



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

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

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
Tim Peters	Draft Housing Element Affordable Housing Policy Suggestions	Agrees with the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021.
Nancy Wayland	Draft Housing Element Affordable Housing Policy Suggestions	Agrees with the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021.
Mel Byrne	Draft Housing Element Affordable Housing Policy Suggestions	Priest from Immaculate Conception church who has served the homeless community and advocates for affordable housing. Agrees with the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021.
Robin Gadbury	Draft Housing Element Affordable Housing Policy Suggestions	Agrees with the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021.
Rosie Cole	Draft Housing Element Affordable Housing Policy Suggestions	Brings food for people in Monrovia who are in need. Agrees with the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021.
Alfredo Pacaon	Draft Housing Element Affordable Housing Policy Suggestions	Biker who observes many homeless in the riverbed. Agrees with the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021.
Ruhyyih Yuille	Draft Housing Element Affordable Housing Policy Suggestions	<p>Writing in support of affordable housing programs and policies within the next Housing Element cycle. States that teachers do not make enough money to afford median rents, which is forcing families to leave the city and schools to lose enrollment, which in turn puts some school jobs at risk. Advocates for the following programs:</p> <ol style="list-style-type: none"> 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.
Donna J. Camou	Draft Housing Element	Agrees with the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021.

	Affordable Housing Policy Suggestions	
Linda Elyad	Draft Housing Element Affordable Housing Policy Suggestions	Agrees with the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021. Points out that affordable housing seniors and workers also should be addressed in the Housing Element. Points to a senior housing project in Duarte as a successful public/private partnership. Advocates for the hiring of additional City staff dedicated to Affordable Housing full time.
Irene Ascasio	Draft Housing Element Affordable Housing Policy Suggestions	Agrees with the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021.
Carol Daley	Draft Housing Element Affordable Housing Policy Suggestions	Concurs with the letter written by Linda Elyad. Restates the four policies that the Monrovia Housing and Tenants Advocates are supporting. Has provided edited Housing Element Goals and Policies.
Kurt and Sonia Luginbuhl	Draft Housing Element Affordable Housing Policy Suggestions	Is a resident and small business owner in Monrovia who has seen many friends move out of town due to lack of affordable housing. Agree with the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021.
Steve and Mary Krekeler	Draft Housing Element Affordable Housing Policy Suggestions	Concerned with the lack of affordable housing options for younger generations. Agree with the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021.
Sarah Farmer Earll	Draft Housing Element Affordable Housing Policy Suggestions	Agrees with the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021. Specifically believes that more affordable ownership opportunities (as opposed to rentals) are needed.
Connie Tamkin	Draft Housing Element Affordable Housing Policy Suggestions	<p>Is the Board Chair of the San Gabriel Valley Community Land Trust, a member of the Core Group of Making Housing and Community Happen, and a member of the Monrovia Housing and Tenant Advocacy group.</p> <p>States that the City has various responsibilities to its citizens, as well as a role within the region, and encourages learning from and working with neighboring municipalities to address affordable housing.</p> <p>Restates the four policies from the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021 and believes they would facilitate affordable housing production, community stability and long term community good.:</p> <ul style="list-style-type: none"> • Create an Inclusionary Zoning Ordinance; • Incentivize ADU construction; • Create Overlay Zones for church land, public schools, and near transit; and • Commit to studying an community land trust
Kathleen Vallee Stein	Draft Housing Element Affordable Housing Policy Suggestions	<p>Restates the four policies from the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021:</p> <ul style="list-style-type: none"> • Create an Inclusionary Zoning Ordinance; • Incentivize ADU construction;

		<ul style="list-style-type: none"> • Create Overlay Zones for church land, public schools, and near transit; and • Commit to studying an community land trust
Melissa Taylor	Draft Housing Element Affordable Housing Policy Suggestions	Restates the four policies from the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021: <ul style="list-style-type: none"> • Create an Inclusionary Zoning Ordinance; • Incentivize ADU construction; • Create Overlay Zones for church land, public schools, and near transit; and • Commit to studying an community land trust
Patricia Pierce	Draft Housing Element Affordable Housing Policy Suggestions	Restates the four policies from the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021: <ul style="list-style-type: none"> • Create an Inclusionary Zoning Ordinance; • Incentivize ADU construction; • Create Overlay Zones for church land, public schools, and near transit; and • Commit to studying an community land trust
Wendy McGrail	Draft Housing Element Affordable Housing Policy Suggestions	Agrees with the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021.
Anna Bischoff	Draft Housing Element Affordable Housing Policy Suggestions	Restates the four policies from the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021: <ul style="list-style-type: none"> • Create an Inclusionary Zoning Ordinance; • Incentivize ADU construction; • Create Overlay Zones for church land, public schools, and near transit; and • Commit to studying an community land trust Further advocates for disability advocacy organizations and for water and energy efficiency in new development.
Dr. Tamala Kelly	Draft Housing Element Affordable Housing Policy Suggestions	Restates the four policies from the Monrovia Housing and Tenant's Advocates letter dated June 9, 2021: <ul style="list-style-type: none"> • Create an Inclusionary Zoning Ordinance; • Incentivize ADU construction; • Create Overlay Zones for church land, public schools, and near transit; and • Commit to studying an community land trust

Teresa Santilena

From: Sheri Bermejo
Sent: Monday, June 14, 2021 8:07 AM
To: Teresa Santilena
Subject: FW: Monrovia 'Housing Element' Public Comment for June 15 City Council & City Planning Commission Study Session
Attachments: Letter to Monrovia City Council.pdf

From: Tim Peters [mailto:████████████████████]
Sent: Friday, June 11, 2021 5:16 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 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: 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 Advocate's letter dated June 9, 2021.
See attached.

Thank you,

Tim Peters
Monrovia Resident

Teresa Santilena

From: Sheri Bermejo
Sent: Monday, June 14, 2021 8:08 AM
To: Teresa Santilena
Subject: FW: Monrovia 'Housing Element' Public Comment for June 15 City Council & City Planning Commission Study Session - Nancy Wayland

From: Nancy Wayland [mailto: [REDACTED]]
Sent: Friday, June 11, 2021 5:16 PM
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 Monrovia's housing and tenants advocate's letter dated June 9, 2021...
Nancy Wayland resident of Monrovia.

On Wed, Jun 9, 2021 at 11:25 PM Carol Daley <[REDACTED]> 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 15TH**. **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.
2. **Incentivize homeowners to build Accessory Dwelling Units (ADUs)**—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.
3. To create **overlay zones** to allow the right density for tax credits **allowing residential development on church land, public schools and parcels near transit** to be used for affordable housing. Taking advantage of **proposed SB15** which allows **rezoning** which can increase the tax base seven times from changes in zoning from idle commercial property to affordable housing units.
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.

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You received this message because you are subscribed to the Google Groups "Foothills Kitchen Carol" group. To unsubscribe from this group and stop receiving emails from it, send an email to foothillskitchen-carol+unsubscribe@googlegroups.com.

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

Teresa Santilena

From: Sheri Bermejo
Sent: Monday, June 14, 2021 8:09 AM
To: Teresa Santilena
Subject: FW: Monrovia 'Housing Element' Public Comment for June 15 City Council & City Planning Commission Study Session - Mel Byrne

From: Mel Byrne [mailto:████████████████████]
Sent: Friday, June 11, 2021 12:05 PM
To: carol daley <████████████████████>
Cc: Alex Blackburn <ablackburn@ci.monrovia.ca.us>; Alice Atkins <aatkins@ci.monrovia.ca.us>; Becky Shevlin <beckyshevlin@gmail.com>; CAROL LEE DALEY <FoothillsKitchen91016@gmail.com>; Craig Jimenez <cjimenez@ci.monrovia.ca.us>; Dylan Feik <dfeik@ci.monrovia.ca.us>; Gloria Crudgington <gcrudgington@ci.monrovia.ca.us>; Larry Spicer <lspicer@ci.monrovia.ca.us>; Sheri Bermejo <sbermejo@ci.monrovia.ca.us>; T Adams <tom@c21ab.com>
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 am A priest and I have served many years at Immaculate Conception church. We have seen many homeless people at our door seeking help. We give what we can. If only we could offer a home to our friends who seek help with us. Unfortunately we are unable. You are in a much better position to help in this area. Please listen to the plea of the poor and take this opportunity to build that affordable housing. It is such a great and growing need. Listen well and plan wisely. Sincerely yours. Fr. Mel. Byrne

On Thu, 10 Jun 2021 at 08:45, 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 June 15: 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: 

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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.

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>.

Teresa Santilena

From: Sheri Bermejo
Sent: Monday, June 14, 2021 8:12 AM
To: Teresa Santilena
Subject: FW: Monrovia 'Housing Element' Public Comment for June 15 City Council & City Planning Commission Study Session - Robin Gadbury

From: R. Gadbury [mailto: [REDACTED]]
Sent: Monday, June 14, 2021 8:02 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

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I Robin Gadbury agree with Monrovia Housings and Tenants Advocates letter dated June 9,2021.
Robin Gadbury
[REDACTED]

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,

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:

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3. To create **overlay zones** to allow the right density for tax credits **allowing residential development on church land, public schools and parcels near transit** to be used for affordable housing. Taking advantage of **proposed SB15** which allows **rezoning** which can increase the tax base seven times from changes in zoning from idle commercial property to affordable housing units.
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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<MONROVIA HOUSING ELEMENT Public Comment for June 15 City Council and City Planning Study Session.docx>

Teresa Santilena

From: Sheri Bermejo
Sent: Monday, June 14, 2021 8:18 AM
To: Teresa Santilena
Subject: FW: Monrovia 'Housing Element' Public Comment for June 15 City Council & City Planning Commission Study Session - Rosie Cole

From: Rosalie Tripodi-Cole [mailto: [REDACTED]]
Sent: Sunday, June 13, 2021 1:23 PM
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 Monrovia Housing and Tenants Advocates's letter dated June 9, 2021.
My name is Rosie Cole and I bring food for the people of Monrovia that are in need.
I think it would be great to create Inclusionary Zoning Ordinance. Also to give homeowners the incentive to build ADU. This will help tremendously with the people in Monrovia with low income.

Sent from my iPhone

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

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Sincerely,

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

Teresa Santilena

From: Sheri Bermejo
Sent: Monday, June 14, 2021 8:18 AM
To: Teresa Santilena
Subject: FW: Monrovia 'Housing Element' Public Comment for June 15 City Council & City Planning Commission Study Session - Alfredo Pacaon

From: yashiro [mailto:████████████████████]
Sent: Saturday, June 12, 2021 4:26 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 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 <████████████████████>; Carol 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, Alfredo Pacaon, agree with Monrovia Housing and Tenants Advocate's letter dated June 9, 2021. I am a resident of Duarte and an avid biker who sees the many homeless people by the riverbed.

Thank you.

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.

2. **Incentivize homeowners to build Accessory Dwelling Units (ADUs)**—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.

3. To create **overlay zones** to allow the right density for tax credits **allowing residential development on church land, public schools and parcels near transit** to be used for affordable housing. Taking advantage of **proposed SB15** which allows **rezoning** which can increase the tax base seven times from changes in zoning from idle commercial property to affordable housing units.

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

Sincerely,

Alfredo Pacaon

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You received this message because you are subscribed to the Google Groups "Foothills Kitchen Carol" group. To unsubscribe from this group and stop receiving emails from it, send an email to foothillskitchen-carol+unsubscribe@googlegroups.com.

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

Teresa Santilena

From: Sheri Bermejo
Sent: Monday, June 14, 2021 9:19 AM
To: Teresa Santilena
Subject: FW: Affordable Housing and Monrovia - Ruhiyyih Yuille
Attachments: 2018-19_Enrollment_and_Staffing_Narrative.pdf

From: Ruhiyyih Yuille [mailto:ruhiyyihyuille@gmail.com]

Sent: Monday, June 14, 2021 8:54 AM

To: City Clerk <CityClerk@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: Affordable Housing and Monrovia

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 Ruhiyyih Yuille. My family and I are lifelong residents in Monrovia. We have lived both above and below Foothill and have called this city our home since the 1950's.

I am writing today to ask you to intentionally support an affordable housing plan in the city of Monrovia. As you plan for the next eight years of growth, I ask that you include and consider the impact of affordable housing on our diverse community.

You know developers aren't building enough affordable housing in Monrovia, because our housing policies don't require it. You know that Monrovia has issued building permits for just 8% of its quota of affordable housing units since 2014.

The choices of this city have had a significant impact on local residents. One such group are our local educators and support staff that work at the 12 educational institutions serving the City of Monrovia. According to a document presented at the city council meeting on April 20 2021, a teachers contribution to affordable monthly housing should be \$1,288 monthly. Monrovia's median rent for a two bedroom unit is \$2,175 and median mortgage is \$3,000. This gap is astounding AND very personal. The data presented at the April 20th meeting transforms the face and financial reality of those who really need affordable housing. We are your child's teacher, the health clerk in the front office , the teacher' assistants, cafeteria staff, custodians, etc. etc.

Schools in our local community are also struggling under the burden of housing affordability in Monrovia. Parents are not enrolling their students in our local schools despite their success and accolades. As students leave our schools, teachers and support staff's jobs are at risk and most of all our ability to continue to offer the services we provide is in jeopardy. The school district is desperate to retain students, but despite creative efforts to attract families... housing is too expensive and people leave to find places they can live and flourish rather than hope to make ends meet. (please see attachment for more recent data regarding enrollment I was able to access.)

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 Monrovians continue struggling to afford to live in Monrovia. A City presentation on housing affordability showed that 40% of Monrovians—and 70% of low-income Monrovians—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

If you are committed to equity and inclusion- as you as a body have demonstrated by the establishment of the ad hoc committee on Equity and Inclusion- then you must put your thoughts and words into action and commit to equity and inclusion in housing!

Thank you,
Ruhiyyih Yuille

Teresa Santilena

From: Sheri Bermejo
Sent: Monday, June 14, 2021 9:56 AM
To: Teresa Santilena
Subject: FW: Monrovia 'Housing Element' Public Comment for June 15 City Council & City Planning Commission Study Session - Donna J. Camou

From: Bob & Donna Camou [mailto: [REDACTED]]
Sent: Monday, June 14, 2021 9:49 AM
To: Carol Daley < [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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Dear Monrovia Mayor, City Council, City Manager, City Planning Commissioners and City Staff,

I agree with the Monrovia Housing and Tenants' Advocates letter dated June 9, 2021.

Donna J. Camou,
Monrovia Resident

On Wed, Jun 9, 2021 at 11:25 PM Carol Daley < [REDACTED] > 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 15TH**. **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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3. To create **overlay zones** to allow the right density for tax credits **allowing residential development on church land, public schools and parcels near transit** to be used for affordable housing. Taking advantage of **proposed SB15** which allows **rezoning** which can increase the tax base seven times from changes in zoning from idle commercial property to affordable housing units.
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.

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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>.

Subject: **June 15, Support Affordability in Monrovia Housing Element**

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

My name is Linda Elyad. I am a senior renter in Monrovia. My husband and I are likely to outlive our retirement savings, and we will likely need assistance to keep a roof over our heads at some point. Please think of all the people in Monrovia, who have elderly relatives. They need, and deserve, to live near each other.

I am very thankful that our city has helped some people from falling into homelessness. I agree you should implement the policies supported by the **Monrovia Housing and Tenants Advocates**:

1. **Inclusionary zoning ordinance**
2. **Incentivize homeowners to build Accessory Dwelling Units (ADUs)**
3. **Overlay zones allowing residential development on church land, public schools and parcels near transit; and taking advantage of California's proposed SB15.**
4. **Community land trust.**

But Monrovia needs much, much more than the four initiatives above. Unmet affordable housing needs of Monrovians will explosively expand in the next 8 years. We should prepare our Housing Element to provide much more affordable housing here.

For example, California's "Gray Tsunami" will come to Monrovia soon. "The senior population here is growing by an order of magnitude faster than any other age group," Ethan Sharygin, a demographer with the California Department of Finance said, "None of the other groups are having double-digit growth like they are."¹

Another group needing affordable housing is Monrovia workers. The people who teach our children, keep us safe, help us in stores and restaurants need affordable housing here. You were made aware of this during the April 20, 2021 City Council/Planning Commission Study Session session. See illustration Appendix A, Affordable Housing Cost by Job.

Duarte has done a great low-income senior housing project, Royal Vista Terrace. If you'd create another development like theirs with 75 units you wouldn't have to do it alone because the non-profit organization that created Royal Vista Terrace, Human Good² could work by your side.

To make affordable projects like this into reality, Monrovia will need designated, budgeted staff. You have "Historic Preservation" within city government's Community Development Department. You need budgeted "Affordable Housing" staff too.

Applying for grants successfully is a complex, lengthy process that requires professional skills.

After many years of stagnation, in the next years HUD, the U.S. Dept. of Housing and Urban Development, will be revitalized. ^{3,4, 5}

The President of the non-profit, Retirement Housing Foundation writes, “... elected representatives, from both sides of the aisle, have ALWAYS considered it a vital program worthy of federal funding....Once when I was in DC to testify on the housing program in the afternoon, that morning I attended a press conference in which former Missouri Senator Kit Bond talked about how the Senate had reinstated the program on a vote of 96 to 0. He said ‘When you get that kind of vote you know it’s not a matter of politics; it’s a matter of morals.’” ⁶

Monrovia’s Affordable Housing staff member will work with non-profits like Stewards of Affordable Housing for the Future, ⁷ and governments to provide affordable safe housing for our senior, disabled and low-income families. Monrovia’s affordable housing staff will support the creation of California,⁸ federal and non-profit housing solutions, and apply for them.

You did a great job with “Monrovia Renewal” the largest public works project in the City's history. Monrovia did great things for local businesses in recent years.

Now, moving ahead, we really want to support our city in tackling affordable housing goals. Let’s do what the RHNA (Regional Housing Needs Assessment) expects of us. Housing affordability solutions in Monrovia deserve your highest priority and commitment. Monrovia needs a well-funded staff position for the next 8 years to implement affordable housing solutions.

Sincerely,

Linda Elyad

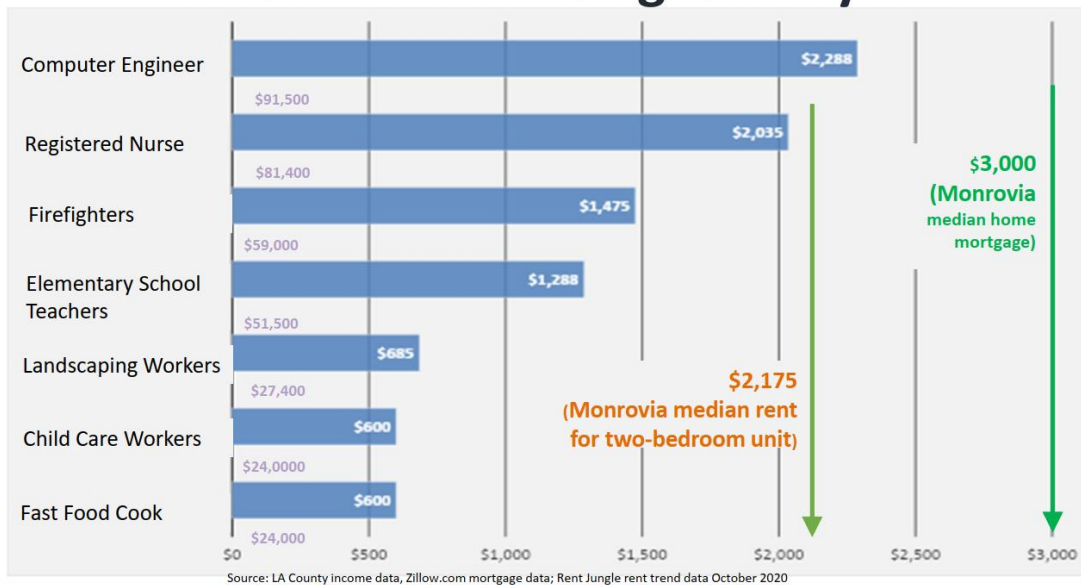
Monrovia resident

Footnotes for Monrovia Affordable Housing Letter from Linda Elyad

1. <https://www.mercurynews.com/2019/05/27/californias-growing-senior-population-by-the-numbers/>
2. <https://www.humangood.org/royal-vista-terrace>
3. <https://joebiden.com/housing/>
4. <https://nlihc.org/resource/president-biden-proposes-15-increase-hud-budget-fy22>
5. https://www.hud.gov/press/press_releases_media_advisories/HUD_No_21_087
6. <https://www.rhf.org/our-perspective/>
7. <https://sahfnet.org/our-members>
8. <https://www.housingca.org/2021-policy-agenda>

Appendix A, Affordable Housing Cost by Job, from April 20, 2021 City Council/Planning Commission

Affordable Housing Cost by Job



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 15TH. Please sign and return no later than Monday, June 14.** (Alice Atkins this is for Public Comment).

June 9, 2021

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3. To create **overlay zones** to allow the right density for tax credits **allowing residential development on church land, public schools and parcels near transit** to be used for affordable housing. Taking advantage of **proposed SB15** which allows **rezoning** which can increase the tax base seven times from changes in zoning from idle commercial property to affordable housing units.
4. Commit to studying a **community land trust**, an affordable housing model that holds homes in perpetuity as a community investment.

Sincerely,


IRENE ASCASIO

[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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Dear Craig, Sheri and Dylan,

June 14, 2021

We completely concur with Linda Elyad's (6/15) letter that was sent to you. We hope that you take time to read her attached documents which are noteworthy. We, ourselves, support the policies (in their entirety), that are presented by **Monrovia Housing and Tenants Advocates** in their document dated 6/15/21:

1. **Inclusionary zoning ordinance (IZO) [see Policy 2.3 below]**
2. **Incentivize homeowners to build Accessory Dwelling Units (ADUs) [see Policy 5.5 below]**
3. **Overlay zones allowing residential development on church land, public schools and unused or underused parcels, commercial, industrial and institutional land [see Policy 4.6 below]**
4. **Community Land Trusts**

I have read through the Proposed HCD **Draft** of the Housing Element. I think there are a lot of good things in it. In it, it states, "Address and, where possible, **remove governmental constraints** to the maintenance." (P2, #3).

That is what we feel we are doing in our suggestions below. We are providing **mechanisms to create affordable housing** and fill the RHNA numbers. However, **every time** we read the word 'encourage' or 'explore' in the draft, it sends shivers up my spine. When developers are 'encouraged' to build affordable housing in the past, look at the evidence of what happened over the past 8 years: **2%**. We need an ordinance stating that they are '**required**' to set aside **20% for affordable housing**.

We have a beautiful city and if developers want to build in our city, there should be some give back to our city. An **inclusionary zoning ordinance (IZO)** takes care of that. Once the land is sold and developed and the developer was not encouraged enough to build affordable units in their projects, we will likely, never have that piece of land to work with again. In this day and age, with especially so many people in their senior years, with so many people on the street due to mental health issues with no affordable housing in sight, **we need to 'require' an IZO, for everyone's sake!** Please!

Respectfully submitted, Carol and Tom Daley
Monrovia residents for 47 years

Here are some of the additions and subtractions that we have to the HCD draft being presented by the city of Monrovia. It is **easiest to read it side by side with the city's document**. It's a lot of reading, but we have some good ideas for attaining the RHNA numbers, and even more importantly, affordable housing for our citizens! (**Our inclusions in red**):

Under Goals and Policies.

1. PROVIDE A VARIETY OF HOUSING TYPES:

Policy 1.1 Implement land use policies and standards that allow for a range of residential densities and products that will provide households all types and income levels the opportunity to find suitable ownership and rental housing, **including an Inclusionary Zoning Ordinance (IZO) for projects over eight units, 20% set aside for affordable housing.**

Policy 1.3 Encourage and Facilitate the development of mixed use and high-density residential development **using overlay zones allowing the right density for tax credits** in appropriate areas (e.g., Station Square, Old Town Extension, along Huntington Drive).

Policy 1.4 Encourage Facilitate **overlay zones allowing residential development** on church land, public schools, unused and underused parcels, commercial, industrial and institutional sites, taking advantage of California's proposed SB15.

Policy 1.6 Facilitate the development of **affordable** accessory dwelling units in all residential areas of the city, offering '**FREE**' pre-approved plans on the City website, special low or no interest financing offers, FASTTRACK through plan chk.

Policy 1.8 Support Community Land Trusts

Policy 1.9 Congregational Land Zoning

2. PROVIDE HOUSING AFFORDABLE TO MONROVIANS

Policy 2.2 (See 2.3 below)

Policy 2.3 Encourage Require an inclusionary zoning ordinance (IZO) for developers building 8 or more units in their project with 20% set aside for affordable housing, or give the option to build the required affordable housing **offsite** (concurrently with the main project or ahead of it), or pay an **in-lieu fee** that would be put in a city affordable housing fund for future affordable housing needs. (The city of Pasadena built over 1000 affordable units with their collected in-lieu fees since 2000.) **Encourage developers with perks (FASTTRACK through plan check, paying less fees, etc** for big projects over 8 units, in which they get more perks for developing for special needs groups, that include persons with disabilities, elderly, large households, single parents, **‘extremely low-income’ persons [btw: that is a wage of about \$18,000- \$23,000/yr.** As a retired postal person, if I were single, I would fall under extremely low income].

Policy 2.7 Create and budget a division within the city’s government for a **paid position(s) for ‘Affordable Housing’ issues.** They would be there for citizen’s needs, applying for grants, disbursing grants (Housing Displacement Response Program, E-CHIP), working with different groups, such as non-profit developers, the COG, creating workshops on ADUs, **being the over-seer of the money collected from in-lieu fees, etc. (From Policy 4.4)** Work with property owners, tenants, and non-profit purchasers to protect the affordability of income-restricted housing for low-and moderate-income households.

4.PRESERVE HOUSING AND NEIGHBORHOODS ASSETS & PROMOTE ENVIRONMENTAL SUSTAINABILITY

Goal 4 Preserve and improve the quality of existing neighborhoods and existing housing, especially affordable housing. Support sustainable solutions which minimize reliance on natural resources and automobile use.

Policy 4.2 Encourage PLAN development and long-range planning that uses compact urban forms **and best practices** that foster healthy living, connectivity, walkability, the use of alternative transportation modes, and a closer link between housing and jobs **by requiring future units** around the **Station Square Transit Village to be developed for lower- income- to- moderate income levels** (For a one-person household, that w/b \$17,950 -\$54,450/yr, or for a 2-person household it w/b \$20,500-\$62,200/yr).

Policy 4.4 (refer to Policy 2.7)

Policy 4.6 Use overlay zones to allow the right density for tax credits and other strategies for adaptive reuse on development of residential, commercial, industrial and institutional structures to provide for a range of housing types. This includes overlay zones for church land, public schools, unused or under-used parcels of land. (For example, if some of the businesses on east Huntington Drive didn’t re-open but redirected their employees to work from home, commercial business would not be necessary. But with an overlay zone allowing for residential, it would allow developers like Boone Fetter, the ability to redevelop the area into residential housing.)

Policy 4.10 Place toilets with wash stations, either permanent structures or portable that **remain open for continuous public use 24/7.** To be located in the area of the Library Park and also in Transit Village. This is an environmental issue that affects **every** human being: BASIC!

5.FURTHERING FAIR HOUSING OPPORTUNITIES FOR ALL

Policy 5.4 Facilitate increased participation among traditionally underrepresented groups and Environmental Justice neighborhood residents in the public decision-making process, **for example, by using English and Spanish flyers in water bills** to reach out.

Policy 5.5 Provide outreach and education for ~~the broader~~ **all** communities of residents, residential property owners, and operators regarding fair housing practices and requirements, including ADU information for example. **Presenting workshops or ADU Fairs, (in English and Spanish) on how to do ADUs,** how to bring an ADU up to code, how to finance an ADU (loan options), with the intent to educate and inspire homeowners to build ADUs.

Making documents available that contain detailed information about the **types of fees,** e.g., sample fee amounts for an 840 square foot unit, that a property owner should expect to pay upon Building Permit issuance available both online or on paper. In addition to **developing online resources with the ADU requirements, more user-friendly and easy to understand language** for property owners.

Policy 5.7 Elimination of impact fees for homeowners that enter into a contract to **rent to Section 8 for a certain number of years,** or for homeowners that **build for special needs housing.**

Teresa Santilena

From: Sheri Bermejo
Sent: Tuesday, June 15, 2021 9:28 AM
To: Teresa Santilena
Subject: FW:

From: Sonia Luginbuhl [mailto:████████████████████]
Sent: Monday, June 14, 2021 4:55 PM
To: City Clerk <CityClerk@ci.monrovia.ca.us>; Becky Shevlin <beckyshevlin@gmail.com>; Tom Adams <thomas.adams@century21.com>; Gloria Crudgington <gcrudgington@ci.monrovia.ca.us>; Alex Blackburn <ablackburn@ci.monrovia.ca.us>; Larry Spicer <lspicer@ci.monrovia.ca.us>; Craig Jimenez <cjimenez@ci.monrovia.ca.us>; Sheri Bermejo <sbermejo@ci.monrovia.ca.us>; Dylan Feik <dfeik@ci.monrovia.ca.us>
Subject:

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

Thank you all for serving in leadership with the City of Monrovia. We absolutely love living here. This is our 11th year living in the city and our 13th year operating our small business in this city, Interior Services on S. Myrtle. We share the same views as many others writing in this week. For us in particular, we have a number of stories of close friends, neighbors and even family members getting priced out of this city. It is devastating to watch Monrovians move out for more affordable areas, even further from their jobs. Only about 85% of our 49 employees can afford to live in this city.

Along with the others writing in,

We are grateful that Monrovia created the Housing Displacement Response Program to prevent people from falling into homelessness. Monrovia is at its best when it looks after the needs of all constituents. It is in that spirit that 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.

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 Monrovians continue struggling to afford to live in Monrovia. A City presentation on housing affordability showed that 40% of Monrovians—and 70% of low-income Monrovians—are housing-cost-burdened. We can do better.

As you finish the Housing Element process, we 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,
Kurt and Sonia Luginbuhl

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Sonia Luginbuhl

Teresa Santilena

From: Sheri Bermejo
Sent: Tuesday, June 15, 2021 10:16 AM
To: Teresa Santilena
Subject: FW: Monrovia 'Housing Element' Public Comment for June 15 City Council & City Planning Commission Study Session

From: Steve Krekeler [mailto:]
Sent: Thursday, June 10, 2021 10:08 AM
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 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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Dear Mayor, Council Members, City Manager, City Planning Commissioners and City Staff,

Thank you for considering affordable housing in Monrovia. As home and rent prices continue to climb, many people are being forced from their homes and apartments. As Monrovia residents of over 40 years, my wife and I have seen the housing market become more and more difficult to enter for our children and grandchildren. We are *very concerned* by the lack of affordable housing in the area.

- Steve & Mary Krekeler

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.
2. Incentivize homeowners to build Accessory Dwelling Units (ADUs)—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.
3. To create overlay zones to allow the right density for tax credits allowing residential development on church land, public schools and parcels near transit to be used for affordable housing. Taking advantage of proposed SB15 which allows rezoning which can increase the tax base seven times from changes in zoning from idle commercial property to affordable housing units.
4. Commit to studying a community land trust, an affordable housing model that holds homes in perpetuity as a community investment.

Sincerely,

Steve & Mary Krekeler

Teresa Santilena

From: Sheri Bermejo
Sent: Tuesday, June 15, 2021 11:45 AM
To: Teresa Santilena
Subject: FW: Housing Element of Monrovia's General Plan

From: Sarah Earll [mailto:████████████████████]
Sent: Tuesday, June 15, 2021 11:26 AM
To: Alice Atkins <aatkins@ci.monrovia.ca.us>; Sheri Bermejo <sbermejo@ci.monrovia.ca.us>
Subject: Housing Element of Monrovia's General Plan

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To Mayor Tom Adams, Monrovia City Council, Planning Commission and City staff:

I have been a Monrovia resident for 33 years, and homeowner in our community for 27 years. I am writing today to ask you to support affordable housing as you update the Housing Element of our General Plan.

Housing prices in Monrovia are impacting the makeup of our community. Out-of-control housing costs are driving families and our workforce (and our tax base) to move out of town or out of the state. Our schools are experiencing declining enrollment and budget shortfalls. The vast majority of people who need affordable housing are not mentally ill or addicted; they are nurses, firefighters, teachers and aides, postal workers and city staff, clerks and chefs and shopkeepers. They are not "those people." They are us.

As we are starting to understand, home-ownership creates generational wealth. Home-ownership encourages families to stay in that community, and builds a stronger community. However, the median price of a house in Southern California is over \$500,000; families must earn over \$100,000 per year to afford that home, but the median household income in our region is about \$68,000.

Most of the new housing developments in Monrovia, particularly those around Station Square, are rental units that do not create ownership opportunities. Furthermore, of the approximately 2000 new housing units approved in Monrovia since 2014, only 13 of those units were identified as affordable for low-income renters. At the new Avalon development, of the 13 low-income units, only one provides two bedrooms. This fails low-income families, and it fails our community because it discourages home-ownership and actual growth of the city.

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. Residents can't afford to buy, and increasingly can't afford to rent. Our city is losing families and workforce, and its future. We can and must do better.

As you consider the new Housing Element of the General Plan, I urge you to include these policies, supported by the Monrovia Housing and Tenants Advocates; 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 flats—with pre-approved plans and financing plans for those who would commit to leasing their ADU for affordable housing for a certain period of time.
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,
Sarah Farmer Earll

Teresa Santilena

From: Connie Tamkin <[REDACTED]>
Sent: Monday, June 14, 2021 12:08 PM
To: sBermejo@cityofmonrovia.org; Alice Atkins; T Adams; Gloria Crudgington; Alex Blackburn; Becky Shevlin; Larry Spicer; City Clerk
Subject: Monrovia Housing Element Study meeting with Planning Commissioners, Elected Officials, Planning Staff

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Dear Friends:

I am a homeowner and full time resident of Monrovia. I am also a retired clergyperson who in retirement has taken up housing advocacy and housing justice as my ministry. As such, I am the Board Chair of the San Gabriel Valley Community Land Trust, a member of the Core Group of Making Housing and Community Happen, and a member of the Monrovia Housing and Tenant Advocacy group. It is with these various hats that I address those who are charged with guiding the City of Monrovia with the drafting of the Housing Element.

The City has various responsibilities to its citizens, as well as a role within the region, and as a jurisdiction within the State of California. Each city is charged by the State to do its part in addressing the needs of its community as a part in the whole of the larger community. We can learn from our neighboring municipalities and best practices from other cities, and we can envision a cooperative response to the housing crisis we are in as a nation, as a state, as a region, and locally.

I want to commend to you the following policies which would facilitate affordable housing production, community stability and long term community good.

1. Inclusionary Zoning is a policy tool that would require any new multi-family housing development to include a percentage of the units to be affordable at the Area Median Income levels of moderate, low and very low. Typically cities that have used this tool require 15-20%. The goal is to produce the units, but often developers want to build the units separately or pay an in lieu fee. There are often other considerations such as floor area ratio and height of building and density bonus that are also tools to make this feasible. Though cities may fear that developers will be disinclined to develop in their city, this has not been proven to be the case. Please include the concept of Inclusionary Zoning in the Housing Element with a study of the specific percentages and conditions that would be best for the City of Monrovia to be done within one year. There are plenty of resources available and other city examples in which to do this study.
2. Creative zoning for better utilization of land, such as rezoning for non-traditional residential land use of congregational land and public school land for the development of affordable housing. In particular, faith communities are often land rich, and in addition have a missional interest in serving the poor. However, often municipal zoning codes make this kind of creative use of land and the production of housing financially unfeasible. In the Housing Element, please include a provision to examine current zoning ordinances which prohibit this type of housing development, and what types of zoning changes would facilitate this kind of development. This study should and can be done quickly with the goal of revising the zoning ordinance to allow for affordable housing production by interested parties. I hear that some cities have passed recent bonds to make funds available for the development of workforce housing on public school land. This type of zoning revision would facilitate such development.

3. Another creative way to incentivize affordable housing development on a smaller scale than large housing developments would be to encourage Accessory Dwelling Unit construction as soft infill development for affordable housing rentals. The City could encourage and incentivize this with zero to low percent loans and subsidies with the condition that the unit will be rented for a seven year period for affordable housing as a public good. ADUs are already legal to build, the change to be put into the Housing Element would be to identify public funding for finance and subsidies to be available for this purpose.

4. Lastly, a long term affordable housing solution is to have a plan to identify homes that could be put into a nonprofit Community Land Trust for the community's good. There are currently discussions in the Los Angeles County Supervisors' offices and with the Southern California Association of Government on supporting the development of community land trusts. Now is the time to be a part of these discussions for a long term solution to stewarding housing assets and public funds. In the Housing Element, commit to be a part of the regional conversation and study.

Thank you for your consideration of these solutions.

\

Blessings,

Rev. Connie Millsap Tamkin

Teresa Santilena

From: [REDACTED]
Sent: Sunday, June 13, 2021 8:22 PM
To: Alice Atkins
Subject: Comments in advance of the City Council/Planning Joint Study Commission meeting on June 15

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.

Attention Tom Adams, Gloria Crudgington, Alexander C. Blackburn, Becky A. Shevlin, Larry J. Spicer, Dylan Feik, and City Planning Commissioners via **Alice Atkins**

Our city has a great opportunity with the Housing Element that will be our guideline for achieving the goals set for the next 8 years. We have such a great city and want to support it in reaching those goals.

As you work to complete the Housing Element, I strongly urge you to 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%** (not 2%) of their units 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.
2. **Incentivize homeowners to build Accessory Dwelling Units (ADUs)**—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.
3. To create **overlay zones** to allow the right density for tax credits **allowing residential development on church land, public schools, and parcels near transit** to be used for affordable housing. Taking advantage of **proposed SB15** which allows **rezoning** that can increase the tax base seven times from changes in zoning from idle commercial property to affordable housing units.
4. Commit to studying a **community land trust**, an affordable housing model that holds homes in perpetuity as a community investment.

Sincerely,
Kathleen Vallee Stein

Teresa Santilena

From: Melissa Taylor <[REDACTED]>
Sent: Sunday, June 13, 2021 8:39 PM
To: City Clerk
Subject: Joint Meeting Re: Affordable Housing/General Plan

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.

Good Evening Mayor Tom Adams, Monrovia City Council, Planning Commission and City staff:

I am asking for your support as it pertains to affordable housing as you update the Housing Element of our General Plan. I understand that in previous years there had been funds available for affordable housing, and it is no longer available. Because these funds no longer exist, does not preclude us from being able to meet our requirements for moderate-, low-, and very low-income housing. Monrovia is not immune to the housing shortage that California faces. Unfortunately, many of our residents are at risk. 40% of Monrovians, and 70% of our low-income residents are housing cost burdened. We are unable to offer homes to young families, or those who work in our school district or as city employees.

I believe the following policies, as supported by the Monrovia Housing and Tenants Advocates, will improve housing affordability in Monrovia,

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,

Melissa Taylor

Teresa Santilena

From: Tricia Pierce <[REDACTED]>
Sent: Monday, June 14, 2021 9:27 PM
To: City Clerk
Subject: June 15: Calling for Affordability in Monrovia's 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 Monrovia City Council, Planning Commission and City staff,

My name is Patricia. I'm a 61-year-old resident of beautiful Monrovia, and I work in education.

Thank you for your leadership in a tough year and for the work you are putting into the Housing Element update. As you know, Monrovia is not an affordable place to live, and it has not been for some time. This hurts our local businesses, who struggle to find qualified employees who can afford to live here. More importantly, it leads to unnecessary suffering. A [City presentation on housing](#) showed that 40% of Monrovia's—and 70% of low-income Monrovia's—are housing-cost-burdened.

As you prepare to implement the Housing Element, I request that you include the following changes, as supported by the Monrovia Housing and Tenants Advocates:

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 more 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,
Patricia Pierce

Teresa Santilena

From: Wendy McGrail <[REDACTED]>
Sent: Monday, June 14, 2021 9:15 PM
To: Alice Atkins
Subject: Letter to Tenants Advocate

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Dear Alice,

I agree with Monrovia Housing and Tenants Advocate's letter dated June 9, 2021.

Wendy McGrail

Temple City Homeless Coalition, Secretary

St. Vincent de Paul, St. Luke Conference, Secretary

St. Vincent de Paul, ESG District President

SGV Safe Parking Committee, member

SGV CANN, co-lead

Although I do not live in Monrovia, I live on the border near Monrovia, and I spend a lot of time in Monrovia, as I have for over 30 years..

Teresa Santilena

From: Anna B <[REDACTED]>
Sent: Tuesday, June 15, 2021 9:03 AM
To: City Clerk
Subject: Public Comment for 6/15 City Council / Planning Commission Joint 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.

Hello Planning Commission and City Council,

I am writing to ask you to support affordable and accessible housing 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 City did not come close to its previous Regional Housing Needs Assessment requirements for moderate-, low-, and very low-income housing, and now those requirements have been increased.

State law could limit the local control that non-compliant communities, like Monrovia, have over large developments - now is our chance to become compliant on our own terms. More importantly, inaction in this time of crisis would ensure that Monrovians continue struggling to afford to live in Monrovia.

I am an incredibly lucky 31-year old, single woman because with my mid-level technical job I can afford to live within walking distance of downtown Monrovia. Anytime anyone asks me how I like where I live, I tell them "I LOVE it."

Though I am able to make it work, I am one of the 40% of Monrovians who are housing-cost-burdened. I spend over 30% of my income on rent and utilities. The reality of what this means for me is that I will probably have to move away from Monrovia if I want to own a home before I am 50 years old. While I could probably pay for smaller than average mortgage payment and taxes, I can't save enough money to afford a down payment within the next 15-20 years unless something were to change dramatically to my income or living expenses.

As I mentioned, I am very lucky because I can afford to save ANY money with the rent prices in Monrovia - my other expenses are quite low with no children and no debt/loan payments. I can't imagine even being able to pay rent regularly if I had other very typical high expenses like these.

As you finish the Housing Element process, I request you implement the four 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) 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.

On another personal note, I've been looking for apartments that are actually accessible to people in power wheelchairs as I'd love to have my friend move here to live with or near me. But most of the few places that claim to be accessible, just aren't - no power door openers, no roll-in shower, etc. And for people who require assistance, rent prices are far too high to be achieved with an entry-level job income and medical expenses. As a result, Monrovia is not functionally welcoming to disabled residents. I'd like to see this change in a great city like Monrovia where there is a safe, walkable downtown and nearby metro station.

I'd also like to see consideration in the Housing Element for coordination with disability advocacy organizations to make sure that affordable housing plans include real accessibility features and provide assistance to landlords who make accessibility accommodations/renovations.

Finally, while I am advocating that additional housing be made available in our community, we are going to need to take into consideration especially the water demand that new development will require as well as the additional energy demand. I'd like to see the City Council consider stricter measures for existing residents to help Monrovia meet its goal of using less water. Please consider the following:

1. Strict water and energy efficiency standards for new development including water efficient fixtures/landscaping, rain-water capture systems, grey water recycling, and net-zero energy efficiency features.
2. Mandatory watering schedules or quotas for current water users. Or an enforcement of current schedules, especially with property owners of rental properties where tenants are less likely to be invested/involved because they never see a water bill and are less likely to know or have control over water use schedules for landscaping.

Thank you for considering my comments,
Anna Bischoff
Monrovia Resident

Teresa Santilena

From: Tamala Kelly <[REDACTED]>
Sent: Monday, June 14, 2021 1:40 PM
To: Alice Atkins
Subject: Public Comment to be read

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.

To Mayor Tom Adams, Monrovia City Council, and City staff:

My name is Dr. Tamala Kelly, my family and I are proud residents of Monrovia.

I am writing today to ask you to support affordable housing as you update the Housing Element of our General Plan.

As you know, housing prices in Monrovia are so high that 40% of Monrovia—and 70% of low-income Monrovia—are housing-cost-burdened, this essentially means that after they pay rent they no longer have the funds to pay other things essential to living such as food and clothing for their children etc. As you know 60% of Monrovia are renters that alone should make the issue of affordable housing a top priority not just with words but in decisive Strategic action to follow.

I know that each of you took a vow to help promote the health and overall welfare of “ALL” Monrovia. We all look forward to your adoption of the following;

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 City Council for your Consideration,
Dr. Tamala Kelly