

Sarah Godinez

From: Stacy Bradshaw [REDACTED]
Sent: Tuesday, September 3, 2024 1:45 PM
To: City Clerk
Cc: planning
Subject: Monrovia Study Session 9/3/24 - Public Comments - Inclusionary Housing ordinance

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Esteemed Mayor Shevlin, Mayor Pro-Tem Dr. Kelly, City Council members, Sheri Bermejo, Planning Division Manager, City Clerk, and representatives of Sagecrest Planning and Keyser Marston:

I'm sending my comments to you for consideration with respect to the topic of Inclusionary Housing, the % of housing levels and to the post construction transparency of management of waitlists for senior, inclusionary and income restricted housing.

I am a real estate agent and a resident of Monrovia since 1998. In the last year, I have assisted three widows in seeking affordable housing when they lost their home due to changing social security income. Monrovia is not keeping pace with other cities that offer a higher percentage of Inclusionary Housing set asides (Pasadena has had recent projects in the 15-20% range). A recent application for a two bedroom 1 bath Monrovia unit in a mom & pop Landlord owned building has market rents at \$2,400.00 a month. The demand is competitive and we applied to a previously approved Monrovia multi-unit project with set aside units specifically for income and senior housing.

The widow was qualified to be on the waitlist. After much frustration, two site visits, and numerous emails and phone calls (and a complaint to the City Manager), we learned that the waitlist may be 8-10 years for as few as 10 units. This information was NOT disclosed when a tour was taken and an application completed. This information appears as a form of false advertising (near lottery chance odds). in websites linked to the property.

We desire to create new projects and operate in good faith with development partners who understand how to be good neighbors by operating with fair practices.

We need housing and benefit greatly in Monrovia from tiered, affordable and senior set asides. I strongly recommend that the City INCREASE Inclusionary Housing set asides AND require transparency of the post construction management of these promises - to discourage the false advertising of availability and corresponding false hope of available affordable and senior housing.

Sincerely,

Stacy Bradshaw
[REDACTED] Avenue, Monrovia, California)

Home: [REDACTED]
Cell: [REDACTED]

September 3, 2024

Re: Study Session on Inclusionary Zoning for our City on Tuesday, Sept 3, 2024

Dear Mayor Shevlin, City Manager Feik, and members of City Planning and City Council ,

Forgive me for asking, but isn't this the same thing that we were told a number of years ago from Sagecrest or the City that there was going to be a study done on an *'inclusionary zoning ordinance'*? (I am not sure if it was actually a NEXUS report, the kind of study that you really need on the feasibility for developer and city in determining what percentage would work.)

That promise of a study was made during the time of our previous Mayor and some city council member's administration. The promise was made in response to a multi-page online questionnaire that received a good response from our citizen's and their concerns and requests for affordable housing. Will this be the results of that promised study? I always have wondered whatever happened to that study?

In the past too, I can remember hearing a council member and the Mayor boast about how we had affordable housing in our City. When I went online at the time I saw that we did have affordable housing: two percent! That's nothing to be proud of.

When this study is being done, I would urge the Planning Commission and the Council to accept no percentage less than 15%. As I am sure many of you know, we are talking about when a developer comes to Monrovia and wants to build, with the inclusionary zoning ordinance, the developer must designate a percentage of their build to the City for affordable housing. For this they are given various incentives. They can also choose not to give up part of their development and pay a fee.

In Pasadena, they have an inclusionary zoning ordinance whereby, the developer must give back 20% to the city. That is fantastic! For those developers that did not want to give back 20%, they had the option of paying a fee that has greatly benefitted their city in creating affordable housing purchases.

Our land in Monrovia is just as desirable as Pasadena's but in the past, we just let developers come in and buy it up without too much thought of affordable housing. Because of that, our citizens, many of them can't find affordable housing.

I am urging you to please, **get an inclusionary zoning ordinance with nothing less than 15% on it**. Study the subject closely consulting with experts that have done this work before. Dr Jill Shook and her group called Making Housing and Community Happen <https://www.makinghousinghappen.org/> would know a lot of information on this subject matter. No need to recreate the wheel when there have been others that gone before us.

Thank you for your interest in this much needed inclusionary zoning ordinance.

Sincerely,

Carol Daley,
Monrovia Housing and Tenants Advocates

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