

City of Monrovia

AR-3

Consultant Services Agreement with Sagecrest Planning and Environmental



**City Council
January 18, 2021**



Background

- **Focused General Plan Update** (Housing, Safety, and Environmental Justice)
 - **Draft Safety Element** approved by California Department of Forestry and Fire Protection (CalFire) on December 7, 2021.
 - **Draft Environmental Justice Element** complete.
 - **Draft Housing Element** in final review phase with HCD.
- **Community Input was key** in shaping Goals, Policies, and Programs.
 - **Topic Most Commented on: HOUSING**



Background

- **June 15, 2021** City Council /Planning Commission Study Session on Draft Housing Plan:
 - Exploring the Adoption of an **Inclusionary Housing Ordinance** to increase the supply of affordable throughout Monrovia (Program 1.7);
 - Adopting a **Density Bonus Ordinance** to incentivize affordable housing (Program 1.3); and
 - Identifying methods to **Streamline ADU Production** (Program 1.6).



Inclusionary Housing

- Requires a certain percentage of **new** housing units in development to be affordable.
- May include alternatives:
 - Payment of In-lieu fee,
 - Construct units on another property, or
 - Donating land equivalent to the fee.



California Density Bonus Law

- State Mandated (California Gov. Code Section 65915)
- Provides waivers, concessions, reduced parking, and housing density increases, in exchange for affordable housing.
- Developers have used Density Bonuses in Monrovia
 - Avalon Monrovia (13 very low units)
 - 127 Pomona Avenue (25 very low and moderate units)
 - Arroyo at Monrovia Station (15 very low units)



ADU Design Guidelines

- City Ordinance Adopted October 2020
- 52 ADUs permitted in 2021
- GOAL: Design Standards
 - Streamline Review Process
 - Ensure Neighborhood Compatibility



Consultant Recommendation

- **Sagecrest Planning and Environmental**
 - Familiar with State requirements and HCD guidance regarding Inclusionary Housing
 - Able to engage with a variety of stakeholders
 - Able to work City staff to offset consultant work and share responsibilities
 - **HIGHLIGHT:** Proposal includes working with Keyser Marston on Inclusionary Housing Ordinance



Sagecrest Proposal

Task	Estimated Fee
<u>Project Administration</u>	\$3,240
<u>Inclusionary Housing Ordinance</u>	\$66,890
<u>Density Bonus Ordinance</u>	\$10,500
<u>ADU Design Guidelines</u>	\$19,000
<u>Community Engagement and Public Hearings</u>	\$7,560
<u>Environmental Analysis (Notice of Exemption)</u>	\$10,720
<u>Environmental Analysis (Negative Declaration)¹</u>	\$46,900
TOTAL	
TOTAL ESTIMATED WITH CEQA EXEMPTION	\$117,910
TOTAL ESTIMATED WITH NEGATIVE DECLARATION	\$154,090

Inclusionary Housing Ordinance

1. Analyze Existing Conditions in Region

- Cost to produce housing (affordable and market rate)
- Current housing supply (all income levels)
- Survey local planning practices in region

2. Economic Feasibility Study

- Impacts of various requirements on housing markets (rental, ownership)
- Impacts on new development in Monrovia
- Test run on prototype development in Monrovia

3. Recommendations and Ordinance Prep

Density Bonus Ordinance

1. Legislation Review

- Review and Advise on current Density Bonus Law

2. Prepare Density Bonus Ordinance

3. Prepare Guidelines

- Streamlined implementation
- Guidelines and Flow Chart to assist City staff, officials, and public on process.

ADU Design Guidelines

1. Review Current Ordinance and Process

- Identify challenges (staff and public)
- Produce ADU Streamline Recommendations Report

2. Prepare Design Guidelines

- Objective Design Standards
- Guidance on navigating Permitting Process (frequently missed items)

Recommendation



- Approve the Agreement with Sagecrest in an amount not to exceed \$154,090.00.
- Total Cost of project will be paid for using the City's SB 2 Planning Grant and General Plan Cost Recovery Fund.
- Term: through December 31, 2022, with options for 2 one-year extensions.



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Questions?

