

City of Monrovia

City Council

November 1, 2022 7:30 pm

Focused General Plan Update



Focused General Plan Update

- **Housing Element Update** – provides a plan for current and future housing needs of all segments of its population and expresses the community’s goals about housing. Implements the Regional Housing Needs Assessment (RHNA).
- **Safety Element Update** – focuses on the environmental safety issues facing the community, such as seismic, fire and flood hazards.
- **NEW Environmental Justice Element** - focuses on areas within the community that have increased burdens of economic issues, pollution, and health issues. Seeks to correct the disproportionate burden and provide equal protection across the City.



Public Outreach

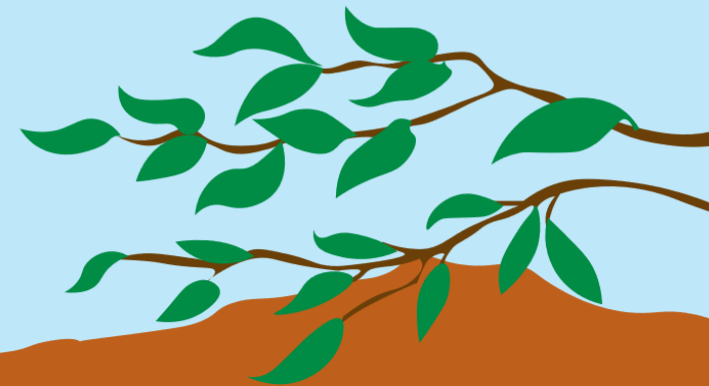
- **Monrovia Stakeholder and Focus Group Workshop**
 - January 21, 2021 - Housing and Safety Elements
- **Housing and Safety Element Survey**
 - January 21, 2021 - February 20, 2021
- **Environmental Justice Workshop**
 - April 29, 2021
- **Environmental Justice Survey**
 - April 15, 2021 – May 6, 2021





City of Monrovia

Housing Element



Regulatory Framework

- Outlines how housing needs for residents (existing and future) will be met (**RHNA**)
- Ensures the preservation of housing sites with capacity to accommodate RHNA (**No Net Loss / SB 166**)
- Incorporates programs to take meaningful steps to overcome patterns of segregation and foster an inclusive community. (**Affirmatively Further Fair Housing / AB 686**)



Most Important Components of Housing Element

- Regional Housing Needs Assessment (RHNA)
 - *Target number of units City has to accommodate*
- Sites Inventory
 - *Where those housing units will go (Approved and Future Projects)*
- Housing Plan (Goals, Policies, and Programs)
 - *Actions City will take to produce results*



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	<u>1,670</u>	100%



2022 – Area Median Income

Area Median Income (AMI) - Los Angeles County

\$91,100

Household size	1	2	3	4	5	6	7	8
Median Income (adjusted) \$	63,750	\$ 72,900	\$ 82,000	\$ 91,100	\$ 98,400	\$ 105,700	\$ 112,950	\$ 120,250

Income Level

Moderate	Income	\$76,500	\$87,450	\$98,350	\$109,300	\$118,050	\$126,800	\$135,550	\$144,300
	120% Monthly Rent	\$1,912.50	\$2,187.00	\$2,460.00	\$2,733.00	\$2,952.00	\$3,171.00	\$3,388.50	\$3,607.50
Low	Income \$	66,750	\$ 76,250	\$ 85,800	\$ 95,300	\$ 102,950	\$ 110,550	\$ 118,200	\$ 125,800
	80% Monthly Rent	\$1,275.00	\$1,458.00	\$1,640.00	\$1,822.00	\$1,968.00	\$2,114.00	\$2,259.00	\$2,405.00
Very Low	Income \$	41,700	\$ 47,650	\$ 53,600	\$ 59,550	\$ 64,350	\$ 69,100	\$ 73,850	\$ 78,650
	50% Monthly Rent	\$796.88	\$911.25	\$1,025.00	\$1,138.75	\$1,230.00	\$1,321.25	\$1,411.88	\$1,503.13
Extremely Low	Income \$	25,050	\$ 28,600	\$ 32,200	\$ 35,750	\$ 38,650	\$ 41,500	\$ 44,350	\$ 47,200
	30% Monthly Rent	\$478.13	\$546.75	\$615.00	\$683.25	\$738.00	\$792.75	\$847.13	\$901.88



Approved Housing Projects

Project Name	Affordability Level				TOTAL
	Extremely / Very Low Income 0-50% AMI	Low Income 50%-80% AMI	Moderate Income 80%-120% AMI	Above Moderate 121%+ AMI	
Avalon Monrovia	13*	0	0	141	154
Alexan Foothills	0	0	0	436	436
127 Pomona	0	13*	12*	207	232
Station Square South	0	0	0	296	296
Arroyo at Monrovia Station	15*	0	0	287	302
910 South Ivy Townhomes	0	0	0	6	6
425 West Duarte Road	0	0	0	6	6
715-721 West Duarte Road	0	0	0	12	12
TOTAL	28	13	12	1,391	1,466
2021-2029 RHNA	519	262	254	635	1,670
Remaining RHNA Surplus/Shortfall (+/-)	-491	-249	-242	+756	



Sites Inventory (Approach to Meeting RHNA)

- **Appropriate Densities** for Accommodating Lower Income Housing (30 units/acre)
- **AB 1397 Rules**
 - Parcels must be between .5 and 10 acres in size.
 - “Substantial Evidence” required if $> 50\%$ of sites are non-vacant land
- **Sites with Development Interest**
- **ADU Affordability Estimates accepted by SCAG and HCD**
 - 15% extremely low, 8.5% very low, 44.6% low, 2.1% moderate, and 29.8% above moderate



Sites Inventory (MAP of RHNA Sites)

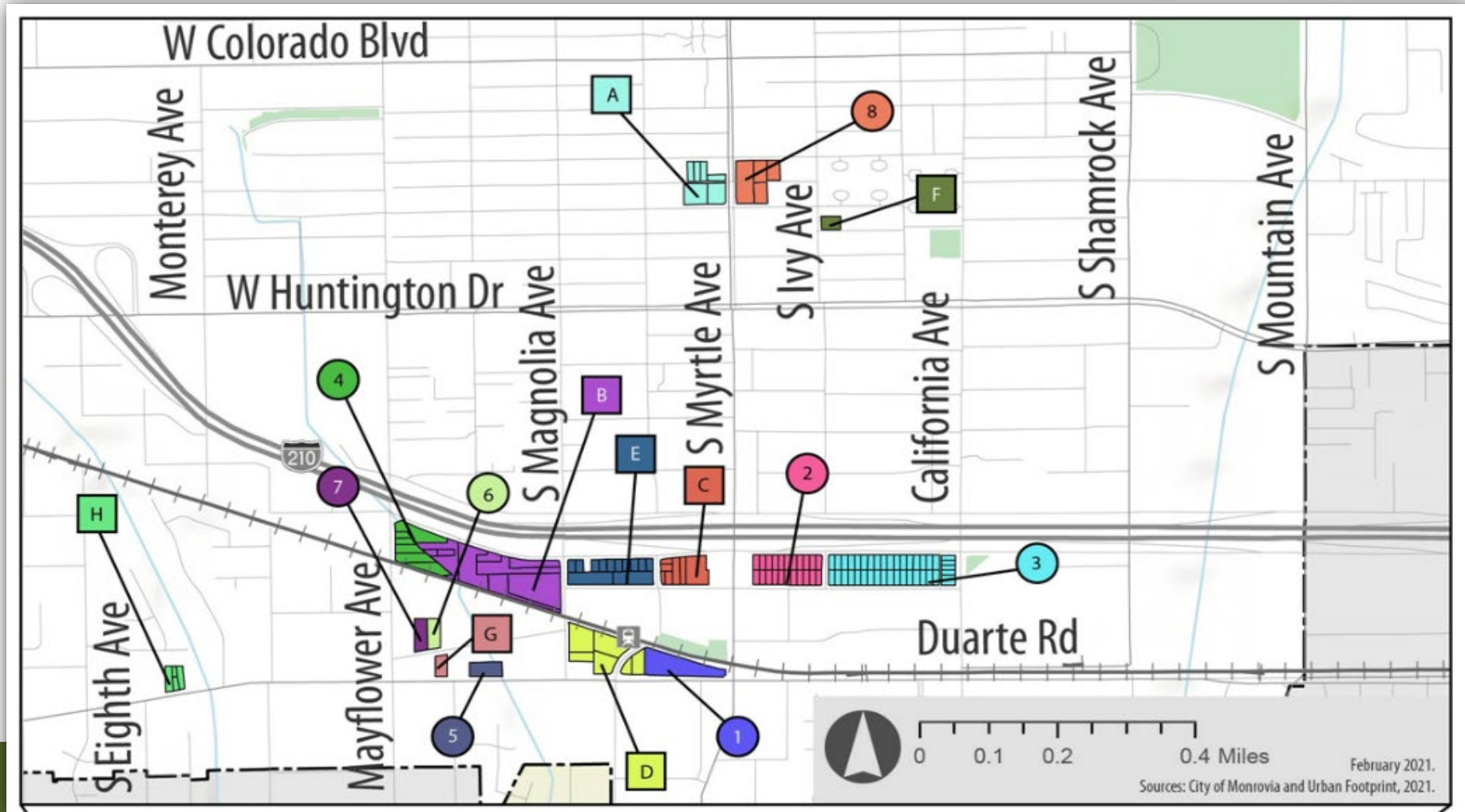


Table 4.3: Sites Inventory Summary					
	Extremely*/ Very Low Income (0-50% AMI)*	Low Income (51-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (121+% AMI)	Total
Sites					
Accessory Dwelling Units*	55	103	5	69	232
Site 1: 145 W. Duarte Rd.	95	0	41	0	136
Site 2: Evergreen West	137	0	58	0	195
Site 3: Evergreen East	242	0	103	0	345
Site 4: Mayflower Ave.	57	0	25	0	82
Site 5: 341 W. Duarte Rd.	25	0	10	0	35
Site 6: 429 Genoa St.	15	0	7	0	22
Site 7: 435 Genoa St.	17	0	7	0	24
Site 8: 800 S. Myrtle Ave.	85	0	36	0	121
<i>Total Sites</i>	<i>728</i>	<i>103</i>	<i>292</i>	<i>69</i>	<i>1,192</i>
Remaining RHNA after Approved/ Proposed Project Credits Applied (from Table 4.2)	491	249	242	-756	
Surplus/Shortfall (+/-) after sites applied	+237	-146	+50	+825	
Notes:					
AMI: Area Median Income					

The Housing Plan

Goals, Policies, Programs, Objectives



Housing Plan Programs

Goal 1:

Provide a
Variety of
Housing Types

- **1.1 Adequate Sites**
- **1.2 No Net Loss**
- **1.3 Planning HOMe**
- **1.4 Land Use Policy Changes**
- **1.5 Station Square Transit Village**
- **1.6 Accessory Dwelling Units**
- **1.7 Inclusionary Housing Ordinance**
- **1.8 Replacement of Units on Sites**

Housing Plan Programs

Goal 2:

Provide housing
affordable to
Monroviaans

- **2.1 Affordable Housing Development Assistance**
- **2.2 Congregational Land Overlay Zone**
- **2.3 Special Needs Housing**
- **2.4 Address Homelessness**
- **2.5 San Gabriel Valley Regional Housing Trust**
- **2.6 Accessory Dwelling Units**

Housing Plan Programs

**Goal 3:
Remove
Governmental
Constraints**

- **3.1 Development Process Streamlining**
- **3.2 Non-Governmental Constraints**
- **3.3 Water and Sewer Providers**

Housing Plan Programs

Goal 4:

Preserve

Housing and
Neighborhood
Assets and

Promote

Environmental
Sustainability

- 4.1 **Care for your Neighbor – Improvement Grants**
- 4.2 **Monrovia Area Partnership (MAP)**
- 4.3 **CDBG Residential Rehabilitation Grants**
- 4.4 **Make a Difference Day**
- 4.5 **Historic Landmark/Mills Act Contracts**
- 4.6 **Adaptive Reuse**
- 4.7 **Code Enforcement / Neighborhood Preservation**
- 4.8 **Energy Conservation**
- 4.9 **Monitor and Preserve Affordable Housing**

Housing Plan Programs

**Goal 5:
Affirmatively
Furthering Fair
Housing
Opportunities for
All**

Program 5.1 Affirmatively Furthering Fair Housing

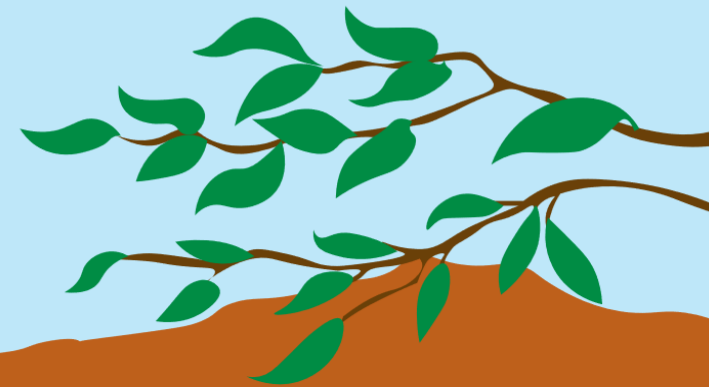
Summarizes the issues and contributing factors in Monrovia, and the City’s actions to address these issues.

Identified Fair Housing Issue and Priority (high, medium, low*)	Contributing Factors	Meaningful Actions
Concentration of Minority and Lower Income Residents (Priority: Medium)	<ol style="list-style-type: none"> 1. Location and type of housing (affordable, rental) 2. High cost of land 3. Historical lending discrimination 4. Historical development patterns (freeway) 	<p>Disproportion need, concentration of lower income households and minority populations, and displacement risks are interconnected. As such, the meaningful action items address a variety of issues.</p> <p>Program Actions:</p> <ul style="list-style-type: none"> • Expand access to multilingual informational material on fair housing. Post information at public counters, libraries, post office, other community locations, and on the City’s website within 2 years (create material and make available and add of a new webpage to centralized housing information including fair housing information by December 2023; conduct 1 fair housing workshop/presentation per year through the Monrovia Area Partnership (MAP) Program; target outreach and workshops in areas with a higher proportion of lower income, renter, and minority households;). • Continue to participate in and implement the Analysis of Impediments to Fair Housing Choice for Los Angeles County. Assess fair housing issues as part of the regional Analysis of Impediments to Fair Housing Choice (estimated to be updated in 2025) and identify a strategy to address impediments in
Displacement risk due to regional economic pressure (Priority: Medium)	<ol style="list-style-type: none"> 1. Inadequate supply/production of affordable/special needs housing 2. Displacement of residents due to regional economic pressures 3. High land and development costs in the region 4. Land use and zoning laws 5. 	
Disproportionate housing needs in areas with lower incomes and higher proportions of renters (Priority: High)	<ol style="list-style-type: none"> 1. Inadequate supply/production of affordable/special needs housing 2. High land and development costs in the region 3. Land use and zoning laws 4. Historical development patterns (freeway) 5. Location of environmental health hazards 	



City of Monrovia

Environmental Justice Element



Environmental Justice Goals



- Some communities bear a disproportionate burden of pollution and health risks.
- Environmental justice seeks to correct this inequality.

What is an “Environmental Justice” Community?

“Areas that are most impacted with a combination of economic, environmental, and health burdens.”



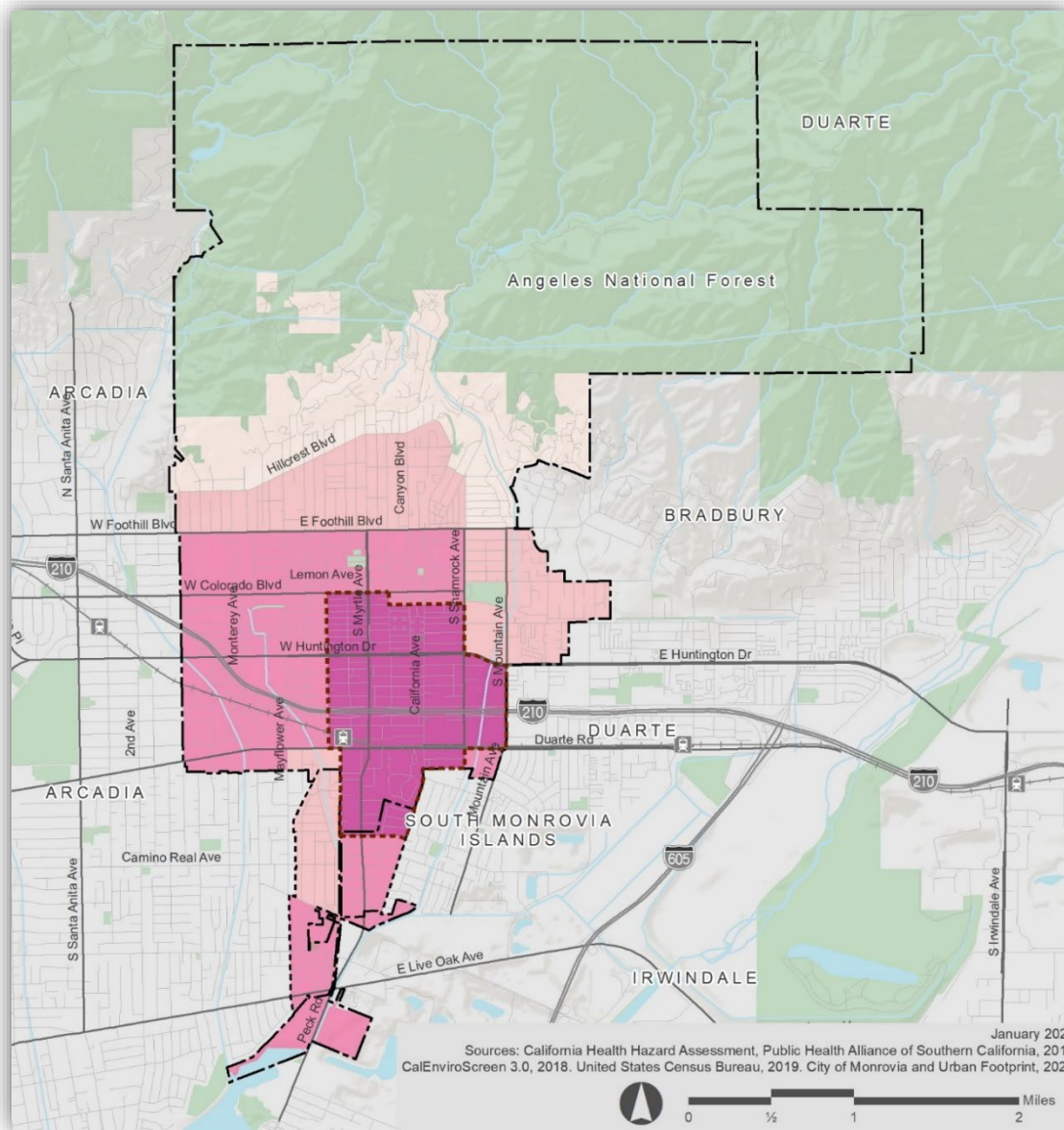
Areas with:

- High risk exposure to pollution
- Concentrations of people that are experiencing:
 - Low Income / Unemployment
 - Low levels of homeownership / High Rent Burden
 - Low levels of education attainment
- High rates of adverse health issues

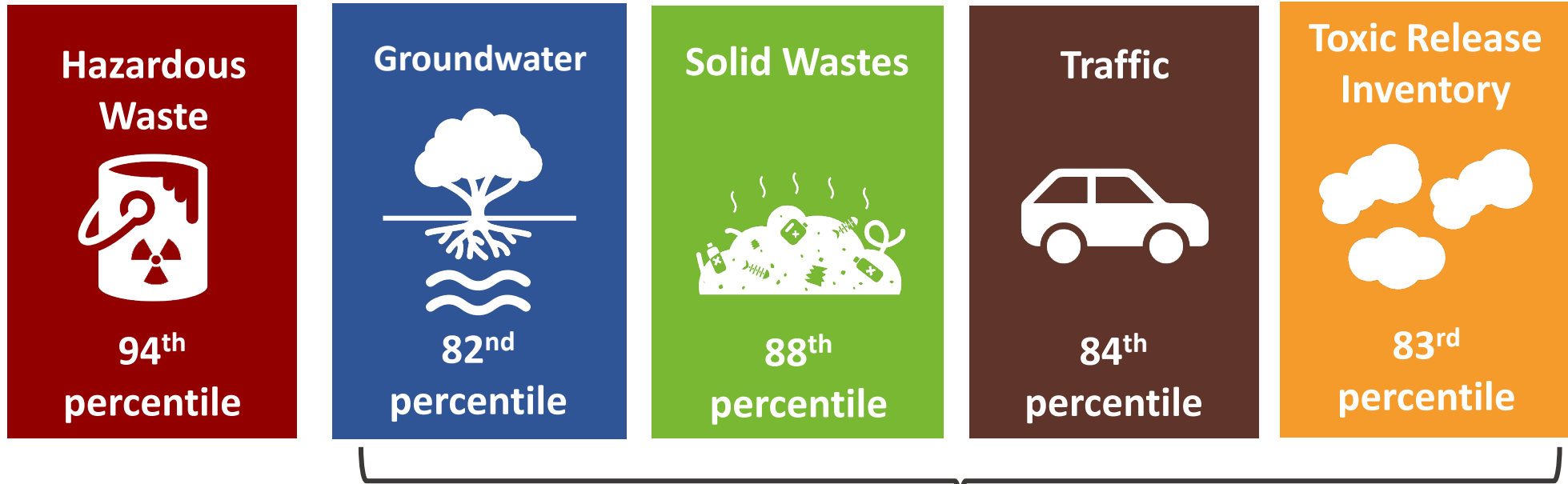
Environmental Justice Communities Map

The percentile ranking for each census tract demonstrates the degree of burdens present in that tract relative to the rest of the State's census tracts.

Monrovia's EJ Community is located in Census Tract 4311



Tract 4311 Pollution Burdens



High concentration of facilities that handle toxic chemicals in Monrovia.

Certain areas exposed to higher levels of drinking water contamination, solid waste, and traffic.



Environmental Justice Goals

- The Environmental Justice Element includes objectives and policies that aim to:
 - Reduce **pollution exposure**
 - Improve **access to public facilities**
 - Promote **food access**
 - Promote **safe and sanitary housing**
 - Promote **physical activity**
 - Promote **civic engagement**



Environmental Justice Goals

- **Goal 1** – Ensure all residents have fair and equal access to affordable housing options.
- **Goal 2** – Ensure residents of all ages have access to a range of safe and accessible opportunities for recreation and physical activities.
- **Goal 3** – Expand access to fresh, healthy and affordable food and resources to reduce food insecurity.



CITY OF MONROVIA HOUSING RESOURCES

THE FOLLOWING ARE NOT CITY SERVICES BUT ARE PROVIDED AS ADDITIONAL RESOURCES FOR HOUSING INFORMATION.

HOUSING RIGHTS CENTER
1020 N Fair Oaks Ave, Pasadena, CA
(800) 477-5977 | hrc-la.org
M-F 8:30am to 5:00pm
• Fair Housing Education & Outreach
• Landlord/Tenant Counseling
• Complaint Investigation
• Enforcement/Litigation

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (LACDA)
700 West Main Street, Alhambra, CA
(626) 262-4511
Home Ownership Programs
(626) 586-1838
• Public Housing
• Section 8 Housing Choice Vouchers
• Housing Locators
• Tenant and Owner Portals
• CDBG
• Homeownership Programs

CALIFORNIA DEPARTMENT OF COMMUNITY SERVICES & DEVELOPMENT
cdd.ca.gov/programs
(916) 567-7109
• Utility Bill Payment Assistance
• Weatherization Provider
• (LIWP) Low-Income Weatherization Program
• (WAP) Weatherization Assistance Program
• (LIEAP) Low-Income Home Energy and Assistance program

BALDWIN PARK HOUSING AUTHORITY
Serving the Monrovia Area
14403 Pacific Ave, Baldwin Park, CA
(626) 813-5285 | BaldwinPark.com
M-Th 7:30am to 6:00pm
• Section 8 Housing
• Low Income Housing

LA COUNTY HEALTH DEPARTMENT
West San Gabriel District 5
1435 West Covina Pkwy, West Covina, CA
(626) 813-3346

CALIFORNIA TENANTS GUIDE
Know your rights as a Landlord and/or Tenant by reading the 2009 Edition for Residential Tenants & Landlords Rights and Responsibilities

To receive a copy call (866) 320-8652 or visit achhd.org/documents/California-Tenants-Guide.pdf

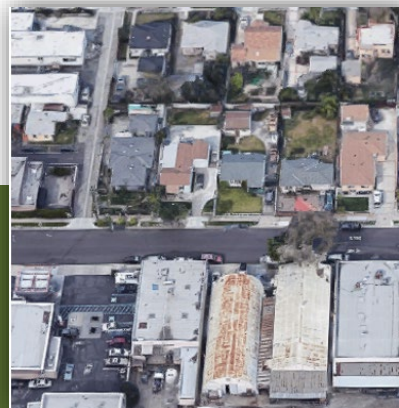
LACDA SMART BUSINESS LOANS
Contact: Chris Lopez
(626) 586-1856
Economic.Development@lacda.org
<https://www.lacda.org/economicdevelopment/smart-funding>

LOS ANGELES COUNTY



Environmental Justice Goals

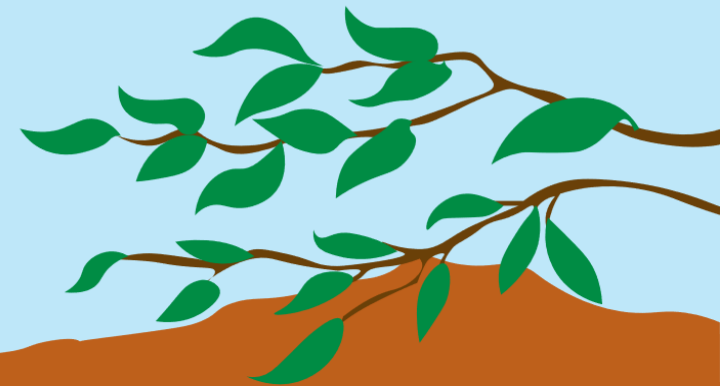
- **Goal 4** – Protect human and environmental health by improving potable water resources and protecting land uses and air quality from future contamination.
- **Goal 5** - Support meaningful and inclusive participation in the decision-making process.
- **Goal 6** - Promote and expand job opportunities, community programs, and services throughout the city and environmental justice community.





City of Monrovia

Safety Element



Safety Element Legislative Intent

Protection of the community from any unreasonable risks associated with:

- Geologic hazards
- Dam failure and flooding
- Wildland fires and urban fires
- Climate adaptation and resiliency



Safety Element Update Components

- **Vulnerability Assessment** - analysis to better understand the potential impacts and vulnerabilities to climate change hazards and to begin defining future adaptation responses.
- **City Coordination** – Police, Fire, Public Works, Community Development
- **State Review and Approval** – California Department of Forestry and Fire Protection (CAL FIRE) (December 1, 2021)



CEQA

- **Initial Study / Mitigated Negative Declaration**
 - September 1, 2022 - October 3, 2022
- **Comments Received during CEQA Public Input from:**
 - Department of Transportation (Caltrans)
 - LA County Sanitation Districts (LACSD)
 - Kizh Nation (Gabrieleno Band of Mission Indians)
- **Comments Received after CEQA Public Input from:**
 - Southwest Regional Council of Carpenters (Southwest Carpenters)



Next Steps

- City Council – November 1, 2022
- HCD Certification Process



City of Monrovia

Draft Housing Element Plan

Questions

