



CITY OF MONROVIA  
OFFICE OF THE CITY CLERK  
M E M O R A N D U M

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FROM: ALICE D. ATKINS, MMC, CITY CLERK  
DATE: JUNE 11, 2021  
SUBJECT: JUNE 15, 2021, SPECIAL JOINT STUDY SESSION – WRITTEN PUBLIC COMMENTS

The purpose of this Study Session is to provide the opportunity for City staff and consultants to provide a detailed overview of the requirements and the goals, policies and programs proposed to be included in the Housing Element. This will not be a public hearing on the draft Housing Element, and no decisions or directions are anticipated. The City will conduct an extensive noticed public hearing process at the appropriate time. There is a limited amount of time available for this study session. For those reasons, written comments from the public will not be read aloud during the study session. These written comments have been provided to the City Council and Planning Commission for their review well in advance of the special meeting and will be made a part of the record.

Summary of public comments regarding the draft Housing Element

Name	Subject	Comment Summary or Full Comment if brief
Uzuri Amini	Draft Housing Element Affordable Housing Policy Suggestions	<p>Writing in support of affordable housing programs and policies within the next Housing Element cycle. Notes that the City did not achieve the previous RHNA allocation for very low income, low income, and moderate income housing and has concerns that the City could be in violation of State housing law. Believes the State could further limit local control in non-compliant communities. States that many Monroviaians are housing cost burdened. Advocates for the following programs:</p> <ol style="list-style-type: none"> <li>1. Create an inclusionary zoning ordinance requiring developers rent at least 20% of their units at affordable rates—or build affordable housing elsewhere in the City/pay an in-lieu fee</li> <li>2. Incentivize homeowners to build Accessory Dwelling Units (ADUs)—also known as garage conversions or granny houses, or in-law units—with pre-approved plans, streamlining and financing plans for those who would commit to leasing their ADU for affordable housing over a 7-year period</li> <li>3. Reform Monrovia’s zoning map, including changes to allow church land, public schools and parcels near transit to be used for affordable housing</li> <li>4. Commit to studying a community land trust, an affordable housing model that holds homes in perpetuity as a community investment</li> </ol>
Catherine McCallum	Draft Housing Element Affordable Housing Policy Suggestions	<p>Writing in support of affordable housing programs and policies within the next Housing Element cycle. Notes that the City did not achieve the previous RHNA allocation for very low income, low income, and moderate income housing and states that many Monroviaians are housing cost burdened, which</p>

		<p>is forcing families to leave the city and schools to lose enrollment. Advocates for the following programs:</p> <ol style="list-style-type: none"> <li>1. Create an inclusionary zoning ordinance requiring that developers rent at least 20% of their units at affordable rates as defined by the State, or build affordable housing elsewhere in the City, or pay an in-lieu fee.</li> <li>2. Incentivize homeowners to build Accessory Dwelling Units (ADUs)—also known as garage conversions or granny houses, or in-law units—with pre-approved plans, and streamlining and financing plans for those who would commit to leasing their ADU for affordable housing over a 7-year period.</li> <li>3. Reform Monrovia’s zoning map, including changes to allow church land, public schools and parcels near transit to be used for affordable housing.</li> <li>4. Commit to studying a community land trust, an affordable housing model that holds homes in perpetuity as a community investment.</li> </ol>
<p>Janie Duncan</p>	<p>Draft Housing Element Affordable Housing Policy Suggestions</p>	<p>Writing in support of affordable housing programs and policies within the next Housing Element cycle. Notes that the City did not achieve the previous RHNA allocation for very low income, low income, and moderate income housing and has concerns that the City could be in violation of State housing law. Believes the State could further limit local control in non-compliant communities. States that many Monrovians are housing cost burdened. Advocates for the following programs:</p> <ol style="list-style-type: none"> <li>1. Create an inclusionary zoning ordinance requiring developers rent at least 20% of their units at affordable rates—or build affordable housing elsewhere in the City/pay an in-lieu fee</li> <li>2. Incentivize homeowners to build Accessory Dwelling Units (ADUs)—also known as garage</li> </ol>

		<p>conversions or granny houses, or in-law units—with pre-approved plans, streamlining and financing plans for those who would commit to leasing their ADU for affordable housing over a 7-year period</p> <p>3. Reform Monrovia’s zoning map, including changes to allow church land, public schools and parcels near transit to be used for affordable housing</p> <p>4. Commit to studying a community land trust, an affordable housing model that holds homes in perpetuity as a community investment</p>
Jacob Pierce	Draft Housing Element Affordable Housing Policy Suggestions	<p>Writing in support of affordable housing programs and policies within the next Housing Element cycle. Notes that the City did not achieve the previous RHNA allocation for very low income, low income, and moderate income housing. Notes that the new Avalon project only slightly improves the RHNA numbers and has less than 5% affordable units. Believes the State could further limit local control in non-compliant communities. States that many Monrovia’s are housing cost burdened. Advocates for the following programs:</p> <p><b>1. Create an inclusionary zoning ordinance</b> requiring developers rent at least 20% of their units at affordable rates—or build affordable housing elsewhere in the City/pay an in-lieu fee</p> <p><b>2. Incentivize homeowners to build Accessory Dwelling Units (ADUs)</b>—also known as garage conversions or granny houses, or in-law units—with pre-approved plans, streamlining and financing plans for those who would commit to leasing their ADU for affordable housing over a 7-year period</p> <p><b>3. Reform Monrovia’s zoning map</b>, including changes to allow church land, public schools and parcels near transit to be used for affordable housing</p>

		<p><b>4. Commit to studying a community land trust</b>, an affordable housing model that holds homes in perpetuity as a community investment</p>
<p>Carol Daley</p>	<p>Draft Housing Element Affordable Housing Policy Suggestions</p>	<p>Sent Monrovia Housing and Tenant’s Advocates letter dated June 9, 2021, as follows:</p> <p>States that there is an affordable housing shortage going on nationwide. Points to the City’s Housing Displacement Response Program which helped 34 households and the E-CHIP program which helped 76 households, (283 people, including 121 children) as wonderful programs.</p> <p>States that the upcoming Housing Element provides an opportunity to do more to work on affordable housing over the next 8 years to meet the RHNA (Regional Housing Needs Assessment).</p> <p>Advocates for the following programs, as supported by the <b>Monrovia Housing and Tenants Advocates</b>:</p> <ol style="list-style-type: none"> <li>1. Create an <b>inclusionary zoning ordinance</b> requiring developers to set aside 20% of their units in their projects for affordable housing when building more than 8 units—or build those affordable housing units offsite within the City, or pay an in-lieu fee to the city to be used for future affordable housing projects only.</li> <li>2. <b>Incentivize homeowners to build Accessory Dwelling Units (ADUs)</b>—also known as garage conversions or granny houses, or in-law units— with FREE pre-approved plans found on the City’s website, elimination of impact fees, FASTTRACK/streamlining through plan check, transparency of costs posted on the City’s website, and low and no-cost financing plans for those who would commit to leasing their ADU for affordable housing Section 8 tenants over a 7-year period.</li> </ol>

		<p>3. To create <b>overlay zones</b> to allow the right density for tax credits <b>allowing residential development on church land, public schools and parcels near transit</b> to be used for affordable housing. Taking advantage of <b>proposed SB15</b> which allows <b>rezoning</b> which can increase the tax base seven times from changes in zoning from idle commercial property to affordable housing units.</p> <p>4. Commit to studying a <b>community land trust</b>, an affordable housing model that holds homes in perpetuity as a community investment.</p>
<p>Louise and Don Carnevale</p>	<p>Draft Housing Element Affordable Housing Policy Suggestions</p>	<p>Agrees with the Monrovia Housing and Tenant’s Advocates letter dated June 9, 2021, and restated the letter as follows:</p> <p>States that there is an affordable housing shortage going on nationwide. Points to the City’s Housing Displacement Response Program which helped 34 households and the E-CHIP program which helped 76 households, (283 people, including 121 children) as wonderful programs.</p> <p>States that the upcoming Housing Element provides an opportunity to do more to work on affordable housing over the next 8 years to meet the RHNA (Regional Housing Needs Assessment).</p> <p>Advocates for the following programs, as supported by the <b>Monrovia Housing and Tenants Advocates</b>:</p> <ol style="list-style-type: none"> <li>1. Create an <b>inclusionary zoning ordinance</b> requiring developers to set aside 20% of their units in their projects for affordable housing when building more than 8 units—or build those affordable housing units offsite within the City, or pay an in-lieu fee to the city to be used for future affordable housing projects only.</li> <li>2. <b>Incentivize homeowners to build Accessory Dwelling Units (ADUs)</b>—also known as garage</li> </ol>

		<p>conversions or granny houses, or in-law units— with FREE pre-approved plans found on the City’s website, elimination of impact fees, FASTTRACK/streamlining through plan check, transparency of costs posted on the City’s website, and low and no-cost financing plans for those who would commit to leasing their ADU for affordable housing Section 8 tenants over a 7-year period.</p> <p>3. To create <b>overlay zones</b> to allow the right density for tax credits <b>allowing residential development on church land, public schools and parcels near transit</b> to be used for affordable housing. Taking advantage of <b>proposed SB15</b> which allows <b>rezoning</b> which can increase the tax base seven times from changes in zoning from idle commercial property to affordable housing units.</p> <p>4. Commit to studying a <b>community land trust</b>, an affordable housing model that holds homes in perpetuity as a community investment.</p>
Josefina Sira	Draft Housing Element Affordable Housing Policy Suggestions	Agrees with the Monrovia Housing and Tenant’s Advocates letter dated June 9, 2021. States that she is not a Monrovia resident but would like to move to Monrovia if more affordable housing becomes available. Family lives/lived in Monrovia.
Peter Bickers	Draft Housing Element Affordable Housing Policy Suggestions	<p>Agrees with the Monrovia Housing and Tenant’s Advocates letter dated June 9, 2021, and restated the letter as follows:</p> <p>States that there is an affordable housing shortage going on nationwide. Points to the City’s Housing Displacement Response Program which helped 34 households and the E-CHIP program which helped 76 households, (283 people, including 121 children) as wonderful programs.</p>

		<p>States that the upcoming Housing Element provides an opportunity to do more to work on affordable housing over the next 8 years to meet the RHNA (Regional Housing Needs Assessment).</p> <p>Advocates for the following programs, as supported by the <b>Monrovia Housing and Tenants Advocates</b>:</p> <ol style="list-style-type: none"><li>1. Create an <b>inclusionary zoning ordinance</b> requiring developers to set aside 20% of their units in their projects for affordable housing when building more than 8 units—or build those affordable housing units offsite within the City, or pay an in-lieu fee to the city to be used for future affordable housing projects only.</li><li>2. <b>Incentivize homeowners to build Accessory Dwelling Units (ADUs)</b>—also known as garage conversions or granny houses, or in-law units—with FREE pre-approved plans found on the City’s website, elimination of impact fees, FASTTRACK/streamlining through plan check, transparency of costs posted on the City’s website, and low and no-cost financing plans for those who would commit to leasing their ADU for affordable housing Section 8 tenants over a 7-year period.</li><li>3. To create <b>overlay zones</b> to allow the right density for tax credits <b>allowing residential development on church land, public schools and parcels near transit</b> to be used for affordable housing. Taking advantage of <b>proposed SB15</b> which allows <b>rezoning</b> which can increase the tax base seven times from changes in zoning from idle commercial property to affordable housing units.</li><li>4. Commit to studying a <b>community land trust</b>, an affordable housing model that holds homes in perpetuity as a community investment.</li></ol>
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<p>Virginia Hanks</p>	<p>Draft Housing Element Affordable Housing Policy Suggestions</p>	<p>Forwarded the Monrovia Housing and Tenant’s Advocates letter dated June 9, 2021, as below:</p> <p>States that there is an affordable housing shortage going on nationwide. Points to the City’s Housing Displacement Response Program which helped 34 households and the E-CHIP program which helped 76 households, (283 people, including 121 children) as wonderful programs.</p> <p>States that the upcoming Housing Element provides an opportunity to do more to work on affordable housing over the next 8 years to meet the RHNA (Regional Housing Needs Assessment).</p> <p>Advocates for the following programs, as supported by the <b>Monrovia Housing and Tenants Advocates</b>:</p> <ol style="list-style-type: none"><li>1. Create an <b>inclusionary zoning ordinance</b> requiring developers to set aside 20% of their units in their projects for affordable housing when building more than 8 units—or build those affordable housing units offsite within the City, or pay an in-lieu fee to the city to be used for future affordable housing projects only.</li><li>2. <b>Incentivize homeowners to build Accessory Dwelling Units (ADUs)</b>—also known as garage conversions or granny houses, or in-law units—with FREE pre-approved plans found on the City’s website, elimination of impact fees, FASTTRACK/streamlining through plan check, transparency of costs posted on the City’s website, and low and no-cost financing plans for those who would commit to leasing their ADU for affordable housing Section 8 tenants over a 7-year period.</li><li>3. To create <b>overlay zones</b> to allow the right density for tax credits <b>allowing residential development on church land, public schools and parcels near transit</b> to be used for</li></ol>
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		<p>affordable housing. Taking advantage of <b>proposed SB15</b> which allows <b>rezoning</b> which can increase the tax base seven times from changes in zoning from idle commercial property to affordable housing units.</p> <p>4. Commit to studying a <b>community land trust</b>, an affordable housing model that holds homes in perpetuity as a community investment.</p>
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**Teresa Santilena**

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**Subject:** FW: June 15th meeting

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**From:** uzuri sims [REDACTED]  
**Sent:** Tuesday, June 8, 2021 12:12 PM  
**To:** Sheri Bermejo <[sbermejo@ci.monrovia.ca.us](mailto:sbermejo@ci.monrovia.ca.us)>  
**Subject:** June 15th meeting

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor Tom Adams, Monrovia City Council, Planning Commission and City staff,

My name is Uzuri Amini Okai Shubin, but I go by Uzuri Amini for short. I've lived here in Monrovia for four years now. I love it here. It's very quaint and everyone is so friendly. I also love that my place of residence is rent controlled.

I am writing today to ask you to support affordable housing, as you plan for the next eight years of growth, as part of the Housing Element process.

Developers aren't building enough affordable housing in Monrovia, because our housing policies don't require it. The state's Regional Housing Needs Assessment (RHNA) report card shows that Monrovia has issued building permits for just 8% of its quota of affordable housing units since 2014. That includes moderate-income, low-income and very low-income housing units. The City did not meet its previous RHNA requirements for moderate-, low-, and very low-income housing, and now those requirements have been increased.

If the City of Monrovia does not take action, it will continue to be in violation of housing California law. Additionally, state law could limit the local control that non-compliant communities, like Monrovia, have over large developments. More importantly, inaction in this time of crisis would ensure that Monrovia continue struggling to afford to live in Monrovia. A [City presentation on housing affordability](#) showed that 40% of Monrovia—and 70% of low-income Monrovia—are housing-cost-burdened. We can do better.

As you finish the Housing Element process, I request you implement these policies, supported by the Monrovia Housing and Tenants Advocates, to improve housing affordability in our region:

1. Create an inclusionary zoning ordinance requiring developers rent at least 20% of their units at affordable rates—or build affordable housing elsewhere in the City/pay an in-lieu fee
2. Incentivize homeowners to build Accessory Dwelling Units (ADUs)—also known as garage conversions or granny houses, or in-law units—with pre-approved plans, streamlining and financing plans for those who would commit to leasing their ADU for affordable housing over a 7-year period
3. Reform Monrovia's zoning map, including changes to allow church land, public schools and parcels near transit to be used for affordable housing
4. Commit to studying a community land trust, an affordable housing model that holds homes in perpetuity as a community investment

Thank you,

Uzuri Amini  
[REDACTED]

To Monrovia Planning Commissioners:

I have been a Monrovia resident and homeowner for 41 years. I am writing today to ask you to support affordable housing as you update the Housing Element of our General Plan.

In the previous housing cycle, the City of Monrovia did not meet its RHNA requirements for moderate-, low-, and very low-income housing. The practice, common among California cities, of identifying sites for affordable housing in the planning phase and ignoring the need for affordable housing in development has contributed to our state's critical housing shortage. In the last joint session of the City Council and Planning Commission, we learned that 40% of Monrovians—and 70% of low-income Monrovians—are housing-cost-burdened. Our city is losing families and workforce. Many of our school district and city employees are forced to commute from other communities. Our schools are losing enrollment, and with it, funding. We can do better.

I request that you include these policies, supported by the Monrovia Housing and Tenants Advocates, in the new Housing Element; and that you follow through and implement them to improve housing affordability in our City and in the region:

1. Create an inclusionary zoning ordinance requiring that developers rent at least 20% of their units at affordable rates as defined by the State, or build affordable housing elsewhere in the City, or pay an in-lieu fee.
2. Incentivize homeowners to build Accessory Dwelling Units (ADUs)—also known as garage conversions or granny houses, or in-law units—with pre-approved plans, and streamlining and financing plans for those who would commit to leasing their ADU for affordable housing over a 7-year period.
3. Reform Monrovia's zoning map, including changes to allow church land, public schools and parcels near transit to be used for affordable housing.
4. Commit to studying a community land trust, an affordable housing model that holds homes in perpetuity as a community investment.

Thank you,

Catherine McCallum  
Monrovia Housing and Tenants Advocates

**Teresa Santilena**

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**From:** [REDACTED]  
**Sent:** Monday, June 7, 2021 9:18 PM  
**To:** sBermejo@cityofmonrovia.org  
**Cc:** Alice Atkins  
**Subject:** City Council and City Planning Commission Housing Element

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**June 7, 2021**

**Support Affordable Housing in Monrovia**

Hello Mayor Tom Adams, Monrovia City Council, Planning Commission and City staff,

My name is Janie Duncan Co/Founder of Foothills Kitchen, a nonprofit, here in Monrovia. I am a member of the Monrovia Housing and Tenants Advocates Group. I am writing today to ask you to support affordable housing, as you plan for the next eight years of growth, as part of the Housing Element process.

Developers aren't building enough affordable housing in Monrovia, because our housing policies don't require it. The state's Regional Housing Needs Assessment (RHNA) report card shows that Monrovia has issued building permits for just 8% of its quota of affordable housing units since 2014. That includes moderate-income, low-income and very low-income housing units. The City did not meet its previous RHNA requirements for moderate-, low-, and very low-income housing, and now those requirements have been increased.

If the City of Monrovia does not take action, it will continue to be in violation of housing California law. Additionally, state law could limit the local control that non-compliant communities, like Monrovia, have over large developments. More importantly, inaction in this time of crisis would ensure that Monrovia continues struggling to afford to live in Monrovia. A City presentation on housing affordability showed that 40% of Monrovia residents—and 70% of low-income Monrovia residents—are housing-cost-burdened. I feel that we can do better.

As you finish the Housing Element process, I request you implement these policies, supported by the Monrovia Housing and Tenants Advocates, to improve housing affordability in our region:

1. Create an inclusionary zoning ordinance requiring developers rent at least 20% of their units at affordable rates—or build affordable housing elsewhere in the City/pay an in-lieu fee
2. Incentivize homeowners to build Accessory Dwelling Units (ADUs)—also known as garage conversions or granny houses, or in-law units—with pre-approved plans, streamlining and financing plans for those who would commit to leasing their ADU for affordable housing over a 7-year period
3. Reform Monrovia's zoning map, including changes to allow church land, public schools and parcels near transit to be used for affordable housing
4. Commit to studying a community land trust, an affordable housing model that holds homes in perpetuity as a community investment

Thank you,  
Janie Duncan  
45 year resident of Monrovia

## Teresa Santilena

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**From:** Sheri Bermejo  
**Sent:** Thursday, June 10, 2021 9:28 AM  
**To:** Teresa Santilena  
**Subject:** FW: June 15: Support Affordability in Monrovia Housing Element - Jacob Pierce

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**From:** Jacob Pierce [mailto:████████████████████]  
**Sent:** Thursday, June 10, 2021 9:08 AM  
**To:** Sheri Bermejo <sbermejo@ci.monrovia.ca.us>  
**Subject:** June 15: Support Affordability in Monrovia Housing Element

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Planning Commission and Monrovia City staff,

My name is Jacob Pierce, and I am a resident of Monrovia.

Although I'm relatively new here, I love it here and have had family in this beautiful city for years. I also grew up here in the San Gabriel Valley. I am writing today to ask you to support affordable housing, as you plan for the next eight years of growth, as part of the Housing Element process. Developers aren't building enough affordable housing in Monrovia, because our housing policies don't require it.

Thank you for all you have done to approve new multifamily housing complexes over the last few years. The state's Regional Housing Needs Assessment (RHNA) report card shows that Monrovia has issued building permits for just 8% of its quota of affordable housing units since 2014. That includes moderate-income, low-income and very low-income housing units. These numbers will only improve slightly when the Arroyo project comes online. Even there, fewer than 5% of the units will be affordable, even though that kind of transit-friendly project would be perfect for low-income Monrovia residents who can't afford to own a car. In the new cycle, the requirements for affordable housing construction have only gone up.

Additionally, state law could limit the local control that non-compliant communities, like Monrovia, have over large developments. More importantly, inaction in this time of crisis would ensure that Monrovia residents continue struggling to afford to live in Monrovia. A City presentation on housing affordability showed that 40% of Monrovia residents—and 70% of low-income Monrovia residents—are housing-cost-burdened. We can do better.

As you finish the Housing Element process, I request that you implement these policies, supported by the Monrovia Housing and Tenants Advocates, to improve housing affordability in our region:

1. **Create an inclusionary zoning ordinance** requiring developers rent at least 20% of their units at affordable rates—or build affordable housing elsewhere in the City/pay an in-lieu fee
2. **Incentivize homeowners to build Accessory Dwelling Units (ADUs)**—also known as garage conversions or granny houses, or in-law units—with pre-approved plans, streamlining and financing plans for those who would commit to leasing their ADU for affordable housing over a 7-year period

3. **Reform Monrovia's zoning map**, including changes to allow church land, public schools and parcels near transit to be used for affordable housing
4. **Commit to studying a community land trust**, an affordable housing model that holds homes in perpetuity as a community investment

Thank you,  
Jacob

p.s. I sent a similar but separate email to the Monrovia City Council.

## Teresa Santilena

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**From:** Sheri Bermejo  
**Sent:** Thursday, June 10, 2021 9:39 AM  
**To:** Teresa Santilena  
**Subject:** FW: Monrovia 'Housing Element' Public Comment for June 15 City Council & City Planning Commission Study Session - Carol Daley  
**Attachments:** MONROVIA HOUSING ELEMENT Public Comment for June 15 City Council and City Planning Study Session.docx

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**From:** Carol Daley [mailto: [REDACTED]]  
**Sent:** Wednesday, June 9, 2021 11:26 PM  
**To:** Alice Atkins <aatkins@ci.monrovia.ca.us>; Sheri Bermejo <sbermejo@ci.monrovia.ca.us>; Dylan Feik <dfeik@ci.monrovia.ca.us>; T Adams <tom@c21ab.com>; Gloria Crudginton <gcrudginton@ci.monrovia.ca.us>; Alex Blackburn <ablackburn@ci.monrovia.ca.us>; Becky Shevlin <beckyshevlin@gmail.com>; Larry Spicer <lspicer@ci.monrovia.ca.us>; Craig Jimenez <cjimenez@ci.monrovia.ca.us>; CAROL LEE DALEY < [REDACTED] >  
**Subject:** Monrovia 'Housing Element' Public Comment for June 15 City Council & City Planning Commission Study Session

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## Are YOU interested in 'Affordable Housing' in the City of Monrovia?

**Your City Council is planning for new housing right now.**

**The Monrovia Housing and Tenants Advocates say that new housing should be affordable!**

**\*\*We are only given a few opportunities to speak up** about getting affordable housing in our city before Monrovia's plans are sent to Sacramento for final approval. **One of the few meetings**, will be **Tues, June 15<sup>TH</sup>**. Please sign and return **no later than Monday, June 14**. (Alice Atkins this is for Public Comment).

June 9, 2021

Dear Mayor, Council Members, City Manager, City Planning Commissioners and City Staff,

Everyone is very aware of the critical affordable housing shortage going on nationwide. We are very thankful that in our city, we have helped people from falling into homelessness by creating the Housing Displacement Response Program which helped 34 households and the E-CHIP program which helped 76 households, (283 people, including 121 children). Wonderful programs and yet we have so much more work ahead of us.

We have a great opportunity before us with the Housing Element being written that will be used as our guideline for achieving the goals that we set up for the next 8 years. We have such a great city and in moving ahead we really want to support our city in reaching those goals and what the RHNA (Regional Housing Needs Assessment) expects of us.



As you work to complete the Housing Element, I (we) request that you implement these policies supported by the **Monrovia Housing and Tenants Advocates**, to improve housing affordability in our city:

1. Create an **inclusionary zoning ordinance** requiring developers to set aside 20% of their units in their projects for affordable housing when building more than 8 units—or build those affordable housing units offsite within the City, or pay an in-lieu fee to the city to be used for future affordable housing projects only.
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4. Commit to studying a **community land trust**, an affordable housing model that holds homes in perpetuity as a community investment.

Sincerely,

[We need your support. To respond, please hit "**Reply to All.**" Type in, "**We (I) agree with Monrovia Housing and Tenants Advocate’s letter dated June 9, 2021.**" Type in your name and if you are a resident of Monrovia or how you are connected to Monrovia. You may add additional comments. Then hit ‘send’. Thank you!]

**City Council/City Planning Commission Joint Study Session**

6:00 PM ZOOM meeting (It is BEFORE the City Council meeting at 7)

Tuesday, June 15, 2021 (send your response **no later than Mon, June 14**)

The City of Monrovia will give out the link to the meeting right before the meeting, so keep an eye out!

Reply by email (instructions above), or by mail. Write to Alice Atkins, 415 S Ivy, Monrovia CA 91016. On your correspondence write: for the ‘City Council/ Planning Commission Joint Study Session on the Housing Element on June 15: PUBLIC COMMENT.’ You are welcome to attend the ZOOM meeting yourself and speak up.

# Are YOU interested in 'Affordable Housing' in the City of Monrovia?

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We have a great opportunity before us with the Housing Element being written that will be used as our guideline for achieving the goals that we set up for the next 8 years. We have such a great city and in moving ahead we really want to support our city in reaching those goals and what the RHNA (Regional Housing Needs Assessment) expects of us.

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4. Commit to studying a **community land trust**, an affordable housing model that holds homes in perpetuity as a community investment.

Sincerely,

[We need your support. To respond, please hit "Reply to All." Type in, **"We (I) agree with Monrovia Housing and Tenants Advocate's letter dated June 9, 2021."** **Type in your name and if you are a resident of Monrovia** or how you are connected to Monrovia. You may add additional comments. Then **hit 'send'**. Thank you!]

**City Council/City Planning Commission Joint Study Session**

6:00 PM ZOOM meeting (It is BEFORE the City Council meeting at 7)

Tuesday, June 15, 2021 (send your response **no later than Mon, June 14**)

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Reply by email (instructions above), or by mail. Write to Alice Atkins, 415 S Ivy, Monrovia CA 91016. On your correspondence write: for the 'City Council/ Planning Commission Joint Study Session on the Housing Element on June 15: PUBLIC COMMENT.' You are welcome to attend the ZOOM meeting yourself and speak up.

**Teresa Santilena**


---


**From:** Sheri Bermejo  
**Sent:** Thursday, June 10, 2021 9:39 AM  
**To:** Teresa Santilena  
**Subject:** FW: Monrovia 'Housing Element' Public Comment for June 15 City Council & City Planning Commission Study Session - Louise and Don Carnevale

---

**From:** Louise Carnevale [mailto:  
**Sent:** Thursday, June 10, 2021 3:56 AM  
**To:** foothillskitchen91016@gmail.com  
**Cc:** Alice Atkins <aatkins@ci.monrovia.ca.us>; Sheri Bermejo <sbermejo@ci.monrovia.ca.us>; Dylan Feik <dfeik@ci.monrovia.ca.us>; T Adams <tom@c21ab.com>; Gloria Crudgington <gcrudgington@ci.monrovia.ca.us>; Alex Blackburn <ablackburn@ci.monrovia.ca.us>; Becky Shevlin <beckyshevlin@gmail.com>; Larry Spicer <lspicer@ci.monrovia.ca.us>; Craig Jimenez <cjimenez@ci.monrovia.ca.us>  
**Subject:** Re: Monrovia 'Housing Element' Public Comment for June 15 City Council & City Planning Commission Study Session

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We agree with the Monrovia housing and tenant's advocates letter dated June 9, 2021.  
Louise and Don Carnevale  
Monrovia residents:  


On Thu, Jun 10, 2021, 1:25 AM Carol Daley < > wrote:

**Are YOU interested in 'Affordable Housing' in the City of Monrovia?**

**Your City Council is planning for new housing right now.**

**The Monrovia Housing and Tenants Advocates say that new housing should be affordable!**

**\*\*We are only given a few opportunities to speak up** about getting affordable housing in our city before Monrovia's plans are sent to Sacramento for final approval. **One of the few meetings, will be Tues, June 15<sup>TH</sup>. Please sign and return no later than Monday, June 14.** (Alice Atkins this is for Public Comment).

June 9, 2021

Dear Mayor, Council Members, City Manager, City Planning Commissioners and City Staff,

Everyone is very aware of the critical affordable housing shortage going on nationwide. We are very thankful that in our city, we have helped people from falling into homelessness by creating the Housing Displacement Response Program which helped 34 households and the E-CHIP program which helped 76 households, (283 people, including 121 children). Wonderful programs and yet we have so much more work ahead of us.

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4. Commit to studying a **community land trust**, an affordable housing model that holds homes in perpetuity as a community investment.

Sincerely,

[We need your support. To respond, please hit "**Reply to All.**" Type in, "**We (I) agree with Monrovia Housing and Tenants Advocate’s letter dated June 9, 2021.**" **Type in your name and if you are a resident of Monrovia** or how you are connected to Monrovia. You may add additional comments. Then hit ‘send’. Thank you!]

### **City Council/City Planning Commission Joint Study Session**

6:00 PM ZOOM meeting (It is BEFORE the City Council meeting at 7)

Tuesday, June 15, 2021 (send your response **no later than Mon, June 14**)

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To view this discussion on the web visit <https://groups.google.com/d/msgid/foothillskitchen-carol/CAGmGtA3%3D7iK64ie3oiYXKUczHbKLMw3DrYWCuubvhQ%3DpQfhCVQ%40mail.gmail.com>.

## Teresa Santilena

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**From:** Sheri Bermejo  
**Sent:** Thursday, June 10, 2021 9:39 AM  
**To:** Teresa Santilena  
**Subject:** FW: Monrovia 'Housing Element' Public Comment for June 15 City Council & City Planning Commission Study Session - Josefina Sira

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**From:** josie sira [mailto:████████████████████]  
**Sent:** Thursday, June 10, 2021 6:40 AM  
**To:** carol daley <████████████████████>  
**Cc:** Alice Atkins <aatkins@ci.monrovia.ca.us>; Sheri Bermejo <sbermejo@ci.monrovia.ca.us>; Dylan Feik <dfeik@ci.monrovia.ca.us>; T Adams <tom@c21ab.com>; Gloria Crudgington <gcrudgington@ci.monrovia.ca.us>; Alex Blackburn <ablackburn@ci.monrovia.ca.us>; Becky Shevlin <beckyshevlin@gmail.com>; Larry Spicer <lspicer@ci.monrovia.ca.us>; Craig Jimenez <cjimenez@ci.monrovia.ca.us>; CAROL LEE DALEY <████████████████████>  
**Subject:** Re: Monrovia 'Housing Element' Public Comment for June 15 City Council & City Planning Commission Study Session

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I agree with Monrovia housing and Tenants Advocates letter dated June 9, 2021.

I am not a Monrovia resident right now but I would like to move to Monrovia if affordable housing is available. My nephew lives in Monrovia right now and my mom used to live in his extended home at the back until her death 5 years ago.

Thank you  
Josefina Sira  
████████████████████ (tel)

Sent from my iPhone

On Jun 10, 2021, at 12:45 AM, carol daley <████████████████████> wrote:

## Are YOU interested in 'Affordable Housing' in the city of Monrovia?

**Your City Council is planning for new housing right now.**

**The Monrovia Housing and Tenants Advocates say that new housing should be affordable!**

**\*\*We are only given a few opportunities to speak up** about getting affordable housing in our city before Monrovia's plans are sent to Sacramento for final approval. **One of the few meetings**, will be:

**Tuesday, June 15, 2021**

**6:00pm**

**City Council/City Planning Commission Joint Study Session- ZOOM meeting** (It is **BEFORE** the City Council meeting at 7)

The City of Monrovia will give out the link to the meeting right before the meeting, so keep an eye out!

(If you wish to write in (email or USPS) from now **until** June 14, Monday, submit your letter following the instructions below, or write in to Alice Atkins, 415 S Ivy, Monrovia, CA 91016. On your correspondence write: **for the 'City Council/Planning Joint Study Commission' meeting on June 15 - Public Comment'**. You are welcome to attend the ZOOM meeting yourself and speak up.

Presently we are dealing with a Monrovia woman (67), her sister (59) that is mentally challenged and her nephew (33) with Autism. When the woman's sister died of COVID in February, she was given NO NOTICE and told that she had to vacate their apartment because the landlord wanted to renovate his place. This family has been on the street homeless on and off all these past months. They have income in which they can afford about \$1750/month for rent, **BUT THEY CANNOT FIND ANY AFFORDABLE HOUSING**. These are long time residents of Monrovia.

**Please dear friends, we ask for your support** for affordable housing over the next 8 years. Please:

1. **Sign your name** on the letter **that will follow this one in another email entitled Public Comment for June15: Housing Element**. Feel free to add additional comments. [Do this **BEFORE JUNE 14**, MONDAY]

2. In the other email letter: **Press the 'reply to all' tab. Send**. It will go back to all those that need to read it. Thanks.

For more detailed information, or if you would like to get involved as we try to ensure that certain basics are covered in our new housing element that is being written, please contact one of the members of Monrovia Housing and Tenants Advocates: Jacob: [REDACTED]

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You received this message because you are subscribed to the Google Groups "ic-and-annunciation" group.



To unsubscribe from this group and stop receiving emails from it, send an email to [ic-and-annunciation+unsubscribe@googlegroups.com](mailto:ic-and-annunciation+unsubscribe@googlegroups.com).

To view this discussion on the web visit <https://groups.google.com/d/msgid/ic-and-annunciation/CAJ-SLDrbULEL0TcLvVJm7Cr7DXw6jbMUsArMfta%2Be7iJYrVc5A%40mail.gmail.com>.

For more options, visit <https://groups.google.com/d/optout>.

<MONROVIA HOUSING ELEMENT Public Comment for June 15 City Council and City Planning Study Session (1).docx>

**Teresa Santilena**

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**From:** Sheri Bermejo  
**Sent:** Thursday, June 10, 2021 9:39 AM  
**To:** Teresa Santilena  
**Subject:** FW: Monrovia 'Housing Element' Public Comment for June 15 City Council & City Planning Commission Study Session - Peter Bickers

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**From:** [REDACTED]  
**Sent:** Thursday, June 10, 2021 6:42 AM  
**To:** [REDACTED]  
**Cc:** Alice Atkins <aatkins@ci.monrovia.ca.us>; Sheri Bermejo <sbermejo@ci.monrovia.ca.us>; Dylan Feik <dfeik@ci.monrovia.ca.us>; T Adams <tom@c21ab.com>; Gloria Crudgington <gcrudgington@ci.monrovia.ca.us>; Alex Blackburn <ablackburn@ci.monrovia.ca.us>; Becky Shevlin <beckyshevlin@gmail.com>; Larry Spicer <lspicer@ci.monrovia.ca.us>; Craig Jimenez <cjimenez@ci.monrovia.ca.us>  
**Subject:** Re: Monrovia 'Housing Element' Public Comment for June 15 City Council & City Planning Commission Study Session

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I agree with the Monrovia Housing and Tenants Association letter dated June 9, 2021.  
Peter Bickers, resident of Monrovia.

Sent from my iPhone

On Jun 9, 2021, at 11:25 PM, Carol Daley <[REDACTED]> wrote:

## Are YOU interested in 'Affordable Housing' in the City of Monrovia?

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June 9, 2021

Dear Mayor, Council Members, City Manager, City Planning Commissioners and City Staff,

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4. Commit to studying a **community land trust**, an affordable housing model that holds homes in perpetuity as a community investment.

Sincerely,

[We need your support. To respond, please hit "Reply to All." Type in, "**We (I) agree with Monrovia Housing and Tenants Advocate’s letter dated June 9, 2021.**" Type in your name and if you are a resident of Monrovia or how you are connected to Monrovia. You may add additional comments. Then hit ‘send’. Thank you!]

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6:00 PM ZOOM meeting (It is BEFORE the City Council meeting at 7)

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--

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<MONROVIA HOUSING ELEMENT Public Comment for June 15 City Council and City Planning Study Session.docx>

**Teresa Santilena**

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**From:** Sheri Bermejo  
**Sent:** Thursday, June 10, 2021 11:07 AM  
**To:** Teresa Santilena  
**Subject:** Fwd: Monrovia 'Housing Element' Public Comment for June 15 City Council & City Planning Commission Study Session Virginia Hanks

Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED] >  
**Date:** June 10, 2021 at 10:24:45 AM PDT  
**To:** [REDACTED] Alice Atkins <aatkins@ci.monrovia.ca.us>, Sheri Bermejo <sbermejo@ci.monrovia.ca.us>, Dylan Feik <dfeik@ci.monrovia.ca.us>, T Adams <tom@c21ab.com>, Gloria Crudginton <gcrudginton@ci.monrovia.ca.us>, Alex Blackburn <ablackburn@ci.monrovia.ca.us>, Becky Shevlin <beckyshevlin@gmail.com>, Larry Spicer <lspicer@ci.monrovia.ca.us>, Craig Jimenez <cjimenez@ci.monrovia.ca.us>  
**Subject:** Re: Monrovia 'Housing Element' Public Comment for June 15 City Council & City Planning Commission Study Session  
**Reply-To:** [REDACTED] <[REDACTED]>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

On June 10, 2021 at 2:25 AM Carol Daley <[REDACTED]> wrote:

**Are YOU interested in 'Affordable Housing' in the City of Monrovia?**

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June 9, 2021

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4. Commit to studying a **community land trust**, an affordable housing model that holds homes in perpetuity as a community investment.

Sincerely, I agree with Monrovia Housing & Tenants Advocate's letter dated 06/09/2021.

Virginia Hanks

[We need your support. To respond, please hit "Reply to All." Type in, "**We (I) agree with Monrovia Housing and Tenants Advocate's letter dated June 9, 2021.**" **Type in your name and if you are a resident of Monrovia** or how you are connected to Monrovia. You may add additional comments. Then hit 'send'. Thank you!]

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[carol/CAGmGtA3%3D7iK64ie3oiYXKUczHbKLMw3DrYWCuubvhQ%3DpQfhCVQ%40mail.gmail.com](mailto:carol/CAGmGtA3%3D7iK64ie3oiYXKUczHbKLMw3DrYWCuubvhQ%3DpQfhCVQ%40mail.gmail.com).