



Appendices

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**Housing Element
Community Engagement Invitation/Interested Parties List**

Abundant Housing LA
Abundant Life Fellowship C.C.
Ad Hock Committee on Equality and Inclusion
Adobe communities
All Nations Seventh Day Adventist Church
American Legion Post 44
American Red Cross
Avalon Bay Communities
Bahai's of Monrovia
Bethel AME Church of Monrovia
Bowden Development
Boys and Girls Club
Bradoaks Elementary PTA
Building Monrovia
Calvary Grace Church
Calvary Road Baptist Church
Canyon Early Learning Center (Preschool)
Canyon Oaks High School (Alternative Program)
Chamber of Commerce
Chap Care
CHOICISS (Community Housing Options: Integrated Community, Employment & Social Services)
City Ventures
Clifton Middle School PTA
Community Baptist Church
Community Media of the Foothills
Community Services Commission
East Valley Community Health Center
Elizabeth House
Family Promise of San Gabriel Valley
Fellowship Monrovia
First Baptist Church
First Christian Church of Monrovia
First Church Monrovia
First Church of Christ Scientist
First Lutheran Church
First Presbyterian Church of Monrovia
Foothill Kitchen
Foothill Unity Center
Friday Night Street Fair
Friends of Monrovia Library
Grace Communion, Monrovia
Here to Serve
Highland Property Development LLC
His Glory Community Church
Hope Unlimited Church
Human Services Association
Immaculate Conception Church
Immigration Resource Center of SGV
Impact Harvest Church
Interfaith Council of Monrovia
International Full Gospel Fellowship
International Full Gospel Fellowship of Los Angeles (IFGF)

**Housing Element
Community Engagement Invitation/Interested Parties List**

Jesus Is Lord Christian Center
Jewish Federation of the San Gabriel Valley and Pomona Valley
Life Church
Los Angeles Homeless Services Authority
Maryann Gibson, Monrovia Resident
Mayflower Elementary PTA President
Mexican American Opportunity Foundation
Mike Antos, Monrovia Resident
Mitchell M Tsai, Atty
MJO Hope Foundation
Mom's Club of Monrovia
Monrovia Association of Fine Arts (MAFA)
Monroe Elementary PTA
Monrovia - Duarte Black Alumni Association
Monrovia Community Adult School
Monrovia Community Garden
Monrovia Foothills Kitchen
Monrovia High School PTA
Monrovia Historic Museum
Monrovia Historic Preservation Group
Monrovia Historical Society
Monrovia Housing and Tenants Advocates (MHTA)
Monrovia Kiwanis Club
Monrovia Latino Heritage Society
Monrovia Library Board
Monrovia Measure K Citizen Advisory Committee
Monrovia Ministerial Association
Monrovia Mobile Home Park East
Monrovia Old Town Advisory Board
Monrovia Parks, Wilderness and Recreation Society
Monrovia Pre-School
Monrovia Providers Group
Monrovia Public Library Foundation
Monrovia Reads
Monrovia Senior Groups
Monrovia United Methodist Church
Monrovia Word Center
Mountain Park School (Alternative Program)
Mountainside Communion Church of the Nazarene
MW Investment Group, LLC
NAMI SGV
Oak Crest Institute for Science
Oasis of the Valley Church
Olive Branch Foursquare Church
Options A Child Care & Home Services
Para Los Niños
Parenting Black Children
Parent's Place FRC
Pasadena Human Society
PATH Los Angeles
Plymouth Elementary PTA
Province Group

**Housing Element
Community Engagement Invitation/Interested Parties List**

REACH
Resident
Resident
Rotary Club of Monrovia
Samuelson Fetter
San Gabriel Valley Chapter of the NAACP
San Gabriel Valley Habitat for Humanity
Santa Anita Church
Santa Anita Family YMCA
Santa Fe Computer Magnet School
Second Baptist Church
Set For Life
St. Anthony's Greek Orthodox Church
St. Luke's Episcopal Church
St. Paul's Church
Sunshine Company
Taiwan Buddhist Tzu Chi
Teen Advisory Board (Library's Teen Advisory Board)
Ten Twenty Mobile Home Park
The Fifield Companies
The Mulholland Drive Company
The Olson Company
Traffic Safety Committee
Union Station Homeless Services
United Farm Workers
Uzuri Sims
Veterans of Foreign Wars
Vineyard Church Monrovia
Volunteer Center of SGV
Volunteers of America Homeless Support Services - Family Solution Center
Wild Rose School of Creative Arts
Willing Vessels Community Outreach
Youth Commission (Recreation's Youth Advisory Board)



Focused General Plan Update: Housing & Safety Elements

STAKEHOLDER/FOCUS GROUP WORKSHOPS (WEBINAR)

January 21, 2021 8:00 a.m. – 10:00 a.m.

January 21, 2021 3:00 p.m. – 5:00 p.m.

S U M M A R Y

INTRODUCTION

On January 21, 2021, two virtual stakeholder/focus group workshops were held for the City of Monrovia's Focused General Plan Update. The first session occurred in the morning with 12 participants. The second session was held in the afternoon where there were 13 participants. These workshops kicked off the public engagement process and were useful in collecting initial input that will help guide the Housing and Safety Elements.

The stakeholder/focus group workshops provided the following:

- An overview of the General Plan's Housing and Safety Elements' legislative intent, content, and need for their update,
- Discussion about housing affordability, including the Regional Housing Needs Assessment (RHNA) allocation, and
- Input from stakeholders regarding both elements.

Stakeholder input was recorded during a facilitated discussion to gather participants' comments and specific input on housing and natural hazard challenges and possible solutions was noted.

BACKGROUND

The City of Monrovia is required to have an adopted General Plan to guide future development of the community. A General Plan establishes a framework for making land-use decisions that affect the quality of life in the community. As required by State law, the City of Monrovia is updating two of its existing General Plan Elements - Housing and Safety. These workshops were the first meetings of the engagement process and kicked off public involvement.

MEETING FORMAT

The focus group workshops were held online using Zoom Web Conferencing services, webinar format. The workshops were initiated with welcoming remarks from the consultant project team, MIG, who also provided an overview of the agenda and workshop format. The presentation continued with an overview and background information regarding the Housing and Safety Elements. Participants were able to provide input throughout the presentation through the "Zoom Chat" function. After the presentation, the meeting was opened for discussion. Participants were asked to provide input related to key questions on the Housing and Safety Elements. The Housing Element questions asked participants to identify:

- housing challenges,
- the types of housing needed,
- possible locations for new housing, and
- creative solutions to increase the housing production to meet the RHNA.

The Safety Element questions were focused on the environmental hazards across the City and ways to mitigate fire risk - especially in the hills of Monrovia.

After the group discussion, the participants were encouraged to visit the City's website and take the Housing and Safety Elements' survey. Participants were encouraged to let members of their organizations, friends, co-workers, and other interested community members know of the website and the survey. The participants were thanked for their participation and provided information on the Focused General Plan Update's "next steps".

Oral and written comments were recorded on a digital whiteboard tool; an image of each workshop's digital whiteboard summary is found in this Summary's appendix. In addition, the participants' written and oral comments have been aggregated and are summarized in the discussion below.

SUMMARY OF DISCUSSIONS

This section provides a brief summary of participants' comments. In addition, MIG received two letters, which included follow up comments and questions. The letters' input has been included in the digital whiteboard and summarized within this section, too.

Discussion Questions

Participants were asked to discuss the challenges, needs, location for new housing and creative solutions for the Housing Element, and were asked about environmental hazards and mitigating fire risk for the Safety Element. Specifically:

What are the major housing challenges Monrovia is facing now and into the future?

- Need for more housing, overall
- Need to add or keep more affordable housing
 - Development has been oriented towards luxury housing and it has made it difficult to build affordable housing
 - Consider a community land trust to manage and preserve affordable units
 - No current 'set aside' funds for low income developers - need more incentives
- Approximately 70% of residents are renters, which means many people own property but do not live here
- Larger property and housing management companies are more likely to be less connected to their tenants compared to smaller management organizations and landlords
- Difficult for existing residents to find housing when they need to relocate
 - Residents are forced to compete with other interests in applying for housing; current residents can often be displaced from Monrovia due to competing interests

- The requirements to lease a property presents a formidable barrier
- Is there any organization in the City (e.g., housing department) that could manage government funds? Response: Will following up with City staff; perhaps City Manager and Community Development Department.
- Displacement of local Monrovia residents due to housing costs
- Many complications are involved with new development, especially for smaller cities like Monrovia
- Concern about losing families, and those with children because affordable housing is lacking. The loss of families has a profound impact on school districts.
- Vacant lots and homes in Monrovia present a major problem. Are the vacant lots and homes a result of absentee owners or landlords?
- Lack of space in Monrovia for new development, which leads to new development being highly sought after and drives up costs
- Clear discrepancy between what people make and the cost of housing across Monrovia
 - Nothing is affordable
 - Multiple income earners are needed per household in order to afford a home
 - Single income households don't have a lot of opportunities in Monrovia
 - Market rate housing is not 'affordable' for many populations
- The stigma of 'affordable' housing to some people can be a bad thing. Affordable housing is needed for all income levels
- Stigma of Section 8 housing
- Large population of those without homes are seniors - we need more senior housing
- Affordability requirements presents a challenge because 'affordability' is different for each group - need to provide background materials to communicate the needs of all income groups to the public
- Residents need more information on housing data
- Consider/Need
 - Providing designs and approved blueprints for ADUs/granny flats that could qualify for streamlined processing
 - Safe parking program for residents who may have been displaced but have housing lined up; consider adding this issue to the Safety Element
 - Incentives to assist churches in the redevelopment of their properties
- Current City ordinances for height limits presents a challenge for new development
 - Zoning is strict for new/redevelopment
 - Need to balance new development with the existing character of the neighborhood

What types of housing are particularly needed in the Community? (Presented in alphabetical order)

- ADUs (Accessory Dwelling Units)
- Affordable housing, especially affordable family housing
- Affordable units connected to transit - consider tax credits to accommodate development of affordable units
- Duplexes/triplexes & ADUs
 - Create more diverse housing throughout Monrovia
- Family oriented housing communities
- Inclusionary Zoning Ordinance
- Live/work
- New families or first-time owners
- NO more luxury housing - especially rentals
- Section 8 Housing
- Senior housing
- Seniors looking to downsize

- Small development for supportive housing for people in transition
- Supportive housing for the homeless
- Tiny villages
- Transit oriented development
- Update underutilized lots and convert nonresidential property into housing units
- Veterans' housing
- Workforce housing

Monrovia's RHNA is 1,665 housing units. Where can new housing be accommodated in the City and what are creative solutions to address the need for housing in Monrovia?

Housing (Presented in alphabetical order)

- Around the Gold line station
- Downtown corridor - Mixed use development
- Integrated throughout Monrovia
- Religious institutions property on or just north of Foothill
- Transit oriented
- Within single family zoned neighborhoods - duplex/triplex and ADU to add housing without changing the character

Creative Solutions (Presented in alphabetical order)

- Adaptive reuse
- ADU
 - Bring older ADUs (garage conversions, etc.) up to code
 - Financing program and loan programs to fund them
 - Streamline process and provide incentives for construction
- Affordable covenants
- Affordable housing with condition of affordability for a minimum duration with incentives to keep the properties affordable
- Community Land Trust - keep affordable units affordable; look at examples outside Monrovia
- Community partnerships with nonprofits or other groups to subsidize rents and housing costs
- Encourage local investment versus outsiders whose goals are only the bottom line
- Fixed rent locations
- Focus on nonprofit affordable housing developers. The bottom line should be housing for people and not developers making money
- Housing Department committee with appointed volunteer oversight
- Housing stock/inventory and further protections for tenants
 - We need more accurate and accessible data
- Incentives at the City level - allows the City to hold developers accountable, especially with an inclusionary zoning ordinance
 - Density bonuses, off-site building, donated land, etc.
- Incentivize religious organizations to redevelop part of property to add units - especially affordable units
- Inclusionary Housing fund
- Inclusionary Zoning Ordinance - must include inclusionary housing in new structures
 - Will give more significance to Housing Element
 - Consider a 20% (or higher) minimum requirement for affordable units
- Mixed income properties
- More education efforts and partnerships with community groups to distribute materials and information (MAP leaders, religious orgs, Monrovia Interfaith council, unions, etc.)
- Overlay zone for churches to develop affordable housing on site

- Redevelopment of underutilized spaces and adaptive reuse
- Space for mobile homes
- Support local rent control beyond the state's 5%+CPI. I support a local rent control ordinance like Baldwin Park. I also support closing the renovation loophole to evict tenants like South Pasadena passed this week.
- Utilize state density bonuses

What environmental hazards are the greatest risk to Monrovia? (E.g., wildfires, earthquakes, etc.)

(Presented in alphabetical order)

- Air quality
- Aging properties with old/faulty electricity or water system
- Avoid building on at-risk sites and long-term polluted sites
 - Between Magnolia and Primrose south of the freeway, the site had unhealthy conditions from a previous tenant that persisted after the site was vacated
- Earthquakes
- Environmental fragility and water resources
- Environmental Hazards: Can we have an expert analysis on environmental hazards in Monrovia - are there food deserts? What is the quality of the land? community health? air quality?
Response: the Environmental Justice element as we will be looking further into this topic
- Fire in the hills and in the urban areas
 - North of Foothill wildfires are a major concern especially in high winds
- Floods
- Sawpit Canyon has a major risk for earthquakes
- Soil - South of Foothill there is a clay base with a potential for major slippage in a significant earthquake - consider looking into this
- Wildlife encounters

What is the best way to decrease fire hazards in Monrovia hills? (e.g., manage vegetation and fuels, increasing firefighting service, etc.)

(Presented in alphabetical order)

- Additional mitigation - If we continue to encroach on at-risk areas we need to implement more mitigation efforts
- Development review/code inspections - Proper review and safety and code inspections to mitigate fire risk
- Homeless camps - Concern with homeless camps in the hills and risk of accidentally starting a fire
- Landscape Guidelines - New development in the foothills should have strict landscape design guidelines to mitigate fire risk
- Vegetation management
 - Better management of brush buildup
 - Controlled burns to decrease buildup of vegetation - fire is inevitable and smaller controlled burns will help to prevent a major fire
 - Most recent fires were so disastrous because the vegetation management does not exist
 - Consider ordinance or incentives to urge residents to update landscaping and change to drought tolerant and native vegetation
 - Manage vegetation and replace invasive species with native plants that are drought tolerant for new development

General Input and Additional Comments

Participants provided additional comments on the Housing and Safety Elements of the General Plan as follows:

Workshop or Presentation Content Comments

- Will the slides be available after the presentations? Response: the slides will be posted to the City's website
- Need a workshop outside working hours
- Need additional outreach to underrepresented groups as well
- Fliers are still a good idea, is it possible to still deliver fliers to local businesses? Myrtle Ave is a major pedestrian area.
- Invite School District Unions; labor union front line workers, like Unite Here (hotel workers), advertising at retail for employees and customers?
- Lack of internet access presents a barrier to some groups attending these meetings
- Terminology – Don't use terms that might have a negative connotation to the public
 - "Affordable housing" has taken on a negative connotation of "those people" and the NIMBYism.
 - Use "workforce housing"
 - "Inclusionary" is much more "friendly" than "affordable housing."
- Why will a Negative Declaration or Mitigated Negative Declaration be prepared rather than a full EIR? I am concerned that housing may end up being built on unacceptable lots if there isn't a full EIR. Response: Policy documents like the General Plan or Housing Element do not build the housing or infrastructure but allow for the development. As such a full EIR is not warranted by CEQA. However, when housing projects are being proposed, additional environmental review may occur.
- What is the source of the salary levels posted? Starting salary for teachers, at least in Monrovia is \$65,000 - not including benefits and insurance. Response: Los Angeles County Average
- How did the invite go out and how were stakeholders selected? Response: The City has built a list based on previous General Plan initiatives that was expanded upon to ensure organizations representing specific "special needs" as identified by general plan law were invited.
- Why does the RHNA have a HIGH number allocated for above moderate income when we overbuilt in the last housing cycle?
- Our kids represent a population who cannot afford to buy housing in the City. . Need to get that message in City materials

Housing or Monrovia Related Comments

- Local Habitat for Humanity is willing to participate in collaborative housing to assist developers build affordable units.
- Landlords and management property companies can get a bad reputation for raising rents - need to bring in developers and landlords who value the community and engage with residents
 - When landlords and managers have more connections with residents and the city, there is likely to be less evictions and sudden rent increases
- The City needs to find a way to bring the two halves of the City together (northern and southern areas of the City)

Next Steps & Follow-up Items

The "Next Step" items discussed were:

- The Housing and Safety Element survey is posted to the City's website. All residents and interested parties are encouraged to take the survey. Stakeholders were encouraged to invite their organization's members, neighbors, and friends, others to take the survey.

- The next workshop (late winter/early spring) will focus on the Environmental Justice Element; an associated survey will be conducted as well.
- Study sessions before the Planning Commission and City Council are anticipated to occur in late spring/early summer.

ATTACHMENTS

- A. Stakeholder Invitation Letter
- B. Presentation
- C. Digital White Board with Stakeholder Comments

ATTACHMENT A. STAKEHOLDER INVITATION LETTER



The City of Monrovia needs your input to help guide future development in the community! You are invited to provide your organization's observations and ideas during a virtual Stakeholder Focus Group meeting on January 21, 2021.

All cities and counties in California are required to adopt a General Plan to guide future development of the community. A General Plan establishes a framework for making land-use decisions that affect the quality of life in the community. As required by State law, the City is currently updating two of its existing General Plan Elements – Housing and Safety; and preparing a new Environmental Justice Element.

- The **Housing Element** provides goals, policies, and actions that help Monrovia plan for current and future housing needs for all segments of its population and expresses community goals about housing.
- The **Safety Element** looks at the environmental safety issues facing the community. This update focuses on new legislative requirements such wildfire and climate adaptation.
- The **Environmental Justice Element** addresses health risks in Monrovia's disadvantaged communities.

Community input is critical to developing a Housing Element, Safety Element, and Environmental Justice Element that responds to community needs, values, and preferences. While all three of these elements are being updated, the Stakeholder Focus Groups will be providing valuable input on the Housing and Safety Elements.

Your organization has been identified as a key community stakeholder. **Please join one of our virtual Stakeholder Focus Groups on Thursday, January 21, 2021:**

- 8:00 to 10:00 am
- 3:00 to 5:00 pm

These meetings will take place on Zoom. You can register here:

<https://zoom.us/meeting/register/tJwpdu2qrTlpGNA0eOFVHJsoym4KKg5nmDKG>.

Registration is required to attend the meeting. An instructional video on how to use Zoom can be found at this link: <https://support.zoom.us/hc/en-us/articles/201362193-How-Do-I-Join-A-Meeting->

These meetings are just one of several ways to participate in the General Plan Update. Please encourage your organization's members and your neighbors to participate in the online survey or participate in future public workshops. Visit the City of Monrovia's website to learn more: www.cityofmonrovia.org/GeneralPlan

Due to COVID-19, Monrovia City Hall is currently closed to the public. However, the Planning Division is available if you have any questions or comments about this project. Please feel free to leave a message at (626) 932-5565 or an e-mail at planning@ci.monrovia.ca.us.


Thank you for your participation. Your ideas can help shape Monrovia for generations to come!

Sincerely,

A handwritten signature in cursive script that reads "Sheri Bermejo".

Sheri Bermejo
Planning Division Manager

ATTACHMENT B. WORKSHOP PRESENTATION



Monrovia Focused General
Plan Update

**HOUSING and SAFETY ELEMENTS
STAKEHOLDER WORKSHOP:**

Thursday, January 21st
8:00 am
3:00 pm

1

MIG Meeting Facilitators

Lisa Brownfield
Director of Planning,
Project Manager



Joey Nielsen
Project Associate



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Agenda

- Welcome and Introductions
- Meeting Format and Zoom Tools
- Monrovia Housing and Safety Elements Overview
- Questions for Stakeholders



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Meeting Format and Zoom Tools

- Stakeholder Interviews
 - Two Sessions
 - Comments not attributed to any one individual
 - Comments aggregated to create a summary
- Opportunity for comments and questions:
 - "Raise your hand" function
 - When your name is called you will be unmuted.
- Comments recorded on a digital white board; it will serve as a record of the meeting

4

How to Use Zoom Video Conferencing

Black menu bar at top or bottom of screen:

Audio
Please mute yourself when not speaking

Video

Participants

- See Others
- Rename Yourself (Name & Group/Agency Affiliation if applicable)
- Raise Hand (remember to lower after)

Chat Feature
Questions can be chatted at any time

View
Gallery/Speaker
View of videos and screen share can be changed in top right corner

5

General Plan Overview

General Plan: visionary document providing a blueprint for growth and development

```
graph TD; MP((Monrovia General Plan)) --- LU((Land Use)); MP --- C((Circulation)); MP --- H((Housing)); MP --- N((Noise)); MP --- OS((Open Space)); MP --- CON((Conservation)); MP --- EJ((Environmental Justice)); MP --- S((Safety));
```

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Why Update the Housing and Safety Elements Now

- Comply with State law:
 - Housing - Every 8 years
 - Safety – Review/update when Housing Element updated
- Recognize critical issues facing Monrovia
 - Housing availability and affordability
 - Environmental factors: resiliency, climate adaptation, and wildfire

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HOUSING ELEMENT

8

Housing Element Legislative Intent

“The availability of housing is of **vital statewide importance**...[and] local and state governments have a responsibility to...**facilitate the improvement and development of housing** to make adequate provision for the housing needs of **all economic segments** of the community.”

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Housing Element

- Reviewed by California Housing and Community Development Department (HCD)
- Adoption deadline October 2021



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Housing Element Content



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What is Affordable Housing?

- Affordable housing: a household paying no more than 30% of its annual income on housing
- Cost burden: When monthly housing costs (including utilities) exceed 30% of monthly income

40% of all Monrovia households experience housing cost burden

74% of Monrovia's lower-income households experience housing cost burden.

Source: 2018 Comprehensive Affordability Strategy (CACS) 2017 Survey

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State Income Thresholds for Los Angeles County

Income Level	1-Person	2-Person	3-Person	4-Person	5 Person
Extremely Low (0-30% AMI)	\$23,700	\$27,050	\$30,450	\$33,800	\$36,550
Very Low (31-50% AMI)	\$39,450	\$45,050	\$50,700	\$56,300	\$60,850
Low (51-80% AMI)	\$63,100	\$72,100	\$81,100	\$90,100	\$97,350
Moderate (81-120% AMI)	\$64,900	\$74,200	\$83,500	\$92,750	\$100,150
Median Income	\$54,100	\$61,850	\$69,550	\$77,300	\$83,500

Affordable housing = 30% of household income
 Example: \$90,100 x 30% = \$27,030/12 months -> \$2,252 per month
 AMI = Area Median Income
 Los Angeles County AMI = \$77,300 (family of 4)

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Estimated RHNA by Income Group

Income Group	% of AMI	Monrovia 2021-2029 RHNA	% Of Units
Very Low	<50%	518	31%
Low	50-80%	261	16%
Moderate	80-120%	253	15%
Above Moderate	120% +	633	38%
Total		1,665	

Source: SOAG, 2020

Accommodating new housing need through comprehensive land use policy and planning (zoning)
NOT CONSTRUCTION

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Meeting the RHNA

- Approved housing and mixed-use projects
Projects that will receive Certificate of Occupancy after June 30, 2021
- Projects in the application pipeline
- Potential sites
 - Vacant sites
 - Underutilized sites that could redevelop
 - Accessory dwelling units (“granny flats”)

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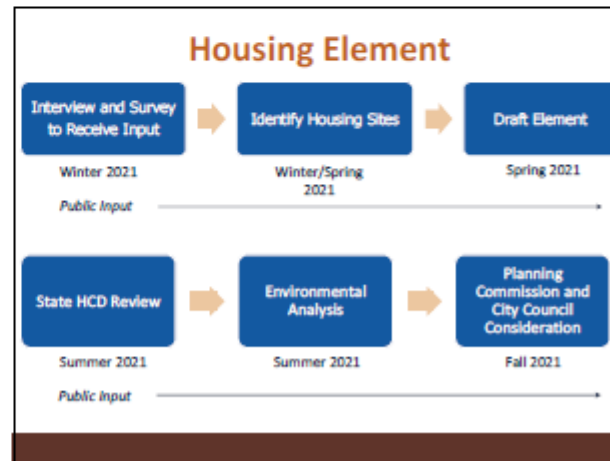


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What does density look like?

The diagram shows four images of residential buildings arranged in two rows. The top row shows a building with 30 units per acre on the left and 42 units per acre on the right. The bottom row shows a building with 60 units per acre on the left and 70 units per acre on the right. Arrows point from the left image to the right image in each row, indicating an increase in density.

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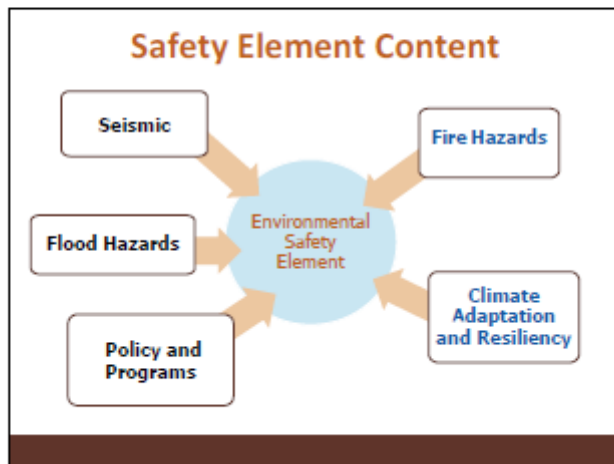
20



21



22



23



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Housing in Monrovia

- What do you think are the major housing challenges Monrovia is facing now and into the future?
- What types of housing are particularly needed in the community?

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Housing in Monrovia

- What strategies do you think would be appropriate to accommodate the 1,655 RHNA new housing units? (Example, reuse of existing buildings, accessory dwelling units, mixed use, etc.)
- Where should housing be located?

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Environmental Safety

- What environmental hazards are the greatest risk to Monrovia? (Example, wildfire, earthquakes, extended droughts, etc.)
- What is the best way to decrease fire hazards in Monrovia hills? (Example, manage vegetation and fuels, increase firefighting service, minimize development, etc.)

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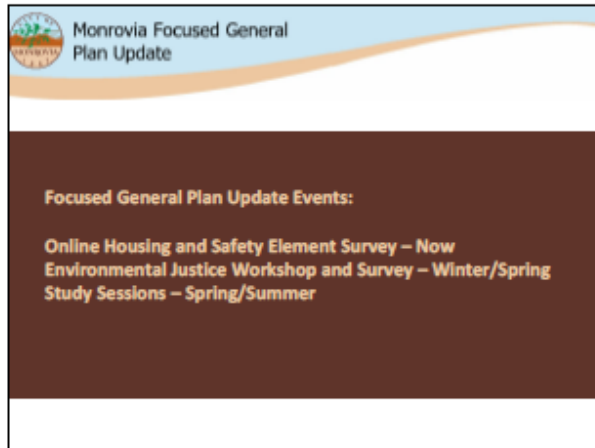
Contact Information

Survey and Website:
www.cityofmonrovia.org/GeneralPlan

Planning Division Contact:
www.cityofmonrovia.org/planning

planning@ci.monrovia.ca.us

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The graphic features a header with the Monrovia logo and the text "Monrovia Focused General Plan Update". Below this is a dark brown section containing the text "Focused General Plan Update Events:" followed by a list of events: "Online Housing and Safety Element Survey – Now", "Environmental Justice Workshop and Survey – Winter/Spring", and "Study Sessions – Spring/Summer".

Monrovia Focused General Plan Update

Focused General Plan Update Events:

- Online Housing and Safety Element Survey – Now
- Environmental Justice Workshop and Survey – Winter/Spring
- Study Sessions – Spring/Summer

Major Challenges

Major Challenges

Need 1. more housing and 2. more affordable housing	Development has been oriented towards luxury housing and it has made it difficult to build affordable housing	Consider mandating minimum affordable units in new development projects
approx 70% of residents are renters - means many people own homes here, but don't live here	Incentivize housing that allows for people to live and work in the community	Should be a set aside for low income developers
outreach needs to be much broader - consider adding another session and make the survey more available	In past experience the larger the management company who oversee housing the more likely the disconnect between residents and management	Residents are forced to compete with other interests in applying for housing and they can often be displaced from the City due to this
Requirements to lease are a formidable barrier	Is there any ability in the City (e.g. housing department) that could manage gov't funds? - will follow up with City staff, but may fall on the City Manager and community development dept.	Lot of complications are involved with new development, especially for a smaller city like Monrovia to manage
Need to keep affordable housing - Consider a community land trust to manage and preserve affordable units	Can we add a session outside working hours to allow more residents to attend?	Concerned we are losing families and families with children - concerned that it is having a major impact on the school districts
Vacant lots present a major problem - Absentee owner/ landlord?	Striking a balance between market rate and affordable so that the projects are viable	Lack of affordable housing is rippling throughout the community

Major Challenges

Major lack of inventory across the board - more housing at all income levels	The lack of space in Monrovia for new development is a major challenge	Leads to new development being highly sought after driving up costs
Lack of housing - especially for lower income levels	There is a clear discrepancy between what people make and housing costs in Monrovia - lack of affordability for everyone because nothing is affordable	In order to afford housing, multiple income earners need to be in a household in order to afford to live in Monrovia
It is important to include the \$\$ amounts when talking about lower income levels to avoid leading people onto a negative connotation about lower income levels	Large population of homeless are seniors - need more housing for these groups	More outreach to underrepresented groups to bring them into the conversation
Lack of internet access presents a barrier to some groups - especially some lower income groups and representatives	Impact of lack of affordable housing has a profound impact on the school district - families are moving out and enrollment is going down	Displacement of local Monrovia due to housing costs
Disconnect between jobs and wages and housing costs	Single income households (especially for older adults) presents a significant barrier to housing access	Market rate housing is not "affordable" for many populations
Stigma of Section 8 - must end	Affordability requirements challenges - the notion of what 'affordability' actually is. Need to provide background materials to communicate needs to broader public	How to develop incentives (financial and regulatory) to assist churches in redevelopment of properties to accommodate some added units
More information on housing data - households with seniors who may be ready to downsize	For ADU's/granny flats - consider pre made plans that are streamlined and processed due to being pre approved	No safe parking program - Parking permit for residents who may have been displaced but have housing lined up - Build into safety/ housing element
Current City ordinances for height limits	Current zoning law within the City is strict for new/re-development	Balance of building new housing but also balancing the character of the neighborhood

Housing Needs

Housing Needs

Affordable housing	Affordable housing with family units	Senior housing
Family affordable	Workforce housing	Duplexes/tri-plexes & ADU's - Way to create more diverse housing throughout the community
One small development for supportive housing would be good for people in transition - help stabilize housing	Do we know the current homeless population? - Not sure of the exact number now, will be looking more into this	Do we need to address supportive housing for homeless? - Will be part of needs assesment
We have a giant apartment complex attached to metro station that has 0 affordable units - no tax credits or set aside - loss of opportunity	Rehabbing property such as converting non-residential property into housing	DON'T need more luxury housing - especially luxury rentals (starting at above-moderate income apartments)
Bring back the community feeling with housing that accommodates live/work and community building	Homeless shelters are a major need	Transit oriented development idea was for lower and affordable housing not urbanities

Housing Needs

Senior housing	Inclusionary Zoning Ordinance - MUST include inclusionary housing	Section 8 housing
housing for older adults and seniors who may be looking to downsize or move out of their homes	ADU's! - The demand for ADU's is high right now	Tiny villages
Housing for veterans	Housing for new families (first time owners)	Housing communities oriented around families (consider school district communities)

New Housing

New Housing

Affordable housing should be integrated throughout the City	Transit oriented housing is ideal for affordable housing	ADU's would be helpful for younger people looking to get started - Can the City explore a way to make it easier for residents to build an ADU
Duplex/ tri-plex/ ADU are ideal for integration into single family neighborhoods	Look at some religious institutions on or just north of Foothill that may be ready to develop 1-2 units (FPC)	Mix use development in downtown corridor would allow for density
Prioritize housing in transit access areas - Gold line station is a prime location	Spread throughout the community	Mixed income properties are working well across the country - people are less likely to be NIMBY-ish if development includes mixed income
Church Land committee of Making Housing and Community happen - promoting an overlay zone for churches to develop affordable housing on property		

New Housing

ADU's - In cities that have streamlined ADU permitting process the number of requests to build ADU's has skyrocketed	Incentives to construct or renovate ADU's	Housing on church land
Space for mobile homes - mobile homes themselves are affordable but space can be quite expensive	Build anywhere it is possible	
		Concerns about possible superfund sites in the area

Creative Solutions

Creative Solutions

Rehabbing property such as converting non-residential property into housing	ADU Financing Program or a catalog of preapproved prototypes to expedite the permitting process	agree with ADU financing and a catalog of pre-approved plans. - will also reduce costs for developing in City fees & approval process
SCAG currently has a Housing and Sustainable Development Call for Applications program that would fund an ADU program like that	https://scag.ca.gov/scp	Encourage affordable housing development with a condition to keep it affordable for a minimum duration and provide incentives that would keep the properties affordable
Community Land Trust for acquiring and holding property for affordability into perpetuity. There is currently a CLT being organized for San Gabriel Valley.	Inclusionary housing ordinance	
Utilize state density bonus for new housing - also can allow for more affordable units		

Creative Solutions

✓ Adaptive reuse - Solution to build more housing	Fixed rent locations - especially for senior housing	Affordable covenants
Housing stock/inventory and further protections for tenants - need accurate data	✓ Inclusionary Zoning Ordinance - MUST include inclusionary housing in new housing structures	Will give more significance to Housing Element ✓
Incentives (density bonuses, off site building, donate land, etc.) at the City level - allows the City to hold developers accountable under IZO	Inclusionary Housing trust fund	Housing Department committee w/ volunteer appointed oversight
support an Inclusionary Zoning Ordinance, with a minimum requirement of 20% affordability. But that could go higher.	Re-education efforts and partner with community groups to distribute education materials - MAP leaders, religious orgs., Monrovia Interfaith council, Unions, etc.	Incentivize religious orgs. to redevelop part of property to add units
✓ ✓ ✓ Inclusionary Zoning Ordinance - with inclusionary housing	Bringing older ADU's or properties up to code	ADU Financing program and loan programs
Education programs to educate the public on opportunities for development on their property	ADU rules need to be less stringent to encourage owners of property to build/convert units	Community Land Trust - help to keep affordable units affordable
Empty lot spaces and underutilized spaces are the prime locations for adaptive reuse	Partnerships with nonprofits or other groups to subsidize rents and housing costs	Inclusionary Zoning Ordinance can function as the backbone for development of affordable units

Environmental Hazards

Environmental Hazards

South of foothill - clay base with a potential for slippage. Presents a major risk during earthquakes - Consider when looking at the safety element

North of foothill - wildfires are a major concern, especially when there are high winds. Buildup of particulate during high wind days from the foothills

Soft hit canyon? - major earthquake risk

Bears ;) & other wildlife encounters

Environmental fragility & water resources - considering the average water consumption

Environmental Hazards

Fire - in the hills and urban areas

Flood

Earthquake

Expert analysis on environmental hazards in Monrovia - are there food deserts? quality of land? community health? air quality?

Stay tuned for the Environmental Justice element - will be looking further into this topic

Aging properties with old/faulty electricity or water systems

Avoid building on at risk sites and long term polluted sites

Air quality

Between Magnolia and Primrose the site had existing unhealthy conditions that persisted after the polluting tenant left

Mitigating Fire Risk

Mitigating Fire Risk

Manage vegetation with native species and native landscapes in new development

Consider ordinance/ incentives to urge residents to change their landscaping to native and drought tolerant

Bobcat fire burned up a lot of fuel, but the fuel was there due to a large build up over the years - can we better manage the brush buildup?

If we continue to encroach on at-risk areas we need to implement more mitigation efforts

New development in the foothills should have strict landscape design guidelines to prevent wildfire risk

Use controlled burns to decrease buildup of vegetation - fire is inevitable and a smaller controlled burn will help to prevent a major uncontrollable fire

The most recent fire, the Bobcat Fire was so disastrous was vegetation management

Mitigating Fire Risk

proper review and safety and code inspection to mitigating fire risk please

Concern with homeless camps in the hills - risk of fire

Additional Comments

Additional Comments

Is the income and AMI slide going to be available? Also the cost by job?	Affordable housing term has taken on a negative connotation of "those" people and the NIMBYism	Also the word "workforce" housing word	A lot of consideration should be given to using terms that might have a negative connotation to the public	Met quite a few landlords and management properties and they can get a bad rep for raising rents - need to bring in developers and landlords who value the community and engage with residents	When landlords and managers have more connections with residents and the city, there is likely to be less evictions and sudden rent increases	Would like to encourage local investment versus outsiders whose goals are only bottom line	Population who cannot afford to buy housing in the City is our kids... Need to get that message in City materials - Emphasize the need	The City needs to find a way to bring the two halves of the City together (northern and southern areas of the City)	focus on nonprofit affordable housing developers. The bottom line should be housing for people and not developers making money
Yes - the slides will be posted to the City's website									

Additional Comments

support local rent control beyond the state's 5%+CPI. I support a local rent control ordinance like Baldwin Park. I also support closing the renovation loophole to evict tenants like South Pasadena passed this week.	"inclusionary" is much more "friendly" than "affordable housing." Lastly, the local Habitat for Humanity is very willing to participate in collaborative housing to assist developers in building affordable units.	Why not a full EIR? I am concerned that housing may end up being built on unacceptable lots if there isn't a full EIR	What is the source of the salary levels posted? Starting salary for teachers, at least in Monrovia is \$65,000 - not including benefits and insurance.	How did the invite go out and how were stakeholders selected?	very interested in WHY on our RHNA count, we have such a HIGH number allocated for above moderate income when we overbuilt in the last housing cycle	Any options for meetings outside of working hours in the future?	would encourage you to include School District Unions; labor union front line, like Unite Here (hotel workers), advertising at retail for employees and customers?	Fliers are still a good idea, is it possible to still deliver fliers to local businesses? Myrtle Ave is a major pedestrian area.
		Generally policy docs like the general plan or housing element does not build the housing or infrastructure - it is a policy doc so a full EIR is not necessary as the housing/infrastructure will not definitely be built A housing element that would mandate new housing be built would constitute a full EIR process		The city has built a list that was expanded upon to ensure organizations that serve a wide range of special needs were contacted		Yes - will be considering this and making adjustments for future meetings		



Focused General Plan Update: Survey #1 Housing and Safety Elements Results Summary

Prepared by:



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March 18, 2021

Introduction:

All California cities are required to adopt a General Plan. A General Plan establishes the framework for decision making in the community. As required by State law, the City of Monrovia is updating two of its General Plan's elements – Housing and Safety. The Housing Element identifies how Monrovia can meet existing and future housing needs for all income levels of its population. The Safety Element looks at local natural hazard safety issues facing the community and focuses on addressing the newly adopted State requirements including wildfire and climate change. The City is also preparing a new Environmental Justice Element, which will explore the health risks in Monrovia's disadvantaged areas. Community input is critical to ensure community needs, values, and preferences are reflected. Woven throughout the Elements' update is a comprehensive community engagement plan that will be used to inform the plan update process.

This Housing and Safety Element community survey solicited public input regarding housing and natural hazard safety issues facing Monrovia and its residents. The survey responses and results are summarized below. In addition, the City received written comments, which have been provided as an appendix.

The City's website contains more information about the Housing and Safety Element updates, upcoming activities, and the new Environmental Justice Element. <https://www.cityofmonrovia.org/general-plan>

Methodology:

The City is conducting a variety of outreach activities to solicit community input. Survey #1 is the first of two surveys that will be conducted during this planning process.

The Housing and Safety Element survey was promoted extensively through the City's online and "live" communication channels including email communications to stakeholders, social media alerts, City's website, and oral announcements made during Planning Commission and Historic Preservation Commission meetings. The survey period ran from January 21, 2021 through mid-day February 20, 2021. In total, 466 participants submitted surveys – 324 responded to all 24 survey questions, and 142 responded to one or more questions but not all 24.

Key Findings:

Of those responding, the 78% are homeowners who live in single family homes. Respondents say they choose to live in Monrovia because of the safe neighborhoods, proximity to recreational amenities and scenery, and proximity to friends and family. Respondents who do not own their home said they are challenged with finding a home to purchase in their price range. Approximately three-quarters of respondents said they are satisfied/very satisfied with their current housing situation and their home's physical condition. However, nearly 43% of respondents said they are unsatisfied with the range and variety of housing available in Monrovia. When asked what type of housing is most needed within Monrovia, single-family housing, smaller scale apartments, and senior housing were the most preferred. Housing for families and individuals who need supportive services like job training and social services, and ADUs followed closely behind. Children who grow up in Monrovia and cannot afford to live in Monrovia on their own as adults and affordable housing options for seniors, veterans, and/or persons with disabilities are the two most important housing issues, followed by the lack of effort being made to rehabilitate existing housing in older neighborhoods. When asked where new housing should be located, near the Gold Line station and along major corridors were the two highest responses.

Responses:

Housing:

1. Currently, do you...

- 75.3% live in Monrovia
- 18.5% live and work in Monrovia
- 2.5% work in Monrovia
- 2.2% do not live or work in Monrovia
- 1.5% no answer

2. Which best describes your current housing type?

- 78.4% live in a single-family home
- 6.8% live in a condominium/townhome complex
- 5.9% live in a large scale apartment building (5 units or more)
- 3.1% live in a small scale apartment building (4 units or fewer)
- 1.2% live in an accessory dwelling unit (granny flat/guest house)
- 1.2% specified "other" (owned 2 homes, duplex, detached 2 units non apartment, ADU, etc.)
- 0.3% live in a mobile home
- 0.9% live in a group home/assisted living
- 0.6% do not currently have a permanent home
- 0% live in interim/transitional housing and shelter
- 1.5% specified "no answer"

3. Do you currently...

- 75.0% live in a home they own
- 19.4% live in a home they rent
- 1.9% live with friends/ family
- 0.6% do not pay rent or mortgage
- 0% do not have a permanent home
- 3.1% specified "no answer"

4. If you wish to own a home in Monrovia, but do not at this time, what issues are preventing you from owning? Note: the 261 participants who indicated they own a home were not presented this question (making up the remaining 80.6%).

- 13.6% cannot find a home within their price range
- 3.7% do not have the financial resources for a down payment
- 0.9% do not have the financial resources for monthly payments
- 0.3% do not wish to own a home in the City
- 0% cannot find a home that suits their living needs (housing size, disability accommodations)
- 0% cannot find a home that suits their quality standards
- 0.9% specified "no answer"

5. If you live in Monrovia, why have you chosen to live here? Mark all that apply.

- 43.2% said safety of neighborhoods
- 42.8% said local recreational amenities and scenery
- 42.6% said proximity to family and/or friends
- 34.6% said quality of housing
- 31.8% said proximity to job
- 29.3% said City services and programs
- 23.5% said quality of local schools
- 19.1% said affordability
- 16.1% said “other”
- 16.1% said grew up in Monrovia
- 14.2% said proximity to transit

6. Are you satisfied with your current housing situation?

- 77.8% said yes
- 16.1% said no
- 3.1% said no opinion
- 3.1% didn't answer

7. How would you rate the physical condition of your home?

- 41.3% said very satisfied
- 34.9% said satisfied
- 17.3% said somewhat satisfied
- 4.0% said not satisfied
- 2.5% said no answer

8. Are you satisfied with the range and variety of housing options in Monrovia?

- 42.9% said no
- 37.4% said yes
- 13.0% said no opinion
- 6.8% said no answer

9. What types of housing does Monrovia need most? Respondents ranked their top choices in order of importance, with 1 being the most important. The most frequent responses are single-family homes, smaller scale apartments, and senior housing. All responses are shown in the table below. When the responses are weighted (11 points for a 1 response, 10 points for a 2 response, and so on...) single-family homes and smaller scale apartments remain are the most frequent responses.

	Housing Needs in Monrovia											Rank (Total Ranking Points)
	1	2	3	4	5	6	7	8	9	10	11	
Single-family homes	131	16	13	10	3	7	10	5	11	2	6	1 st (1,974)
Smaller scale apartments (4 units or fewer)	11	45	41	23	17	16	16	5	5	0	3	2 nd (1,457)
Senior housing	32	34	32	18	18	11	12	12	7	5	1	3 rd (1,456)
Housing for families and individuals who need supportive services like jobs training and social services	37	33	27	18	16	18	8	3	7	7	6	4 th (1,437)
Accessory dwelling units (granny flat/guest house)	17	40	41	21	14	14	6	13	8	1	4	5 th (1,418)
Condominiums/townhomes	19	31	25	18	20	6	10	10	11	2	2	6 th (1,193)
Interim/ transitional housing for people looking to transition from homelessness	24	33	19	13	11	11	11	11	3	8	10	7 th (1,146)
Efficiency homes such as studio apartments	12	19	34	16	16	13	9	13	6	3	2	8 th (1,069)
Homes with 4+ bedrooms	6	25	16	4	2	13	6	6	11	21	21	9 th (734)
Larger scale apartments (5 units or more)	10	11	19	7	9	4	10	14	12	17	12	10 th (722)
Mobile home parks	0	2	5	3	4	3	8	10	13	26	24	11 th (330)

10. Rank the following housing challenges that are most important to you:

When asked to rate specific housing challenges as very important, somewhat important, not important, or don't know, "Children who grew up in Monrovia cannot afford to live in Monrovia as adults" is the highest identified challenge. The second most important challenge identified is "Not enough affordable housing for seniors, veterans, and/or persons with disabilities". The other challenges and ranking is shown in the table below. Note each "very important" rank equals two points, each "somewhat important" rank equals one point, "not important" received no points. The points were then added to determine the highest ranking response.

	Housing Challenges in Monrovia					Ranking (Points)
	<i>Very Important</i>	<i>Somewhat Important</i>	<i>Not Important</i>	<i>Don't Know</i>	<i>No Answer</i>	
Children who grow up in Monrovia cannot afford to live in Monrovia on their own as adults.	171	105	27	7	14	1 st (447)
There is not enough affordable housing for seniors, veterans, and/or persons with disabilities.	164	102	17	21	20	2 nd (436)
There is little, or no effort made to rehabilitate existing housing in older neighborhoods.	125	116	30	26	27	3 rd (366)
There are not enough shelters and transitional housing locations for homeless families and individuals, along with services that help move people into permanent housing.	121	102	45	32	24	4 th (344)
There are not enough targeted efforts to address long-term inequities in the housing market, including discrimination in renting.	135	67	47	48	27	5 th (337)
There are not enough support programs to help homeowners at risk of mortgage default to keep their homes, including mortgage loan programs.	109	89	37	59	30	6 th (307)
Zoning laws make it difficult to place housing within non-residential locations that blend residential, commercial, cultural, institutional, or entertainment uses into one space.	75	106	57	55	31	7 th (256)
The City's approval process for new housing construction is lengthy and complex.	82	80	41	87	34	8 th (244)
There are not enough homes that are adequate in size for households with extended family.	54	113	88	37	32	9 th (221)

11. To address the housing crisis, the City will need to plan for more small and large multi-family development. Respondents were asked to identify their top two choices for locating the additional housing units for which the City must plan. After identifying their two top choices, they ranked the choices in order of importance, with 1 being the most important. The “Near the Gold Line Station” was identified as either the first or second choice for 32% of responses, while “Along major streets” was identified as first or second choice for 19.3% of responses. However, when looking at first choice the second most frequent response changes to “Scattered evenly through Monrovia”.

	1	2	Total
Near the Gold Line Station.	119	64	183
Along Major Streets (such as Foothill Boulevard, Huntington Drive, Duarte Road).	45	65	110
Scattered evenly throughout Monrovia	61	41	102
In and adjacent to Old Town Monrovia.	39	54	93
In existing multi-family neighborhoods.	33	50	83

12. A number of tradeoffs are associated with different approaches to providing more housing in Monrovia. When asked about the different approaches that should be considered when Monrovia plans for additional housing, respondents ranked the five options in order of importance, with 1 being the most important. For this summary’s purpose, each first rank received five points, second rank received four points, third rank received three points, fourth rank received two points, and fifth rank received one point. Based on the ranking system, housing concentrated near existing and planned public transit is the most important approach to consider followed by housing that blends in with the character of surrounding neighborhoods. When looking at the greatest number of “1” rankings, the most frequent is “Concentrated near existing and planned public transit”. The second is “New housing should blend in with the surrounding neighborhood’s character”.

	1	2	3	4	5	Total Points
New housing should be concentrated near existing and planned public transit.	105	58	18	10	17	1 st (848)
New housing should blend in with the character of surrounding neighborhoods.	103	52	15	18	7	2 nd (811)
New housing should be located where it will have the least impact on traffic in Monrovia.	30	61	34	23	15	3 rd (557)
New housing should be located with easy access to shops, services, and community facilities.	22	70	36	4	11	4 th (517)
New housing should be spread evenly across all parts of the city.	44	46	14	7	37	5 th (497)

13. What else would you like the City to consider when updating Monrovia's Housing Element? This question asked respondents to list other considerations for the Housing Element. Nearly 40% of respondents provided comment(s). All responses are provided in the Appendix. In some cases, similar responses have been grouped for clarity and conciseness. If more than one person indicated a response, the number of responses has been noted. The most prevalent responses are build more affordable housing for low- and middle-income families, teachers, firefighters, etc., so they can afford to live in the community they work in; incorporate an inclusionary housing ordinance with a minimum 20% set aside for affordable housing; and ensure the character of Monrovia is preserved through design guidelines, or other methods.

Safety:

14. What safety hazards are the greatest risk to Monrovians?

Respondents were asked to rank the seven identified safety hazards from the greatest risk to the least risk. For this summary’s purpose, each first rank received seven points, second rank received six points, third rank received five points, fourth rank received four points, fifth rank received three points, sixth rank received two points, seventh rank received one point. Based on the ranking system, “More frequent, more intense and longer heat waves” was the most important concern, followed closely by “Extended droughts”.

	Safety Hazards in Monrovia							Total Points
	1	2	3	4	5	6	7	
More frequent, more intense, and longer heat waves	69	69	50	18	14	2	3	1 st (1,268)
Extended droughts	35	78	72	31	15	4	1	2 nd (1,251)
Earthquake hazards	31	59	47	38	26	12	2	3 rd (1,062)
Wildfire hazards	60	60	34	17	6	0	1	4 th (1,037)
Flooding hazards associated with extreme weather conditions	4	24	39	31	48	21	6	5 th (683)
Hazardous materials spill	3	2	6	12	19	66	22	6 th (322)
Small aircraft crash	3	1	3	6	10	20	78	7 th (214)

15. How great a risk do you believe wildfire poses to the Monrovia hills?

- 56.8% chose extreme risk
- 35.5% chose moderate risk
- 4.9% chose low risk

16. What do you think would be the best way to decrease fire hazards in the Monrovia hills?

- 60.5% chose “manage vegetation and fuels (e.g. grasses, trees, etc.) by mowing or thinning or controlled burning”
- 28.7% chose “minimize development in the hills (new building and expansion of existing buildings)”
- 3.4% chose “increase the amount of fire department equipment (more trucks, water tenders, etc.) or number of firefighters”
- 1.5% chose “increase water availability”
- 5.9% did not answer

17. What steps have you taken to prepare for a local hazard event? Please write your answer here:

Nearly 43% of respondents provided comment(s). All responses are provided in the Appendix. In some cases, similar responses have been grouped for clarity and conciseness. If more than one person indicated a response, the number of responses has been noted. The most prevalent responses are prepared emergency kits that are maintained with food, water and first aid; clearing vegetation and mitigating fire risks around homes; and incorporating renewable energy sources on homes and adding backup power source.

About You:

18. How long have you lived in Monrovia?

- 48.8% have lived in Monrovia for 21+ years
- 17.6% have lived in Monrovia for 11-20 years
- 15.7% have lived in Monrovia for 1-5 years
- 11.4% have lived in Monrovia for 6-10 years
- 3.4% do not live in Monrovia
- 3.1% do not answer

19. Please indicate your gender.

- 66.7% are Female
- 25.0% are Male
- 4.0% preferred not to say
- 0.3% are non-binary
- 4.0% did not answer

20. How do you identify yourself? (Select all that apply)

- 63.9% are White non-Hispanic
- 13.0% are Hispanic/ Latino
- 9.6% preferred not to say
- 5.9% chose to self-identify
- 5.6% are Asian or Asian American
- 2.2% are African American
- 0.6% are Native American
- 0.6% are Native Hawaiian or Pacific Islander

* respondents could select more than one answer resulting in a total exceeding 100%

21. What language is primarily spoken in your household?

- 93.5% said English
- 1.2% said other
- 0.6% said Spanish
- 4.6% did not answer

22. What is your age group?

- 34.3% are 30-49
- 30.6% are 65+
- 28.4% are 50-64
- 1.9% are 18-29
- 4.9% did not answer

22. Which zip code do you reside in?

- 90.8% live in 91016
- 2.2% live in a zip code not listed
- 1.2% live in 91006
- 2.8% did not answer

22. Do you have children in the house under the age of 18?

- 62.0% said no
- 32.1% said yes
- 1.5% said other
- 4.3% did not answer

Appendix

Question 13 – Other Considerations for the Housing Element

Housing/Housing Policy

- Inclusionary Housing Ordinance with a minimum 20% set aside for affordable housing (27 comments)
- Housing trust to ensure affordable multi-family housing units stay affordable
- Rent control (3 comments)
- Partnerships with organizations or companies to offset some costs or to serve certain groups
- Allow small and highly efficient units (i.e., studio/bachelor/etc.) to be built without off-street parking requirements
- Creative housing programs. E.g., matching senior living with “foster parenting” where rent/home prices could be reduced to accommodate all in the community or group housing (2 comments)
- More affordable housing for low- and middle-income families and no more luxury apartments – want our teachers, police, firefighters, etc. to be able to afford to live in the community (31 comments)
 - Also want affordable housing for families who are being priced out
 - Need to accommodate the next generation who cannot afford to live here
 - More smaller developments and no luxury apartments/condos
- Subsidized rent programs for low income (2 comments)
- Housing programs for teachers, firefighters, etc. and subsidized housing to keep them in the communities they work in (3 comments)
- Address rental discrimination (12 comments)
- More housing for minority groups (seniors, homeless and persons living with disabilities)
 - Consider new methods such as combining senior living and new home buying program
 - Transitional housing for homeless
- First time homebuyer’s assistance program (5 comments)
- Ensure affordable and low-income housing is not concentrated in one area of the City
- Adaptive re-use of commercial buildings – (e.g., Toys-R-Us)
 - Culturally significant areas should be preserved and rehabilitated (3 comments)
- Develop existing multi-family and commercial properties and those in need of repair and do not remove single-family homes
- Diversify options for duplex/triplex on single lots and increase housing options around transportation corridors (6 comments)
- Increase opportunity for mixed-use properties across Monrovia (4 comments)
 - Consider industrial mixed-use and joint live-work units especially in the industrial areas adjacent to Old Town and around the Gold Line station
- Loosen building and zoning restrictions so more units can be built on existing single-family housing and streamline permitting/entitlement process (5 comments)
- Make it easier to renovate/update existing homes to allow for ADUs or expand current home size (11 comments)
 - Prioritize ADUs
 - Aging infrastructure of existing single family homes and difficulty to build presents a barrier to keep homes in good condition

- Low interest loans for owner occupied homes so property owners can repair and improve the existing stock
- Tiny homes
- Add more housing for families that is walkable and bikeable to schools in the area
- Educational workshops for people interested in building ADUs (“Workshop Education Series”)
- Accessory Dwelling Units and free approved models with incentives to build (4 comments)
- Provide more incentives to add clean energy to new and existing homes (e.g., adding solar panels)
- Do not want high density areas in Monrovia
- No new housing – there is not adequate parking and infrastructure – already too overcrowded (2 comments)
- No more multipurpose housing
- Keep single-family neighborhoods single-family and preserve existing historical homes and neighborhoods (7 comments)
- No high buildings – keep height limits and prevent large development (2 comments)
- Less high density housing and ensure larger development is located near transit centers (6 comments)
- Need housing unit options above Foothill Blvd (4 comments)
 - Consider redevelop existing large homes in Northern Monrovia that are empty and turning them into multi-family units
- Stop letting large lots be divided and sold separately, there are so few left (3 comments)
- Build as many new homes as possible – only able to afford to live here because Monrovia has continued to allow the construction of multi-family housing (2 comments)
- Restrict short-term vacation rentals
- Consider reparations in historical redlining areas of the City

Community Character/Open Space

- Increase green space and neighborhood amenities and update existing facilities that are outdated – build housing near open spaces (5 comments)
- Ensure the character of Monrovia is preserved – any new buildings should fit within the City’s existing character. Consider design guidelines (17 comments)
 - Consider offering a Concessions Menu like Pasadena has done to streamline new development, and encourage sensible development (consistent with existing neighborhood character)
 - Increase fees for demolition of historic homes
- Better crime prevention and neighborhood safety (2 comments)

Transportation/Mobility/Parking

- Improve traffic management and increase options for transportation that do not require a personal vehicle (I.e., walking, biking, public transit, etc.) – ideas include curb extensions at street corners, additional traffic signals and crosswalks, and more trees/landscaping (5 comments)
- More transportation options – bus and train access
- Parking is critical – consider underground, multi-level and other public parking options. Especially around the Downtown area (7 comments)

- Revamping parking rules to accommodate housing first, rather than vehicles during the site-plan design process – consider funding a citywide parking study with a goal of reducing parking requirements/standards (3 comments)
 - Bicycle parking as an off-set for vehicle parking requirements in mixed-use developments
 - Bicycle master plan
 - Consider turning some streets to one-way to increase street parking options

Infrastructure

- Electric vehicle charging stations
- Improve water supply and infrastructure to accommodate new housing (2 comments)

Question 17 – Preparations Taken for Emergency

Emergency Kits/Packed “To Go” Bag

- Pre-packed to-go bag or kits to leave the City immediately/evacuation plan (17 comments)
- Emergency kits that are prepared and maintained including food and water stores and first aid supplies (46 comments)
- Ensuring kits and to go bags are all stocked with up-to-date materials (3 comments)
- Ensuring medication and important documents are easily accessible (12 comments)
- Stores of food, water, and supplies (22 comments)

Advanced Planning/Communication

- Family/household plan for different disasters and contact information (11 comments)
- Staying connected with all neighbors to ensure everyone is alerted in the case of emergency (5 comments)
- Signed up for various alert services and keeping up to date with best practices for safety (8 comments)
- Limit dependence on vulnerable systems
- Fire and earthquake insurance (3 comments)
- Following FD and City recommendations (3 comments)
- Feel helpless as a renter – have bought renters insurance (4 comments)

Home/Building Improvements

- Home bolted for seismic safety (13 comments)
- Replaced wood roof (3 comments)
- Foundation repair (3 comments)
- Air filters for wildfire smoke (4 comments)
- Retrofitting home for thermal comfort and indoor air quality
- Sandbags (3 comments)
- Mitigating fire risks around home such as potential fuel (34 comments)
- Planting drought tolerant plants, native landscaping, and more trees (12 comments)
- Safety, CERT and first responder training (7 comments)
- Renewable energy source on homes and backup power (17 comments)
- First-aid kits (2 comments)

- Conserve water

Other

- Have not taken any steps yet (12 comments)

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Density Allowed	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Upper Income Capacity	Total Capacity	Optional Information Site Name Number
MONROVIA	Evergreen Ave. east of S. Ivy Ave.	91016	8513010040	L	Planned Development	PD-12			0.1366	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	Site 3. Evergreen East
MONROVIA	Evergreen Ave. east of S. Ivy Ave.	91016	8513010041	L	Planned Development	PD-12			0.1366	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	Site 3. Evergreen East
MONROVIA	Evergreen Ave. east of S. Ivy Ave.	91016	8513010042	L	Planned Development	PD-12			0.1366	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	Site 3. Evergreen East
MONROVIA	Evergreen Ave. east of S. Ivy Ave.	91016	8513010043	L	Planned Development	PD-12			0.1367	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	Site 3. Evergreen East
MONROVIA	Evergreen Ave. east of S. Ivy Ave.	91016	8513010044	L	Planned Development	PD-12			0.1367	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	Site 3. Evergreen East
MONROVIA	Evergreen Ave. east of S. Ivy Ave.	91016	8513010045	L	Planned Development	PD-12			0.1366	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	Site 3. Evergreen East
MONROVIA	Evergreen Ave. east of S. Ivy Ave.	91016	8513010046	L	Planned Development	PD-12			0.1367	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	Site 3. Evergreen East
MONROVIA	Evergreen Ave. east of S. Ivy Ave.	91016	8513010047	L	Planned Development	PD-12			0.1369	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	Site 3. Evergreen East
MONROVIA	Evergreen Ave. east of S. Ivy Ave.	91016	8513010048	L	Planned Development	PD-12			0.1369	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	Site 3. Evergreen East
MONROVIA	Evergreen Ave. east of S. Ivy Ave.	91016	8513010049	L	Planned Development	PD-12			0.1369	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	Site 3. Evergreen East
MONROVIA	Evergreen Ave. east of S. Ivy Ave.	91016	8513010050	L	Planned Development	PD-12			0.1369	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	Site 3. Evergreen East
MONROVIA	Evergreen Ave. east of S. Ivy Ave.	91016	8513010051	L	Planned Development	PD-12			0.1369	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	Site 3. Evergreen East
MONROVIA	Evergreen Ave. east of S. Ivy Ave.	91016	8513010052	L	Planned Development	PD-12			0.1370	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	Site 3. Evergreen East
MONROVIA	Evergreen Ave. east of S. Ivy Ave.	91016	8513010053	L	Planned Development	PD-12			0.1370	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	Site 3. Evergreen East
MONROVIA	Evergreen Ave. east of S. Ivy Ave.	91016	8513010054	L	Planned Development	PD-12			0.1370	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	Site 3. Evergreen East
MONROVIA	Evergreen Ave. east of S. Ivy Ave.	91016	8513010055	L	Planned Development	PD-12			0.1379	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	Site 3. Evergreen East
MONROVIA	Evergreen Ave. east of S. Ivy Ave.	91016	8513010034	L	Planned Development	PD-12			0.0973	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6	0	0	6	Site 3. Evergreen East
MONROVIA	Mayflower Ave. and Evergreen Ave.	91016	8507006029	M	Planned Development	PD-27		54	0.1267	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5	0	0	5	Site 4. Mayflower Avenue
MONROVIA	Mayflower Ave. and Evergreen Ave.	91016	8507006045	M	Planned Development	PD-27		54	0.7583	light_industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	27	0	0	27	Site 4. Mayflower Avenue
MONROVIA	Mayflower Ave. and Evergreen Ave.	91016	8507006030	M	Planned Development	PD-27		54	0.1733	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6	0	0	6	Site 4. Mayflower Avenue
MONROVIA	Mayflower Ave. and Evergreen Ave.	91016	8507006031	M	Planned Development	PD-27		54	0.3087	light_industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11	0	0	11	Site 4. Mayflower Avenue
MONROVIA	Mayflower Ave. and Evergreen Ave.	91016	8507006048	M	Planned Development	PD-27		54	0.4650	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17	0	0	17	Site 4. Mayflower Avenue
MONROVIA	Mayflower Ave. and Evergreen Ave.	91016	8507006040	M	Planned Development	PD-27		54	0.4604	residential, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	0	0	16	Site 4. Mayflower Avenue
MONROVIA	341 W. Duarte Rd.	91016	8507004028	N	Residential High	RH		54	0.6558	commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	35	0	0	35	Site 5 341 W. Duarte Road
MONROVIA	429 Genoa Street	91016	8507005034	O	Residential High	RH		54	0.5551	residential, 5	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	22	0	0	22	Site 6. 429 Genoa Street
MONROVIA	435 Genoa Street	91016	8507005042	P	Residential High	RH		54	0.5945	residential, 8	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	24	0	0	24	Site 7. 435 Genoa Street
MONROVIA	800 S. Myrtle Avenue	91016	8508007060	Q	ORDLM with OTE Overlay	ORDLM with OTE Overlay		54	1.0766	low_intensity_strip	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	58	0	0	58	Site 8. 800 S. Myrtle Avenue
MONROVIA	800 S. Myrtle Avenue	91016	8508007061	Q	ORDLM with OTE Overlay	ORDLM with OTE Overlay		54	0.3916	industrial_low	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	21	0	0	21	Site 8. 800 S. Myrtle Avenue
MONROVIA	800 S. Myrtle Avenue	91016	8508007062	Q	ORDLM with OTE Overlay	ORDLM with OTE Overlay		54	0.4121	low_rise_office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	22	0	0	22	Site 8. 800 S. Myrtle Avenue
MONROVIA	800 S. Myrtle Avenue	91016	8508007063	Q	Manufacturing with OTE Overlay	M with OTE Overlay		54	0.3679	low_intensity_strip	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	20	0	0	20	Site 8. 800 S. Myrtle Avenue