



# 2025 Annual Progress Report (APR)

AR-1 Annual Report on the Status of the General Plan

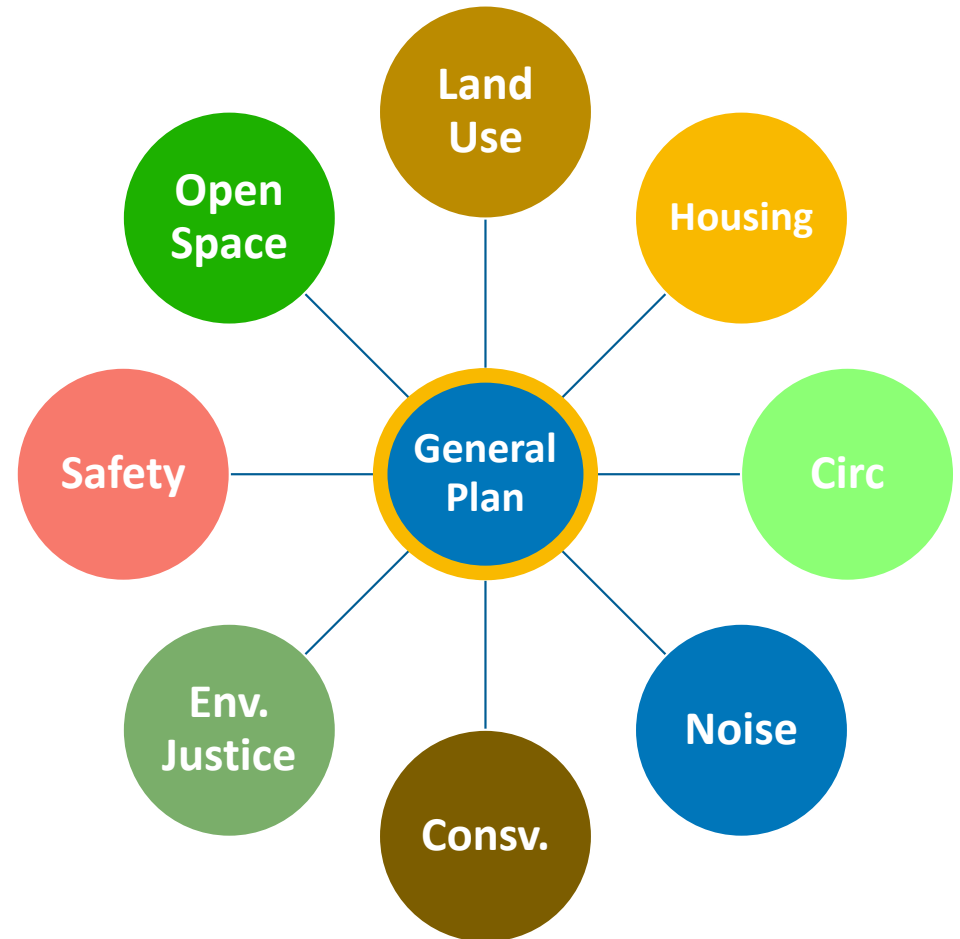
Community Development  
March 17, 2026



# The Annual Progress Report

- **California State Requirement**  
Government Code Section 65400 requires an annual progress report on the General Plan, with special attention to the Housing Element.
- **Tonight's Action**  
Receive and File – Report due to the State by April 1, 2026

**Key Point:** Tonight is about ***Status***, ***Compliance***, and ***Next Steps***.



# Regional Housing Needs Allocation (RHNA)

## What RHNA is

- A state-mandated housing target for the 2021-2029 cycle.
- An allocation across income levels: very low, low, moderate, and above moderate.
- The basis for Housing Element planning, zoning capacity, and implementation programs.

**The Policy Goal is that each city plans for its fair share of the regional housing need.**

## What RHNA is not

- Not a mandate that the City itself construct every assigned unit.
- Not measured simply by entitlements or discussions alone.
- Not a guarantee that lower-income units will appear without targeted policies.

**City still has to plan, zone, and remove barriers.**

**Projects still have to move through the market and development process**

# Monrovia's 6<sup>th</sup> Cycle RHNA

**1,670**

units  
for 6th Cycle  
2021-2029

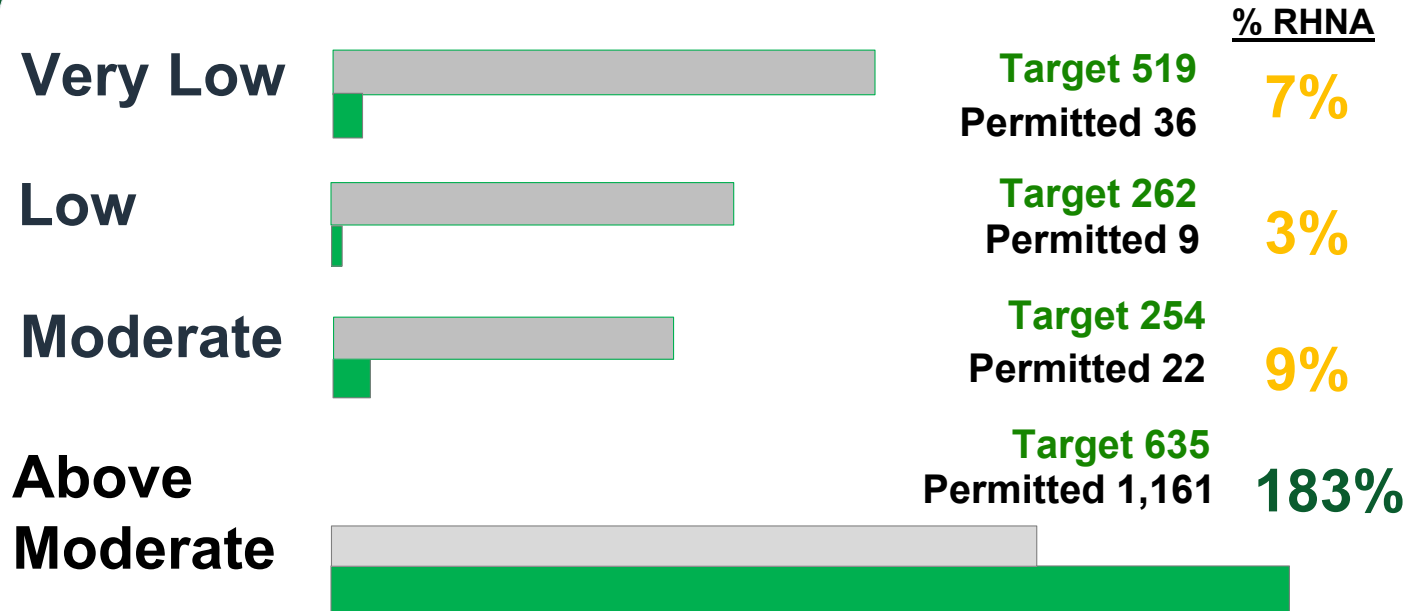
**1,228**

units permitted

**74%**

442 units remain to  
match the full 1,670-  
unit allocation.

## Permitted Units by Income Category

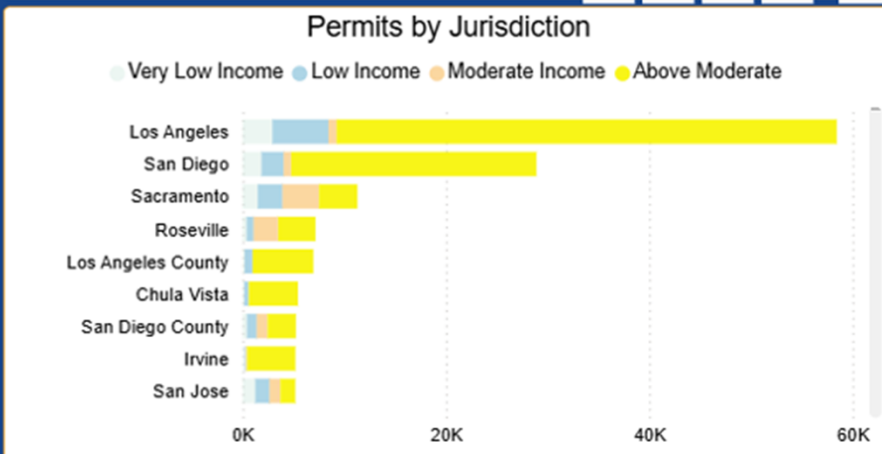
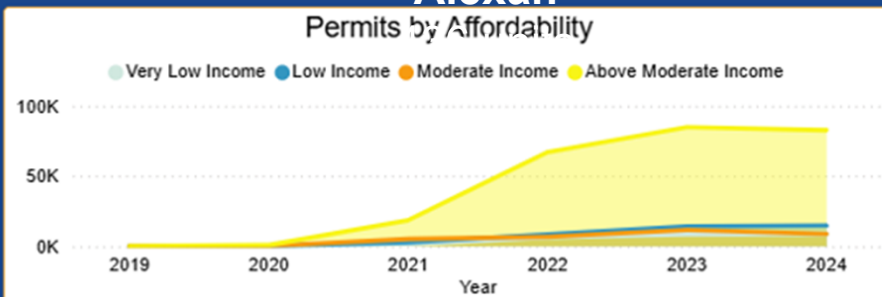


Gray = RHNA target | Green = units permitted to date

# State RHNA Progress as of 2024

## Regional Housing Needs Allocation: Permits by Affordability

5th Cycle | 6th Cycle



Very Low Income		
25,407	643,460	3.9%
6th Cycle Permits	6th Cycle RHNA	% Attained

Low Income		
40,715	384,934	10.6%
6th Cycle Permits	6th Cycle RHNA	% Attained

Moderate Income		
32,374	420,863	7.7%
6th Cycle Permits	6th Cycle RHNA	% Attained

Above Moderate Income		
254,048	1,051,313	24.2%
6th Cycle Permits	6th Cycle RHNA	% Attained

**47.10%**  
% through Cycle

6/15/2019  
Start Date

1/31/2032  
End Date

**Monrovia**  
**% Attained**

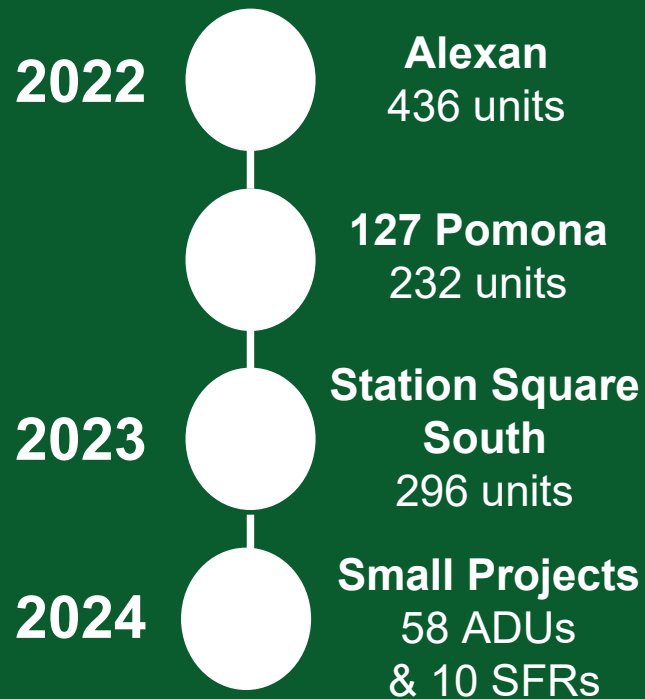
**7%**

**3%**

**9%**

**183%**

# Major Permits Issued and Near-Term Pipeline



## 2025 Permit Issuance

58 ADUs & 2 SFRs

## Near-Term Pipeline to Watch

### 701 S Myrtle Specific Plan

- 204 Units (17 Low, 3 Moderate) approved December 2025

### Arroyo at Monrovia Station

- 324 Units (17 Very Low) approved March 2020

# Applications, Approvals, and Occupancy

	2021	2022	2023	2024	2025
<b>Total Units in all Applications</b>	67	83	74	76	88
<b>Total Housing Units Approved</b>	58	104	84	76	70
<b>Certificate of Occupancies</b>	30	189	73	497	59

# Annual ADU Production Goal

	2021	2022	2023	2024	2025	TOTAL
<b>ADUs Approved</b>	51	66	51	60	52	<b>280</b>
<b>ADUs Permitted</b>	54	59	42	58	58	<b>271</b>
<b>ADU Certificate of Occupancies</b>	22	27	52	51	56	<b>208</b>

**NOTE: 6<sup>th</sup> Cycle Production Goal: 282 units**

**Goal Attainment: 74%**

# Housing Program Implementation

- **6<sup>th</sup> Cycle HE Adopted 2022**
- **Reduced Minimum Dwelling Unit Size Ordinance Adopted 2023**
- **Removal of CUP requirement for Multifamily Housing – Ordinance 2024-01 Adopted February 2024**
- **Creation of Multifamily Objective Design Standards Housing – Ordinance 2024-01 Adopted February 2024**
- **New ADU Ordinance Adopted 2025**
- **ADU Webpage featuring Pre-Approved Plans Completed 2025**
- **Inclusionary Housing Ordinance Study Completed 2025**
- **Inclusionary Housing Ordinance Completed 2025**
- **Density Bonus Ordinance Completed 2025**
- **Bungalow Court Ordinance Completed 2025**

# Looking Ahead

## Planning Efforts in Pipeline

# Planning Efforts in Pipeline – Looking Ahead

## Housing Initiatives FY 2026 / 2027

- Implementation of Program 1.4: No Net Loss and Supportive Housing
- SB 79 – Implementation Strategy (Due July 1, 2026)
  - Objective Design Standards (Transit Area → Citywide)
- Inclusionary Housing Ordinance Expansion
- Station Square East

# HE Programs 1.2 and 1.4

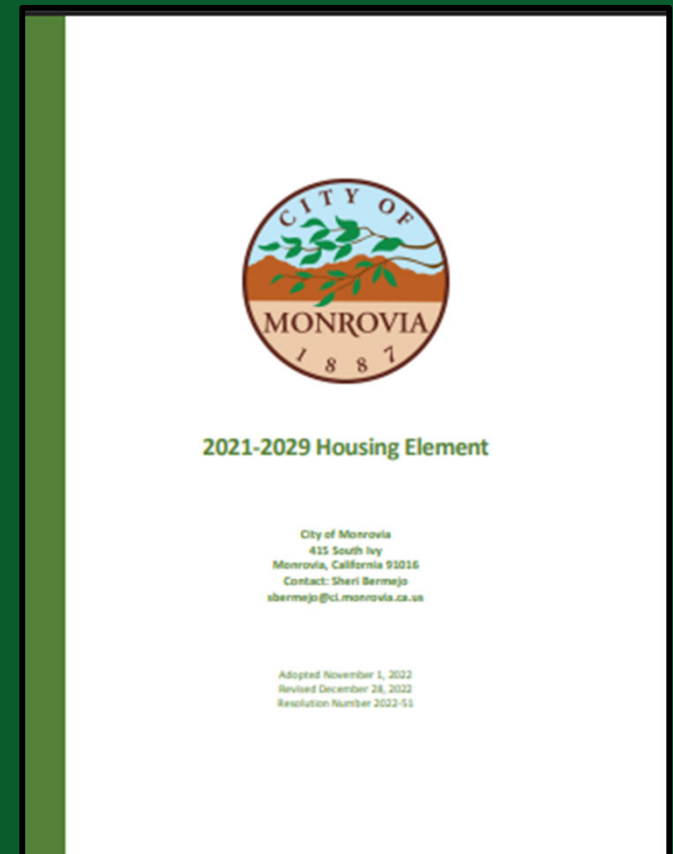
**Update the Zoning Code to comply with state law and housing opportunities**

## Program 1.2 No Net Loss

No Net Loss is about making sure we don't lose capacity.

## Program 1.4 Land Use Policy Changes

Ensuring the zoning allows supportive and interim housing in the appropriate zone.

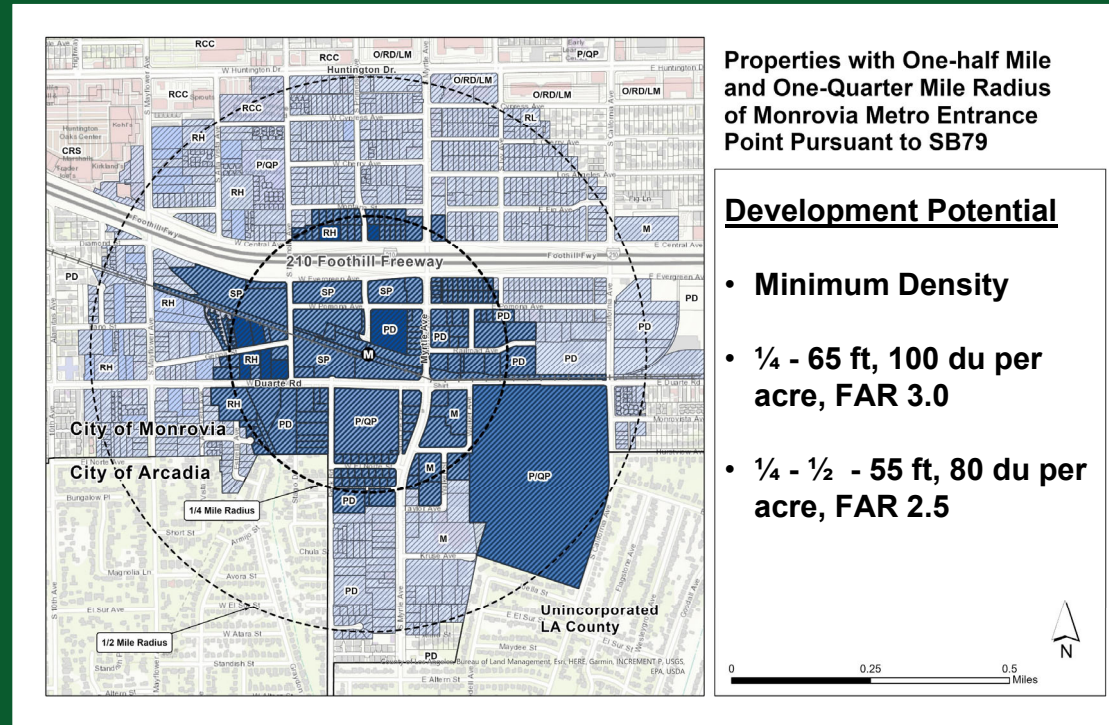


# SB 79: Monrovia's Implementation Approach

- Becomes operative July 1, 2026
- Applies to areas within ½ mile of transit stations.
- Allows for increased residential density and building height.
- Supports housing that is walkable, transit accessible, and integrated into the community.

## Options

- Do Nothing
- Adopt a TOD Alternative Plan by July 1, 2026
- Deferral Ordinance Exempting Sites
- Adopt Implementing Ordinance



Areas within one-half mile of the Metro station where State law (SB 79) supports increased housing development.

# Objective Design Standards for Multifamily Housing

Without clear standards, design outcomes may vary and may not always reflect community expectations.

## Phase 1– Transit Areas (SB-79)

- Design Standards needed to address building massing, articulation, materials, and pedestrian design

## Phase 2 – Citywide Expansion

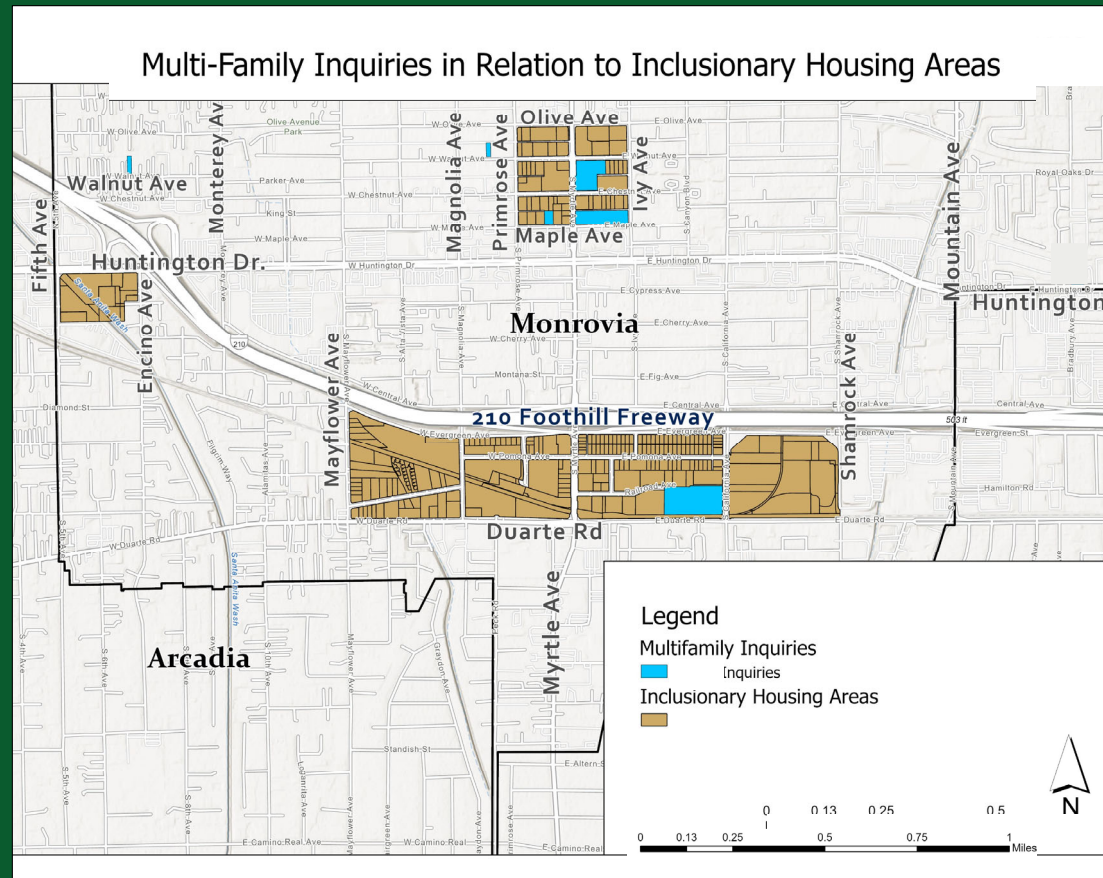
- Establish clear, consistent design expectations for multifamily development across Monrovia.



*Example from another community illustrating varying design outcomes.*

# Inclusionary Housing Ordinance – Potential Expansion

- Adopted 06/17/25 (applies to 5+ unit multifamily)
- Recent permits primarily ADUs and single-family homes
- Staff tracking new multifamily inquiries since the adoption
- Staff has tracked 6 multifamily inquiries (5+ units) since adoption
- No new multifamily project applications submitted since adoption

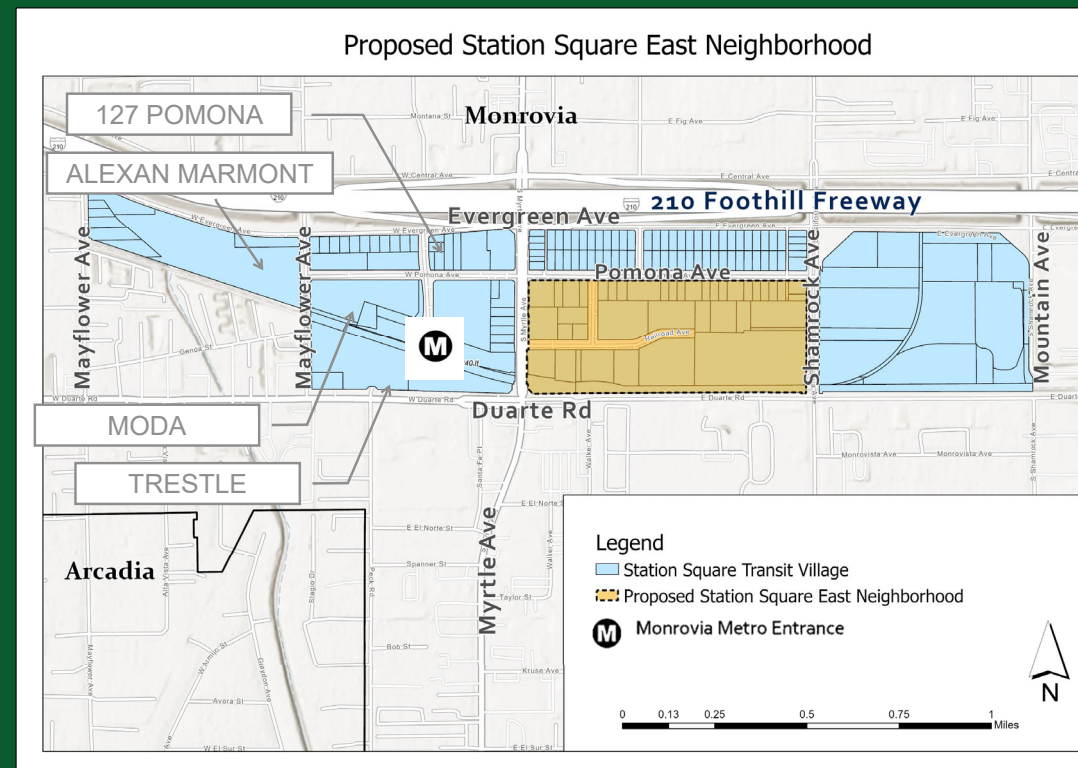


IH Overlay Area and recent multifamily inquiries (5+ units) since adoption

# Station Square East – Future Planning Opportunity

## Station Square East

- Area east of Myrtle Avenue within the Station Square Transit Village
- Currently an older industrial area with limited reinvestment
- Some recent interest in housing development proposals
- Opportunity to evaluate how the area should evolve alongside Station Square
- **Next Step:** Evaluate market conditions and planning options



*Station Square East – Area east of Myrtle Avenue identified as a future planning opportunity within the transit village.*

**Thank you**