2014. One reasonable accommodation project was completed in 2017. In order to further streamline and shorten the review and determination process for reasonable accommodation requests, the City amended the ordinance in 2020 to remove public hearing requirements before the Development Review Committee and give the CD director the authority to review and approve applications administratively.</p> <p><i>Continued Appropriateness:</i> This program will be removed since it is complete; however, the City will continue to educate the public about the reasonable accommodation procedure through the City’s website and at the Community Development Department counter. Ongoing public education related to the City’s Reasonable Accommodation procedure will be included in a consolidated Fair Housing program for the 2021-2029 planning period.</p>
<p>Program 23. Housing Opportunities for Persons Living with Disabilities: Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the SGPRC to publicize information on available resources for housing and services. Evaluate the use of State and Federal funds available for supportive housing and services in future affordable housing developments.</p>	<p>The City continues to support the provision of a variety of housing types in Monrovia. In 2018, the City approved the development of a new two-story, 28-bed assisted living facility at the Santa Teresita site.</p> <p><i>Continued Appropriateness:</i> Providing opportunities for special needs housing is a key component of the City’s affordable housing strategy and will remain in the Housing Element. This program may be consolidated with other programs in the 2021-2029 Housing Element and grouped under a Special Needs Housing program.</p>
<p>Program 24. Sustainable Development and Green Programs: Provide outreach and education to developers, architects and residents on green building and ways to incorporate sustainability in project design and existing structures. Advertise the availability of the HERO program to residents.</p>	<p>The City provides flyers at the front counter for individuals interested in green building and sustainability.</p> <p>The City continues to participate in the Home Energy Renovation Opportunity (HERO) program, an energy-efficient financing program for homeowners. It is now called Benji.</p> <p><i>Continued Appropriateness:</i> The City will continue to provide information to developers, architects and residents about green building and sustainability and opportunities for financing through Benji.</p>

Quantified Objectives 2014-2021

Table 5.2 shows the progress the City has made in meeting the program objective included in the 2014-2021 Housing Element, including progress meeting the City’s Fifth Cycle RHNA.

- New Construction: Goal reflects 2014-2021RHNA.
- Rehabilitation: Goal reflects 10 MAP grants and 4 CDBG Handyworker grants annually, for a total of 112 grants over the 8-year planning period. The income distribution is based on an estimated 25% of grants benefitting very low-income households, 50% benefitting low income households, and 25% benefitting households earning moderate incomes.
- Conservation: Goal reflects continued renewal and preservation of existing Section 8 contracts in Mayflower Arms and at 525 E. Walnut.

Table 5.2: Quantified Objectives 2014-2021

Income Group	New Construction		Rehabilitation		Conservation	
	Objective	Progress	Objective	Progress	Objective	Progress
Extremely Low	50	13	--	21 (18.8%)	--	--
Very Low	51		28		29	29 (100%)
Low	61	0	56		--	--
Moderate	65	4	28		--	--
Above Moderate	162	727	--		--	--
Total	389	744	112	21 (18.8%)	29	29(100%)

Through December of 2020, 191 percent of the total units in the RHNA allocation (or 744 of 389 units) were built. However, this is mostly due to development of above-moderate income units. Thirteen very low- or extremely low-income units were built during this period. The conservation goal was to preserve 29 at-risk ownership units. Those ownership units are still affordable.

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Chapter 6. Housing Plan

This Housing Plan’s goals, policies, and programs have been established to address housing issues in Monrovia and to meet State law housing requirements. The City’s enduring objective is to facilitate and encourage safe, decent housing that fulfills the diverse needs of current and future residents. To achieve this vision, the Housing Plan identifies long-term housing goals and shorter-term policies and programs to address identified housing needs, constraints to development confronting the City, and resources available to address the housing needs. These are informed by recent community input, the housing needs assessment (Chapter 2), housing constraints analysis (Chapter 3), housing resources analysis (Chapter 4), and the review of program accomplishments for the previous (2014-2021) Housing Element (Chapter 5). The plan also aims to reflect the values and preferences of the Monrovia community. Through a series of public outreach efforts such as survey and stakeholder interviews, the City obtained input from residents of the community, local agencies and housing groups, community organizations, and housing sponsors. Several themes emerged that the City has tried to address in this plan:

- Many respondents to the Housing and Safety Element Survey said they are unsatisfied with the range and variety of housing available in Monrovia. When asked what type of housing most needed, single-family housing, smaller scale apartments, and senior housing were the most preferred. Housing for families and individuals who need supportive services like job training and social services, and ADUs followed closely behind. Affordable housing options for children who grow up in the City, and affordable housing for seniors, veterans, and/or persons with disabilities are the two most important housing issues, followed by the lack of effort being made to rehabilitate existing housing in older neighborhoods. When asked where new housing should be located, near the Metro L Line (Gold) station and along major corridors were the two highest responses.
- In the Environmental Justice Survey, respondents indicated the three top community issues are access to quality jobs and livable wages, access to health care, and difficulty finding safe housing.
- Findings from two Environmental Justice workshops included increasing housing assistance programs, partnering with community-based organizations and advocacy groups to promote civic engagement, and prioritizing “green” infrastructure installation.

The Quantified Objectives provide the target number of housing units or households to be assisted by the Housing Element’s policies and/or programs.

Regulatory Framework

To make adequate provision for the housing needs of people of all income levels, State law (Government Code 65583[c]) requires that the City, at a minimum, identify programs that do all the following:

1. Identify adequate sites, with appropriate zoning and development standards and services to accommodate the locality’s share of the regional housing needs for each income level.
2. Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.

3. Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
4. Conserve and improve the condition of the existing affordable housing stock and preserve assisted housing developments at risk of conversion to market-rate housing.
5. Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The goals and policies of the Housing Element are intended to guide the City in making decisions regarding housing and to educate the public in understanding the general direction of Monrovia's housing policies. The programs also address identified housing issues in Monrovia and approaches to meet State law housing requirements. The programs generally include a statement of specific City action(s) necessary to implement a policy or goal and identify the City department or other agency responsible for implementation, the quantified objectives (where applicable), and a timeframe for completion. A summary of quantified objectives is included following the program descriptions.

This Housing Plan focuses on goals, polices, and programs that meet State law requirements and can be realistically accomplished based on current funding and staffing levels. This does not preclude the City from undertaking additional program actions not included in this Plan if they are consistent with the goals and policies set here and throughout the General Plan.

Goals and Policies

1. PROVIDE A VARIETY OF HOUSING TYPES

GOAL 1

Encourage a variety of housing types to meet the existing and future needs of Monrovia residents.

Policy 1.1 Implement land use policies and standards that allow for a range of residential densities and products that will provide households of all types and income levels the opportunity to find suitable ownership and rental housing.

Policy 1.2 Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost, and location, emphasizing locations near services and transit that promote walkability.

Policy 1.3 Encourage and facilitate the development of mixed use and high-density residential development in appropriate areas (e.g., Station Square, Old Town Extension, along Huntington Drive).

Policy 1.4 Encourage infill development and recycling of land to provide needed housing.

Policy 1.5 Support the assembly of parcels to enhance the feasibility of infill development.

Policy 1.6 Facilitate the development of accessory dwelling units in all residential areas of the City.

Policy 1.7 In meeting housing needs, preserve important aspects of Monrovia, including hillsides and historic resources, sensitive habitats, and other distinctive features.

2. PROVIDE HOUSING AFFORDABLE TO MONROVIANS

GOAL 2

Assist in the development of housing that meets the needs of the Monrovia community including low- and moderate-income and special needs households.

Policy 2.1 Facilitate the development of affordable housing through regulatory incentives and concessions, and/or financial assistance. Proactively seek out new models and approaches in the provision of affordable housing.

Policy 2.2 Encourage the development of residential units and the provision of related services for special needs groups, including the elderly, large households, single parents, persons with disabilities, extremely low-income persons, and persons experiencing homelessness.

Policy 2.3 Encourage the inclusion of housing affordable to lower-income households when reviewing proposals for new housing developments.

Policy 2.4 Continue to require that housing for low- and moderate-income households not be concentrated in any single portion of the city.

Policy 2.5 Support regional efforts to develop affordable housing and address homelessness.

Policy 2.6 Work collaboratively with nonprofit, for-profit, and faith-based organizations in the community to address the housing and supportive services of residents and those with special housing needs.

3. REMOVE GOVERNMENTAL CONSTRAINTS

GOAL 3

Reduce governmental constraints on the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities, while maintaining community character.

Policy 3.1 Identify ways to reduce the review time of housing projects while maintaining adequate public involvement and fulfilling the appropriate requirements of state and local laws. Provide for priority and expedited treatment in planning processing for affordable and special needs housing.

Policy 3.2 Support the use of density bonuses and other incentives, such as fee deferrals/waivers and parking reductions, to offset the costs of affordable housing and to minimize the effect of governmental constraints.

Policy 3.3 Provide flexibility in development standards to accommodate new models and approaches to providing housing, such as transit-oriented development, mixed -use, co-housing, and live/work housing.

Policy 3.4 Periodically review and adjust, if needed, residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to the construction and rehabilitation of housing that are determined to constrain housing development or as a result of new or updated State and federal housing-related legislation.

4. PRESERVE HOUSING AND NEIGHBORHOODS ASSETS AND PROMOTE ENVIRONMENTAL SUSTAINABILITY

GOAL 4

Preserve and improve the quality of existing neighborhoods and existing housing, especially affordable housing. Support sustainable solutions which minimize reliance on natural resources and automobile use.

Policy 4.1 Preserve the character, scale and quality of established residential neighborhoods and ensure that new housing is well-designed and compatible with the neighborhood context in which it is located.

Policy 4.2 Encourage development and long-range planning that uses compact urban forms that foster healthy living, connectivity, walkability, the use of alternative transportation modes, and a closer link between housing and jobs.

Policy 4.3 Support the long-term maintenance, improvement, and conservation of existing neighborhoods, existing housing, and infrastructure through code enforcement, housing rehabilitation, and reinvestment strategies.

Policy 4.4 Work with property owners, tenants, and non-profit purchasers to protect the affordability of income-restricted housing for low- and moderate- income households.

Policy 4.5 Identify and preserve important examples of historic or architecturally significant residences.

Policy 4.6 Support strategies for the adaptive reuse of residential, commercial, industrial, and institutional structures to provide for a range of housing types.

Policy 4.7 Leverage State and federal loans and grants to assist in preserving existing housing and rehabilitating unsound housing structures and prioritize street and infrastructure improvement projects to benefit high-need areas, particularly in the Environmental Justice neighborhood.

Policy 4.8 Promote modifications to increase energy efficiency and the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels.

Policy 4.9 Encourage energy conservation, water efficiency, and sustainable building measures in new and existing homes through adherence to the California Green Building Code.

5. FURTHERING FAIR HOUSING OPPORTUNITIES FOR ALL

GOAL 5

Affirmatively further equal and fair access to housing opportunities for all residents.

Policy 5.1 Affirmatively further fair housing related to the sale, rental, and financing of housing to avoid discrimination based on race, religion, age, sex, marital status, ancestry, national origin, color, familial status, disability, or any other arbitrary factor.

Policy 5.2 Expand housing opportunities throughout the community for all persons, including but not limited to seniors, veterans, individuals with disabilities, and persons experiencing homelessness.

Policy 5.3 Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

Policy 5.4 Facilitate increased participation among traditionally underrepresented groups and Environmental Justice neighborhood residents in the public decision-making process.

Policy 5.5 Provide outreach and education for the broader community of residents, residential property owners, and operators regarding fair housing practices and requirements.

Policy 5.6 Work cooperatively with the San Gabriel Valley Council of Governments (SGVCOG) and other applicable agencies to provide a continuum of care for persons experiencing homelessness, including emergency shelter, transitional housing, supportive housing, and permanent affordable housing.

Implementing Programs

The programs below identify the actions that will be taken to address identified housing need and issues in Monrovia and approaches to meet state law housing requirements. Program numbers reference corresponding goals listed above.

PROVIDE A VARIETY OF HOUSING TYPES

PROGRAM 1.1: ADEQUATE SITES

The City of Monrovia has a remaining RHNA of 982 units for the 2021-2029 RHNA planning period after credits for approved projects are applied to the full 1,670-unit RHNA. Overall, the City can adequately accommodate the City’s current RHNA under existing General Plan and Zoning Code standards. The residential sites inventory addresses the current RHNA through accessory dwelling unit (ADU) projections, and non-vacant residential and mixed-use project sites.. All combined, the sites inventory has a capacity to yield 1,313 units.

The City will maintain an inventory of available sites for residential development and will make it publicly available at the City planning counters and on the City’s website. The City will continue to track the affordability of new housing projects and progress toward meeting the City’s RHNA.

The City is not responsible for the actual construction of these units. The City can, however, create a regulatory environment that better enables the private market to build these units. This includes the adoption and implementation of General Plan policies, zoning, and development standards, and/or incentives to encourage the construction of various types of units.

Funding Source: *General Fund*

Responsible Party: *Community Development Department*

Timeframe: *Ongoing; annual assessment of status of housing sites inventory as part of the annual reporting process to the State*

Quantified Objective: *982 units (remaining RHNA after credits for approved projects)*

PROGRAM 1.2: NO NET LOSS

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city or county must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project.

The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2021-2029 Housing Element sites inventory and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced density project.

Funding Source:	<i>General Fund (staff time) and application fees</i>
Responsible Party:	<i>Community Development Department</i>
Timeframe:	<i>Ongoing; as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and RHNA obligations</i>

PROGRAM 1.3: PLANNING HOME

Fully implement the Planning Housing Opportunities for Monrovia (Planning HOME) program, the City's strategy to facilitate and streamline housing production in a holistic balanced Monrovia-centric approach. The City was awarded a \$160,000 Building Homes and Jobs Act (SB 2) grant and a \$150,000 Local Early Action Planning (LEAP) Grant that will be used to reimburse staff time dedicated to creating and implementing certain planning processes. The Grant provides partial funding but does not cover the full cost of implementation. In 2020, the City updated its ADU Ordinance (remove CUP requirement for HFZ areas and explore use in MFR zones (SB1069). The City will use the funding for the following:

- **Development Standards Amendments**
 - Remove Conditional Use Permit (CUP) requirement for multifamily developments*
 - Update/amend small lot subdivision regulations; remove CUP requirement*
 - Reduce minimum dwelling unit sizes (attached and detached)*
 - Parking requirements review (requirement of two enclosed parking spaces per unit and evaluation of alternatives to enclosed parking requirement)*
 - Develop/provide affordable housing zoning incentives*
- **Special Needs Housing Requirements Review**
 - Update to reflect recent legislative changes (supportive-AB 2162, transitional)*
 - Supportive housing ordinance*
 - Amend Reasonable Accommodation Ordinance to remove discretionary review *
- **Objective design standards/guidelines**
 - Develop objective design standards/compatibility guidelines for all multifamily projects consisting with the HAA
- **Add Housing Capacity Through Zoning in “transit rich” areas**
 - Facilitate development in Station Square (east) with LUE/PD-12 update
 - Expand SSTV through the rezoning/adoption of Station Square West PD Area*
- **Update General Plan and CEQA Guidelines to Facilitate Housing Development**
 - Circulation Element LOS to VMT (SB 743)
 - Review and update CEQA Guidelines for streamlining opportunities through clarified exemptions to reflect SB 35/SB 1515 (HAA)*
- **Update 1970s Subdivision Ordinance**
 - Adopt Lot Merger Ordinance*
- **Accessory Dwelling Units**
 - Update ADU Ordinance, remove CUP requirement for HFZ areas. Explore use in MFR zones. (SB1069) *
 - Develop and disseminate educational information on *ADUs and Junior ADUs.*
 - Create standard template for ADU processing *

- Develop pre-approved ADU site/floor plans *
- **Expand housing opportunities for Adaptive Reuse**
 - Identify potential sites, adopt development standards, amend nonconforming ordinance to allow conversions, especially for buildings with historic value*
- **Update Density Bonus Ordinance***
- **Explore inclusionary ordinance or inclusionary incentives**
- **Explore alternative housing types and adopt standards**
 - Mini House/SRO/micro apartment/live-work regulations.
- **Streamline Development Services process and expand one-stop counter**
 - Implement a building self-inspection/certification program for simple, low risk permits*
 - Expand plan check options; implement electronic plan review system*
 - Explore priority processing for specified project types (e.g., affordable)
- **Facilitate customer information/education**
 - Maintain submittal checklists (ADU, plan check)*
- **Improve internal processing capacity**
 - Data collection/reporting on permit tracking metrics to identify processing problems*
 - Staff training on 2019 Building Codes*
 - Multi department Development Services coordination bi-monthly meetings*
- **Develop specific plan template***
- **Increase online presence**
 - Create online Development Services handbook *
 - Online fee calculator*
 - ADA/Accessibility portal*
 - Community/developer support*
 - Sustainable Development and Green Programs – Create developer/resident education portal*
 - Maintain current sites inventory online*
- **Create online housing opportunity program portal/social media**
 - Develop home buyers program brochure/web info*
 - Section 8 referral*
- **Continue to facilitate housing opportunity workshops through MAP**
 - ADU, CDBG grants*
- **Housing Displacement Response Plan**
- **Overhaul of Development Services Fee Schedule**
 - Flat rate building fee structure (simple, predictable, and fair!)*
 - Impact Fee program to exclude affordable/special needs housing*
 - Fee reduction for affordable units (pro-rated) *

(*) – Tasks anticipated to be funded by the SB 2 Grant

Funding Source: SB2 Grant; General Fund

Responsible Party: Community Development Department

Timeframe: **2022** - Special Needs Housing Requirements Review; Station Square West PD Area Rezoning/Adoption; ADU Standardized Processing Template; Identifying Processing Problems; Develop Specific Plan Template; Online Housing Opportunity Portal/Social Media; Development Services Fee Schedule Overhaul
2023 - Development Standard Amendments; Update CEQA Guidelines to Reflect SB 35/SB1515; Density Bonus Ordinance Update; Review of parking standards.
2024 - Objective Design Standards/Guidelines; Station Square (east) LUE/PD-12 update; Circulation Element LOS to VMT; Lot Merger Ordinance; Pre-Approved ADU site/floor plans; Expand Adaptive Reuse Housing Opportunities; Inclusionary Ordinance or Incentives, Mini House/SRO/Micro Apartment/Live Work Regulations; Increasing Online Presence (online fee calculator, ADA/Accessibility portal); Developer/Resident Education Portal for Sustainable/Green Development
Ongoing - Streamline Development Services and Expand One-Stop Counter; Submittal Checklists; 2019 Building Code Staff Training; Development Services Bi-Monthly Coordination Meetings; Online Current Sites Inventory; Housing Opportunity Workshops – Ongoing

PROGRAM 1.4: LAND USE POLICY CHANGES

Amend the Title 17-Zoning Code to:

- Require by-right approval of housing development that includes at least 20 percent of the units as housing affordable to lower-income households on the 800 S. Myrtle Avenue site because it is the only non-vacant site used in the previous Housing Element, pursuant to AB 1397. Housing developments that do not contain the requisite 20 percent would still be allowed to be developed according to the underlying zoning but would not be eligible for by-right processing, however, the jurisdiction would have to make findings on the approval of that project pursuant to No Net Loss Law.
- Include Low-Barrier Navigation Centers as a by-right use in areas zoned for mixed-use and nonresidential zones permitting multifamily uses, pursuant to AB 101. Low-Barrier Navigation Centers are housing or shelter with limited barriers to entry in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing.
- As part of the Planning HOME program, include supportive housing as a by-right use in zones where multifamily and mixed-uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria, pursuant to AB 2162. Allow transitional and permanent supportive housing in all zones allowing residential uses, subject to the same permitting. This includes non-residential districts that allow residential uses, such as NC, HCD, and RCM.
- Identify SROs as a conditionally permitted use within certain commercial zones.
- Allow mobile and manufactured homes fixed to a foundation and in use as permanent dwelling in all residential zoning districts where single-family dwellings are permitted by right.
- Clarify allowed uses and applicable standards in zoning districts allowing mixed-use.

Funding Source: General Fund
Responsible Party: Community Development Department
Timeframe: FY 2023-2024

PROGRAM 1.5: STATION SQUARE TRANSIT VILLAGE

The 80-acre Station Square Transit Village (SSTV) was established to guide development of high density residential and mixed-use development surrounding the Monrovia L (Gold) Line Station. The Station Square Transit Village Planned Development Area 12 (PD-12) has been purposely designed to allow maximum flexibility in the intensity and location of development in response to market conditions. PD-12 allows a range of housing types, with a target range of 1,400 to 3,600 units within the Station Square Transit Village area, and no density cap on individual parcels. Units can be built as stand-alone products or as part of a horizontally or vertically integrated mixed-use development. To encourage more transit-oriented development in the Station Square area, Planned Development Area 27 (PD-27) known as “Station Square West” was adopted in 2020.

The City will continue to provide zoning and development standards to facilitate residential and mixed-use development within Station Square Transit Village, including incentives for the inclusion of affordable units. As part of the Planning HOME program, the City will facilitate development in Station Square (east) with LUE/PD-12 update.

Funding Source: *General Fund*
Responsible Party: *Community Development Department*
Timeframe: *Ongoing*

PROGRAM 1.6: ACCESSORY DWELLING UNITS

An ADU, attached or detached dwelling unit, provides complete, independent living facilities for one or more persons on the same parcel as the primary single-family dwelling. ADUs may be a key component to the City’s strategy to offer more affordable housing. ADUs offer several other benefits as well. ADUs typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students, and single persons. Also, the primary homeowner receives supplementary income by renting out their ADU, which can help many modest income and elderly homeowners remain in or afford their homes.

As part of the Planning HOME program, the City updated the ADU Ordinance in 2020, which removed the CUP requirements for ADUs in the HFZ areas and allowed ADUs in multifamily zones and is in the process of developing educational information on ADUs and creating a standard template for ADU processing and pre-approved ADU site/floor plans.

The City has updated its ADU ordinance and will provide further updates as further legislation becomes effective.

Funding Source: *General Fund, State grants*
Responsible Party: *Community Development Department*
Timeframe: *Adopt ordinance within two years of Element adoption and submit to HCD; ongoing ADU development support; Evaluate ADU production by affordability every other year and if needed, adjust sites inventory estimates in 2024 (with replacement site(s)).*
Quantified Objective: *353 Units (this Objective is a subset of and not in addition to the Quantified Objective for Program 1.1: Adequate Sites)*

PROGRAM 1.7: INCLUSIONARY ORDINANCE

As part of the Planning HOME program, explore adopting an inclusionary housing ordinance to increase the supply of affordable housing throughout Monrovia.

Funding Source: *General Fund*
Responsible Party: *Community Development Department*
Timeframe: *Evaluate the feasibility of adopting an inclusionary ordinance within three years of the Housing Element’s adoption.*

PROGRAM 1.8: REPLACEMENT OF UNITS ON SITES

Government Code Section 65583.2(g)(3) requires the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site identified in the Housing Element consistent with those requirements set forth in Government Code section 65915(c)(3). Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or
- Subject to any other form of rent or price control through a public entity’s valid exercise of its police power; or
- Occupied by low or very low-income households.

For the purpose of this program “previous five years” is based on the date the application for development was submitted.

Pursuant to Government Code section 66300(d) (Chapter 654, Statutes of 2019 (SB 330)), the City shall not approve a housing development project that will require the demolition of residential dwelling units regardless of whether the parcel was listed in the inventory unless a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met.

The City will also incorporate a housing displacement/replacement program as part of any adopted inclusionary housing ordinance.

Funding Source: *General Fund*
Responsible Party: *Community Development Department*
Timeframe: *Ongoing; Evaluate the feasibility of adopting an inclusionary ordinance within three years of the Housing Element’s adoption.*

PROVIDE HOUSING AFFORDABLE TO MONROVIANS

PROGRAM 2.1: AFFORDABLE HOUSING DEVELOPMENT ASSISTANCE

The City can play an important role in facilitating the provision of quality affordable and mixed-income housing in the community through the provision of development assistance.

The City will:

- As part of the Planning HOME program develop a toolkit of housing incentive programs to facilitate the construction of affordable and market rate housing products.
- Provide, when possible, developer incentives such as expedited permit processing and developer impact fee deferrals for affordable units.
- Continue to provide pre-application technical assistance to affordable housing providers to determine project feasibility and address zoning and code compliance issues in the most cost-effective and expeditious manner possible.
- Encourage the provision of housing affordable to extremely low income (ELI - <30% AMI) households, by waiving 100 percent of Planning Department entitlement application processing fees for projects with a minimum ten percent ELI units, but not less than one unit.
- Continue to post up-to-date information about affordable housing incentives on the City's website.
- Continue to facilitate partnerships with developers of local affordable housing by offering letters of support for grant applications and advising on local zoning and code compliance.

Funding Source: *General Fund*

Responsible Party: *Community Development Department*

Timeframe: *2023 - Toolkit, Developer Incentives, Waiving Planning Department entitlement fees*
Ongoing - All others

PROGRAM 2.2: CONGREGATIONAL LAND OVERLAY ZONE

Consider allowing religious congregations to build affordable housing by establishing a Congregational Land Overlay Zone or through a text amendment to the Zoning Code.

Funding Source: *General Fund*

Responsible Party: *Community Development Department*

Timeframe: *Evaluate the feasibility of establishing a Congregational Land Overlay Zone or text amendment within three years of the Housing Element's adoption.*

PROGRAM 2.3: SPECIAL NEEDS HOUSING

Provide housing opportunities to accommodate special needs residents—including seniors, residents with disabilities and developmental disabilities, large families, extremely low-income households, and those experiencing homelessness— streamline the review of development projects that include a component for special needs groups in addition to other lower-income households.

Take incentives available to senior housing and expand them to all special needs housing types, including reduced parking standards and unit sizes, increased height allowances, and maximum lot coverage. Provide additional regulatory incentives and concessions to projects targeted for these special needs groups.

Provide regulatory incentives and concessions to projects targeted for persons with disabilities, including persons with developmental disabilities. Review the permit and processing procedure for group homes for 7+ clients to ensure that these uses are treated objectively and do not discriminate against persons with disabilities.

Funding Source: *Community Development Department and other sources, as available*

Responsible Party: *Community Development Department*

Timeframe: *2023; Review of group home (7 beds) permit processing and procedures as part of the Planning HOME project (by 2024)*

PROGRAM 2.4: ADDRESS HOMELESSNESS

Implement the City's Plan to Prevent and Combat Homelessness, which includes the following actions:

- Be persistent in our contact with anyone suffering from homelessness
- Expand Community Coordination in support of ending homelessness
- Promote the use of the San Gabriel Valley Coordinated Entry System (CES)
- Develop educational materials to promote health and safety
- Develop a Monrovia Centric Directed Giving program
- Develop a Housing Displacement Response Plan

In addition to the actions listed above, the City will:

- Continue its partnership with Mountainside Communion Church to implement a Housing Displacement Response Program. This program will work to reduce homelessness for Monrovia residents by providing a "hand-up" in support of current Monrovians who are in danger of displacement.
- Pursue additional funding to resume the Emergency COVID Housing Impact Program (eCHIP) to meet the immediate needs of Monrovia residents who have been devastated by the COVID-19 pandemic and will ultimately face homelessness if intervention is not provided immediately.
- Continue working with service providers and other non-profit organizations who aid residents experiencing homelessness and provide technical support as needed.
- Continue providing local service providers with the Homeless Response Kit: Resources to Prevent and End Homelessness.

Funding Source: *General Fund, CDBG, SGVCOG, City Homeless Program Funding*

Responsible Party: *City Manager's Office*

Timeframe: *Ongoing*

PROGRAM 2.5: SAN GABRIEL VALLEY REGIONAL HOUSING TRUST

Since 2020, the City of Monrovia has been a member of the San Gabriel Valley Regional Housing Trust (SGVRHT) which was created to bring additional affordable housing resources to address the growing homelessness crisis in the San Gabriel Valley. The SGVRHT funds the planning and construction of affordable housing for homeless housing and extremely low, very low, and low-income housing projects. The member cities of the SGVRHT are Alhambra, Arcadia, Azusa, Baldwin Park, Claremont, Covina, Diamond Bar, Duarte, El Monte, Glendora, La Verne, Monrovia, Pomona, South El Monte, South Pasadena, and West Covina.

In 2020 and 2021 combined, the City allocated \$329,490 of its Permanent Local Housing Allocation (PLHA) funds to the San Gabriel Valley Regional Housing Trust. The funds would be directed towards specific projects that will be selected by the SGVRHT and its Board of Directors. The projects must be in a member city and have member city support. Currently there are 18 projects on the pipeline, totaling over 1,000 units including 66 senior and permanent supportive housing units in Monrovia.

As funding permits, the City will continue coordination and participation in the SGVRHT program and will explore opportunities for development of SGVRHT-funded projects in Monrovia.

Funding Source: *General Fund, Permanent Local Housing Allocation (PLHA) funds*
Responsible Party: *City Manager's Office*
Timeframe: *Ongoing*

REMOVE GOVERNMENTAL CONSTRAINTS

PROGRAM 3.1: DEVELOPMENT PROCESS STREAMLINING

As part of the Planning HOME program, the City will implement a building self-inspection/certification program for simple, low risk permits, expand plan check options, implement an electronic plan review system, and explore priority processing for specified project types (e.g., affordable housing). The program will also include actions to facilitate customer information/education and improve internal processing capacity.

As of July 17, 2020, HCD determined that the City of Monrovia was subject to SB 35 streamlining for proposed developments having 50 percent or greater affordability. To accommodate future SB 35 applications and inquiries, the City will create and make available informational material that explains SB 35 streamlining provisions in Monrovia and provides SB 35 eligibility information. As part of the Planning HOME program, the City will develop objective design standards/compatibility guidelines for multifamily projects consistent with the streamlining provisions of the Housing Accountability Act.

Funding Source: *General Fund; grants*
Responsible Party: *Community Development Department*
Timeframe: *Ongoing; SB 35 informational material within one year of Housing Element adoption*

PROGRAM 3.2: NON-GOVERNMENTAL CONSTRAINTS

Review non-governmental constraints, and if necessary, revise any development regulations or processes that can potentially lessen those constraints.

Funding Source: *General Fund*
Responsible Party: *Community Development Department*
Timeframe: *2024*

PROGRAM 3.3: WATER AND SEWER SERVICE PROVIDERS

To facilitate effective coordination between local planning and water and sewer service functions to ensure adequate water and sewer capacity is available to accommodate housing needs, submit the

adopted Housing Element to all water and sewer service providers—including internal City departments—in accordance with Government Code Section 65589.7 Confirm that these providers have procedures in place to grant priority for the provision of water and sewer services to proposed developments that include units affordable to lower-income households as required by law.

Funding Source: *General Fund*
Responsible Party: *Community Development Department; Public Works*
Timeframe: *Within 30 days of adoption of Element; coordination - ongoing*

PRESERVE HOUSING AND NEIGHBORHOODS ASSETS AND PROMOTE ENVIRONMENTAL SUSTAINABILITY

PROGRAM 4.1: CARE FOR YOUR NEIGHBOR – NEIGHBORHOOD IMPROVEMENT GRANTS

The Care for your Neighbor Program is a comprehensive approach to preserving existing housing stock, combating blight and crime, and empowering neighborhoods by fostering citizen activism, volunteerism, and community pride. The Program helps low-income, elderly, or disabled homeowners bring their properties into compliance. The City will seek to achieve three projects annually, for a total of 24 projects during the planning period and will advertise the availability of the Neighborhood Improvement Grants on the City’s website, and through flyers available at City Hall.

Funding Source: *General Fund – MAP account*
Responsible Party: *Community Development Department*
Timeframe: *Ongoing*
Quantified Objective: *24 Care for Your Neighbor projects (two to three per year depending on funding availability)*

PROGRAM 4.2: MONROVIA AREA PARTNERSHIP (MAP)

The Monrovia Area Partnership Program provides annual neighborhood conferences and quarterly leadership academy events. The program provides education, tools and resources, information, and motivation for residents to become involved in the community. The City will continue to provide ongoing residential rehabilitation assistance to property owners through an updated MAP resources publication. The Residential Rehabilitation Grant Program will be advertised through MAP’s Resources Guide. MAP conference topics include housing rights, and home buyer purchasing and maintenance, among others.

Funding Source: *General Fund*
Responsible Party: *Community Development Department*
Timeframe: *Ongoing*

PROGRAM 4.3: CDBG RESIDENTIAL REHABILITATION GRANTS

The Community Development Block Grants (CDBG) Residential Rehabilitation Home Improvement Grant program provides grants (maximum of \$12,500) to qualified low- to moderate-income homeowners of single-family detached homes to ensure decent, safe, and sanitary housing for Monrovia; to correct hazardous conditions; to make improvements that eliminate blight and improve handicapped access; and

to correct building and health code violations. Due to limited funding, the City is constrained in the number of Residential Rehabilitation Grants it can provide but will continue to offer the program if CDBG funds are available.

Funding Source: CDBG
Responsible Party: Community Development Department
Timeframe: Ongoing
Quantified Objective: 16 Residential Rehabilitation Home Improvement Grants (two per year depending on funding availability) to lower/moderate income households.

PROGRAM 4.4: MAKE A DIFFERENCE DAY

Make a Difference Day provides opportunities for community building and builds local volunteerism. The Volunteer Center and City of Monrovia assist low-income households with home repairs and maintenance by coordinating volunteers who provide free labor and donated materials. Historically, three-fourths of projects (75 percent) take place on residential properties, including landscaping, minor repairs, and installations (i.e., door/window replacements, ADA ramp installation, new carpet etc.), and interior and exterior painting.

The City will identify qualifying residential properties to serve as project locations through the Neighborhood Services Division of the Community Development Department and will continue to coordinate with the Volunteer Center to sponsor Make a Difference Day in October throughout the 2021-2029 Housing Element period.

Funding Source: General Funds
Responsible Party: Community Development Department
Timeframe: Ongoing
Quantified Objective: 24 Make a Difference Day projects

PROGRAM 4.5: HISTORIC LANDMARK/MILLS ACT CONTRACTS

To preserve historic homes, the City of Monrovia assists homeowners in designating historic properties as local landmarks and preparing Mills Act Contracts. A Mills Act contract allows the homeowners of historic properties to receive a property tax reduction. The homeowners use the tax break to invest the savings towards the restoration and preservation of the home. The City will also continue to collaborate with other Historic Preservation entities including Monrovia’s Historic Preservation Group (MOHPG) and the City’s Historic Preservation Commission.

Funding Source: General Funds
Responsible Party: Community Development Department
Timeframe: Ongoing

PROGRAM 4.6: ADAPTIVE REUSE

Adaptive reuse can serve as a tool to expand housing opportunities while also supporting other key objectives of the City, such as historic preservation. As a housing strategy, adaptive reuse can introduce housing into non-residential areas, restore buildings to a useful purpose, and provide live/workspace at a reasonable cost. Monrovia encourages the adaptive reuse of historic structures, allowing uses not otherwise allowed through the base zone as well as allowing for increased residential densities. As part

of the Planning HOME program, the City will identify potential sites, adopt development standards, and amend the Nonconforming Uses and Structures ordinance to allow conversions, especially for buildings with historic value.

Funding Source: *General*
Responsible Party: *Community Development Department*
Timeframe: *Ongoing*

PROGRAM 4.7: CODE ENFORCEMENT/NEIGHBORHOOD PRESERVATION

The City will continue to use code enforcement to support housing preservation and neighborhood quality and identify housing maintenance issues. Monrovia’s code enforcement program focuses on bringing substandard housing units into compliance with City codes, removing or rehabilitating units that pose threats to the health and safety of its residents, and preventing the deterioration of the City’s housing stock. The program provides for systematic inspections. Additionally, the program takes a holistic approach to code enforcement by focusing not only on problems with individual properties, but also looks at neighborhoods and the community. The Code Enforcement Services Section works closely with the Building and Planning Divisions to provide a multi-disciplinary approach to solving problems. The Program’s targeted areas of concentrated rehabilitation needs (including the Environmental Justice community) results in home repairs, and mitigates potential cost, displacement, and relocation impacts on residents. Property owners with compliance needs can refer to the City’s programs for rehabilitation assistance.

In addition, the City will provide ongoing rehabilitation assistance to property owners through its updated MAP resources handout, online flyers, and financial assistance through the Care for your Neighbor Program and CDBG Rehabilitation grants for property owners with financial or disability needs.

Funding Source: *General Fund, CDBG*
Responsible Party: *Community Development Department*
Timeframe: *Ongoing*
Quantified Objective: *Open 350 cases and maintain a ratio of 85 percent or more of closed cases per year.*

PROGRAM 4.8: ENERGY CONSERVATION

The City will:

- Support the incorporation of sustainable practices in the construction, rehabilitation, and maintenance of housing in the community.
- Continue to encourage energy-efficient design and energy conservation, and help residents minimize energy-related expenses. Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.
- Provide information on available home loan programs (such as Benji) and encourage residents to use the programs to implement energy efficient design.

- Encourage and explore additional funding opportunities for energy conservation devices, including but not limited to lighting, water heater treatments, and solar energy systems in all residential projects.
- Review ordinances and recommend changes where necessary to encourage energy-efficient housing design and practices that are consistent with State regulations and advances in technology. Continue to enforce the State energy standards of the California Green Building Code.
- Ensure compliance with AB2188 by adopting a solar ordinance including a streamlined permitting process.

Funding Source: *General Fund*
Responsible Party: *Community Development Department*
Timeframe: *Solar ordinance adoption within three years of the Housing Element’s adoption;
Ongoing*

PROGRAM 4.9: MONITOR AND PRESERVE AFFORDABLE HOUSING AND AT-RISK UNITS

The California Housing Partnership data shows that 29 affordable units in the City are at-risk of conversion to market rate housing. These housing units are located at 724 S. Monterey Avenue (Mayflower Arms, 28 units) and 525 East Walnut (Subsidized Housing Corporation 25, 1 unit). The Baldwin Park Housing Authority manages the City’s Section 8 housing program and will contact the City if any units in Monrovia are lost.

City staff will be prepared to provide technical assistance to owners, tenants, and non-profit housing corporation buyers of existing subsidized low-income housing complexes to extend subsidy contracts and/or find government financing for acquisition of affordable rental units. If conversion of a subsidized complex or other affordable housing to market rate becomes likely, the City will work with tenants of at-risk units and provide them with education regarding tenant rights, first right of refusal, and conversion procedures. The City will also provide tenants information regarding Housing Choice Voucher (Section 8) rent subsidies through the Baldwin Park Housing Authority and other affordable housing opportunities.

Funding Source: *General Fund*
Responsible Party: *Community Development Department*
Timeframe: *Ongoing*
Quantified Objective: *Preservation of 29 affordable units at-risk of conversion to market rate housing through the planning period (as shown in the Housing Needs Assessment)*

PROGRAM 4.10: HOUSING CHOICE VOUCHERS (SECTION 8)

The City will continue its partnership with the Baldwin Park Housing Authority to administer the Housing Choice Voucher (Section 8) rental assistance program and will support additional Housing Choice Vouchers in the community and encourage rental property owners to rent to Housing Choice Voucher holders.

Funding Source: *U.S. Department of Housing and Urban Development (HUD)*
Responsible Party: *Community Development Department in coordination with Baldwin Park Housing Authority*
Timeframe: *Ongoing*
Quantified Objective: *Preservation of 105 vouchers currently in use in Monrovia*

AFFIRMATIVELY FURTHERING FAIR HOUSING OPPORTUNITIES FOR ALL

PROGRAM 5.1: AFFIRMATIVELY FURTHERING FAIR HOUSING

The City will promote and affirmatively further fair housing opportunities and promote housing for all persons, including those protected by the California Fair Employment and Housing Act and any other State and federal fair housing and planning laws. The City will:

- Expand access to multilingual informational material on fair housing to be made available at public counters, libraries, post office, other community locations, and on the City’s website within 2 years;
- Assess fair housing issues as part of the regional Analysis of Impediments to Fair Housing Choice (estimated to be updated in 2025) and address identified impediments in Monrovia within one year.
- Promote public awareness of federal, State, and local regulations regarding equal access to housing. Provide information to the public on various state and federal housing programs and fair housing law. Maintain referral information on the City’s website and at a variety of other locations such as community and senior centers, local social service offices, in City utility bills, and at other public locations including City Hall and the library.
- Continue to participate in and implement the Analysis of Impediments to Fair Housing Choice for Los Angeles County.
- Continue to contract with and refer fair housing complaints to the Housing Rights Center (HRC), whose services include counseling and mediation between tenants and landlords, fair housing trainings, workshops, and outreach. Facilitate public education and outreach by creating multilingual informational material on fair housing that will be made available at public counters, libraries, post office, other community locations, and on the City’s website.
- Continue to employ a wide variety of media and methods to notify the public of important housing decisions and opportunities to provide input. Focus on improving communication with residents and businesses in the Environmental Justice communities.
- Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application’s compliance with all entitlement requirements.

- Continue to educate the public about the reasonable accommodation procedure through the City’s website and at the Community Development Department counter.
- Conduct public meetings at suitable times, accessible to Environmental Justice community’s residents, persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings.
- Actively recruit residents from underserved neighborhoods, including the Environmental Justice community, to participate on committees to address affordable housing needs and homelessness.

Funding Source: *General*
Responsible Party: *Community Development Department*
Timeframe: *Ongoing; Expand access to multilingual informational material on fair housing to be made available at public counters, libraries, post office, other community locations, and on the City’s website within 2 years; Assess fair housing issues as part of the regional Analysis of Impediments to Fair Housing Choice (estimated to be updated in 2025) and address identified impediments in Monrovia within one year.*

Quantified Objectives 2021-2029

Table 6.1 summarizes the City’s quantified objectives for the 2021-2029 planning period by income group. While all programs list specific action to be undertaken, not all program actions are quantifiable and therefore only key programs include quantified objectives. The objectives are combined from the programs that indicate quantified objectives and are grouped under three categories as indicated in State Housing Element law.

1. The Construction Objective represents the City’s remaining (after counting as credit the units with approved or issued permits) 2021-2029 RHNA of 982 units. Accommodating the sixth cycle RHNA allocation in a built-out city like Monrovia within an eight-year period represents a formidable challenge. Nonetheless, the City’s policies and programs that will work to address the challenge as best as possible.
2. The Rehabilitation Objective represents the combined objectives for the Care for Your Neighbor, CDBG Residential Rehabilitation, Make A Difference Day, and Code Enforcement Programs. These programs are important for maintaining the existing housing stock and preventing the displacement of existing residents. The objectives in Table 6.1 reflect the expected number of residents helped and homes rehabilitated each year.
3. The Conservation/Preservation objective refers to the preservation of 29 units of affordable housing identified as being at-risk of conversion to market rate housing and the maintenance of the current level of assistance (105 vouchers) through the Housing Choice (formerly Section 8) Voucher program from the Los Angeles County Development Authority (LACDA).

Objectives	Income Levels					Total
	Extremely Low- Income (0-30% AMI)	Very Low- Income (30-50% AMI)	Low-Income (50-80% AMI)	Moderate -Income (80-120% AMI)	Above Moderate- Income (120%+ AMI)	
Construction Objective:						
Program 1.1: Adequate Sites*	245	246	249	242	--	982
Rehabilitation Objective:						
Program 4.1: Care for Your Neighbor	6	6	12	--	--	24
Program 4.3: CDBG Residential Rehabilitation Grants	2	3	6	5	--	16
Program 4.4: Make a Difference Day Projects	4	4	8	8	--	24
Program 4.7: Code Enforcement	43	44	88	88	87	350
<i>Rehabilitation Objective Total</i>	<i>55</i>	<i>57</i>	<i>114</i>	<i>101</i>	<i>87</i>	<i>414</i>
Conservation/Preservation Objective:						
Program 4.9: Preserve At-Risk Housing	7	7	15	--	--	29
Program 4.10: Housing Choice Vouchers (Section 8)	52	53	--	--	--	105
<i>Conservation/Preservation Objective Total</i>	<i>59</i>	<i>60</i>	<i>15</i>	<i>--</i>	<i>--</i>	<i>134</i>
Total	359	363	378	343	87	1,530
*Note: The City of Monrovia is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the implementation of General Plan policies, Zoning Code revision and implementation, and/or incentives to encourage the construction of various types of units.						

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Appendices

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**Housing Element
Community Engagement Invitation/Interested Parties List**

Abundant Housing LA
Abundant Life Fellowship C.C.
Ad Hock Committee on Equality and Inclusion
Adobe communities
All Nations Seventh Day Adventist Church
American Legion Post 44
American Red Cross
Avalon Bay Communities
Bahai's of Monrovia
Bethel AME Church of Monrovia
Bowden Development
Boys and Girls Club
Bradoaks Elementary PTA
Building Monrovia
Calvary Grace Church
Calvary Road Baptist Church
Canyon Early Learning Center (Preschool)
Canyon Oaks High School (Alternative Program)
Chamber of Commerce
Chap Care
CHOICISS (Community Housing Options: Integrated Community, Employment & Social Services)
City Ventures
Clifton Middle School PTA
Community Baptist Church
Community Media of the Foothills
Community Services Commission
East Valley Community Health Center
Elizabeth House
Family Promise of San Gabriel Valley
Fellowship Monrovia
First Baptist Church
First Christian Church of Monrovia
First Church Monrovia
First Church of Christ Scientist
First Lutheran Church
First Presbyterian Church of Monrovia
Foothill Kitchen
Foothill Unity Center
Friday Night Street Fair
Friends of Monrovia Library
Grace Communion, Monrovia
Here to Serve
Highland Property Development LLC
His Glory Community Church
Hope Unlimited Church
Human Services Association

Immaculate Conception Church
Immigration Resource Center of SGV
Impact Harvest Church
Interfaith Council of Monrovia
International Full Gospel Fellowship

**Housing Element
Community Engagement Invitation/Interested Parties List**

International Full Gospel Fellowship of Los Angeles (IFGF)
Jesus Is Lord Christian Center
Jewish Federation of the San Gabriel Valley and Pomona Valley
Life Church
Los Angeles Homeless Services Authority
Maryann Gibson, Monrovia Resident
Mayflower Elementary PTA President
Mexican American Opportunity Foundation
Mike Antos, Monrovia Resident
Mitchell M Tsai, Atty
MJO Hope Foundation
Mom's Club of Monrovia
Monrovia Association of Fine Arts (MAFA)
Monroe Elementary PTA
Monrovia - Duarte Black Alumni Association
Monrovia Community Adult School
Monrovia Community Garden
Monrovia Foothills Kitchen
Monrovia High School PTA
Monrovia Historic Museum
Monrovia Historic Preservation Group
Monrovia Historical Society
Monrovia Housing and Tenants Advocates (MHTA)
Monrovia Kiwanis Club
Monrovia Latino Heritage Society
Monrovia Library Board
Monrovia Measure K Citizen Advisory Committee
Monrovia Ministerial Association
Monrovia Mobile Home Park East
Monrovia Old Town Advisory Board
Monrovia Parks, Wilderness and Recreation Society
Monrovia Pre-School
Monrovia Providers Group
Monrovia Public Library Foundation
Monrovia Reads
Monrovia Senior Groups
Monrovia United Methodist Church
Monrovia Word Center
Mountain Park School (Alternative Program)
Mountainside Communion Church of the Nazarene
MW Investment Group, LLC
NAMI SGV
Oak Crest Institute for Science
Oasis of the Valley Church
Olive Branch Foursquare Church
Options A Child Care & Home Services
Para Los Ninos
Parenting Black Children
Parent's Place FRC
Pasadena Human Society
PATH Los Angeles
Plymouth Elementary PTA

**Housing Element
Community Engagement Invitation/Interested Parties List**

Province Group
REACH
Resident
Resident
Rotary Club of Monrovia
Samuelson Fetter
San Gabriel Valley Chapter of the NAACP
San Gabriel Valley Habitat for Humanity
Santa Anita Church
Santa Anita Family YMCA
Santa Fe Computer Magnet School
Second Baptist Church
Set For Life
St. Anthony's Greek Orthodox Church
St. Luke's Episcopal Church
St. Paul's Church
Sunshine Company
Taiwan Buddhist Tzu Chi
Teen Advisory Board (Library's Teen Advisory Board)
Ten Twenty Mobile Home Park
The Fifield Companies
The Mulholland Drive Company
The Olson Company
Traffic Safety Committee
Union Station Homeless Services
United Farm Workers
Uzuri Sims
Veterans of Foreign Wars
Vineyard Church Monrovia
Volunteer Center of SGV
Volunteers of America Homeless Support Services - Family Solution Center
Wild Rose School of Creative Arts
Willing Vessels Community Outreach
Youth Commission (Recreation's Youth Advisory Board)

**Please Start Here, Instructions in Cell
A2, Table in A3:B15**

Form Fields

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

General Information	
Jurisdiction Name	MONROVIA
Housing Element Cycle	6th
Contact Information	
First Name	Sheri
Last Name	Bermejo
Title	Planning Division Manager
Email	sbermejo@ci.monrovia.ca.us
Phone	6269325539
Mailing Address	
Street Address	<u>415 South Ivy Avenue</u>
City	Monrovia
Zip Code	91016

**Please Start Here, Instructions in Cell
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Form Fields

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Phone	6269325539
Mailing Address	
Street Address	<u>415 South Ivy Avenue</u>
City	Monrovia
Zip Code	91016

Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
SP	various including housing
PD-12	various including housing
PD-27	various including housing
RH	residential, high density and accessory uses
RMH	residential, high density and accessory uses
ORDLM with OTE Overlay	Office/Research and Development/Light Manufacturing and high density housing
M with OTE Overlay	Manufacturing and high density housing