

September 6, 2022

Mayor Henry Lo and City Council Members
City of Monterey Park
320 W. Newmark Avenue
Monterey Park, CA 91754

RE: Support for Inclusionary Housing Ordinance in Monterey Park

Dear Mayor Lo and City Council Members:

Thank you for allowing the community an opportunity to provide comments on this item. I am writing in strong support for the development and implementation of an inclusionary housing ordinance in the City of Monterey Park. Currently, the City does not have any effective programs or policies that facilitates and encourages the development of homes affordable to lower income working families. With the implementation of an inclusionary housing ordinance, the City will have an effective tool in helping address the unmet housing needs for lower income households.

As the City moves forward in creating an inclusionary housing ordinance, the **City should ensure that it creates a strong inclusionary housing ordinance that will be effective in producing affordable housing.** The City should consider the following recommendations:

1. **Create an ad-hoc committee and collaborate with residents and community stakeholders to thoroughly discuss the development of an inclusionary housing ordinance in the City.**
2. **Create an inclusionary housing policy that will require at least 15% of new units to be affordable to very low- and extremely low-income households.** The City should also require that the affordable set-aside homes that are built remain affordable in perpetuity.
 - a. While it's best to have the affordable set-aside units be built on-site, there should also be an in-lieu fee option. Unfortunately, in-lieu fees don't guarantee a potential site is readily available for the construction of affordable units. It is important that the in-lieu fee is not set so low that it would be ineffective in generating enough funds to produce new affordable units. The City should also donate city-owned land for the development of affordable housing for lower income households.

- 3. Evaluate existing models of inclusionary housing ordinances in other cities.** For example, the City of Long Beach's inclusionary ordinance does not apply city-wide. Our City should also prioritize and focus on areas that has the greatest potential for residential development (i.e., Garvey/ Garfield/ Atlantic corridors).

I look forward to continuing this discussion in creating and implementing a successful inclusionary housing ordinance that will help increase affordable housing units for lower income households in the City. Please feel free to contact me if you have any questions.

Sincerely,

Linda Tang

Linda Tang

MP Clerk

From: Je-Show Yang <jeshowy@gmail.com>
Sent: Tuesday, September 6, 2022 10:04 PM
To: MP Clerk; Lo, Henry; Liang, Hans; Chan, Peter; Yiu, Yvonne
Subject: Public Comment on Item 5-A on 9/7 Meeting

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Dear Mayor Lo and City Councilmembers,

My name is Je-Show Yang. I want to provide my support for item 5-A. I applaud the City Council for taking steps to make sure that our low-income and very low-income residents have the potential for housing in future developments. Cities like Alhambra have already taken steps in this direction and it's exciting to see that Monterey Park will follow. In alignment with Linda Tang, I believe in the following recommendations:

1. Create an ad hoc committee and collaborate with residents and community stakeholders to thoroughly discuss the development of an inclusionary housing ordinance in the City.
2. Create an inclusionary housing policy that will require at least 15% of new units to be affordable to very low- and extremely low-income households
3. Evaluate existing models of inclusionary housing ordinances in other cities

Thank you for considering my comments.

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Sincerely,

Je-Show Yang