



Date: June 15, 2021  
To: City Council and Planning Commission  
From: Craig Jimenez, Director of Community Development  
**Subject: Joint Study Session - HCD Draft Housing Element Plan**

Over the last eight months, Planning staff has been intently working on the *Focused General Plan Update* with the City's land use consultant, MIG, Inc. This includes the adoption of a 6<sup>th</sup> Cycle Housing Element, an update to the Safety Element, and the preparation of a new Environmental Justice Element. Throughout this process staff has done extensive outreach to solicit feedback from the community through citywide surveys, virtual workshops, and stakeholder interviews. This community input has reaffirmed the critical issues facing Monrovia: housing availability and affordability, and environmental factors (wildfires, climate adaptation, and resiliency).

At the April 20, 2021 Joint Study Session, staff provided a status report on the *Focused General Plan Update* to the City Council and Planning Commission. The information relating to the Housing Element included an overview of the State's regulatory requirements and a summary of the City's 6<sup>th</sup> Cycle Regional Housing Need Allocation (RHNA). The RHNA analyzes housing needs for all income groups across the entire region and allocates a housing production goal (number of units) to each jurisdiction. Cities and counties must demonstrate through their Housing Elements that they have the *capacity* to meet the RHNA through zoning and land use policies, however, it is important to note that jurisdictions are not mandated to build the units. As anticipated, due to the current statewide housing crisis, jurisdictions across California have seen a large increase in their 6<sup>th</sup> Cycle RHNA. Here in Monrovia, the upcoming RHNA allocation is more than four times the previous (5<sup>th</sup>) cycle.

Based on Monrovia's track record, Staff is feeling very confident that the City of Monrovia is in a good position to submit a solid Housing Element to the Department of Housing and Community Development (HCD). On June 15, 2021, a joint City Council / Planning Commission Study Session will be conducted to review one of the most important sections of the Housing Element, the proposed *Housing Plan*. This plan integrates the City's long term housing goals with shorter term policies and programs to guide housing decisions throughout the next RHNA cycle. While most of the significant changes proposed in the *Housing Plan* are state mandated, the proposed plan has a Monrovia-centric approach that will implement the already adopted Planning HOME (Planning Housing Opportunities for Monrovia) project.

At the close of the Study Session, staff is looking for input and direction from the City Council and Planning Commission on the following:

- The proposed goals, policies and programs within the draft *Housing Plan*;
- To obtain authorization from the City Council to submit the draft document to HCD for pre-review and consultation; and
- Direction on moving forward with an Inclusionary Housing Ordinance for the City of Monrovia.

With authorization from the City Council, the next step in the process is to submit the City's draft plan to HCD for review. After HCD review, staff will prepare the final draft Housing Element for the public hearing process. This is expected to occur in September and October. It is important to note that authorization to submit the Plan to HCD does not approve the plan. However, as the Housing Element requires that HCD certify that the adopted Element is in substantial compliance with state law, this pre-review is critical in understanding if there are specific components that need to be



addressed, modified or included ahead of the public hearing process. It provides some surety that the adopted document will be certified.

City staff and MIG staff will provide a detailed overview of the requirements and the goals, policies and programs proposed to be included in the Housing Element.

Attachments:

- Housing Plan
- Public Comment Letters
- Organizations Invited to Participate in the Process