

From: [Carol Daley](#)
To: [Office of Public Information](#)
Subject: Ad-Hoc Committee April 15, 2021 For the record
Date: Thursday, April 15, 2021 2:40:23 AM
Attachments: [Letter to Ad Hoc Committee on Equity and Inclusion April 14, 2021.docx](#)
[Housing - We need inclusionary affordable housing NOW!.docx](#)
[Housing Team- Inclusionary Zoning Ordinance 101.docx](#)

Dear Madam Chair Yuille and Monrovia Ad-Hoc Committee on Equity and Inclusion, 4/14/21

I think you all did quite good with the justice and equality document that you have collaborated and put together. Some of the statistics in it are mind-blowing! I like your suggestions and ideas of follow-up with the different departments. There is one critical area, however, that I feel is lacking: fair, inclusionary and equitable availability to affordable housing in our city.

Re: Under IV. Community Development

I would like to address this statement in the document: *"The department is concerned about changing state laws and the rising cost of housing in all of Southern California."*

Does the committee really think that the City of Monrovia will be influential about changing the state laws, or be able to do anything about the rising cost of housing in So California? So meanwhile, why don't we work on what 'Monrovia' **can do** to deal with the rising cost of housing and how our city can address the needs of our citizens that are being driven out of our city if they are at the lower end of income levels and can no longer afford to live here?

The last time the Ad-Hoc team met, I submitted the suggestion of adding **'that our city needs an affordable inclusionary zoning ordinance'**. I felt the matter was just *'dismissed'* without any real discussion by all. At the heart of our city are families. Families need housing. They need equal shots at jobs. They need equal representation within our city. But at the heart of everything, they need affordable housing.

I would like to suggest, that in your document, as number one on the recommendations, it needs a 'map' on how to achieve, or work towards affordable housing in our city. By suggesting an **'affordable inclusionary zoning ordinance'**, you are actually supporting something that has some teeth in it, something significantly more than words, words, words about 'we want affordable housing'. HOW DO YOU ACHIEVE IT? This is how. This is the roadmap! This is do-able and it costs the city nothing!

Respectfully submitted,

Carol Daley

PS. I should also mention, that there are different levels of affordable housing as defined by the state: above moderate, moderate, low, very low, extremely low. A lot of times people think that when we are talking about extremely low, we are talking about the 'people living on the street'. I would like to put a face on the 'extremely low' income level.

I worked for the Monrovia Post Office for 30 years, making \$50,000/year. In retirement I make about half that, and if I were a single household, with my annual salary of **\$27,324, I would fall into the extremely low category**. So, I think you see and realize, many people in our city were not blessed to have had such a good job like myself, and that many of our citizens would obviously fall into the extremely low income level as well. My point is, don't get scared by the term, 'extremely low income.'

PS. I have attached a few documents that were written in the past that discuss Inclusionary Zoning Ordinances.

Dear Madam Chair Yuille and Monrovia Ad-Hoc Committee on Equity and Inclusion, 4/14/21

I think you all did quite good with the justice and equality document that you have collaborated and put together. Some of the statistics in it are mind-blowing! I like your suggestions and ideas of follow-up with the different departments. There is one critical area, however, that I feel is lacking: fair, inclusionary and equitable availability to affordable housing in our city.

Re: Under IV. Community Development

I would like to address this statement in the document: *"The department is concerned about changing state laws and the rising cost of housing in all of Southern California."*

Does the committee really think that the City of Monrovia will be influential about changing the state laws, or be able to do anything about the rising cost of housing in So California? So meanwhile, why don't we work on what 'Monrovia' **can do** to deal with the rising cost of housing and how our city can address the needs of our citizens that are being driven out of our city if they are at the lower end of income levels and can no longer afford to live here?

The last time the Ad-Hoc team met, I submitted the suggestion of adding ***'that our city needs an affordable inclusionary zoning ordinance'***. I felt the matter was just *'dismissed'* without any real discussion by all. At the heart of our city are families. Families need housing. They need equal shots at jobs. They need equal representation within our city. But at the heart of everything, they need affordable housing.

I would like to suggest, that in your document, as number one on the recommendations, it needs a 'map' on how to achieve, or work towards affordable housing in our city. By suggesting an ***'affordable inclusionary zoning ordinance'***, you are actually supporting something that has some teeth in it, something significantly more than words, words, words about 'we want affordable housing'. HOW DO YOU ACHIEVE IT? This is how. This is the roadmap! This is do-able and it costs the city nothing!

Respectfully submitted,

Carol Daley

PS. I should also mention, that there are different levels of affordable housing as defined by the state: above moderate, moderate, low, very low, extremely low. A lot of times people think that when we are talking about extremely low, we are talking about the 'people living on the street'. I would like to put a face on the 'extremely low' income level.

I worked for the Monrovia Post Office for 30 years, making \$50,000/year. In retirement I make about half that, and if I were a single household, with my annual salary of **\$27,324, I would fall into the extremely low category**. So, I think you see and realize, most people in our city were not blessed to have had such a good job like myself, and that many of our citizens would obviously fall into the extremely low income level as well. My point is, don't get scared by the term, 'extremely low income.'

Sorry, There is no room at the Inn....

YESTERDAY at the Methodist Church's thrift store, a middle-aged woman (**Kimberly**) came in from the rain and was asking about 'housing'. **She is an army veteran** that has been **homeless** for the past year. She was not feeling well. She shared her story with me. She ended it by saying, ***"It is so hard when you are sick, because there is no place to lay down."*** Think about that. Any one of us knows how awful it is when we are sick at home and have a bed and a toilet nearby. My heart goes out to the many people, that are suffering and dying in the streets. Yes, the wonderful city of **El Monte, has built affordable housing** in their city. Beautiful places. Affordable places. See the attachment. (Do you think there will be a **few thousand applying for those 32 openings?**)

That is **why advocacy for affordable housing is so important**. **We need affordable housing in our cities**. There **are non-profit developers** waiting for the opportunities to work with cities, but cities like Monrovia, are allowing **for-profit developers** to come in and take our prime land and develop it for marketplace rates (unaffordable). So far for example, Monrovia has produced 2 developments: the **Moda** with apx **261 units** and the **Areum** with apx **160 units, neither with any affordable units**. During the past several years, **Monrovia has approved over 2000 units being built** (10 projects). Of that, **53 will have been set aside as affordable** which is about a rate of **2%**. THAT IS NOTHING!!

If we had an inclusionary ordinance for 15% or 20% like some cities, for the apx 2000 units that will (or have come to) be built in Monrovia, the developer would have had to set-aside substantially more for affordable housing. At a 15% set aside for affordable housing, that would have been 300 affordable units, or 400 affordable units at 20%! We can't do this by just 'wishing or hoping for it.' We can do this if we can get people supporting this effort. Please join our Affordable Housing Team.



Look at this organized group that made a difference in their city. ***"Invest in our neighborhood"***: what a grand idea that became a reality for them!

Hi Housing Team: **This is very important to be well acquainted with.** Most of you know this already, but I have dissected it for your easy understanding. We really need to focus on getting an inclusionary housing ordinance.

This is what the city website says. (They are the black writing. I am the red or blue):

This is under Development Spotlight:

In Southern California, the demographic trends indicate that the population will grow by more than 4 million people in the next 25 years. Combined with real estate prices rising three times faster than household income, finding housing at an affordable price is becoming increasingly difficult.

Director of the USC Lusk Center for Real Estate **Richard K. Green places the responsibility of the affordable housing crisis on the fact that there has not been a new** supply of apartments resulting in very low vacancy rates.

In Monrovia, we are doing our best to combat unaffordable housing with a three-prong approach:

1. Increase the housing supply
2. Institute smart housing policies
3. Create community partnerships to help the most vulnerable.

Increasing the Housing Supply (EVERYTHING IN RED OR BLUE BELOW IS MY COMMENTARY)

Monrovia currently has 14,575 total housing units and with a total of **2,023** new units of housing in the development pipeline, that will equate to a 14% increase in total housing supply! This will effectively allow the City to consider all of the affordable housing initiatives, such as inclusionary rules, subsidized housing, and rent control. Additionally many of the housing units in the development pipeline are conveniently located within a few blocks of the Monrovia Gold Line station in Station Square. This focus on building near and around high-quality transit options can reduce the need to own an automobile, reducing transportation costs, parking demands, and greenhouse gas emissions.

Institute Smart Housing Policies

The City has taken steps to include affordable housing options throughout Monrovia. The City performed a review of the entire housing stock in the City and found that **approximately 2% of our housing stock are deemed as affordable.** (Can you imagine that they are boasting about this? For every 100 units that are built in our city, **TWO** of them are set aside as affordable!! Ridiculous!! There should be a minimum of 15 or 20 of them set aside!!) The City has facilitated the production of 321 affordable housing units in Monrovia with 100 for-sale units and 221 subsidized units from tax credits, Section 8, etc. (This is past housing projects built years ago essentially).

Currently, we have, (or are) producing 2023 units in Monrovia. **Inclusionary funding comes 'ALL' from the developer.** THERE IS **NO COST** TO THE CITY GOVERNMENT!

For the proposed development projects, the City is working closely with developers to negotiate the inclusion of affordable housing units.

Thus far, we have negotiated the inclusion of: **You have to be careful,** because our city likes to boast that we have inclusionary housing. I have heard them say so many times, 'Oh yeah, we have affordable housing included. Look at the numbers below. They have written everything in black. I have added my commentary in red or blue.]

- 25 very low-income units in the West Pomona Transit District **They projected there would be 250 units. With 20% set aside, that would be 50 units set aside, not 25.**

- 15 very low-income units in the Arroyo at Monrovia project **THE CITY will build 300 units: IF WE HAD 20% INCLUSIONARY Housing Ordinance, we would have had 60 units set aside, not 15**
- 13, 1-bedroom very low-income units in the Avalon Bay project **THE CITY BUILT 154 units: IF WE HAD 20% INCLUSIONARY Housing Ordinance, we would have had 30.8 units set aside, not 13.**

Housing Team for your convenience let me add my own summary chart here:

Areum 160 units built	0 were affordable (could have been):	15%= 24 units set aside	20%= 32 units set aside
Avalon 154 units built	13 set aside for very low income	15%=23.1 units set aside	20%=30.8 units set aside
Alexan 436 units	? not built yet	15%= 65.4 units set aside	20%=87.2 units set aside
Arroyo 302 units	15 set aside for very low income	15%=45.3 units set aside	20%=60.4 units set aside
Marriott Suites 109 units	0		
Richman Development 296 units	0 will be affordable (could have been):	15%=296 units set aside	20%= 59.2 units set aside
Park & Ride Hotel 100 units	0		
Mixed Use Project 310 units	12 moderate/13 very low	15%= 46.5 units set aside	20%=62 units set aside
Potential Residential 150 units	? not built yet	15%= 22.5 units set aside	20%= 30 units set aside
MODA 261 units	0 were affordable	15%= 39.15 units set aside	20%= 52.2 units set aside

Other housing policies the City has engaged include protection of current affordable housing stock, judicious use of State density bonus laws, low development fees and the Accessory Dwelling Unit ordinance established in 2017.

As additional projects progress through the City Council review process, more details will become available for each project with regards to affordable housing.

Create Community Partnerships to Protect the Most Vulnerable

One of the most exciting partnerships the City explored is the development of a program with our faith community. Led by Mountainside Communion, the City developed a Monrovia-centric program to assist the emerging homeless population in our community. This involved having a case manager to assist in identifying local housing options, providing options for rapid rehousing-in Monrovia-of those being displaced, and offering other types of financial assistance for those truly in need.

As we build Monrovia, the City will continue to approach development with consideration to the impacts of housing affordability.

All of this is available on the city's website under **Community Development**, drop down box: **Planning, Development Spotlight, Building Monrovia, Affordable Housing**.

Learn About Our Vision & Ways We're Addressing Impacts

Visit www.buildingmonrovia.com to learn about the City's vision for new developments around Station Square, and the steps the City is taking to reduce the potential impacts from these developments.

The City Council recently adopted a Traffic Impact Fee (TIF). Read more about the [TIF](#).

Approved Projects

- [Arroyo at Monrovia Station Specific Plan and Development Project](#) - Pomona Avenue between Magnolia and Primrose Avenues
- [Alexan Foothills Specific Plan and Multi-Family Development Project](#) - 1625 South Magnolia Avenue
- [127 Pomona Specific Plan and Mixed-Use Development](#) - 123 - 145 West Pomona Avenue
- [Monrovia Lime LLC Adaptive Reuse](#) - 115 - 127 East Lime Avenue

- [Monrovia Towneplace Suites by Marriott](#) - Southeast corner of Huntington Drive and Myrtle Avenue
- [Avalon Monrovia Specific Plan](#) - West side of Myrtle Avenue between Walnut and Chestnut Avenues
- [Station Square South Specific Plan \(Richman Development\)](#) - 225 W. Duarte Road