

From: [Katey Cabrera](#)
To: [City Clerk](#)
Subject: Public Comment for City Council Meeting
Date: Tuesday, April 20, 2021 2:52:07 PM

Council members,

Thank you for the time you are putting into making the adjustments to the Housing Element for the years to come. I have lived in Monrovia for the past 14 years and have watched the city change-some good and some bad. At this time I am concerned with the way the housing prices are skyrocketing and the affordable rental stock is pretty much non-existent. As a resident of this city I would love to see the following included in the upcoming Housing Element:

1. Inclusionary Zoning with a minimum of 20% set aside for affordable housing.
2. Restrictions on new luxury apartments in our city as they are not affordable for those who currently live in our city and those who would like to stay in our city.
3. More affordable housing options for low and middle income families. In addition to this I feel it is important for affordable housing options to be spread throughout our community and not concentrated in one part of the city.
4. Adaptive re-use of commercial buildings.
5. Easier process for ADU's to be put onto existing properties: low cost loans for ADU construction to those who commit to rent at a low income for several years, eliminating impact fees, streamlines processing for permits.

Thank you again for your time and attention to the upcoming Housing Element.

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Katey Cabrera

April 20, 2021

To the Mayor, City Council, and Planning Commission:

As a member of the Monrovia Housing and Tenants Advocates, I believe it is time for our city to address the growing problems of unreasonably high rents; the resulting loss of affordable housing for families, our workforce, and at-risk communities; and increasing homelessness. Our city needs more rental projects for all categories of low- and moderate-income households: seniors, families, veterans, singles, and special needs. We need projects to assist first-time homeowners and low-income renters; and projects to aid the homeless.

To these ends, I urge action in two areas:

First, I urge implementation of an Inclusionary Zoning Ordinance requiring developers to set aside at least 20% of units for affordable housing in exchange for appropriate incentives. The ordinance could provide alternatives such as allowing developers to pay an in-lieu fee to a fund to be used to provide affordable housing, and/or allowing developers to build the required affordable units off-site or concurrently with the main project.

Second, I urge the strengthening of applicable policies in the new Housing Element. These include strategies for adaptive reuse of residential, commercial, industrial, and institutional structures; pursuing financial resources for production of affordable housing for low-income populations; working with developers who specialize in affordable housing; encouraging financial assistance for low- and moderate-income first-time homebuyers; and working with agencies to provide emergency shelter, transitional housing, and supportive housing for the homeless.

The following additional policies would also aid in achieving these goals:

To increase available rentals, ban short-term rentals of entire dwelling units and place a reasonable limit on the percentage of units which may be used for short-term rentals.

Increase the number of ADUs by providing pre-approved plans. Allow people to live in tiny homes on wheels when placed in backyards away from streets.

To provide immediate relief for the homeless, place Portland Potties in all so parks so people aren't cut off from bathrooms after business hours. This would improve conditions both for the homeless and for homeowners with property adjoining alleys and other private areas where homeless people may go when they aren't able to access a bathroom.

To aid those homeless residents living in vehicles, provide a Safe Parking Program in designated areas where people can have a safe place to park at night. Preferably, the safe parking areas would provide some level of services such as bathrooms and showers, access to potable water, and electric hookups.

Action on these policies could improve our rental market, and improve conditions for those who are homeless and struggling.

Thank you for your attention.

Catherine McCallum

Dear Mayor Adams, Councilmembers and Planning Commission, 4/20/21

My husband Tom and I have been residents in Monrovia since 1974 - 47 years! So, we have seen a lot of changes. More recently we were blessed to have the Gold Line come right through our city and with that, housing. But not affordable housing. In fact, of over the over 2000+ housing units (ten projects) either completed or in the works, only 53 were set aside for affordable housing. That is 2.65%! Appalling!

The recent 154 unit at Avalon Bay project (Chestnut and Myrtle), is advertising their 2-bedroom, 2 bathrooms for \$3400+! That breaks down to, if you are spending 30% of your income on housing, you would have to be making \$140,000/year to live there!

We are at an important time in our city history with the creation of our upcoming 8-year long Housing Element where we can set up opportunities to make sure that the housing in our city will allow people of ALL income levels to be able to afford living (and continue living) in our treasured city.

- We are asking you to consider an **Inclusionary Zoning ordinance (IZO) with a minimum 20% set aside for affordable housing** when developers want to build or remodel, more than eight properties in a project. (There are alternatives for developers that do not wish to do this, such as paying in-lieu fees or building the mandated affordable housing in another site at the same time as the main project. Most importantly, the city pays nothing. The developer pays the cost if they want to build in our city. There are other cities like Pasadena, Irvine, Alhambra that already have an IZO and it has not diminished their development, but assured that affordable units are being built alongside the luxury ones. In Pasadena for example, since 2001, they have created over 1000 affordable units because of their IZO.)
- We need to create a Monrovia Affordable Housing Trust fund where in lieu fees, etc, are deposited for the city to build their own affordable housing.
- We would like to see affordable housing for very low- and low-income families. It is important that as people age, they don't have to move to other cities after spending their lives here with their communities of neighbors, doctors, businesses, church connections. Teachers, utility workers, grocery store workers, postal workers, etc should be able to live in the city they work in. (I worked in the Monrovia Post Office for 30 years and we had career employees that drove in from Riverside, Rialto, Apple Valley, Valencia, Canoga Park, Lakewood EVERY day!)
- We would like to see adaptive re-use of commercial buildings, such as housing above places like Toys R Us building.
- And finally, making ADUs (granny houses) easy for people to build and update to existing codes. Some things we would like to see: **free, pre-approved plans** available on the city website, special financing at zero or 1% to people that enter into an agreement to rent for affordable rates for a specified number of years, streamline the process, online applications, etc

Respectfully submitted,

Carol and Tom Daley
Monrovia Housing and Tenants Advocates