

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



December 29, 2022

Dylan Feik, City Manager
City of Monrovia
415 South Ivy Avenue
Monrovia, CA 91016

Dear Dylan Feik:

RE: City of Monrovia's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Monrovia's (City) housing element that was adopted November 01, 2022, along with technical modifications authorized by Resolution No. 2022-51 and received for review on November 03, 2022 and December 28, 2022. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element addresses the statutory requirements described in HCD's April 25, 2022 review.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- *Program 1.3 (Planning HOME)*: This program commits to multiple actions the City will take to streamline housing production within the planning period including but not limited to objective design standards, removing the conditional use permit for multifamily developments, and update the City's density bonus ordinance. Each action has a specific timeframe listed.
- *Program 1.4 (Land Use Policy Changes)*: The program commits to allowing previously identified sites by-right when at least 20 percent of the units are affordable to lower income households as well as allowing low-barrier navigation centers, and allowing SROs and manufactured homes on a permanent foundation by December 2024. Please note, per revisions received on December 28, 2022 in the interim (prior to amending the zoning code to address previously identified sites) the City will allow by-right development on Site 8: 800 S. Myrtle Avenue for projects that include at least 20 percent of the units as housing affordable to lower-income households consistent with AB 1397.
- *Program 1.6 (Accessory Dwelling Units (ADU))*: This program commits to multiple actions the City will take to streamline and incentivize ADU production

within the planning period including monitoring and production and affordability of ADUs every other year with additional incentives as needed.

- *Program 2.3 (Special Needs Housing)*: This program commits to various incentives to increase production of special needs housing by 2023 with a metric of developing at least 2 within the planning period.

The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City/County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Mashal Ayobi, of our staff, at Mashal.Ayobi@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager