

March 6, 2024

The Honorable Mayor Wong and City Council Members
City of Monterey Park
320 W Newmark Avenue
Monterey Park, CA 91754

RE: Comments on the City of Monterey Park’s 2023 Housing Element Annual Progress Report

Dear Mayor Wong and City Council Members,

Thank you for the opportunity to submit written comments. It is exciting that our City is moving forward with steps to address the lack of affordable housing through actions such as updating the Density Bonus Ordinance (Housing Element Program 14) and adopting a much needed Inclusionary Housing Ordinance (Housing Element Program 15).¹ Unfortunately, we are nowhere near achieving our very low- (1,324 units) and low-income (822 units) RHNA goals. According to Table B in the Annual Element Progress Report, there were only **THREE NON-DEED RESTRICTED** permitted units during 2021 to 2023.² In the same time period, there were 171 above moderate units.

RECOMMENDATION: As we move forward, I believe we can do better and there’s an opportunity to do it. I am urging the City to **begin the process in prioritizing the following city-owned sites for the development of affordable homes for lower income families in our City:**

- 1) APN 5255-008-900 (identified as an opportunity site in the Housing Element)
- 2) APN 5255-008-902 (identified as an opportunity site in the Housing Element)
- 3) APN 5255-008-901

The City should hold a discussion on whether these sites are surplus sites that would be subject to the Surplus Land Act and should be prioritized for the development of affordable housing. These City-owned sites should be prioritized and developed exclusively for affordable housing in which 100% of the units are affordable to low, very low and extremely low income families. The City’s adopted 2021-2029 Housing Element states “... when land is publicly-owned, the City can more easily negotiate this development of affordable housing.”³

¹ Monterey Park City Council Staff Report- 2023 Monterey Park General Plan and Housing Element Annual Progress Report, March 6, 2024, p. 207.

² Monterey Park City Council Staff Report- 2023 Monterey Park General Plan and Housing Element Annual Progress Report, March 6, 2024, p. 230.

³ City of Monterey Park 2021-2029 Housing Element Adopted, p. 4-8, January 19, 2022.

To facilitate affordable housing development, the City could also sell or lease City-owned properties on a long-term basis to housing developers in exchange for a long-term commitment to maintain all or a portion of units as affordable housing. These sites should be prioritized for affordable homes to qualified non-profit affordable home developers who can effectively leverage the land and available funding (i.e., low-income housing tax credits) to create deeper affordability levels.

Thank you and I look forward to working with the City to effectively address the unmet housing needs for lower income households. If you have any questions, please feel free to contact me.

Sincerely,

Linda Tang