

City of Monrovia

Draft Housing Element

City Council/Planning Commission Study Session

June 15, 2021 5:00 pm



Overview

- Housing Element Requirements
- RHNA Assessment
- Sites Inventory
- Draft Housing Plan
- Next Steps



Input and Direction

Input on Draft Housing
Plan

Authorization to forward
Draft Plan to HCD

Authorization to began
Inclusionary Housing Study

Housing Element Facts

- A state-required General Plan element
- Only General Plan element that requires review and “certification” by a State agency, the Department of Housing & Community Development (HCD)
- Implements the Regional Housing Needs Allocation (RHNA)



Housing Elements DO:

- Establish housing policy for the construction of units over the next 8 years
- Provide direction for implementation of *Programs* to meet existing and projected housing needs for all income levels
- Provide Inventory of available sites for housing development



Housing Elements Do Not:

- Require the City to build the specified number of units
- Provide funding for construction of housing
- Make actual changes to ordinances or zoning
- Authorize construction of residential developments



Housing Element Key Dates

Adoption Timeline required by State law:

- 6th Cycle Update Due: October 15, 2021
- If adopted on time, Housing Element valid for eight years (2021-2029)
- If not adopted on time, Housing Element valid for four years and a **four-year update** is required
- Periodic Review required



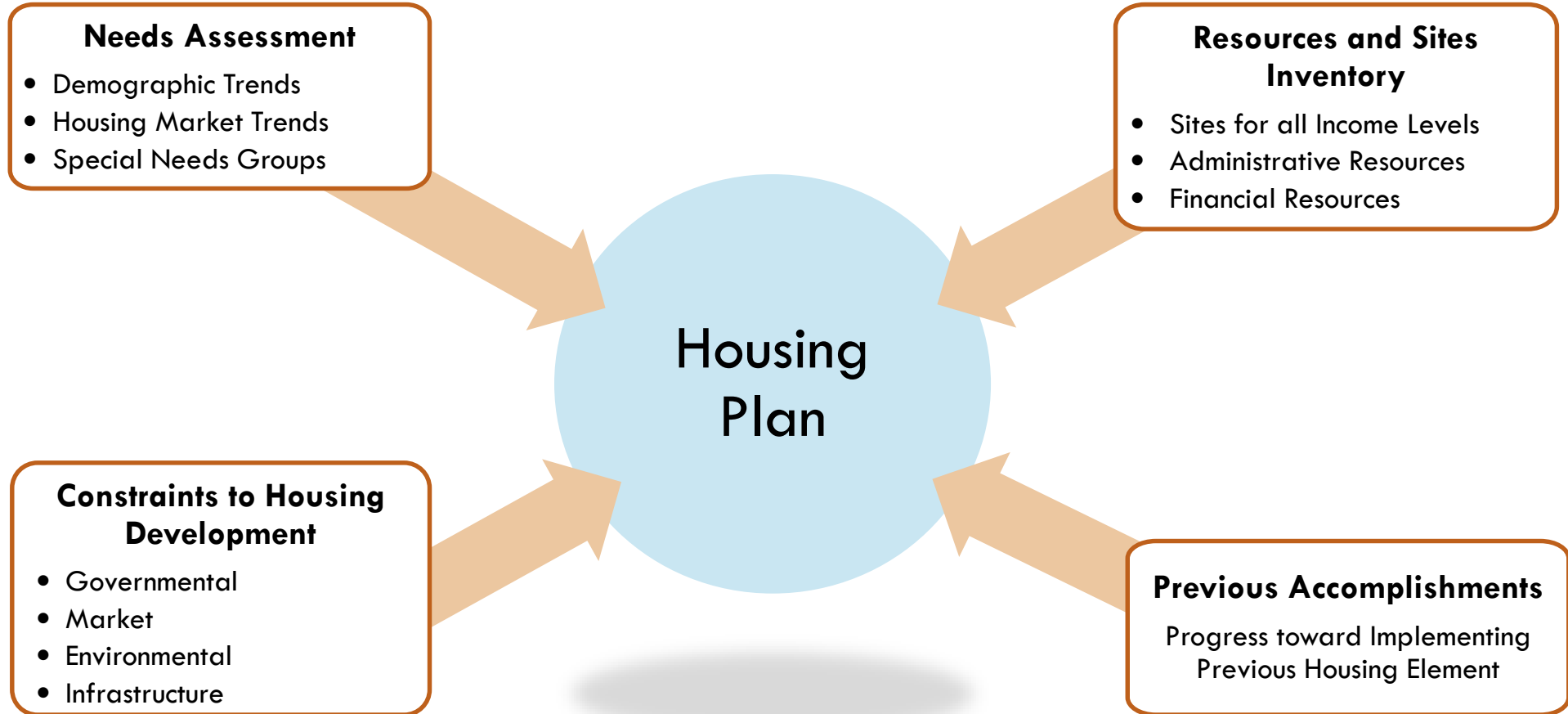
Community Engagement

Housing and Safety Elements'
Stakeholders' Interviews/Workshop
January 2021

Online Housing and Safety Elements'
Survey
January – February 2021

Website and Multi-Media Campaigns
2020 - Ongoing

Housing Element Content



5th Cycle Housing Element

How did we do?

	2014-2021 RHNA	Dwelling Units (Permits Issued) 2014-2021	Percentage of Total Units
Very Low Income	101	13	13%
Low Income	61	0	0%
Moderate	65	4	6%
Above Moderate	162	727	449%
TOTAL Permits Issued	<u>389</u>	<u>744 Units</u>	191%



RHNA Assessment 2021-2029

	Total Housing Units	Percentage of Units
Extremely / Very Low Income (0-50% AMI)	519	31%
Low Income (50-80% AMI)	262	16%
Moderate Income (80%-120 AMI)	254	15%
Above Moderate (121+ % AMI)	635	38%
TOTAL	1,670	100%



Progress toward the 2021-2029 RHNA

Projects	Ex. / Very Low	Low	Moderate	Above Moderate	Total
Under Construction	13	0	0	141	154
In Building Plan Check	0	0	0	460	460
Entitlements Approved	15	13	12	790	830
Total	<u>28</u>	<u>13</u>	<u>12</u>	<u>1,391</u>	1,444
<i>2021-2029 RHNA</i>	519	262	254	635	1,670
Remaining RHNA	-491	-249	-242	+756	



Site Inventory Considerations

- **Sites with Development Interest**
- **Appropriate Densities** for Accommodating Low Income Housing (30 units/acre)
- **AB 1397 Rules**
 - Parcels must be between .5 and 10 acres in size.
 - Reused non-vacant sites with 20% affordable to lower-income must be allowed “by-right”
- **ADU Affordability Estimates accepted by SCAG Study**
 - 15% extremely low, 8.5% very low, 44.6% low, 2.1% moderate, and 29.8% above moderate

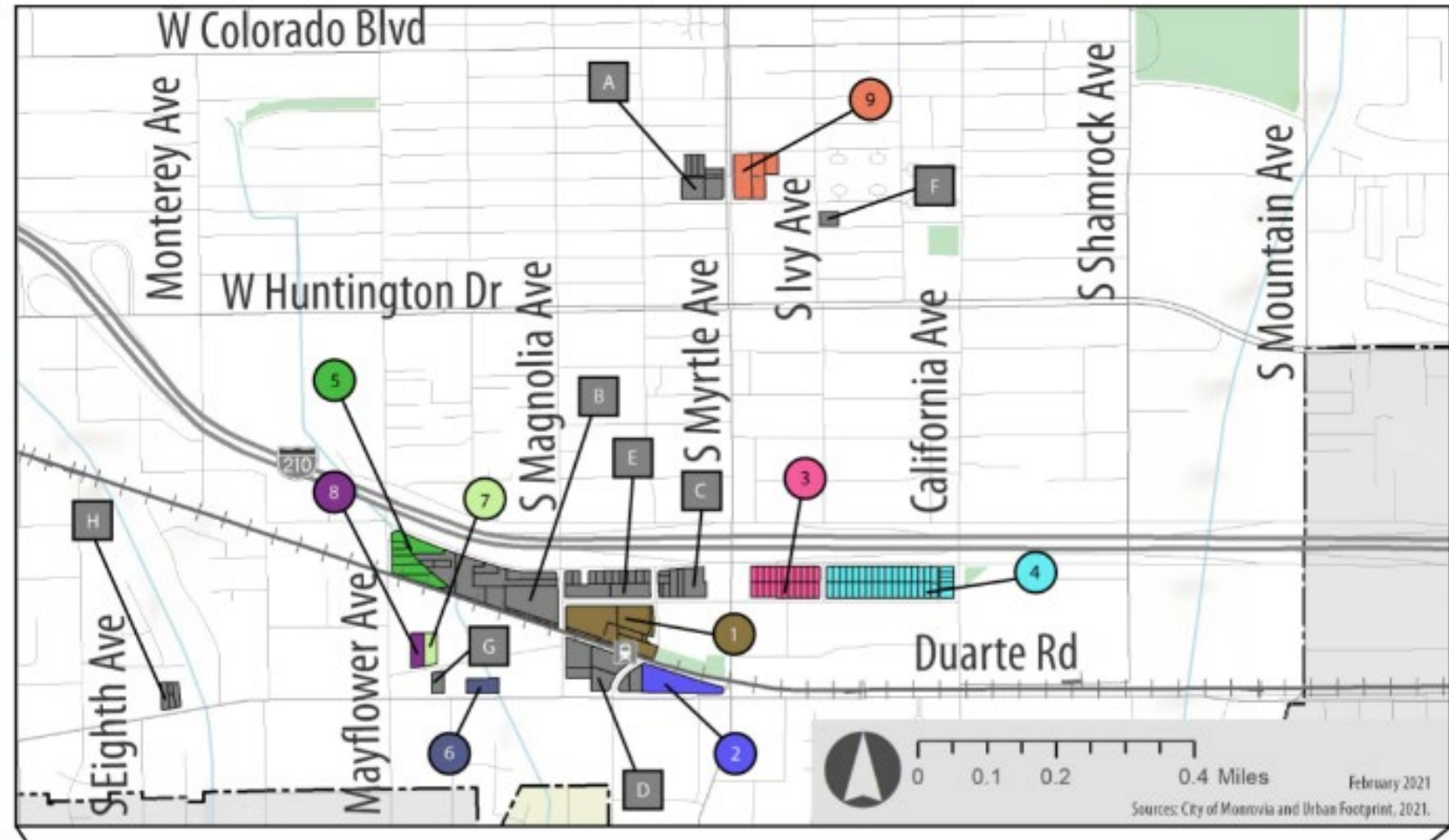


Monrovia Sites Inventory

- **Accessory Dwelling Units** (49 units per year)
- **Workforce Housing at MODA** (64 units)
- **Potential Project Sites**
 - **Station Square Opportunities:**
 - Evergreen East and West
 - Mayflower Avenue (Area PD-26)
 - **Other Properties**
 - 341 W Duarte Road
 - 429 Genoa Street
 - 435 Genoa Street
 - 800 S Myrtle Ave



Monrovia Sites Inventory



Overall RHNA Summary

Sites	Ex./Very Low Income (0-50% AMI)*	Low Income (51-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (121+% AMI)	Total
Approved/Proposed Projects	28	13	12	1,391	1,444
Sites Inventory	1,057	185	73	124	1,439
Total	1,085	198	85	1,515	2,883
2021-2029 RHNA	519	262	254	635	1,670
Surplus/Shortfall (+/-)	+566	-64	-169	+880	



Monrovia's Housing Goals

- **Goal 1:** Provide a variety of housing types
- **Goal 2:** Provide affordable housing for Monrovia residents
- **Goal 3:** Remove Governmental Constraints
- **Goal 4:** Preserve Housing and Neighborhood Assets and Promote Environmental Sustainability
- **Goal 5:** Furthering Fair Housing Opportunities for All



Housing Plan

Goal 1:

Provide a
Variety of
Housing Types

Program 1.1 Adequate Sites

- City can accommodate RHNA with current zoning
- Utilizes ADUs, non-vacant residential and mixed-use project sites, the acquisition and conversion of residential units for moderate-income households

Program 1.2 No Net Loss

In order to remain in compliance with state law, jurisdictions must ensure that there is always sufficient capacity to accommodate its share of the RHNA. All new projects will be evaluated on consistency with the General Plan.

Housing Plan

Goal 1:

Provide a Variety of Housing Types

Program 1.3 Planning HOME

City can facilitate and streamline housing production in a holistic, balanced Monrovia-centric approach.

- Development Standards Amendment
- Special Needs Housing Requirements Review
- Objective Design Standards
- Housing Capacity in Transit Rich Areas
- ADUs
- Update Subdivision Ordinance, Density Bonus Ordinance
- Explore Inclusionary Ordinance and Alternative Housing Types
- Expand Adaptive Reuse

Housing Plan

Goal 1:

Provide a
Variety of
Housing Types

Program 1.4 Zoning Ordinance Amendments

- **800 S. Myrtle** – By-right approval for housing development with at least 20% affordable to low income households
- **Low Barrier Navigation Centers** – By-right in areas zoned for mixed use and nonresidential zones permitting multifamily uses (AB101)
- **SROs** – Conditionally permitted uses in certain commercial **zones**
- **Manufactured housing** – Allow as permanent dwelling in all residential zoning districts where single-family units are permitted by-right

Program 1.6 Accessory Dwelling Units

Program 1.7 Inclusionary Ordinance

Housing Plan

Goal 2:

**Provide Housing
Affordable to
Monroviaans**

Program 2.1 Affordable Housing Development Assistance

- **Housing Incentives/Tool Box** – Facilitating construction of affordable and market rate housing
- **Developer Incentives**
- **Pre-application Assistance**
- **Affordable Housing Developer Partnerships**

Program 2.2 Congregation Land Overlay

Consider allowing religious congregations to build affordable housing

Housing Plan

**Goal 3:
Remove
Governmental
Constraints**

Program 3.1 Development Process Streamlining

- Create informational materials explaining SB35 and providing eligibility information

Program 3.2 Governmental Constraints Review

Program 3.3 Water and Sewer Service Providers

Housing Plan

Goal 4:

**Preserve
Housing and
Neighborhood
Assets and
Promote
Environmental
Sustainability**

Program 4.1 Care for Your Neighbor

Program 4.2 Monrovia Area Partnership

Program 4.3 CDBG Residential Rehab Grants

Program 4.5 Historic Landmarks/Mills Act Contracts

Program 4.6 Adaptive Reuse

Program 4.7 Code Enforcement

Program 4.9 Affordable Housing/At-Risk Units

Housing Plan

Goal 5:

Affirmatively Furthering Fair Housing Opportunities for All

Program 5.1

- Promote public awareness regarding equal access to housing
- Analysis of Impediments to Fair Housing Choice for Los Angeles participation
- Housing Rights Center (HRC) contract and referrals
- Reasonable accommodation education
- Recruit residents from underserved neighborhoods (Environmental Justice community) to participate on committees and commissions.

Quantified Objectives	Income Levels				Total
	Extremely/ Very Low- Income (0-50% AMI)	Low-Income (50-80% AMI)	Moderate- Income (80- 120% AMI)	Above Moderate- Income (120%+ AMI)	
CONSTRUCTION Objective:					
Adequate Sites *	491	249	242	--	982
RHNA Requirement	+566	-64	-169	+880	
REHABILITATION Objective:					
Objective Total	112	114	101	87	414
CONSERVATION/PRESERVATION Objective:					
Objective Total	119	15	--	--	134

*Note: The City of Monrovia is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the implementation of General Plan policies, Zoning Code revision and implementation, and/or incentives to encourage the construction of various types of units.



Inclusionary Zoning Ordinance

- **Requires that a percentage of dwelling units within a development are affordable.**
- **May include alternatives:**
 - Inclusionary in-lieu fee
 - Develop units on another property
 - Donate land with a value equivalent to the fee



Inclusionary Zoning Ordinance

- **May include Incentives:**
 - Density Bonus
 - Impact Fee reduction
 - Permit fee reduction
 - Streamlined processing
 - Parking reductions
 - By-right housing



Inclusionary Zoning Ordinance

- **Inclusionary Study Considerations**
 - Pro-forma analysis – Important to get the right mix to continue to encourage development and ensure that new development is in scale with its surroundings.
 - Development costs
 - Operating costs
 - Financing costs
 - Profitability
- Staff is requesting direction to move forward on the Inclusionary Zoning Study



Input and Direction

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Plan

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Draft Plan to HCD

Authorization to began
Inclusionary Housing Study

Next Steps

Public and HCD
60-Day Review and Comment

Public Hearings – Fall 2021

HCD Review of Adopted Housing
Element (90 days) for consistency
with the HCD approved draft Element

City of Monrovia

Draft Housing Element Plan

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