



CITY OF CLAREMONT

Community Development Department

City Hall
207 Harvard Avenue
P.O. Box 880
Claremont, CA 91711-0880
FAX (909) 399-5327
www.ci.claremont.ca.us

Building • (909) 399-5471
Planning • (909) 399-5470
Engineering • (909) 399-5465
Community Improvement • (909) 399-5467
Administration • (909) 399-5321

December 9, 2021

To: State Department of Housing and Community Development
c/o Land Use and Planning Unit
2020 W. El Camino Ave, Suite 500
Sacramento, CA 95833

From: Brad Johnson
Community Development Director

RE: Submission of the City of Claremont 2021-2029 6th Cycle Housing Element

On behalf of the City of Claremont, I am pleased to submit the enclosed 6th Cycle (2021-2029) Housing Element to the State Department of Housing and Community Development (HCD) for review. The attached Housing Element is in Draft form and is anticipated to be adopted by City Council in first quarter of 2022.

On December 9, 2021, an electronic version of the Element was emailed to HousingElements@hcd.ca.gov and a hard copy was mailed out to your office.

The City of Claremont looks forward to working with HCD towards certification of the 2021-2029 Housing Element enclosed with this letter. If you have questions, please feel free to contact me at (909) 399-5342 or by email at bjohnson@ci.claremont.ca.us.

Sincerely,

Brad Johnson
Community Development Director



City of Claremont

Housing Element

(2021 – 2029)

PUBLIC REVIEW DRAFT

December 2021

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Section 1: Introduction

Our Vision: Meeting the Housing Needs of an Increasingly Diverse Population

We maintain our vitality, sense of community, and tradition by encouraging an inclusive, multi-generational, and economically and ethnically diverse City through public/private partnerships, programs, and policies. Residents have varied housing needs reflective of their various stages in life and income levels. Our City's land use policies facilitate many housing types throughout the City to meet these needs. To improve neighborhoods, our City encourages the repair and enhancement of its existing housing stock. New development includes environmentally sustainable construction and landscaping and is integrated into the established system of parks, trails, and schools that unite neighborhoods.

Achieving Our Vision

Claremont is committed to this vision of a diverse and sustainable community that increases housing choices for all current and future residents. This Housing Element outlines our approach to achieving this vision by:

- Matching housing supply with current and projected needs
- Facilitating and promoting a fair and balanced distribution of housing choices throughout the City
- Assisting in the provision of affordable housing through new construction and preservation
- Removing or mitigating governmental and other constraints to housing investment
- Promoting fair and equal housing opportunities
- Applying proactive policies and best practices for environmental sustainability throughout built housing resources

Statutory Framework

The Housing Element is an integral component of the City's General Plan. It addresses existing and future housing needs of all types for persons of all economic groups in the City. The Housing Element is a tool for use by citizens and public officials in understanding and meeting the housing needs of Claremont.

Recognizing the importance of providing adequate housing in all communities, the State has mandated a Housing Element within every General Plan since 1969. It is one of the seven required elements required by the State. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the Housing Element and encourages the provision of affordable and decent housing in all communities to meet statewide goals. Specifically, Section 65580 states the element shall consist of ". . . an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing." The contents of the element must be consistent with the other elements of the General Plan [Government Code § 65300.5].

Meeting the housing needs established by the State of California is an important goal for the City of Claremont. As the population of the State continues to grow and scarce resources decline, it becomes more difficult for local agencies to create adequate housing opportunities while maintaining a high standard of living for all citizens in the community. State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical, especially during this period of financial uncertainties in both the public and private sectors.

Section 65583(b)(2) states, "It is recognized that the total housing needs... may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements... Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved.

This Housing Element (2021-2029) was created in compliance with state General Plan Law pertaining to Housing Elements.

Housing Element Requirements

Pursuant to State Housing Element Law (Section 65583 of the Government Code), the Housing Element must contain local commitments to:

- Provide sites with appropriate zoning and development standards, and with services and facilities to accommodate the jurisdiction's Regional Housing Needs Assessment (RHNA) for each income level.
- Identify zoning districts where emergency shelters, and transitional and supportive housing are permitted uses without a discretionary permit.
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
- Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for people with disabilities, including people with developmental disabilities.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Preserve for lower income households, the assisted housing developments.

The Housing Element must establish specific actions, objectives, and timelines for addressing the above requirements.

Relationship to Other Elements

State law [Government Code § 65300.5] requires that "...the General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies..." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City. The Housing Element was prepared to assure compatibility with the General Plan.

Public Participation

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). During the preparation of this Housing Element update, public input and participation was solicited in a variety of ways. A discussion of citizen participation is provided below.

Public participation for the 2021-2029 Housing Element included a series of Virtual Community Meetings. All meetings were advertised on the City's website and local publications, and meeting notices were e-mailed to residents. Stakeholders and the community were invited to attend and participate through social media outreach by the City's Public Information staff.

The first of these meetings was held on December 17, 2020 from 6:30 – 8:00 p.m., and was attended virtually by 127 participants. The session was comprised of a presentation providing an overview of the Housing Element update process, statutory requirements, and the City's RHNA requirements. The purpose of the meeting was to solicit feedback on housing needs, barriers to fair housing choice, and identify areas of potential development. Questions and comments focused on the housing needs of the community as well as potential locations for future housing to meet RHNA obligations. During the presentation a live poll was taken to get feedback on the City's housing needs. To gain additional insights from the community the City provided a map based commenting application where the community and stakeholders could provide comments on locations for future housing.

A second community meeting was held February 1, 2021, from 6:30 – 8:00 p.m., and was attended virtually by 132 participants. The workshop focused on the approach to the identification of housing sites and the factors analyzed. Several RHNA land use scenarios were discussed and preliminary sites were identified. The community was then asked to provide feedback on these sites.

A third meeting was held on March 10, 2021, from 6:30 – 8:00 p.m., and was attended virtually by 74 participants. The workshop focused on the preferred housing opportunity sites identified based on the analysis of existing conditions and the feedback received from the community. An overview of the sites and the factors that led to their selection was discussed along with how these sites accommodate the RHNA obligation. The community was given the opportunity to comment on these sites and share additional feedback regarding their distribution.

On Wednesday, September 29, 2021, at 6:00 p.m. City staff and the Housing Element environmental consultant conducted an Environmental Impact Report (EIR) scoping meeting via Zoom to solicit input from the public. The meeting was attended by 32 participants. Areas of concern registered from the public included potential impacts on community aesthetics, high density living, air quality, greenhouse gas emissions, hazardous materials, population growth, recreational areas, traffic, utilities, and the safety element update component.

These and other potential environmental impacts will be considered during the environmental review process. The City's effort to engage the community about the Housing Element Update effort included the posting of informational materials on the City website. All meeting notes and presentations are provided on the website along with links to an online survey and commenting applications.

A summary of the Public Engagement is provided as Appendix A.

State Department of Housing and Community Development Review

Prior to sending the Housing Element draft to the State Department of Housing and Community Development (HCD) for review, the Draft Housing Element was made available to the public for two weeks starting **December 13, 2021**. A hard copy of the Housing Element was made available at City Hall, and a link to the draft document was provided on the City's website.

Planning Commission and City Council Review

After HCD reviewed the Draft Element, additional hearings took place before the Planning Commission and City Council in **[MONTH, 2021]**. Notifications for these hearings were posted publicly and provided on the City's website in advance of each hearing.

Section 2: Community Profile

Population Characteristics and Trends

The following section describes and analyzes the various population characteristics and trends in Claremont that affect housing need.

Population Growth

Table 8-1 shows the population growth in Claremont from 1910 to 2020. Like most of Southern California, Claremont grew rapidly over the two decades following World War II (1950 to 1970), gaining over 17,600 new residents (or an increase of 279 percent). Some population growth occurred with annexations of populated areas. Population growth began to slow after 1980, indicative of Claremont's progression from a developing community to one that is mostly built out. During the first half of the 1990s, almost no housing growth occurred due to the regional economic recession. However, as the economic climate improved, housing development increased. As of 2020, more than 37,000 residents called Claremont home.

Table 8-1
Historic Population Growth in Claremont 1910–2020

+Year	Population	Percent Change
1910	1,114	--
1920	1,727	55.0%
1930	2,719	57.4%
1940	3,057	12.4%
1950	6,327	106.9%
1960	12,633	99.7%
1970	23,998	89.9%
1980	30,950	29.0%
1990	32,503	5.0%
2000	33,998	4.6%
2010	34,926	2.7%
2020	37,266	6.7%

Sources: 1910–2020 U.S. Censuses

Table 8-2 shows the population changes between 1990 and 2020 for Claremont and its neighbors. Between 2010 and 2020, the population growth was 6.7 percent. This is on the upper-middle end of population increases when compared to other nearby cities over the same period, which range from 1.8 percent to 17.2 percent. Comparatively, Los Angeles County experienced a population percentage increase of 2.0 percent.

Table 8-2**Population Trends in Nearby Communities 1990–2020**

Jurisdiction	Population 1990	Population 2000	Population 2010	Population 2020	Percent Change 2010-2020
Chino	59,682	67,168	77,983	91,403	17.2%
Chino Hills	27,608	66,787	74,799	78,411	4.8%
Claremont	32,503	33,998	34,926	37,266	6.7%
La Verne	30,897	31,638	31,063	31,344	0.9%
Montclair	28,434	33,049	36,664	37,865	3.3%
Ontario	133,179	158,007	163,924	175,265	6.9%
Pomona	131,723	149,473	149,058	151,713	1.8%
Upland	63,374	68,393	73,732	79,040	7.2%
Los Angeles County	7,477,503	9,580,028	9,818,605	10,014,009	2.0%

Sources: 1990, 2000, and 2010 U.S. Censuses; 2019 ACS 5-Year Estimates

Age Composition

Table 8-3 shows the changes in the age distribution of Claremont residents between 2000 and 2019. Residents are grouped in this Table according to their implications on household characteristics and associated housing needs. As the City has matured, its population has aged. The median age among Claremont residents increased from 35.8 in 2000 to 39.5 in 2020. The City's aging population is a result of significant increases in two age cohorts: adults aged 55 to 64 and elderly persons 65 years and older.

The increase in elderly persons is not unique to Claremont – the nation's large Baby Boomer population is aging into retirement years. Nevertheless, there is a need for the City to plan for the housing needs for this aging cohort to ensure these residents have adequate housing choices that allow them to comfortably remain in the community.

Table 8-3
Age Distribution in Claremont 2000–2019

Age Range	2000		2010		2019		Percent Change 2010–2019
	Persons	Percent	Persons	Percent	Persons	Percent	
Preschool 0–5 years	1,427	4.3%	1,537	4.4%	1,689	4.7%	9.9%
School Age 5–19	7,853	23.9%	8,691	25.0%	7,635	21.2%	-12.2%
Young Adults 20–34	7,030	23.9%	6,838	19.7%	6,743	18.7%	-1.4%
Adults 35–54	8,888	27.0%	8,540	24.6%	8,655	24.0%	1.3%
Adults 55–64	2,925	8.9%	4,001	11.5%	4,393	12.2%	9.8%
Seniors 65 and over	4,782	14.5%	5,106	14.7%	6,975	19.3%	36.6%
<i>Total Population</i>	32,905		34,713		36,090		4.0%
<i>Median Age</i>	35.8		38.6		39.5		

Sources: 2000, and 2010 U.S. Censuses; 2019 ACS 5-Year Estimates

The biggest decrease was in the School Age 5-19 group, which declined by 12.2 percent. The largest increase was in the Seniors 65 and over population, which increased by 36.6 percent in total share.

Race and Ethnicity

Household characteristics and cultural backgrounds can differ across racial and ethnic groups and may affect their housing needs and preferences.

Table 8-4 shows the racial and ethnic composition of Claremont residents from 2000 to 2019. While White residents continue to be the most prevalent group in Claremont, the share of all other minority groups has increased since 2000. The proportion of Hispanic residents has grown in this time, from 11.9 percent to 25.4 percent. Los Angeles County has comparatively high levels of Black and Hispanic residents, but lower levels of Asian and Pacific Islander and American Indian and Alaskan Native residents.

Table 8-4
Race and Ethnicity in Claremont 2000–2019

	2000		2019		
Race/Ethnicity	Number	Percent	Number	Percent	L.A. County %
White	26,226	73.8%	25,236	69.9%	65.8%
Black or African American	1,961	5.5%	2,773	7.7%	17.6%
American Indian and Alaska Native	447	1.3%	934	2.6%	1.0%
Asian and Pacific Islander	4,607	13.0%	6,722	18.6%	9.9%
Some other race	2,275	6.4%	3,468	9.6%	9.4%
Total	35,516	-	39,133	-	-
Hispanic	5,221	11.9%	9,158	25.4%	48.5%

Employment Profile

An assessment of the community's needs must consider the type of employment held by City residents. Incomes associated with different jobs and the number of workers in a household determine the type and size of home a household can afford. Job types can also affect housing needs and demand. Employment growth typically leads to a strong demand for housing, while the reverse is true when employment contracts.

Employment

Labor and employment have a direct impact on current and future housing needs. Different industries and occupations within a particular industry often translate into different wage levels. These differences in wages directly impact the ability of households to afford certain types of housing, from renting to owning, and to maintain housing adequately.

The occupations held by Claremont residents are shown in Table 8-5. Jobs in Educational Services, Health Care, and Social Assistance make up 37.5 percent of employment in Claremont. Many of the residents working in this category are associated with the Claremont Colleges. Jobs in the Professional, Scientific, and Management and Administrative sector make up the second-largest share (11.3 percent), followed by Arts, Recreation, Accommodation and Food Services (9.7 percent).

Although Educational Services, Health Care, and Social Assistance is the leading industry, it lost the joint-highest number of jobs (304) along with Manufacturing and lost 5 percent of its share of the Claremont resident job market. Retail Trade added the most jobs with 599, growing from 5.7 to 8.7 percent of the job market.

Table 8-5**Employment by Industry: 2000–2019**

Employment Category	2000		2015–2019 ACS		Change in Share of Total Jobs
	Total	Share of Total Jobs	Total	Share of Total Jobs	
Agriculture, forestry, fishing and hunting, and mining	54	0.3%	70	0.4%	0.1%
Construction	598	3.7%	695	4.0%	0.3%
Manufacturing	1,295	8.1%	991	5.7%	-2.4%
Wholesale trade	457	2.8%	539	3.1%	0.3%
Retail trade	913	5.7%	1,512	8.7%	3.0%
Transportation and warehousing, and utilities	445	2.8%	643	3.7%	0.9%
Information	516	3.2%	261	1.5%	-1.7%
Finance and insurance, and real estate and rental and leasing	915	5.7%	973	5.6%	-0.1%
Professional, scientific, and management, and administrative and waste management services	1,531	9.5%	1,964	11.3%	1.8%
Educational services, and health care and social assistance	6,821	42.5%	6,518	37.5%	-5.0%
Arts, entertainment, and recreation, and accommodation and food services	1,165	7.3%	1,686	9.7%	2.4%
Other services, except public administration	732	4.6%	852	4.9%	0.3%
Public administration	604	3.8%	660	3.8%	0.0%

Sources: 2000 U.S. Census; 2015–2019 ACS 5-Year Estimates

Table 8-6 presents the mean average wage by industry in the first quarter of 2020 for the Los Angeles–Long Beach–Glendale Metropolitan Statistical Area (MSA). The highest mean wages are in the Legal and Management occupations, exceeding \$132,000 and \$136,000 respectively in 2020. Food Preparation and Serving, Building and Grounds Cleaning and Maintenance, Farming, Fishing and Forestry, and Personal Care and Service are the lowest earning occupations, earning less than \$40,000 in 2020.

Table 8-6

Employment Wages 2020 – Los Angeles–Long Beach–Glendale MSA

Occupational Title	Mean Annual Wage
Management	\$136,326
Legal	\$132,857
Architecture & Engineering	\$103,804
Computer & Mathematical	\$102,452
Healthcare Practitioners & Technical	\$100,721
Life, Physical, & Social Science	\$93,101
Arts, Design Entertainment, Sports, & Media	\$88,286
Business & Financial Occupations	\$85,015
Educational, Training, & Library	\$71,575
Protective Services	\$63,864
All Occupations	\$62,006
Construction & Extraction	\$61,850
Community & Social Services	\$61,628
Sales & Related Occupations	\$48,351
Office & Administrative Support	\$46,703
Transportation & Material Moving	\$42,940
Production	\$40,879
Building & Grounds Cleaning & Maintenance	\$38,450
Personal Care & Service	\$37,086
Farming, Fishing, & Forestry	\$36,516
Healthcare Support	\$34,776
Food Preparation & Serving Related	\$32,238

Source: State of California Employment Development Department, Wage Data, 2020 — 1st Quarter

Table 8-7 shows the March 2021 unemployment estimates for the City of Claremont and Los Angeles County. The 8.9 percent unemployment rate for Claremont is lower than the 10.9 percent unemployment rate for Los Angeles County. The higher rates may indicate that the City and County are still recovering from the COVID-19 pandemic. Economies in good health tend to target unemployment of less than 6 percent.

Table 8-7

Unemployment – City of Claremont and Los Angeles County

Year	City of Claremont		County of Los Angeles	
March 2021	1,500	8.9%	555,100	10.9%

Source: State of California Employment Development Department, Monthly Labor Force Data, March 2021 Preliminary

Household Characteristics

Table 8-8

Households Type: 2000, 2010, and 2019

Household Type	2000	2010	2019	Percent Change (2000-2019)
Total Households	10,906	11,174	11,729	7.5%
Average Household Size	2.54	2.58	2.69	5.9%
Total Families	69.0%	67.9%	57.0%	-17.3%
Average Family Size	3.08	3.16	3.21	4.2%
Married/Couple with Children	24.1%	22.7%	20.9%	-13.6%
Married/Couple with no Children	31.6%	31.8%	39.9%	27.5%
Single Guardian/Parent Households	7.2%	7.6%	4.6%	-32.3%
Single-Person Households	24.9%	27.1%	23.6%	-6.0%
Other Households*	10.4%	10.7%	11.0%	1.8%
Households with a resident under 18 years	33.0%	32.2%	29.1%	-11.8%
Households with a resident 65 years and over	11.4%	30.4%	39.2%	243.8%

Sources: 2000, 2010 Census, 2019 ACS 5-Year

*Non-family and not living alone

The Census defines a household as all persons who occupy a housing unit, including single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Information on household characteristics is used to understand the growth and changing needs of a community.

Household Type and Size

Table 8-8 shows the changes in household types and sizes since 2000. While the number of households have grown each year, the proportions of married/unmarried couples with children under 18 has decreased, while proportions of couples without children and non-family households have risen.

Household types with the highest growth were Married/Couples without children and households with a resident above 65 years. Single Guardian/Parent Households, Families, and Married/Couples with Children decreased by the greatest margin.

Income by Household Type and Tenure

For planning and funding purposes, the California State Department of Housing and Community Development (HCD) has developed the following income categories based on the Median Family Income (MFI) of a metropolitan area:

- **Very Low-Income Households** earn up to 50 percent of the MFI
- **Low-Income Households** earn between 51 and 80 percent of the MFI
- **Moderate-Income Households** earn between 81 and 120 percent of the MFI
- **Above Moderate-Income Households** earn over 120 percent of the MFI

The U.S. Department of Housing and Urban Development (HUD) uses Census data to develop special tabulations by HUD income group and household type. This data set is known as the Comprehensive Housing Affordability Strategy (CHAS). The federal CHAS data separates California's Very Low-Income category into Extremely Low- (0–30 percent MFI) and Very Low- (31–50 percent MFI) Incomes and combines California's Moderate-Income and Upper-Income categories.

HUD collects income data for the following household categories:

- **Elderly Households:** The head of the household is age 62 and over.
- **Small Family Households:** Families with a total household size of two to four persons.
- **Large Family Households:** Families that have a total size of at least five persons.
- **All Other Households:** Non-elderly persons living alone and all non-family households

Table 8-9**Income Profile by Household Type: 2013-2017**

Household Type	Percent of Total Households	Extremely Low-Income (0-30% MFI)	Very Low-Income (31-50% MFI)	Low-Income (51-80% MFI)	Moderate / Upper Income (81%+MFI)
Elderly	35.0%	10.7%	12.9%	14.4%	62.0%
Small Families	41.9%	6.3%	8.1%	10.4%	75.3%
Large Families	8.1%	9.6%	3.2%	11.2%	76.1%
Others	15.0%	15.2%	14.4%	14.7%	55.7%
Total	100.0%	9.4%	10.3%	12.5%	67.8%
Los Angeles County		19.5%	14.6%	17.5%	48.4%

Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) 2013-2017

Table 8-9 shows CHAS MFI data by household type for elderly, small family, large family, and others. 67.8 percent of households earn incomes of at least 81 percent of the MFI or higher, compared to 48.4 percent of households in Los Angeles County. Households categorized as Other (no elderly occupants and non-family households) have the lowest income profiles out of these categories.

Overcrowding

Overcrowding occurs when high housing costs lead households to double up or live in smaller units to meet other basic needs. Overcrowding also occurs when adequate-sized units for large households are not available. Overcrowding can potentially lead to deterioration of the City's housing stock, additional traffic, and a shortage of on-site parking. The definitions of overcrowding used in this Housing Element are based on standards established by the U.S. Department of Housing and Urban Development (HUD). A housing unit with more than 1.5 occupants per room is considered severely overcrowded.

Table 8-10 shows the extent of overcrowding condition by tenure (owner versus renter) from 2000 through 2019. Owner occupied units see less overcrowding (0.8 percent) than rental units (2.2 percent). The decline in overcrowding is a positive sign for the city's residents, as the rates in 2000 were particularly high for renters and have dropped significantly from their peak of 8.4 percent.

Table 8-10
Overcrowding by Tenure and Severity: 2000–2019

Tenure/Persons per Room	2000		2010		2019	
	Units	Percent of Owners/Renters	Units	Percent of Owners/Renters	Units	Percent of Owners/Renters
Owner-Occupied						
Total Overcrowded (>1.0 person/room)	193	2.5%	111	1.5%	57	0.8%
Moderately Overcrowded (1.01-1.5 person/room)	134	1.8%	111	1.5%	21	0.3%
Severely Overcrowded (>1.5 persons/room)	59	0.8%	0	0.0%	36	0.5%
Renter-Occupied						
Total Overcrowded (>1.0 person/room)	315	8.4%	134	3.6%	92	2.2%
Moderately Overcrowded (1.01-1.5 person/room)	168	4.5%	100	2.7%	60	1.4%
Severely Overcrowded (>1.5 persons/room)	147	3.9%	34	0.9%	32	0.8%

Sources: 2000 U.S. Census 2010, 2019 ACS 5-Year

Cost Burden

When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities. In the event of unexpected circumstances, such as loss of employment or health problems, lower income households with a burdensome housing cost are more likely to become homeless. Homeowners with a housing cost burden have the option of selling their homes and becoming renters. Renters with a housing cost burden are vulnerable and subject to constant changes in the housing market.

Table 8-11 shows the number and proportion of households with housing cost burden by tenure. As with overcrowding, housing cost burdens are more prevalent among renter households. The starkest difference is in the 35 percent or more category, with 44.2 percent of renters and only 12.6 percent of owners occupying this category.

Table 8-11
Housing Cost Burden: 2019

Claremont Housing Cost as a Percentage of Household Income	Renter-Households Cost Burden		Owner-Households Cost Burden	
	Number	Percent	Number	Percent
Less than 20 percent	944	23.5%	3,584	28.6%
20.0 to 24.9 percent	567	14.1%	1,081	8.6%
25.0 to 29.9 percent	399	9.9%	759	6.1%
30.0 to 34.9 percent	329	8.2%	532	4.3%
35.0 percent or more	1,772	44.2%	1,580	12.6%
Total Households	4,011		5,363	
Total Households Using More Than 30 Percent of Household Income on Housing Cost	2,101	50.0%	2,112	16.9%
Los Angeles County		57.6%		35.7%

Source: 2014–2019 ACS 5-Year Estimates

In comparison to the County, Claremont had a similar proportion of renter-households experiencing housing cost burden. However, only about half of owner-households in the City had cost burden issues compared to the County.

Populations with Special Needs

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, and disability, among other factors. Special needs groups in our community include the following: senior households; large households; single-parent households; people with disabilities; people with developmental disabilities; college students; and the homeless.

Senior Households

Senior Households contain one or more residents aged 62 or 65 and up, depending on the data source. According to Census and ACS data, there were 2,193 more senior residents in Claremont in 2019 than there were in 2000. This represents a 46 percent increase in senior residents, who now make up 19.3 percent of the population, up from 14.5 percent in 2000. Los Angeles County's senior cohort also grew in this period from 9.7 percent to 13.3 percent.

CHAS data shows that 37.1 percent of senior households were cost burdened, including 61.8 percent of renters. 36.9 percent of senior households have some housing problem, including 62.9 percent of renters. ACS data indicates that 30.9 percent of senior residents live with a disability. The highest rates of disabilities occur in ambulatory (serious difficulty walking or climbing stairs, 19.6%), independent living difficulty (13.7%), and hearing difficulties (13.2%).

Many seniors are aging in single-family homes, as condominiums, apartments, and assisted living units are in high demand. The City has several retirement communities and apartment complexes with units restricted for persons that are at least 55 or 62 years of age. Some of these include units restricted to low- or moderate-income households.

The City maintains a Senior Care Options Directory which lists apartments for seniors, retirement homes/assisted living facilities, and skilled nursing, memory care, and rehabilitation facilities. Referral services are available through Elder Link and the Wise Senior Services Long-term Care Ombudsman. The Ombudsman provides advocacy for persons living in assisted living, convalescent care, and group homes.

The elderly also have physical and social needs. The elderly often have no immediate family, lack mobility either through physical impairments or lack of transportation alternatives, and can become isolated. The City has an extensive senior program with a wide range of services. The Claremont Senior Program's mission statement is, "To advocate for individuals ages 55+ and facilitate their access to a full range of programs, activities, and services that enrich their lives, and to actively promote a just and equitable intercultural society that fosters positive human relations." Services and programs were hosted at the Joslyn and Blaisdell Community Centers; due to the Covid-19 pandemic all programs were halted. Many programs have since returned in some capacity with more returning after the new year.

Senior programs and services are also provided by Aging Next, a nonprofit organization whose mission is to connect people, information, resources, and community to enrich the lives of older people. Programs and services include:

- Care Partners Program
- Memory Care/Respite/Enrichment Program
- Village Program
- Information/Referral/Case Management
- Ride and Go Program
- Volunteer Opportunities

Many of the senior programs help seniors who choose to remain in their homes. This is important as most seniors remain in their homes, as opposed to those living in an institutional setting.

Large Households

Large households have five or more members as defined by the U.S. Department of Housing and Urban Development (HUD). Large households are usually families with two or more children and/or extended family members.

The 2015–2019 American Community Survey (ACS) reported 942 families in Claremont have five or more members, representing 11.4 percent of total families. Between 2000 and 2019, average family sizes have increased from 3.08 to 3.21, while average household sizes also increased from 2.54 to 2.69.

More than three-quarters of large families are of moderate or above moderate incomes. The remaining one-quarter were low (11.2), very low (3.2%) and extremely low income (9.6%). Small families have a higher proportion of very low-income families (8.1%) but lower levels of low and extremely low earners.

Among the large households, 72 percent are owners and 28 percent are renters. 34 percent of these households are housing cost-burdened, including 33 percent of owners and 37 percent of renters

One approach to further reduce the overcrowding in the City would be to provide alternative housing options to seniors who may wish to downsize from single-family homes to townhomes/condominiums or senior apartments. This could lead to the greater availability of larger units to overcrowded households.

Single Guardian/Parent Households

Single guardian/parent families with children often require special attention due to their needs for affordable childcare, health care, and housing assistance.

ACS data shows that the percent of single guardian households declined from 14.1 percent in 2000 to 4.6 percent in 2019. The 2019 composition includes 26.1 percent of single male guardians and 73.9 percent of single female guardians. Prior to 2010, the Census Bureau only presented single female guardians and required the analyst to extrapolate males or all single guardians. Although not as illuminating, it did highlight the fact that gender-based barriers exist- for example, the wage gap between females and males in Claremont in 2019 was 25 percent.

The many programs and resources the City provides to seniors and families are also available to and can help single-parent families. Those of particular benefit to single-parent families facing financial and housing difficulties include:

- Case Management, Resources and Referrals for medical and housing resources, emergency shelter referrals, mental health counseling, etc.
- County Food Bank
- Inland Valley Hope Partners Food Pantry and Family Stabilization Program.

In 2015, the City approved new supportive housing for two families consisting of single-mothers and their children enrolled in Tri-City Mental Health Authority's Full Service Partnership Program. The housing for the two families was provided within an existing single-family home. The City continues to work with other agencies in exploring housing opportunities for similar families in need of special housing.

People with Disabilities

The Americans with Disabilities Act (ADA) defines a person with a disability as having a physical or mental impairment that substantially limits one or more major life activities. People with disabilities have special needs. Many earn very low-incomes, have high health care costs, are dependent on supportive services, and/or require special building accommodations, such as access ramps or elevators.

Table 8-12 presents the number and proportion of non-institutional Claremont residents with one or more disabilities. Approximately 3,778 persons in Claremont had one or more disabilities, comprising approximately 10.5 percent of the population. The proportion of individuals with disabilities increased with age, alongside Claremont's increasing share of senior residents. Cognitive and ambulatory impairments are the most common forms of disability experienced by residents in Claremont.

Table 8-12**People with Disabilities by Age: 2019 Non-Institutional Population**

	Under 18	18-34	35-64	65+	Total
Number of Residents	236	582	862	2,098	3,778
Any Disability or Impairment	4.8%	6.2%	6.6%	30.9%	10.5%
With a hearing difficulty	-	0.2%	1.7%	13.2%	3.2%
With a vision difficulty	0.8%	0.7%	0.6%	4.4%	1.4%
With a cognitive difficulty	3.9%	3.6%	3.8%	8.9%	4.8%
With an ambulatory difficulty *	0.4%	1.6%	2.4%	19.6%	5.3%
With a self-care difficulty	2.7%	0.6%	0.6%	5.8%	1.9%
With an independent living difficulty	-	1.7%	1.5%	13.7%	4.4%

Source: ACS 2019 * Having serious difficulty walking or climbing stairs

People with Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code, a “development disability” means a disability that originates before an individual reaches the age of 18, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Developmental disability includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require similar treatment to what is required for individuals with intellectual disability but does not include other handicapping conditions that are solely physical.

Many people with developmental disabilities can live and work independently within a conventional housing environment. More severely affected individuals require a group living environment where medical attention and physical therapy are provided. Because development disabilities exist before adulthood, the first issue in supportive housing for people with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 people with developmental disabilities and their families through a statewide system of 21 regional centers, four development centers, and two community-based facilities. The San Gabriel/Pomona Regional Center is one of 21 regional centers in the State of California that provide point of entry to services for people with developmental disabilities. The center — charged by the State of California with the care of people with developmental disabilities defined as those with severe, life-long disabilities attributable to mental and/or physical impairments — is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information from the San Gabriel/Pomona Regional Center provides a closer look at the population of people with developmental disabilities within Claremont. While 2016 is the latest year that the Center has made this data by age group available, there are 342 Claremont residents with Developmental Disabilities as of August, 2021.

Table 8-13

**Claremont Residents with Developmental Disabilities, by Age:
2016**

Age (in Years)	0–14	15–22	23–54	55–65	65+	Total
Number of Residents	96	52	116	30	19	313*

Source: San Gabriel/Pomona Regional Center, 2016 *Represents 2016 data; as of 2021 there are 342 residents.

There are several housing types appropriate for people living with a developmental disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 housing, homes purchased with special programs, and HUD subsidized homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group-living opportunities represent some of the types of considerations that are important in serving this need group.

Incorporating “barrier-free” or universal design in all new multiple-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special considerations should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

To assist in the housing needs for people with developmental disabilities, the City implements programs to coordinate housing activities and outreach with the San Gabriel/Pomona Regional Center, requires new multiple-family development to include housing for people with disabilities and encourages other housing providers to designate a portion of new affordable housing developments for people with special needs and disabilities. Further, the City supports the consideration of the setting aside a portion of State and Federal funds, including Section 8 vouchers, for housing assistance for individuals with developmental disabilities.

Access Village

Access Village is an independent-living apartment complex in the City, specifically designed for adults with physical or mental disabilities. The complex, managed by CARING Housing Ministries, is a government-sponsored, very low-income housing project. It provides 23 single and family units, including 17 one-bedroom and six two-bedroom units, each of which offers accessible ramps and a parking shelter.

Residential Care Facilities

Nineteen residential care facilities located in Claremont provide 24-hour care for adults ages 18 through 59, who are unable to provide for their own daily needs. Seventeen care facilities provide non-medical care, of which 15 are licensed to provide services for six persons, one is licensed to provide services for four persons, and one is licensed to provide services for 70 persons. Two care facilities provide for adults with developmental disabilities and medical needs. Each provides services for five persons. The care facilities are licensed by the Los Angeles County Department of Health Services and are in neighborhoods throughout the City.

Special Educational Services

Special education for students with physical disabilities and health impairments is provided by the Claremont Unified School District at Danbury Elementary School. At Danbury Elementary School, students receive a standard-based, challenging curriculum based on the individual needs of the students, in a safe and caring environment. Enrollment includes between 70 and 80 preschool through sixth grade students.

College Students

Claremont is a college town. Institutions of higher learning include the Claremont Colleges, a consortium of seven colleges including five undergraduate colleges and two graduate schools, the Claremont School of Theology, and the Claremont Lincoln University. In 2015 the colleges collectively enrolled more than 8,000 students, inclusive of more than 2,000 graduate students. In addition, approximately 3,700 full-time faculty and staff members were employed by these institutions. The presence of college students, faculty, and staff contributes to the local economy, and can affect short-term and/or long-term housing demands. Most undergraduate students at the colleges are housed on campus in dormitories. Some graduate student housing is also provided on campus in student apartments. However, most graduate students who live in the local community must seek housing off campus.

Hardship and Poverty

The cyclical nature of poverty and hardship always merits special attention, and the following metrics were provided by the 2019 ACS. In Claremont, approximately 2,000 residents over the age of 16, or 6.6 percent, face poverty, compared to 14.9 percent in Los Angeles County. This includes 3.5 percent of families. Of families with children under the age of 18, 6.3 percent face poverty. 3.1 percent of college degree holders also face poverty, which may correlate with student loan burdens.

The resources, skills, and employment options available to residents contribute to their vulnerability to poverty and hardship. 8.3 percent of households do not have access to the internet and 4.5 percent lack computer access.

Homelessness

As the cost of housing in Southern California continues to rise, homelessness has become more prevalent. In the 2020 Greater Los Angeles Homeless Street Count, 17 individuals experiencing homelessness were counted in Claremont.

Another category of homeless, different from the standard definition of “homeless,” is more prevalent in Claremont. Underhoused people do not always live on the street. They have alternative housing arrangements. They may live with relatives or friends, in nearby hotels, or in other transitory housing. Their numbers are difficult to quantify, as they are invisible in the community.

The Claremont Unified School District reported that as of July 2021, there are 30 foster students in the District, and 125 McKinney-Vento students face homelessness. Not all students live in Claremont or the area within Claremont's sphere of influence, as the School District includes neighborhoods in the City of Pomona and unincorporated areas within Pomona's sphere of influence, which have two large residential motels that provide transitory housing for many families with children.

The City has programs to assist families experiencing homelessness. The City's Department of Human Services is responsible for overseeing the City Senior and Family Emergency Fund. This fund helps Claremont families and seniors through initial crises. Once resolved, Human Services Department staff works with the recipients to connect with agencies to assist them in obtaining ongoing financial support. Families that are displaced from their homes are referred to the limited shelters or temporary housing services available in the local area, and other homeless assistance programs.

During the winter and inclement weather conditions, people experiencing homelessness may be connected to agencies that can provide hotel vouchers or transportation to a local shelter, such as the National Guard Armory in Pomona. People experiencing homelessness can be directed to Volunteers of America (VOA), a contracted agency for the Coordinated Entry System (CES). The CES works directly with individuals experiencing homelessness in our community, and quickly and efficiently matches people to available housing resources and services that best fit their needs. Individuals with mental health or addiction issues can be directed to the City's partner, Tri-City Mental Health Services. The City refers victims of domestic violence to the House of Ruth. The House of Ruth is an assisted living facility located in Pomona, California that assists women and children victimized by domestic violence in Eastern Los Angeles County and Western San Bernardino County.

The City also has started the Homeless Pilot Program, which is designed to facilitate access between individuals experiencing homelessness and service providers. In the event a homeless person is identified by the Claremont Police Department, an officer will provide the individual with a brochure of available services, and the Human Services Department staff will follow-up on the individual's progress.

On February 23, 2021, the Claremont Police Department, in partnership with the Tri-City Mental Health Authority, established the Psychiatric Assessment Care Team (PACT). PACT helps trained and licensed mental health professionals respond to non-emergency calls received by police, including calls including persons with mental health needs who do not have a permanent residence. PACT members are funded by the Tri-City Mental Health Authority's 1991 Realignment funding.

While the lack of shelters, transitional housing, and affordable housing in the community remains a significant barrier to transitioning individuals experiencing homelessness off the streets, the City strongly supports the collaborative partnerships that it has developed with community-based organizations to help meet the needs of this population.

The following programs for families and individuals facing housing hardship are available in the Claremont area:

- **Measure H Funded Programs:**
 - St. Ambrose Church/Shower/Hygiene program
 - Motel Vouchers
- **San Gabriel Valley Council of Government/Homeless Plan Implementation Funded Programs**
 - Share Collaborative/Shared Housing Pilot Program
 - Inland Valley Hope Partners/Family Shelter Rooms
 - Prevention, Diversion and Rapid Re-Housing
- **Other Programs**
 - Foothill Family Shelter and Food Pantry
 - Hope for Home Shelter Beds (Pomona)

In 2008, the City's Zoning Ordinance was amended to create an Institutional Zoning District. Development standards for the Institutional District permit emergency shelters and transitional housing by right in the district. Although no permit is required for a shelter or transitional housing, any new construction associated with such uses would be subject to the development standards and architectural review process that is required of other development permitted in the district. Special standards adopted for homeless shelters and transitional housing pertain to the on-going management of such housing and do not constrain the development of emergency shelters and transitional housing. There are 732 acres within the district, of which approximately 120 acres are undeveloped.

Farmworkers

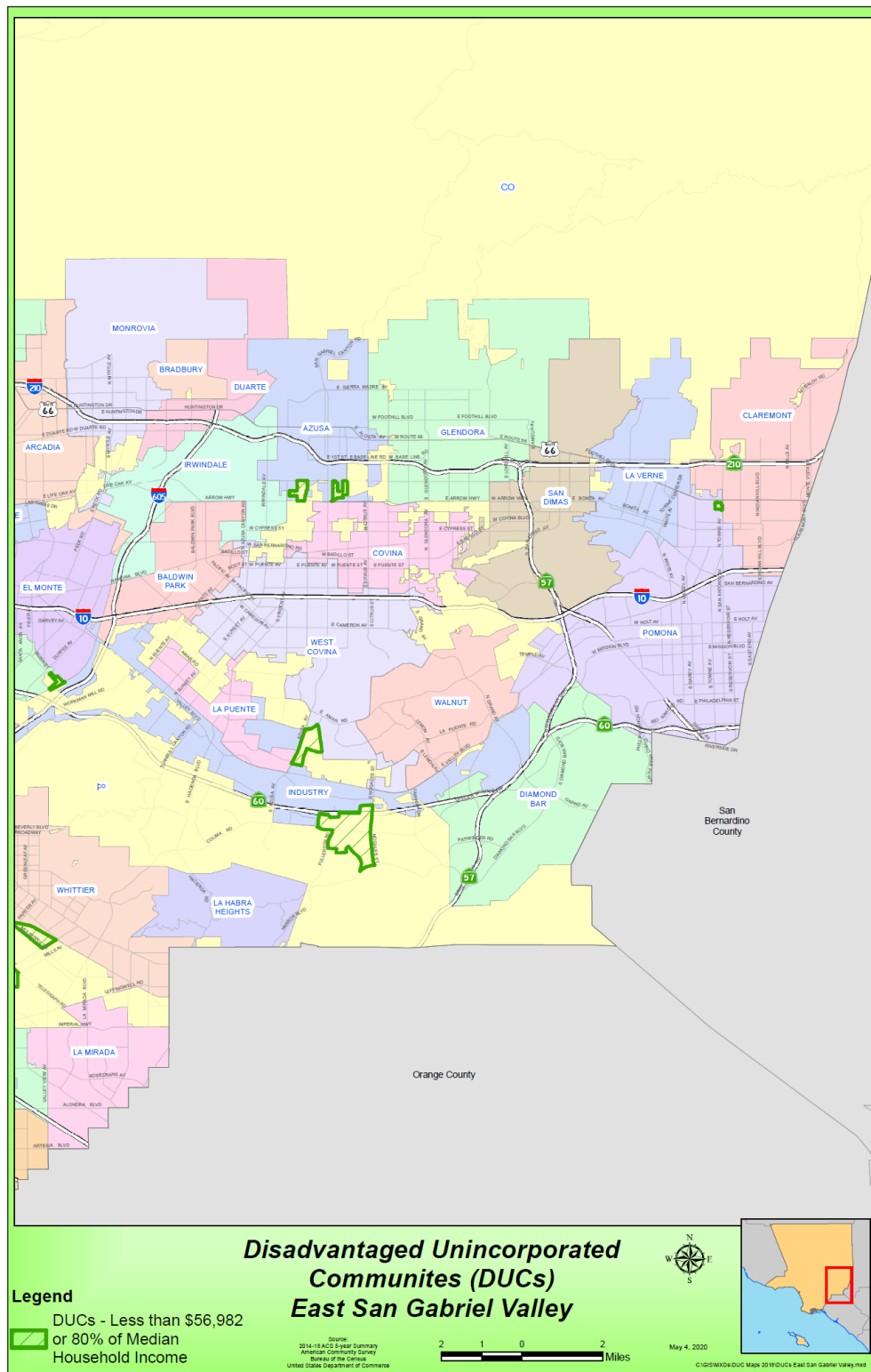
Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm workers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, defined as those whose travel prevents them from returning to their primary residence every evening.

The City of Claremont is mostly urbanized and the need for seasonal workers is very low. Only 78 Claremont residents are reported to hold "Agricultural, forestry, fishing and hunting, and mining" occupations, according to the 2019 American Community Survey data. Most are likely to be employed in local plant nurseries, landscaping, gardening companies, or aggregate mining operations. As such, their income is likely greater and their employment more stable than that of more traditional farmworkers living in areas of the state with significant farms and agricultural operations. People in Claremont that are reported to hold "Agricultural, forestry, fishing and hunting, and mining" occupations would be expected to be accommodated under the City's various permanent affordable housing programs.

Disadvantaged Unincorporated Communities

Senate Bill 244 (SB 244) provides procedural requirements for counties and local governments to update their Land Use and Housing Elements to analyze and address disadvantaged unincorporated communities. Disadvantaged unincorporated communities include inhabited and unincorporated territory in which the median household income is 80 percent or less than the statewide median household income. In 2019, 80 percent of the statewide median housing income was \$60,188. No disadvantaged unincorporated communities are located within Claremont's sphere of influence. As such, Claremont is not required to update its Housing and Land Use Elements as provided in SB 244. See Figure 8-1 for a map of disadvantaged unincorporated communities in East San Gabriel Valley.

Figure 8-1
Disadvantaged Unincorporated Communities in East San Gabriel Valley



Housing Characteristics and Trends

A community's housing stock is the collection of all housing units located within the jurisdiction. Characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, costs, and affordability help determine housing needs. This section details the housing stock characteristics of Claremont to identify how well the current housing stock meets the needs of current and future residents of the City.

Housing Unit Growth and Type

The U.S. Census Bureau defines a housing unit as any of the following: a house, an apartment, a mobile home or trailer, a group of homes, or a single room intended for use as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and have direct access from outside the building or through a common hall.

Table 8-14 shows the changes in the City's housing stock by type of housing between 2000 and 2019. Housing growth in Claremont has been modest over the past decade. The 2019 ACS recorded 12,511 housing units (vacant and occupied units combined) in the City.

Most units in Claremont are single-family homes, comprising 78.2 percent of all units in 2019. Of these, the vast majority were detached units. Multi-family units represent 21.7 percent of the housing stock, which has decreased slightly since 2000. Most of the units added since 2000 have been single family units. Mobile homes make up a very small, albeit larger percentage of homes compared to the levels in 2000. These homes are limited to the northern part of the City between Foothill Boulevard and Foothill Freeway, and in the hills in the north of Claremont. These homes are likely manufactured or prefabricated homes that are dispersed and not concentrated in a mobile home park.

Table 8-14

Changes in Housing Stock: 2000–2019

Housing Type	2000		2010		2019	
	Number	Percent	Number	Percent	Number	Percent
Single Family	8,993	77.7%	8,910	76.78%	9,773	78.2%
Detached	8,149	70.3%	7,756	66.8%	8,739	69.9%
Attached	844	7.3%	1,154	9.9%	1,034	8.3%
Multi-Family	2,571	22.2%	2,674	23.1%	2,715	21.7%

2–4 Units	621	5.4%	961	8.3%	839	6.7%
5+ Units	1,950	16.8%	1,713	14.8%	1,876	15.0%
Mobile Home, Boat, RV, Van, etc.	13	0.1%	22	0.2%	23	0.2%
Total Units	11,577	100%	11,606	100%	12,511	100%

Sources: 2000 U.S. Census; 2010 and 2019 ACS 5-Year Estimates

Tenure and Vacancy

Housing tenure refers to whether a unit is owned or rented. Vacancy rates often influence the cost of housing. In general, vacancy rates of five percent for rental housing and two percent for ownership housing are considered healthy and suggest a balance between housing supply and demand.

The changes in the distribution of owner- versus renter-occupied units and the vacancy rates of the housing stock between 2000 and 2019 are presented in Table 8-15. Approximately two-thirds of the occupied housing units in Claremont are owner-occupied. This tenure composition has not changed much since 2000, with the share of renter-occupied units increasing modestly.

Table 8-15

Housing Tenure and Vacancy: 2000–2019

	2000	% of Total	2010	% of Total	2019	% of Total
Owner-occupied	7,526	66.7%	7,461	66.8%	7,580	64.6%
Renter-occupied	3,755	33.3%	3,713	33.2%	4,149	35.4%
Rental vacancy rate	2.2%		2.0%		1.8%	
Owner vacancy rate	0.7%		0.7%		0.9%	
Vacant Housing Units	2.4%		3.7%		1.2%	
Total Occupied Units	11,281		11,174		11,620	

Sources: 2000 U.S. Census; 2010 and 2019 ACS 5-Year Estimates

The City's vacancy rates in 2019 of 1.8 percent for rental housing and 0.9 percent for ownership housing indicate high demand for housing in Claremont. The overall vacancy rates in Claremont have declined since 2000 indicating a more competitive housing market. The rental vacancy rate in Los Angeles County is approximately double that of Claremont, while the homeowner vacancy rate is only 0.1 percent higher.

Housing Age

The age and condition of Claremont's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, or plumbing. Due to high household income and high housing values in Claremont, housing tends to be better maintained than in many other communities with similar levels of older housing stock. However, despite having large equity in their homes, some households (senior households in particular) have limited incomes and may have difficulty maintaining their homes.

Table 8-16 depicts the age of the housing stock in Claremont and Los Angeles County. Claremont follows a similar pattern to the County, albeit with a higher concentration of homes built between 1979 and 1999 and approximately half the proportion of pre-World War II homes.

Table 8-16

Year Housing Built

	After 2000	1979-1999	1940-1959	1939 or earlier
Claremont	7.7%	56.9%	28.2%	7.2%
Los Angeles County	7.8%	46.5%	30.9%	14.8%

Source: 2019 ACS 5-Year Estimates

Safe and Healthy Housing Committee

The City's Crime Free Multi Housing Program promotes safe and healthy living environments at apartment complexes throughout the City. The Committee for Safe and Healthy Housing spent a great deal of time working on the program. As part of the program, the committee holds regular meetings with agencies, residents, and owners of the complexes to address social issues and criminal problems that affect the residents of the complexes and provides annual training to apartment managers and property owners. The committee also developed a training workbook. The Police Department, as part of its partnership with the Committee, provides operational activities, including tracking of crime statistics, designating a Police Department supervisor as a liaison to the program, and participating in the training workshops. A volunteer coordinator helps the Police Department coordinate the program.

The most recent, accessible staff report is from February of 2020. The goal used for crime analysis in multi-family buildings is 0.25 crimes/unit/year, and during 2019, there were no housing complexes in the city that met or exceeded this threshold.

In 2012, the City adopted the Multi-Family Housing Ordinance to ensure maintenance of the multiple-family housing stock and to provide an additional mechanism for the City to enforce its codes and to reduce criminal activity in apartment complexes. The ordinance requires licensing of all multiple-family apartment complexes with ten or more units, annual inspections of the exteriors and grounds of the complexes, and a correction action plan whenever criminal activity develops at a complex.

Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of housing cost burden and overcrowding. This section summarizes the cost and affordability of the housing stock to Claremont residents.

Homeownership Market

Home sale prices throughout Los Angeles County escalated dramatically between 1990 and 2007 due to expanding employment opportunities and strong regional population growth. After 2007, home sale prices fell but remained high relative to income levels. Since 2012, home prices began to increase again, but have remained below what they were in 2007. The California Association of Realtors reported that in the first quarter of 2021, 42 percent of the households in Los Angeles County could afford an entry level home in the County.

Based upon sales information from the California Association of Realtors, the median home price in Claremont (including both condominium and single-family sales) was \$774,222 in March 2021, a 25.9 percent increase since 2016. The COVID-19 pandemic has caused median prices to increase by over 10 percent over just the prior year in Claremont and neighboring communities that contain predominantly single-family homes. Claremont continues to have a higher median selling price for entry-level homes and condominiums than several nearby communities. Table 8-17 provides a summary of median prices for single-family homes and condominiums in Claremont and nearby communities using Zillow's Home Value Index in 5-year increments. Claremont has consistently experienced the highest median prices but moderate or low percent increases.

Table 8-17**Median Prices of Single-Family Homes and Condominiums:**

City	Median Price March 2011	Median Price March 2016	Percent Change 2011-2016	Median Price March 2021	Percent Change 2016– 2021
La Verne	\$439,987	\$581,520	32.2%	\$749,399	28.9%
Claremont	\$456,578	\$615,059	34.7%	\$774,222	25.9%
Chino Hills	\$444,955	\$591,312	32.9%	\$764,288	29.2%
Los Angeles Co.	\$385,356	\$530,426	37.6%	\$717,023	35.2%
Upland	\$355,518	\$488,601	37.4%	\$646,044	32.2%
Pomona	\$242,378	\$363,870	50.1%	\$514,071	41.3%
Ontario	\$235,573	\$362,425	53.8%	\$514,531	42.0%

Source: Zillow Home Value Index (ZHVI) — Zillow.com

Table 8-18**Summary of Single-Family and Condominium Home Sales: May 2021**

Type	Units Sold	Median
Single-Family Homes	29	\$819,000
Condominiums/ Townhomes	6	\$514,293

Source: Zillow.com

Rental Market

Real estate data showing the rental cost for rooms, apartments, townhomes, condominiums, and single-family homes are summarized in Table 8-19. Rents range from \$1,610 for one bedroom apartment unit to \$5,500 for a four-bedroom single family home. Median rents across all housing types ranged from \$1,675 to \$3,200. There was a notable lack of Townhomes available for rent in the Claremont area, and all were 3-bedroom units. These townhomes begin at a similar price point to comparable 3-bedroom single family homes but have a lower price ceiling.

Table 8-19

Rents by Unit Size, September 2021

Unit Type	No. of Bedrooms	Rent Range	Median Rent
Apartments / Condominiums	One/Studio	\$1,610-\$2,223	\$1,675
	Two	\$1,810-\$2,625	\$2,003
	Three or more	\$2,365-\$3,495	\$2,750
Townhomes	Three	\$2,550-\$3,125	\$2,850
Single-Family Homes	Three	\$2,500-\$4,300	\$3,050
	Four	\$2,450-\$5,500	\$3,200

Sources: Apartments.com, Trulia.com, Realtor.com

Housing Affordability

Affordability is determined by comparing the cost of housing to the income of local households. If costs are high relative to income, housing problems such as overcrowding, and cost burden are more likely to occur. In assessing housing affordability, state and federal housing programs use a standard affordable housing cost of no more than 30 percent of the gross household income.

For planning and funding purposes, the U.S. Department of Housing and Urban Development (HUD) conducts annual household surveys for metropolitan areas across the country, including Los Angeles County. These surveys are adjusted for differences in the size of a family. HUD uses median family income (MFI) levels unique to metropolitan areas to determine the maximum amount that a household can pay for housing, as well as eligibility for federal housing assistance. The State Department of Housing and Community Development (HCD) adds a moderate-income category to HUD income categories for determining affordability levels relevant to the California housing market.

Affordability Assessment: Moderate-Income Households

Moderate-income households earn 81 to 120 percent of the Los Angeles County MFI. Based on the maximum affordable prices in Table 8-20 and the home sales data presented in Table 8-18, moderate-income households cannot afford a single-family home or a median-priced condominium unit in Claremont. Moderate-income households can afford most of the apartment and condominium rentals, but not single-family home rentals in the community.

Affordability Assessment: Low-, Very Low-, and Extremely Low-Income Households

Low-income households earn between 51 and 80 percent of the Los Angeles County MFI. Very-low-income households earn between 31 and 50 percent of the Los Angeles County MFI. Extremely low-income households earn less than 30 percent of the Los Angeles County MFI. Extremely low-, very low-, and low-income households cannot afford the median price of ownership housing in the community either for single-family homes or for condominiums. Extremely low- and very low-income households also cannot afford the median price of any rental housing in Claremont.

Table 8-20

Housing Affordability Matrix

CDBG Income Level	Persons in Household				
	1	2	3	4	5
Maximum Affordable Rents					
Extremely low	\$621	\$710	\$799	\$886	\$958
Very low	\$1,035	\$1,183	\$1,330	\$1,478	\$1,596
Low	\$1,242	\$1,419	\$1,596	\$1,773	\$1,916
Moderate	\$1,656	\$1,893	\$2,129	\$2,365	\$2,555
Maximum Affordable Sales Prices					
Extremely low	\$128,361	\$150,163	\$171,964	\$193,277	\$210,669
Very low	\$229,776	\$265,786	\$302,041	\$338,051	\$367,201
Low	\$280,485	\$323,843	\$367,202	\$410,561	\$445,345
Moderate	\$381,899	\$439,712	\$497,768	\$555,579	\$602,122

Source: Houseal Lavigne

Notes: *Based on 2021 CDBG Income limits for Los Angeles County for a 3-person household spending 30% of their income on housing costs, excluding utilities. Sales prices based on 3.5% interest rate, 10% down payment, 30-year mortgage, \$1,166 yearly insurance premium (California average for 2021)

Affordable Housing Inventory

Table 8-21 presents an inventory of affordable housing developments in Claremont. The funding sources, number of units, target populations, and earliest date of conversion to market-rate housing due to the expiration of affordability controls or subsidy contracts are also presented in this Table.

Table 8-21
Publicly Assisted Housing

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
Access Village	Disabled	23	23 very low- and extremely low-income units	1-bdrm	Section 202; Section 8 contract	Annual Contract Renewal (Section 8)
Claremont Village Apartments	Family	150	148 very low and extremely low-income units	2- & 3-bdrm	Tax Credit Section 8 contract	2055 (Tax Credits) Annual Contract Renewal (Section 8)
Habitat for Humanity	Family	6	6 very low-income units	3-bdrm	Habitat for Humanity; Redevelopment Set Aside	2058
Claremont Villas Senior Apartments	Senior	154	154 very low- and low-income units	1- & 2-bdrm	Tax Credits; Redevelopment Set Aside	2048
Vista Valle Townhomes	Family	48	48 very low- and low-income units	2-, 3-, & 4-bdrm	Tax Credits; HOME; Redevelopment Set Aside	2050
Courier Place	Mixed Family and Senior	74	16 extremely low- and 58 very low-income units	1-, 2- & 3-bdrm	Tax Credits; Redevelopment Set Aside; HOME; and City of Industry funds	2066
Total		539	474			

Source: City of Claremont Data, 2021

Publicly Assisted Housing

Access Village is a housing development for people with disabilities. This project has 23 units assisted with project-based Section 8 rental assistance that has an annually renewed contract. The project is owned and operated by a non-profit organization, CARING Housing Ministries, with the mission of maintaining the units as affordable housing. Furthermore, HUD offers funding priority for extending Section 8 assistance to housing for seniors and people with disabilities. Contracts are renewed by HUD on an annual basis.

Claremont Village Apartments is a tax credit project with a 55-year affordability covenant. This project also has a Section 8 contract that is renewed by HUD on an annual basis.

In 2008, the City's Redevelopment Agency purchased a 2.4-acre property for the development of an affordable housing project. The City worked with a non-profit affordable housing developer in building a 75-unit mixed family and senior project for extremely low- and very low-income households. The project is a tax credit project and provides 16 units for extremely low-income households and 58 units for very low-income households. The project, Courier Place, was completed in 2012, and has a 55-year affordability covenant.

Preservation Options

Preservation of the at-risk units can be achieved in several ways: 1) by facilitating transfer of ownership of the units or purchase of similar units by nonprofit organizations; 2) by the purchase of affordability covenant; and 3) by providing rental assistance to tenants using funding sources other than Section 8.

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Section 8 vouchers, the City, through a variety of potential funding sources, could provide a voucher to very low-income households. The level of the subsidy required to preserve the at-risk affordable housing is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a very low-income household.

Replacement Options

If preservation options prove not to be feasible, the City will also encourage private construction of new affordable housing to replenish the affordable housing stock in the community.

The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of \$200,000 per unit for multi-family rental housing, replacement of 100 at-risk units would require approximately \$20 million. This cost estimate includes construction, permits, on- and off-site improvements, and other costs, but excludes land cost.

Administrative Resources for Providing Affordable Housing

Access Village is already owned by the non-profit organization CARING Housing Ministries, and Claremont Village Apartments is committed as affordable housing for 55 years. Transfer of ownership and purchase of affordability covenant as preservation options are not applicable to these projects. Provision of rental assistance using other funding sources is applicable to both projects. Potential financial resources include the equity-sharing funds the City will receive from the resale of inclusionary units at time of resale or other future programs offered through the San Gabriel Valley Regional Housing Trust or other not for profit housing entities.

Estimates of Housing Needs

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs, such as housing cost burden by income level, for different types of households in Claremont. The most recent CHAS data set is presented as an estimate between 2013-2017 using what was originally raw ACS data. The CHAS data are presented in Table 8-22. According to the CHAS, housing problems include:

- Units with physical defects (lacking complete kitchen or bathroom)
- Overcrowded conditions (housing units with more than one person per room)
- Housing cost burden, including utilities, exceeding 30 percent of gross income
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income

Disproportionate Needs

In Claremont, the types of need vary according to household income and tenure.

- In general, renter-households had a higher level of housing problems per the CHAS (52.2 percent) compared to owner-households (27.6 percent).
- Lower-income households experienced more cost burdens with 77.6 percent of extremely-low households, 51.3 percent of very low-income households, and 19.0 percent of low-income households using more than 50 percent of their household income to cover housing costs.

Table 8-22**Housing Assistance Needs of Lower-Income Households 2013-2017**

Household by Type, Income and Housing Problem	Renters	Owners	Total
Extremely Low-Income (0–30% MFI)	740	355	1,095
% with any housing problem	92.6%	84.5%	685
% with cost burden >30%	90.5%	84.5%	975
% with cost burden > 50%	79.1%	73.2%	850
Very Low-Income (31–50% MFI)	680	520	1,200
% with any housing problem	98.5%	62.5%	670
% with cost burden >30%	97.1%	62.5%	990
% with cost burden >50%	60.3%	39.4%	615
Low-Income (51–80% MFI)	745	705	1,450
% with any housing problem	61.7%	59.7%	435
% with cost burden >30%	62.4%	55.7%	855
% with cost burden > 50%	4.3%	32.9%	275
Total Households	3,965	7,655	11,620
% with any housing problem	52.2%	27.6%	36.0%

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS).

Notes: Data presented in this Table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100.0% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance, rather than on precise numbers.

Overcrowding and Physical Defects

The number of households experiencing overcrowding and lacking complete plumbing and kitchen facilities is limited. According to the 2019 ACS 5-Year Estimates, 81 households are moderately overcrowded (21 in owner-occupied units and 60 in renter-occupied units), and 68 households are severely overcrowded (36 in owner-occupied units and 32 in renter-occupied units). Approximately 87 occupied housing units lack complete plumbing facilities, and an estimated 165 units lack complete kitchen facilities.

Section 3: Housing Constraints

Governmental, market, infrastructure, and environmental factors may constrain the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to lower- and moderate-income households or readily available for households with special needs, or the constraints may render certain types of residential construction economically infeasible for developers.

In the provision of affordable housing, private developers play a significant role. Non-profit developers have access to a wider range of public funding to subsidize affordability than for-profit developers; however, the competition for such funding is usually tight. For-profit developers may have the financial capacity to provide affordable housing but are not obligated to do so.

In recent years, recognizing that affordable housing cannot be provided by the market, local jurisdictions use a variety of mechanisms to facilitate and encourage the development of affordable housing. Effective mechanisms include the provision of subsidies, flexible development standards, regulatory concessions, development agreements, and inclusionary housing policies.

Governmental Constraints

Local government regulations protect public health and safety and ensure a decent quality of life for the community. However, local policies and regulations affect the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing.

State and federal regulations also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability. One of the greatest constraints to the production of housing affordable to lower-income households is the chronic shortage of state and federal financial assistance for such housing.

While constraints exist at other levels of government, the City has little or no control over these regulations and no ability to mitigate their direct effects on housing. The City's efforts, therefore, emphasize policies and regulations that can be mitigated by the City.

Transparency in Development Regulations

The City of Claremont complies with the requirement to ensure transparency in development regulations. The City website provides information on planning and building regulations and requirements relating to the construction and improvement of housing: <https://www.ci.claremont.ca.us/government/departments>

- Permits, Fees, and Forms
- Housing
- Landscape Design
- Zoning Code and Map
- General Plan
- CEQA Documents

Requirements for various types of development applications are briefly described along with the application packets provided online.

Land Use Policies

The Land Use, Community Character, and Heritage Preservation Element (General Plan Chapter 2) contains the primary policies that guide residential development in Claremont. These policies are implemented primarily through Title 16 of the Claremont Municipal Code. The zoning requirements of the Code establish the amount and distribution of different land uses within Claremont, while the subdivision ordinance regulates the division and improvement of land.

The Land Use, Community Character, and Heritage Preservation Element establishes the following designations that accommodate housing:

Residential 2

The Residential 2 category provides for the development of very-low-density, single-family residences within a density range of 0.0 to 2.0 dwelling units per acre. Development is characterized generally by detached homes on large individual lots.

Residential 6

The Residential 6 category provides for the development of single-family residences within a density range of 2.1 to 6.0 dwelling units per acre. Development is characterized generally by single-family detached homes on individual lots.

Residential 15

The Residential 15 category allows detached and attached units, townhouses, apartments, and condominiums. Development densities may range from 6.1 to 15 units per acre.

Residential 22

The Residential 22 category accommodates all types of housing, and specifically housing development of a more intensive form, including apartments, condominiums, and senior housing. Residential projects may be constructed at a density of up to 22 units per acre.

Residential 30 Overlay

The Residential 30 Overlay category allows a greater building height and density than what is otherwise allowed in an underlying land use category for housing developments where at least 50 percent of the units are affordable for low-, very low-, and extremely low-income households. For housing development for low-, very low-, and extremely low-income households, the permitted building height within the overlay district is increased to a mix of three and four stories, and maximum density is increased to 30 units per acre, not including density bonuses. Development that is not affordable to low-, very low-, and extremely low-income households is subject to the maximum height and density allowed by the underlying zoning district.

Mixed-Use

The Mixed-Use designation applies to four sites with tailored development standards: Indian Hill Boulevard/Arrow Highway, College Avenue/South Village, Foothill Boulevard/Indian Hill Boulevard, and West Foothill Boulevard. Density, intensity, and development standards vary.

- **Indian Hill Boulevard/Arrow Highway:** Uses may be vertically or horizontally mixed. Emphasis is on retail along Indian Hill Boulevard and Arrow Highway frontages with residential and office uses on upper floors and residential uses adjacent to existing single-family development. Building height will be a mix of two- and three-stories, with lower buildings adjacent to existing single-family development. The maximum density is 22 dwelling units per acre.
- **College Avenue/South Village:** Uses may be vertically or horizontally mixed. Emphasis is on residential uses with some office/commercial uses allowed along College Avenue and First Street and other ground floors. Building height is a mix of three- and four- stories, and the maximum density is 22 dwelling units per acre. Some property within this designation also has the Residential 30 Overlay that increases the allowable density to 30 units per acre for the development of housing for low- and very low-income households. A 75-unit affordable housing project for extremely low- and very low-income households was completed in 2011 on a 3.5-acre property within the College Avenue/South Village Mixed area.

- **Foothill Boulevard/Indian Hill Boulevard:** Uses may be vertically or horizontally mixed. Emphasis is on hotel and retail uses on ground floors visible from the street and residential/office uses at the rear of the property and on second floors. Building height is a mix of two, three, and four stories, with a maximum of three stories adjacent to existing two-story residential structures and a maximum of two stories adjacent to townhomes to the north. The maximum density is 22 dwelling units per acre.
- **West Foothill Boulevard:** Uses may be vertically or horizontally mixed. Emphasis is on retail uses on ground floors along Foothill Boulevard frontage with residential/office uses on upper floors and residential uses permitted adjacent to existing single-family development. Ground floor commercial component is required in all development, but the residential component is optional. The maximum height is two stories. The maximum density is 15 dwelling units per acre.
- **Claremont Village:** The Claremont Village designation includes a complementary mix of retail stores, commercial services, restaurants, offices, residences, and civic uses within a small-town, pedestrian-oriented district. The maximum density for residential uses is 22 units per acre with a Conditional Use Permit.

Office/Professional

The Office/Professional designation consists of single- and multi-tenant office development. Residential uses are permitted at a maximum density of 15 units per acre with a Conditional Use Permit.

Table 8-23 summarizes the General Plan residential land use designations and implementable residential zones.

Table 8-23
Land Use Categories Accommodating Residential Uses

Land Use	Consistent Zoning District	Density (du/ac)	Typical Residential Types(s)
Residential 2	RR, H, RS, SP7	0–2	Very-low-density single-family detached homes on large lots, with a custom character of development.
Residential 6	RS, AV, HC, SP2	2–6	Single-family detached homes in well-defined neighborhoods.
Residential 15	RM, CP, SP5	6–15	Includes single-family detached and attached units, townhomes, apartments, and condominiums.
Residential 22	RM	15–22	Single-family detached and attached units, townhomes, apartments, and condominiums.
Residential 30 Overlay	HDRO*	22–30	Single-family detached and attached units, townhomes, apartments, and condominiums.
Hillside Residential Overlay	H, SP6	**	Single-family detached units.
Institutional	IR, IE	30**	Single-family detached and attached units, townhouses, apartments, residential care facilities for seniors, student dormitories, and apartments
Claremont Village	CV, SP8	15–22	A complementary mix of retail stores, commercial services, restaurants, offices, residences, and civic uses within a small-town, pedestrian-oriented district.
Office/Professional	CP	6–15	A mix of office development, including legal, design, engineering, medical, corporate, government, and community facilities. Residential uses are permitted.
Mixed-Use	MU, SP9, SP10	15–22	A compatible mix of residential, office and retail/service uses integrated as a cohesive development, or such uses developed side-by-side in a manner that encourages interaction between uses.

* The City's Zoning Code was amended in 2009 to establish the High Density Residential Overlay (HDRO) District consistent with the General Plan Residential 30 Overlay designation.

** Density of development in the H District is subject to a Slope-Density formula

*** The IE District has no maximum density for student housing.

Residential Character

Claremont is an established community with rich historic and architectural resources. Neighborhoods have distinct architectural styles, and new residential development must recognize and respect the existing character and scale of its surrounding neighborhoods. The City has established goals and policies regarding compatibility with architectural styles and neighborhood characters. The City's Architectural Commission reviews all new multiple-family developments, new homes and additions/modifications in the Historic Claremont and Arbol Verde districts, and all new single-family home developments consisting of five or more lots.

The City's Rural Claremont Architectural and Landscape Standards (RCALS) were codified in 2008. The City will review these standards to ensure they are objective and comply with the requirements of SB 330. This Housing Element includes a program to establish objective design standards for project review.

Residential Development Standards

Residential development standards established in Title 16 of the Claremont Municipal Code are designed to protect and promote the health, safety, and general welfare of residents, as well as implement the policies of the General Plan. These standards also help preserve the character and integrity of existing neighborhoods. The development standards summarized below and in Table 8-24 can affect the ability of property owners to construct and maintain housing. Each of the standards is examined and its impact on housing within Claremont is discussed.

Residential Designation Density

For residential designations, the Claremont General Plan allows for base residential densities ranging from less than one dwelling unit per acre to up to 22 dwelling units per acre.

A Residential 30 Overlay allows a density of up to 30 dwelling units per acre if development is restricted to low- and very low-income households.

Residential density in the Hillside District varies by the average slope of the lot. The Hillside District is combined with a Slope-Density Standard denoted as SD-2 and SD-3. These Slope-Density standards establish development credits based on accessibility and location within the City.

Clara Oaks is a proposed housing development in the Claremont hillside adjacent to the Claremont Wilderness Park. The proposed development consists of 40 single family homes and public trail parking on approximately 21 acres of an approximate 102-acre site, comprised of two parcels and located in the undeveloped hillside north of Webb Schools, near Webb Canyon Road.

The proposed project will require the approval of a Conditional Use Permit, a tentative tract map, a zone change, a Specific Plan, and a corresponding General Plan amendment. It will also require the preparation and certification of an environmental impact report (EIR). The project is in the Hillside Residential Overlay area of the General Plan map and is an undeveloped area of natural terrain next to the established Claremont Hills Wilderness Park.

The Claremont Wildlands Conservancy, in conjunction with the Trust for Public Land, is also campaigning to acquire these land parcels to absorb them into the Claremont Hills Wilderness Park.

Institutional Residential Density

The Institutional designation provides for the development and enhancement of campuses for private schools and colleges, residential retirement communities, and emergency shelters. Residential densities up to 30 units per acre are allowed. For student housing, residential densities may exceed 30 dwelling units per acre.

Lot Size and Area

Title 16 of the Claremont Municipal Code establishes minimum lot areas for single-family residentially zoned properties. The minimum lot area varies from 7,500 square feet in the HC and AV1/AV2 Districts, to one (net) acre in the RR District. Minimum lot dimensions range from 50 to 250 feet in width and 100 to 250 feet in depth.

Yards and Setbacks

Front yard setback requirements range from 15 to 30 feet, depending on the zoning district. Side and rear yard setbacks range from five to 15 feet for non-street side yards and 10 to 25 feet for side yards fronting a street. These setback requirements are similar to those of many neighboring communities and do not pose a constraint to housing development.

Lot Coverage

In 2012, the City eliminated the maximum lot coverage requirement within the City's multiple-family zoning districts. Lot coverage requirements within single-family districts allow structures to occupy 20 to 40 percent of the lot.

Minimum Floor Area

Minimum floor area requirements are maintained within multiple-family and some single-family residential zoning districts. Within the RM districts, a minimum of 450 square feet for studio and 600 square feet for one-bedroom units is required. These minimum floor area requirements are necessary to maintain health and safety standards and do not constrain the ability of projects to achieve the maximum densities of these districts. Within the RS 8,000 to RS 20,000 districts, a minimum of 1,000 to 1,200 square feet is required, except for accessory second units permitted in the RS districts. The City is in the process of updating local regulations for accessory second units. Until the update is completed, the City defers to California standards.

Building Height

Land use regulations establish a height limit of 25 feet for two-stories in single-family residential districts and multiple-family residential districts, except for the highest density districts — the Medium Density Residential District (RM 2,000) and the High Residential Density Overlay (HDRO) District. The RM 2,000 District permits structures up to 35 feet in height for three stories, and the HRDO District permits structures up to 45 feet in height for four stories. A structure constructed within the height limits of these districts can achieve the maximum density permitted. Permitted heights in other districts vary by district and location as shown in Table 8-24.

Parking

Two off-street parking spaces per unit are required for all single-family residential units. Parking requirements within multiple-family districts vary by unit size and density:

- **RM 4,000** — Units with less than 720 square feet must provide 1.5 covered spaces, while units larger than 720 square feet must provide 2.5 covered spaces.
- **RM 3,000 and RM 2,000** — Units with less than 720 square feet must provide 1.5 covered spaces, while units larger than 720 square feet must provide 2.25 covered spaces.

Regardless of unit size or density, 0.5 visitor parking spaces per unit are required for all projects within the RM district.

For projects meeting the density bonus requirements, the state parking standards, which are lower than the City standards, will be used.

Table 8-24**Residential Development Standards**

District	Min. Lot Area	Min. Lot Dimensions	Setbacks	Lot Coverage (%)	Min. Floor Area (sf)	Max. Height Main Bldg.	Parking/unit
RM 2,000	12,000 sf	W - 75 ft. D - 110 ft.	F - 20 ft. S/R - 5 ft. St.S. - 15 ft.	N/A	0 br: 450 1+ br: 600	25 ft/ 2 stories	<720 sf: 1.5 >720 sf: 2.25 Visitor: 0.5
RM 3,000							
RM 4,000	8,000 sf	W - 63 ft. D - 100 ft.	F - 25 ft. S/R - 8 ft. St.S. - 15 ft.	N/A	0 br: 450 1+ br: 600	35 ft/ 3 stories	<720 sf: 1.5 >720 sf: 2.25 Visitor: 0.5
HDRO	1,351 sf	*	*	*	*	45 ft/4 stories	*
AV1/AV2	7,500 sf	W - 50 ft. D - 100 ft.	F - 20 ft. S/R - 5 ft. St.S. - 15 ft.	35%	N/A	25 ft/ 2 stories	2 covered
HC 7,500							
RS 8,000	8,000 sf	W - 65 ft. D - 100 ft.	F - 25 ft. S/R - 8 ft. St.S. - 10/15 ft.	40%	1,000	25 ft/ 2 stories	2 covered
RS 10,000	10,000 sf	W - 75 ft. D - 100 ft.	F - 25 ft. S/R - 8 ft. St.S. - 10/15 ft.	35%	1,200	25 ft/ 2 stories	2 covered
RS 13,000	13,000 sf	W - 90 ft. D - 120 ft.	F - 30 ft. S/R - 8 ft. St.S. - 10/15 ft.	35%	1,200	25 ft/ 2 stories	2 covered
RS 20,000	20,000 sf	W - 90 ft. D - 120 ft.	F - 15 ft. S/R - 5/8 ft. St.S. - 10/15 ft.	30%	1,200	25 ft/ 2 stories	2 covered
RR 35,000	35,000 sf	W - 130 ft. D - 150 ft.	F - 40/60 ft. R - 20 ft. S > - 15-25 ft.	20%	N/A	25 ft/ 2 stories	2 covered
RR 1-acre	1 acre	W - 150 ft. D - 200 ft.	F - 40/60 ft. R - 25 ft. S > - 20-25 ft.	20%	N/A	25 ft/ 2 stories	2 covered
Hillsides, SD-2**		W - 200 ft. D - 200 ft.	F - 20 ft. S/R - 10 ft. St.S. - 20 ft.	N/A	N/A	25 ft/ 2 stories	2 covered

Hillsides, SD-3**		W - 250 ft. D - 250 ft.	F - 20 ft. S/R - 10 ft. St.S. - 20 ft.	N/A	N/A	25 ft/ 2 stories	2 covered
IR/IE	N/A	N/A	Varies by location	60%	N/A	Varies by location	Varies by type of housing
CP	N/A	N/A	RM 3,000 standards apply				
MU	1 acre	N/A	Varies by location	N/A	N/A	Varies by location	<600 sf: 1.5 >600 sf: 2.5
CV	N/A	N/A	N/A	N/A	N/A	40 ft/3 stories	1 space

Source: Title 16 of the Claremont Municipal Code

Notes:

* Setbacks, lot coverage, floor area standards, and parking are required by the underlying zoning district but may be modified if needed to make a project physically feasible.

** There is no minimum lot size in Hillsides SD-2 and SD-3 Districts. Housing units can be gathered into cluster areas. Slope density is used to determine development credits, which can be transferred onto housing cluster sites (receiver sites).

Affordable Housing

Developers of affordable housing are entitled to a density bonus and/or equivalent concessions or incentives under certain conditions. The City's density bonus ordinance was last updated in May 2013. However, the State has passed multiple bills amending the Density Bonus law in recent years. These include:

- AB 1763 requires the City to grant developers providing 100 percent of the units to lower-income households additional density, concessions and incentives, and height increases. The law allows up to 20 percent of the total units in the development for moderate-income households. Under the revised law, density bonus projects must be allowed four incentives or concessions, and for developments within ½ mile of a major transit stop, a height increase of up to three additional stories or 33 feet. A density bonus of 80 percent is required for most projects, with no limitations on density placed on projects within 0.5 miles of a major transit stop. The bill also allows developers to request the elimination of minimum parking requirements for rental units affordable to lower-income families that are either supportive housing or special needs housing, as defined.
- SB 1227 provides a density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- AB 2345 signed by the Governor in September 2020 further incentivizes the production of affordable housing by revising the requirements for concessions and incentives and the maximum density bonus provided.

Permitted Residential Types

Title 16 of the Municipal Code stipulates the residential types permitted, conditionally permitted, or prohibited in each zoning district allowing residential uses. Residential types in Claremont include single-family dwellings, second dwelling units, manufactured housing, residential care facilities, multi-family dwellings, and mixed-use. Table 8-25 summarizes the different types of residential uses permitted or conditionally permitted in the various zoning districts of the City.

Table 8-25
Housing Types by Zoning District

Residential Uses	RR, RS, HC, AV	AV, H	RM,	MU	CP	HDRO	IE	IR	CN, CL, CM, CH, CV
Single-family dwellings	P	P	P	--	CUP	P	--	--	--
Condominiums/ Townhomes	--	--	P	P	CUP	P	P	P	CUP
Apartments	--	--	P	P	CUP	P	P	P	--
Accessory Dwelling Units**	P	P	P	--	--	P	--	--	--
Mixed-Use	--	--	--	P	CUP	--	--	--	CUP
Manufactured homes	P	P	P	P	--	P	P	P	--
Mobile home parks	--	--	CUP	--	--	CUP	--	--	--
Residential care facilities (6 or fewer persons)	P	P	P	--	--	P	--	P	--
Residential care facilities (7 or more persons)	CUP*	CUP*	CUP	CUP	--	CUP	--	P	--
Emergency Shelters	CUP*	CUP*	CUP	--	--	CUP	P	P	--
Transitional and Supportive Housing***	P	P	P	P	CUP	P	P	P	CUP

"P" = permitted uses.

"CUP" = conditional use permitted.

"--" = uses not permitted.

* Residential care facilities for seven or more persons are conditionally permitted in these districts except HC and AV.

** Subject to criteria (lot size and/or locational criteria).

*** Transitional and supportive housing shall be considered a residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Single-Family Dwellings

Detached, single-family dwelling units are permitted in all single-family and multiple-family districts, and can be permitted in other districts permitting residential development. This provision allows the development of small-lot single-family homes within the density range of some multiple-family development but offers a product type that may be more compatible with surrounding uses.

Additionally, in already-developed multiple-family districts, many of the multiple-family lots are nonconforming in terms of lot size. These lots were commonly developed in the 1960s and 1970s with single-family homes. As these nonconforming lots are redeveloped, restrictions relating to minimum lot sizes apply. Lots that are too small for multiple-family housing may be developed with single-family homes. Accessory units are permitted subject to criteria specified in Title 16 of the Municipal Code.

Condominiums/Townhomes

Condominiums and townhomes are permitted by right in the RM and HDRO districts and may be permitted in the CP, MU, CV, and SP districts.

Apartments

Apartment units are permitted by right in the RM and HDRO Districts, by Conditional Use Permit in the CP District, and can be permitted in conjunction with commercial development in commercial and mixed-use districts.

Accessory Dwelling Units (ADUs)

Accessory Dwelling Units (ADUs) represent an important affordable housing option to lower and moderate-income households. In July 2019 and February 2020 the City updated its zoning ordinance to comply with recently adopted state bills including AB 587, AB 671, AB 68, and SB 13, among others. However, the state has recently passed SB 9, which further builds upon the prior legislation. This bill would allow an alternative path for homeowners to add up to three more dwelling units on their property with minimal regulatory hurdles. This Housing Element includes a program to amend the City's ADU Ordinance to comply with this new legislation.

Mixed-Use

Residential development may be permitted in the CL, CM, CH, CN, and CV Districts with a Conditional Use Permit, provided the residential uses are a component of a larger mixed-use development. Residential uses are encouraged to be located on the second floor, above commercial uses. In the CP District, residential development is permitted with a Conditional Use Permit and is not required to be a component of a larger mixed-use development. Residential development is permitted in the MU Districts and may be permitted in SP Districts without a Conditional Use Permit.

Manufactured Housing

Manufactured homes meeting national standards and installed on a foundation system as required under the California Health and Safety Code on individual lots are treated as a standard single-family residential development. No additional standards are required for the approval or construction of units.

Mobile Home Parks

Mobile home parks are conditionally permitted within the RM Districts under requirements established in Title 16 for this type of housing. The development standards for mobile home parks are consistent with the health and safety needs of Claremont residents and surrounding developments and are not overly burdensome or restrictive. These restrictions are not considered a constraint to the development of mobile home parks.

Employee Housing

Under the State Employee Housing Act, employee housing for six or fewer persons is considered a single-family residential use. The Claremont Zoning Code currently does not address this type of housing. This Housing Element includes a program to amend the City's Zoning Code to comply with the Employee Housing Act.

Transitional Housing/Supportive Housing

The City facilitates and encourages the development of transitional and supportive housing by considering such housing as a residential use that is subject only to the same restrictions that apply to other residential uses of the same type in the same zone. Transitional and supportive housing is permitted by right in all residential and institutional districts, and by a Conditional Use Permit in commercial districts where residential development is permitted with a Conditional Use Permit. These uses are not separately called out in Title 16 of the Municipal Code because the City of Claremont regulates these facilities by land use type (single-family homes, multi-family apartments, condominiums, or single-room occupancy).

Furthermore, the recently approved AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multifamily and mixed-use developments are permitted, when the development meets certain conditions. The bill prohibits minimum parking requirements for supportive housing within 0.5 miles of a public transit stop.

This Housing Element includes a program to amend the Glossary of Definitions in Municipal Code Chapter 16.900 to make clear in the definitions for transitional housing and supportive housing that such housing is considered a residential use, and only subject to those restrictions that apply to other residential uses of the same type in the same zone and to comply with AB 2162 regarding supportive housing meeting specific requirements.

As of September 2021, according to the California Department of Social Services (CDSS), Claremont is home to:

- 11 Adult Residential Care Facilities
- 2 Adult Residential Care Facilities for persons with developmental disabilities
- 27 Assisted Living Facilities
- 1 Residential Care Facility for the Elderly

Emergency Shelters

The City facilitates the development of emergency shelters by:

- Permitting such facilities by right in the Institutional Educational and Institutional Residential zoning districts. Emergency shelters are subject to the same development standards that apply to other development within these districts.
- Providing funding for supportive services for the homeless and those at risk of becoming homeless through the Community and Human Services Division.
- Providing technical and site identification assistance by staff.

Emergency shelters are also permitted in all residential districts in Claremont with a Conditional Use Permit. There are currently no emergency shelters in Claremont, but two are located in nearby Pomona.

According to the Los Angeles Homeless Services Authority (LAHSA) 2020 Point-in-Time Homeless Count, 17 unsheltered homeless persons were living in Claremont. The Institutional Educational and Institutional Residential zoning are located along transportation corridors and have access to public transportation and services. Adequate capacity is available to accommodate the City's 17 unsheltered homeless.

AB 139 also changes the way local governments can regulate parking requirements for emergency shelters. Local governments may include parking requirements for emergency shelters specifying that adequate parking must be based solely on shelter staffing level, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. Since the Claremont Zoning Code does not establish specific parking requirements for emergency shelters, no change to the Zoning Code is required to comply with AB 139.

Low Barrier Navigation Center (LBNC)

AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions. AB 101 also sets a timeline for jurisdictions to act on applications for Low Barrier Navigation Center developments. The requirements of this bill are effective through the end of 2026, at which point they are repealed.

The Housing Plan of this Housing Element includes a program to amend the Zoning Code to comply with State law on emergency shelters and to allow Low Barrier Navigation Centers by right in areas zoned for mixed use and nonresidential zones permitting multi-family.

Inclusionary Housing Policy

The City’s Inclusionary Housing Ordinance was adopted in July 2006, revised in 2013 and 2018, and more recently in September 2021 to offers the following options for both rental and for-sale units:

- Provide five percent of the units in all newly constructed developments to be low income units
- Provide ten percent of the units in all newly constructed developments to be moderate income units

If the calculation of the inclusionary units results in a fraction, the developer shall either:

- Provide a full inclusionary unit within the development project at the applicable affordability level; or
- Make an in-lieu payment to the inclusionary housing fund in an amount equal to the percentage represented by the fractional unit multiplied by the applicable in-lieu fee

Incentives

To encourage compliance with the Inclusionary Housing Ordinance, the City offers the following incentives:

- Density bonus pursuant to State Density Bonus law;
- One or more density bonus incentives pursuant to State Density Bonus law, including regulatory concessions and state parking standards;
- Marketing of for-sale inclusionary units to the local workforce;

- Financial assistance if excess affordable units are provided; and
- Reduction in overall inclusionary requirements if an increased number of lower-income units are provided.

Housing for People with Special Needs

Residential care facilities provide housing for people with special needs. Facilities are licensed by either the State of California Department of Social Services (CDSS) or the Los Angeles County Department of Health Services. The City has no special zoning or land use restrictions that apply to care facilities that serve a limited number of persons. The California State Health and Safety Code and the Welfare and Institutions Code state that care facilities shall be permitted in all residential zones without a discretionary review. Pursuant to State law, Claremont permits licensed residential care facilities serving six or fewer persons in all of its residential zoning districts by right. Licensed residential care facilities serving seven or more persons are conditionally permitted in all residential districts except HC and AV. The procedural and substantive requirements for residential care facilities are no more stringent than those for other conditional uses.

The City has not adopted a local requirement for proximity between two special needs housing sites. The requirements of the Health and Safety Code, Section 1520.5 are enforced by the CDSS, Health and Human Services Agency. The law allows residential facilities to be separated 300 feet to avoid over-concentration. As of 2021, the City has a total of 41 residential care facilities licensed by the CDSS.

Land Use Control

The City's Municipal Code Title 16 defines "family" as follows: "Family" shall mean one or more individuals occupying a dwelling unit and living as a single household unit where individuals have common access to, and common use of, all living and eating areas, and all areas and facilities for the preparation and storage of food within the dwelling unit, as distinguished from a group occupying a boarding or rooming house, or hotel.

This definition only distinguishes between occupants of a residential dwelling unit versus group quarters but does not refer to unrelated individuals living together. Therefore, this definition is not considered restrictive or constraining to the development of housing for persons with special needs.

Building Codes

Building procedures within the City are also required to conform to the California Building Code, as adopted in the City's Municipal Code. Standards within the Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act. No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted.

Reasonable Accommodation Procedures

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City's Zoning and Building Codes, as well as the City's approach to code enforcement, allow for special provisions that meet the needs of persons with disabilities without the need for variances. Specifically, parking requirements are reduced for senior housing, assisted living facilities, and congregate care facilities. City staff is available to assist with the procedures for special accommodations under the City's Municipal Code.

Accessory uses, such as wheelchair ramps are permitted within all residential zones as incidental structures related to the residence. Most reasonable accommodation requests to increase the accessibility of existing properties are handled through the building permit process.

The City has established procedures in the Building Code to provide the City's Building Official with the administrative authority to grant an exception to regulations related to accessibility or adaptability when such regulations create a hardship and equivalent provisions are provided. As part of the building permit application, an applicant can request a reasonable accommodation. The Building Official will act upon the request. No formal hearing process before any board is required. The City provides materials at the public counter to inform residents of this service.

The City currently does not have a process for requesting reasonable accommodation relating to development standards, such as flexibility in setbacks, lot coverage, or other requirements that may be needed to accommodate the accessibility needs of persons with disabilities. The City will amend the Zoning Code to provide for reasonable accommodation requests.

Site Improvement Standards

Site improvements and property dedications are important components of new development. These include:

- Reservation of sites for parks, recreation facilities, or payment of park fees.
- Dedication for streets, highways, alleys, access rights, bikeways, walkways, equestrian trails, rights-of-way for drainage and erosion control facilities, open space and other public easements, and public utility easements.
- Improvements required of new subdivisions include:
- Arterial highways and collector streets are constructed according to the roadway classification identified in the Circulation Element of the General Plan.
- Local streets and alleys constructed as shown on the approved tentative map and/or as required by the tentative map conditions of approval.
- Private streets are designed and constructed to standards similar to public streets.

- Each unit or lot within the subdivision is served by a domestic water system and a sanitary sewer system approved by the City Engineer. Septic tanks and other private sanitation systems are prohibited unless a hardship exemption is approved by the Planning Commission.
- Drainage facilities are designed and constructed in accordance with the City Master Drainage Plan.
- Storm drain system designed for the ultimate development of the subdivision and its watershed, capable of collecting and conveying runoff according to the standards of the Los Angeles County Flood Control District.
- All utility lines to serve the subdivision, such as electric, communications, street lighting, cable television, and similar lines, beginning at the first point of connection to existing off-site utility lines, and all such on-site utility lines are required to be installed underground.

Street improvement standards and parkland dedication or payment of park fees typically have significant impacts on housing costs. To help mitigate these cost impacts on affordable housing development, the City Council may waive the park fees pursuant to the Municipal Code.

Planning and Development Fees

Development impact fees offset the costs of improvements serving the development. Planning and processing fees cover administrative review of the development by the City Planning, Building, and Engineering Departments. The City's fee schedule is based on anticipated costs associated with the review and approval of proposed projects. Claremont's planning and development fee schedule for residential projects is summarized in Table 8-26. According to the City's Building Department, fees charged by the City are moderate compared to surrounding and similar communities.

Table 8-26

Planning and Development Fees for Residential Projects

<i>Planning and Processing Fees</i>	<i>Fee/Deposit</i>
Architectural Review by Architectural Commission	New development: \$2,500 deposit
Landscape Review	\$604 deposit
Architectural Review by Staff	\$1,500 deposit
Accessory Second Unit Permit	\$918 fixed
Conditional Use Permit	\$2,500 deposit
Environmental Review	Initial Study: \$2,867 deposit EIR and special studies: determined by Director
Final Map Check	Final Parcel Map: \$3,900 deposit Final Subdivision Map: \$7,000 deposit

General Plan Amendment	\$7,300 Deposit
Tentative Map	Tentative Parcel Map: \$10,000 deposit Tentative Subdivision/Tract Map: \$11,200 deposit
Variance	\$1,500 deposit
Zone Change	\$10,000 deposit
<i>Development/Permit Fees</i>	<i>Fee/Deposit</i>
Parkland	\$4,400 per unit
Fire Facility	\$0.20 per square foot of building area
Underground Utilities	RR 35,000: \$2,510 per lot RR1 or Hillside: \$3,125 per lot
Transportation Impact	Single Family: \$298 per unit Apartment: \$210 per unit Senior Apartment: \$92 per unit
Public Art	Residential projects with a permit valuation of \$250,000 or greater: 1 percent of valuation New single-family tract construction on five or more lots, or new subdivision of five or more lots: Half percent of valuation Individual single-family home exempt
Drainage Fee	Varies based on zoning
City Sewer Connection	Single-family: \$500 per unit Multi-family: \$300 per unit Mobile home park: \$300 per space
Building Permit (Residential)	Ranges from \$39.92- \$1372.73 for building valuation up to and including \$100,000 valuation. For building valuation over \$100,000 the fee is \$1,372.73 plus \$6.65 for each additional \$1000 valuation or a fraction thereof.

Note: All applications requiring deposits will be charged the hourly rate. A deposit will be charged when the application is submitted. The review cost will be charged against the deposit.

Sources: City of Claremont Development Fee Schedule, updated 2021; City of Claremont Summary of Development Fees, revised 2021

Development Review and Permit Processing

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer.

In Claremont, the review process takes approximately two to three months for a typical new single-family project and six to twelve months for a typical multi-family project.

Pre-Application/Application Review

As an option, the City offers pre-application conferences and preliminary Planning Commission and/or Architectural Commission reviews to help identify and address potential issues. A 30-day staff review of an application for completeness and compliance with zoning and development standards is required for all applications.

Environmental Review

Individual single-family homes are generally exempt from environmental review. Other residential projects are subject to varying levels of environmental clearance depending on potential impacts. However, the required public hearing can be held concurrently with the land or architectural review hearing.

Land Use Review

City staff generally reviews projects permitted by right. Projects requiring a CUP, General Plan Amendment, Zone Change, Variance, and/or Land Subdivision require a public hearing and review by the Planning Commission. These projects, except for a Conditional Use Permit (CUP) and Variance, also require a public hearing and review by the City Council.

Architectural Review Process

The City's architectural review process is applicable to all new development in the City. Like the CUP criteria, the design review criteria pertain to performance standards, not uses. The intent is to ensure new development is properly designed, is a positive addition to the City's physical environment, enhances Claremont's cultural heritage, and has considered energy conservation. The following criteria are used for all projects subject to architectural review per Claremont Municipal Code, Chapter 16.300:

- The proposed development is in conformity with the development standards of this title and other applicable ordinances and regulations, except where deviations have been approved pursuant to other sections of this title.
- The proposed development is consistent with the goals and policies of the City's General Plan, and any adopted specific plans, approved master plans, and/or approved development plans.
- The design of the proposed development will not unduly interfere with or visually dominate the established development pattern of the surrounding area and is compatible with existing development in terms of scale, height, and massing.
- The proposed development's exterior design and appearance including exterior materials, ornamentation and trim are of a quality and architectural character that is compatible with, or an enhancement to, the surrounding development.
- All building elevations of the proposed development are architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all the design elements used for the primary facades.

- The proposed development is designed to respect the privacy of adjacent residential properties to the greatest extent possible.
- The site plan and design of the proposed development provide for adequate and safe vehicular, pedestrian, and bicycle circulation.
- The proposed building and site development are energy and water efficient, meet applicable sustainability codes and guidelines adopted by the City, and will help the City achieve its sustainability targets.
- The proposed development is designed to preserve and/or retain on-site significant mature trees to the greatest extent possible. Removal of significant trees shall be avoided, except where such trees have been determined to be of poor health or where retention is economically infeasible.
- The proposed development will not unreasonably impinge on neighbors' existing access to light or use of prevailing winds for natural ventilation or cast a shadow over an existing solar energy system (active or passive).
- The proposed development has been reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA) and meets the environmental protective standards in Chapter 16.154 of this title.
- The visual effect of the development from the public streets will not be detrimental to public interest, health, safety, convenience, or welfare.
- Architectural review can occur concurrently with the land use review and, therefore, does not unnecessarily lengthen the development review process.

Building Code and Enforcement

The City adopted the 2019 California Building Standards Code, which is contained in Title 24 of the California Code of Regulations. No local amendments that would significantly impact the costs of residential construction have been adopted.

Environmental, Infrastructure, and Public Service Constraints

Environmental factors and a lack of necessary infrastructure or public services can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing.

Environmental Constraints

Hillsides

Hillsides comprise 33 percent of Claremont's land area. The hillsides are an integral part of the community's image and identity, providing a stunning visual backdrop, an environmental sanctuary, and a recreational resource. Preserving the hillsides represents an important community goal. Policies relating to hillside development must balance environmental protection, property rights, and community values.

In 1981, the City adopted the Hillside Ordinance, which provides a framework for allowing residential development in the hillsides, but within concentrated areas where the terrain is flatter. These areas are known as "cluster sites." Property owners with development credits in the non-cluster areas (or steeper areas) are allowed to transfer development credits to the cluster areas. Due to the terrain and associated cost of construction, and low-intensity of development, homes on the hillsides are primarily high-end luxury homes.

Additionally, the final cluster site is undergoing entitlement through the proposed Clara Oaks development to bring 40 new single family homes to the area. The Claremont Wildlands Conservancy is also competing to purchase this cluster site to add the land to the existing Claremont Hills Wilderness Park. After either scenario, there would be no remaining cluster sites in the City left. However, if Claremont annexes land north and west of the current City border, this may provide additional cluster sites.

Natural Hazards

Claremont is susceptible to many natural hazards, including wild-land fires, mudslides, and flooding. Other geological conditions of concern include earthquake fault zones, liquefaction areas, landslide areas, and steeply sloped hillsides, as these conditions present additional vulnerability to the community. Development in areas with known hazards must ensure that adequate precaution and mitigation are afforded to protect public health and safety.

Infrastructure and Public Service Constraints

Water Service

Golden State Water Company provides domestic water service to Claremont residents and businesses. Golden State Water Company uses the Rialto Reach Pipeline and the Miramar Treatment Plant to import and treat water. Approximately 60 percent of the City's water comes from local groundwater supplies that Golden State Water maintains, and the remaining 40 percent is imported from the Metropolitan Water District of Southern California (MWD) via Three Valleys Municipal Water District.

Water supply issues include stabilization of water rates, obtaining local control of accountability for water service, lack of water supply in hillside areas, and infrastructure improvements.

Wastewater Service

Public wastewater lines, which exclude those connecting from private properties, are maintained by the City's Community Services Department. Maintenance of infrastructure in surrounding unincorporated areas also affects Claremont. Unlike areas within the City limits, the County unincorporated areas are not required to connect to a wastewater system but are facing tightening discharge restrictions from Los Angeles County due to groundwater pollution concerns. These areas rely on septic tanks, which can contaminate groundwater supply. In 2013, the City Council adopted a policy permitting single-family properties within unincorporated county islands that are currently developed with septic tanks to connect the City's sewer system under certain conditions. Undeveloped properties within the unincorporated area that may be developed into residential tracts are not permitted to connect to the City's wastewater system.

Stormwater and Runoff Pollution Control

New development projects are subject to the City's stormwater and runoff pollution control requirements, which apply to the discharge, deposit, addition or disposal of any non-stormwater and/or runoff to the storm drain system and/or receiving waters within Claremont. The purpose of the requirements are to protect the beneficial uses, marine habitats, and ecosystems of receiving waters from pollutants carried by stormwater and non-stormwater discharges.

Market Constraints

Market constraints include local housing cost components, such as the availability and cost of land, as well as cost of construction. These market constraints can result in housing that is not affordable to low- and moderate-income households or may render residential construction economically infeasible for developers.

Timing and Density

In Claremont, residential development projects often do not reach the maximum allowable density. This development trend is primarily due to market preference for townhome type units that typically yield moderate densities.

Residential development projects usually have a typical time lapse of 2-3 months between project entitlement and building permit issuance. This delay varies depending on several factors, including the developer's ability to respond quickly to requests for changes to construction documents.

Availability of Financing

The availability of financing affects a household's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race/ethnicity of the applicants.

Table 8-27 tabulates the disposition of conventional loan applications for home purchase and home improvement loan applications for the Los Angeles–Long Beach–Glendale Metropolitan Statistical Area (MSA) in 2020.

Overall, financing is available for home purchase and refinancing for County residents. Above 59 percent of all home purchase loan applications were originated (approved and accepted by the applicants). Refinancing was also able to achieve an origination rate of 56 percent. However, home improvement financing was more difficult to obtain, with an origination rate of only 43 percent. This is understandable because many applicants for home improvement loans may be already leveraged with a first loan for the mortgage. Therefore, housing rehabilitation assistance is needed, especially for lower and moderate-income households.

Table 8-27
2020 Disposition of Loan Applications
Los Angeles–Long Beach–Glendale MSA

<i>Purpose</i>	<i>Total Applications</i>	<i>% Originated</i>	<i>% Denied</i>	<i>% Withdrawn</i>	<i>% Incomplete</i>
Home Purchase	108,907	58.7%	8.2%	14.8%	3.1%
Home Improvement	22,882	43.2%	36.0%	10.3%	5.9%
Refinancing	382,440	55.5%	9.2%	14.8%	5.9%

Source: ffiec.cfbp.gov

Development Costs

Development costs are key factors in determining housing affordability. Development costs include the price of land, improvements, labor, and construction.

Land Costs

The majority of Claremont is built out. This includes vacant and underutilized properties that can accommodate housing, as well as land in the Hillside land use category, which permits very limited residential development due to terrain and physical hazards. Some additional land near the base of the City's foothills is available, but not zoned in the Hillside category. Demolition of existing improvements on the limited underutilized properties and properties with existing unused structures may add to the cost of development.

Few vacant properties are available and for sale. Recent listings show that rural residential lots ranged about \$720,000 to \$925,000 per acre. Lots that are in more urbanized portions of Claremont commanded \$1.3 million per acre. No multi-family lots were listed for sale.

Labor Costs

The California Labor Code applies prevailing wage rates to public works projects of a value exceeding \$1,000 defining public works to mean construction, alteration, installation, demolition, or repair work performed under contract and paid for, in whole or in part, out of public funds. For example, public transfer of an asset for less than fair market value, such as a land write-down, would be construed to be paid for in part out of public funds and thus would trigger prevailing wage requirements.

While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies.

Construction Costs

Construction factors such as type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration can increase the cost of housing. The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical housing units. The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data does not include the price of the land upon which the building is built, a significant cost in the region. The data also does not account for regional differences in development costs. The national average for development costs per square foot for apartments and single-family homes in 2021 are as follows:

- R-2 Residential, Multi-family: \$120.47 to \$179.04 per sq. ft.
- R-3 Residential, One and two family homes: \$130.58 to \$166.68 per sq. ft.
- R-4 Residential, Care/assisted living facilities: \$152.25 and \$211.58 per sq. ft.

These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production.

Section 4: Housing Resources

Like most communities across the region, Claremont faces a variety of constraints to housing development and preservation, but also offers a range of resources and opportunities to meet future housing needs. The analysis includes and evaluation of the availability of land resources for future development; the City's ability to satisfy its share of the region's future housing needs.

Available Sites for Housing and Future Housing Needs

State law requires communities to play an active role in ensuring that enough housing is available to meet expected population growth. This section discusses how Claremont will plan for the provision of housing for all economic segments.

Regional Housing Needs Allocation (RHNA)

The Regional Housing Needs Allocation (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements. The RHNA quantifies the need for housing within each jurisdiction during specific planning periods. The current RHNA projection period is January 2021 through October 2029. For the projection period, the State Department of Housing and Community Development approved a projected future need of 1,341,827 new housing units in the six-county Southern California region encompassing the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial. The Southern California Association of Governments (SCAG) is responsible for allocating this future housing need to the 197 jurisdictions within the region. In this capacity, SCAG determined each jurisdiction's share of the forecasted growth.

The RHNA is divided into the four income groups established by HCD: above moderate-, moderate-, low-, and very low-income, with a fifth income group, extremely low-income, required as subset of very low-income. Pursuant to State Housing Element Law, a jurisdiction must demonstrate in its Housing Element that it has adequate residential sites at appropriate densities and development standards to accommodate its RHNA.

Claremont's RHNA

According to the RHNA prepared by SCAG, Claremont's share of the forecasted growth is 1,711 new housing units. To ensure the City meets this minimum, a 20 percent buffer is recommended by the State Department of Housing and Community Development to account for the "No Net Loss" requirement as mandated by SB 166. Pursuant to SB 166, if sites are not developed at the density or income level identified in the Housing Element, the City must ensure that there is enough land in reserve to fully accommodate the RHNA. This 20 percent buffer for No Net Loss that brings the city's RHNA obligation to 2,054 units. These new housing units are divided into five income categories as follows:

Table 8-28 - Regional Housing Needs Allocation 2021 - 2029		
Income Group	Number of Units	Percentage of Total
Extremely Low-Income (< 30 percent MFI)	278	16%
Very Low-Income (31–50 percent MFI)	278	16%
Low-Income (51–80 percent MFI)	310	18%
Moderate-Income (81–120 percent MFI)	297	17%
Above Moderate-Income (>120 percent MFI)	548	32%
Total	1,711	100%

Source: Regional Housing Needs Assessment, SCAG 2021

1. The city has a RHNA allocation of 556 very-low income units (inclusive of extremely low-income units). Pursuant to State law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units as extremely low. The City of Claremont has chosen to evenly split the very low-income units.

RHNA Credit and Remaining Need

The 6th cycle RHNA covers a planning period that is eight years, starting on October 15, 2021, and ending on October 15, 2029. Jurisdictions can count housing units built, under construction, or approved from June 30, 2020, onward can be credited towards meeting the City's RHNA obligation. Per government code section 65852.2 subdivision (m), and section 65583.1, ADUs and JADUs may be utilized towards the Regional Housing Need Allocation (RHNA) and Annual Progress Report (APR) pursuant to Government Code section 65400. Table 8-29 summarizes Claremont's credits and the remaining housing need through October 15, 2029.

Table 8-29 RHNA Credits and Remaining Need

Income Group	RHN A	Potential ADU	Entitled	Under Review	Remaining Need
Extremely Low-Income (< 30 percent MFI)	278	0	0	0	278
Very Low-Income (31–50 percent MFI)	278	0	0	0	278
Low-Income (51–80 percent MFI)	310	238	30	0	42
Moderate-Income (81–120 percent MFI)	297	12	95	0	190
Above Moderate-Income (>120 percent MFI)	548	134	0	0	414
Total	1,711	384	125	0	1,202

Anticipated Accessory Dwelling Units

New State laws passed since 2017 has substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). As a result, the City has seen increases in ADU construction throughout the city from 11 units in 2017 - 2018 to 39 units over the 18-month period from June 1, 2019, to December 31, 2020. Based on this trend, and anticipating a growth factor of 1.25, the City anticipates permitting at least 384 accessory dwelling units during the 6th Cycle planning period.

The growth factor is partially due to the City's ongoing efforts to streamline the ADU permitting process. By the end of 2022, the City will develop pre-approved prototypical architectural and site plans for ADUs.

The Southern California Association of Governments conducted a regional analysis of existing ADU rents in April and June 2020. The analysis broke down Los Angeles County into two survey areas. The city of Claremont is located within in the LA County II study area. The analysis resulted in affordability assumptions for jurisdictions in this study area, that allocated 62 percent of ADU's to lower-income households, 3 percent to moderate-income, and 35 percent to above-moderate income households. Based on these assumption of the 384 ADU's projected to be built 238 will be for lower-income households, 12 for moderate-income households, and 134 would be assumed at above-moderate households.

Entitled Projects

As of July 1, 2021, the City entitled a total of 125 housing units at the Old School House development. Active entitlement projects are separate from the Opportunity Sites Inventory and counted as credit units and not as potential sites. The income distribution of the active entitlements is based on market rate and developer proposals. Of the active entitlements, 30 qualify as low income and 95 units qualify as moderate income. This was reached through an affordable housing agreement recorded on the deed to the properties.

Projects Under Review

As of October 2021, there were no projects under the review and approval process. For RHNA credit purposes, all units were counted towards the above-moderate income category.

Remaining Need

After accounting for ADUs, the remaining need is 1,202 units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units by October 15, 2029. To accomplish this, the Opportunity Sites Inventory was developed and is described in further detail in the following section.

Housing Opportunity Sites Inventory

The RHNA period extends from June 30, 2021, to October 15, 2029. The city has considered potential development on suitable vacant and/or non-vacant sites and identified how zoning and development standards on the sites will facilitate housing. Claremont has the land capacity to meet the 6th Cycle RHNA obligation for each of the income groups. A summary of the detailed parcel data is included as part of Appendix C, Opportunity Sites Inventory.

State law requires that a community provide an adequate number of sites to allow for and facilitate the production of the City's regional fair share of housing. To determine whether the City has sufficient land to accommodate its regional housing share for all income groups, the city must identify "adequate sites" for housing. Under state Law (California Government Code Section 65583 c.l.) adequate sites are those with appropriate zoning and development standards, services, and facilities needed to facilitate and encourage the development of a variety of housing for all income levels. Land considered suitable for residential development includes:

- Vacant Residentially zoned sites;
- Vacant and non-residentially zoned sites that allow residential uses (such as mixed-uses); and
- Underutilized residentially zoned or non-residentially zoned sites that can be rezoned or are capable of being developed at a higher density or with greater intensity.

A vacant site is defined as a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (e.g., paved parking lot or income production improvements, such as crops, high voltage power lines, etc.) or structures on a property that are permanent and add significantly to the value of the property. An underutilized or non-vacant site is a parcel or grouping of parcels that have structures or other site improvements but are capable of being redeveloped with residential uses at a higher density under the zoning and General Plan land use designations. Examples include parcels with vacant or abandoned buildings, surface parking lots along the corridors, and large parcels that are only partially developed.

To accommodate their remaining RHNA the City identified sites for rezoning. There are 119 parcels grouped in 39 distinct groupings of contiguous parcels totaling 126 acres that represent the "Opportunity Sites". The city has identified 65 parcels for rezoning. Of the 65 parcels identified for rezoning 15 parcels are currently zoned residential uses and their densities will be increased. An additional 30 parcels will accommodate future housing primarily through the application of Mixed-Use Overlay on non-residential zoned parcels, allowing mixed-use infill development with a residential density ranging between 30 – 60 dwelling units per acre. Pursuant to state law in an urbanized community a default density of 30 dwelling units per acre is used to facilitate lower income housing.

Residential uses proposed on sites counted toward meeting Claremont's RHNA for very low, low, moderate, and/or above moderate-income needs must be approved if developed in accordance with the applicable development standards of Title 16 of the Claremont Municipal Code. The Development Review process will ensure that projects on the inventory sites comply with development regulations and design requirements. In no case will a project be denied for residential use based on the use itself. The rezoned sites and sites applying the Mixed-Use Overlay are identified in Appendix C: Opportunity Sites Inventory.

Methodology in Identifying Sites

The process of developing the Opportunity Sites Inventory involved identifying and eliminating sites with constraints to development. Properties that were impacted by various environmental constraints or hazards were excluded from the analysis. Inventory analysis was initially conducted using a data-driven process to identify as many sites as possible. A weighted suitability model was used to evaluate multiple criteria influencing the likelihood of development on a parcel-by-parcel basis. Each property was assigned a total weighted score, the higher the score the greater the likelihood of development. The following factors were used in this process:

Existing Land Use was used to identify properties with industrial, commercial, office, and mixed use uses active on the site as defined by Los Angeles County Tax Assessors data. These uses either currently allow for housing production or could support housing in the future with zoning amendments. Single-family residential existing land use properties were generally excluded from further consideration, except for large sites located on arterial corridors with access to services and amenities.

General Plan Land Use identified what is allowed within the General Plan designation, which may allow for future housing on a site that currently does not support housing. Targeted land uses include multi-family residential, industrial, commercial, office, and mixed use.

Year constructed of buildings on the property, as defined by Los Angeles County Assessor, was used to identify older properties more likely to redevelop. Properties with buildings between 40-60 years old were flagged as properties that were likely to be redeveloped.

Improvement Ratio identified the ratio between the value of improvements (buildings, or other construction) versus the value of the underlying land (improvement value/land value) which is considered a market factor influencing the likelihood of development. When the underlying land is worth more than the improvements on the land, the property is more likely to redevelop.

Lot Acreage was evaluated based on guidance from the California Department of Housing and Community Development site inventory criteria for the 6th Cycle RHNA process. Lots with an area less than half an acre were eliminated as too small to allow enough housing to support affordability. Lots larger than 10 acres were considered too expensive for affordable housing developers to purchase. Therefore, the analysis looked for properties greater than half an acre and smaller than 10 acres, with exceptions for sites in strategic locations with unique development potential.

Lot Vacancy is a key driver for identifying potential opportunity sites because of the ease of developing housing on vacant lots. SCAG has provided parcel level data via the HELPR app that has classified existing uses and lot vacancy status for every parcel in the city. This data was used and manually verified to ensure accuracy.

Underutilization Index assesses the amount of actual lot coverage, actual building height, and actual floor area developed on a property compared to what is allowed by zoning. The greater the difference between what is developed versus what is allowed, the greater the property is underutilized and is a target for development.

Airport Compatibility Zone constraints removed properties from consideration if the properties are in the most restrictive airport land use areas: A, B1, B2, C, C1, and C2 as set forth in the Los Angeles County Airport Land Use Compatibility Plan

Current Zoning identifies the current zoning designation of the potential opportunity sites.

City Opportunity Sites contains a list of target sites identified by the City for consideration.

Pipeline Projects contains a list of active development projects under consideration in the City.

5th Cycle RHNA Sites were included in the analysis if undeveloped.

Manual Override flag was used to include or exclude properties based on a detailed evaluation of each site for characteristics or conditions not captured by the methods described above.

Realistic Capacity Assumptions

Most residential zones in the city of Claremont establish a range of allowable density, expressed as dwelling units per acre (du/ac). To calculate realistic capacity assumptions for each site, a typical density achieving 75 percent of maximum du/ac was assumed, because this density was the average buildout percentage based on a review of similar project over the past three years within the city and surrounding areas.

Suitability of Non-Vacant and Underutilized Sites

The assumptions applied to each parcel in the Opportunity Sites Inventory allowed the city to determine affordability level and establish the suitability and availability of inventory sites for development within the planning period. For purposes of this analysis, underutilized non-residential sites are defined as those sites with an improvement to land value ratio of 1.0 or less (i.e., existing buildings/structures on sites are worth less than the land). For residentially developed parcels the improvement to land value ratio of 0.5 was used to identify underutilized properties. The underutilized sites include those that have marginal uses and existing structures that were built before 2000. For those sites developed with more recently built structures or structures that are in fair condition, most are located on lots that are highly underutilized based on allowable zoning or improvement ratio. Detail for each site are provide in Appendix C - Opportunity Sites Inventory.

Affordability, Suitability, and Availability Analysis

Density is a critical factor in the development of affordable housing. Lower densities tend to increase the cost of construction as per unit whereas higher densities development lower per unit costs and facilitate lower construction cost due to economies of scale. Consequently, HCD has established "default densities" that are consider sufficient to provide market-based incentives for the development of housing for lower income households. For jurisdictions with populations greater than 25,000, located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the density is 30 dwelling units per acre. Claremont has a population greater than 25,000 and is within the Los Angeles MSA.

To encourage the development of affordable housing while accommodating the City's remaining RHNA of 1,202 units (including 628 lower-income units), the City established the High Density Residential Overlay (HDRO) District in order to implement the Residential 30 Overlay designation. This designation required that at least 50 percent of the units are affordable for low-, very low-, and extremely low-income households. Despite the increased suitability of the HDRO areas for higher density, no new housing has been constructed in this district as of December 2021. Due to this lack of housing production, the City should reconsider the structure of this approach in order to increase developer interest.

City Strategies for Development of Affordable Housing

Like most communities in Southern California, development of lower income housing in Claremont is not likely without some form of government assistance given the highly inflated market conditions. In recognition of the significant market constraints, the City's strategy for addressing the housing needs of lower income households involves:

- Facilitating the development of housing affordable to lower- and moderate-income households on properties that permit up to 30 units per acre.
- Implementation of a recently amended inclusionary housing policy that requires affordable housing be incorporated into for-sale and rental residential development throughout the City.
- Assisting in the development of affordable housing through land write-downs, park and recreation fee reductions or waivers, or other forms of subsidies.
- Working with experienced housing developers to create quality affordable housing

The Housing Plan (Section 6) describes the City's affordable housing policies and programs.

Affordable Housing Overlay

As described earlier, the City established the Residential 30 Overlay category to allow housing that is not otherwise permitted in an underlying land use district for projects that provide housing for households within specific income levels. The maximum permitted density in the Residential 30 Overlay is 30 units per acre. The permitted density of 30 units per acre does not include the increased density that could be allowed through a density bonus. This higher density would be considered the base density for purposes of calculating a density bonus.

A development qualifies by right for a base density of 30 units per acre if at least 50 percent of the units are affordable for extremely low-, very low-, and low-income households. To accommodate the increased density for an affordable project, the Residential 30 Overlay allows greater building height (a mix of three- and four-stories), reduced setbacks, increased lot coverage, smaller floor area requirements, less open space and landscaping, and reduced parking requirements from what is otherwise permitted/required in an underlying land use category. An agreement is required between the developer and the City to ensure the affordability of the units. Such agreements are binding to all future owners of the development and successors in interest.

Projects where at least 50 percent of the units are not affordable will not qualify for the base density of 30 units per acre and would be subject to the development standards of the underlying designation. A housing project permitted by the underlying designation could be entitled to a density bonus and/or equivalent concessions or incentives under certain conditions pursuant to the City's density bonus ordinance and state law.

Availability of Infrastructure and Services

Sites that lack access to existing public services and infrastructure were screened out of inclusion in the Opportunity Sites Inventory and, therefore, there are no significant public service or infrastructure constraints identified for the inventory sites identified by the City. Existing water service and wastewater collection infrastructure is available to all inventory sites, and the City has adequate water and wastewater capacity to accommodate its overall goal of 2,255 units.

All sites are accessible to existing public roadways and are serviceable by the City's police and fire departments, and by water, electric, phone, cable, and natural gas providers.

Adequacy of Sites to Meet RHNA

For the 6th Cycle, Claremont has been allocated a minimum of 1,711. Since RHNA uses June 30, 2020, as a baseline for growth projections for the planning period, the city can count the number of new units for which building permits or certificates of occupancy were issued since June 30, 2020, toward the RHNA.

Table 8-30: Sites Adequacy

Income Group	RHNA	Potential ADU	Credits	Remaining Need	Sites Capacity	Surplus
Extremely Low-Income (< 30 percent MFI)	278	0	0	278		
Very Low-Income (31–50 percent MFI)	278	0	0	278		
Low-Income (51–80 percent MFI)	310	238	0	42	1,269	671
Moderate-Income (81–120 percent MFI)	297	12	0	190	529	339
Above Moderate-Income (>120 percent MFI)	548	134	0	414	1,022	608
Total	1,711	384	0	1,202	2,820	1,618

Table 8-30 Summarizes Claremont's applicable RHNA credit and the remaining RHNA need through October 15, 2029. With the anticipated ADU's, entitled projects, and projects under review, the City has a unmet RHNA need of 1,202 units (556 extremely and very low income units, 42 low-income units, 190 moderate-income, and 414 above moderate income units). The city has identified 65 parcels for rezoning. Of the 65 parcels identified for rezoning 15 parcels are currently zoned residential uses and their densities will be increased. An additional 30 parcels will accommodate future housing primarily through the application of Mixed-Use Overlay on non-residential zoned parcels, allowing mixed-use infill development with a residential density ranging between 30 – 60 du.ac.

Table 8-30 Sites Adequacy summarizes the City's accommodations of the RHNA for all income groups during the planning period. After accounting for the development credits and the realistic capacity of vacant and non-vacant inventory sites the city has identified adequate capacity to fulfill its RHNA obligation

Sites for a Variety of Housing Types

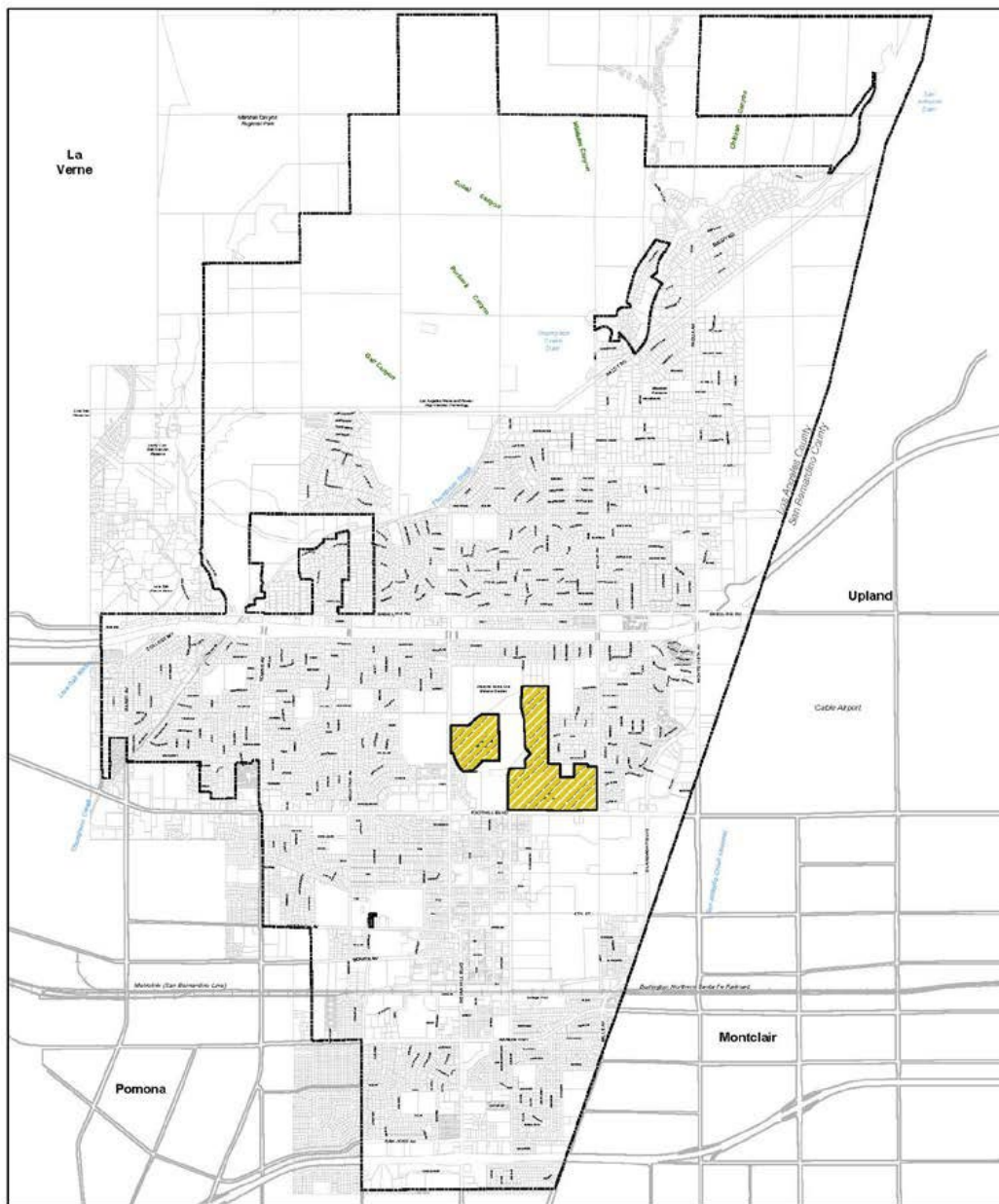
The City has sites to encourage and facilitate a variety of housing types including, emergency shelters, transitional housing, supportive housing, and single-room occupancy housing.

Emergency Shelters, Transitional Housing, and Supportive Housing

In April 2008, the City adopted the Institutional Residential and Institutional Educational zoning districts consistent with the General Plan institutional land use category. Homeless shelters and transitional housing are allowed by right in the two districts. In 2008, the City also adopted an amendment to the City's Zoning Code to allow supportive housing by right in the two districts. Other permitted uses in these districts include multiple family residential uses, senior and student housing, adult and child day care, cultural and community institutions, educational facilities, places of worship, meeting halls, non-profit offices, and secondary uses and development that provide a service or are closely related to established uses. Existing senior housing located in the Institutional Residential District provide a range of housing options including independent living, assisted living, and acute care.

The Institutional districts make up approximately 17 percent (732 acres) of the total land area of the City, excluding hillside properties and designated open space, and these districts include much of the undeveloped properties within the urbanized area of the City. Undeveloped sites zoned Institutional are shown in Figure 8-2 and total approximately 120 acres. The Institutional districts include sites located close to public services and facilities in the City's downtown commercial area. Rail and bus transit options are available at the nearby Claremont Transit Center located in the downtown Village area.

Figure 8-2:
Undeveloped Sites Zoned Institutional



The development standards for short-term housing in the Institutional districts are the same as those applicable to other residential uses and similar uses permitted in the Institutional districts, including senior and student housing. There are no fire regulations and design standards that would impede the efficient use of sites as emergency shelter, transitional housing, or supportive housing. Applicable parking requirements are appropriate for these uses. Adopted operational standards for short-term housing in the Institutional districts are consistent with Senate Bill 2 and are limited to ensure the property is properly managed and maintained. Currently, there are no emergency shelters operating in Claremont.

The City treats supportive and transitional housing as regular residential uses subject only to those requirements that apply to other residential uses of the same type in the same zone.

According to the State Department of Social Services, 32 transitional housing facilities in the form of licensed community care facilities are in Claremont. They include adult residential facilities, group homes for children/teenagers, residential care facilities for the elderly, and private homes used to provide intermediate care for people with disabilities.

Single-Room Occupancy (SRO) Units

Currently, there are no single-room occupancies (SRO's) in the City's commercial districts. There are no existing residential hotels, and little other existing commercial development is suitable for SROs, as most existing commercial development in the City is one-story, suburban type development.

There are no existing zoning or permit procedures preventing new SROs in the City. New SRO's may be included as part of new mixed-use development in the City's Mixed-Use districts. SROs could also be included as part of new commercial projects in most other commercial areas of the City with a conditional use permit.

Claremont does have affordable private housing similar to SROs, which is provided through the rental of bedrooms in dwelling units scattered throughout the City. Pursuant to the City's Zoning Code, the renting of one room within a dwelling unit is a permitted use in all the City's residential districts. For many years, this type of affordable housing has been popular with students from nearby colleges, seniors, and other low-income individuals. In addition, the income from the rental of rooms can provide the needed assistance to low-income property owners, particularly seniors, making it possible for them to remain in their homes.

Although there is no accurate count of the number of rental rooms currently within the City, it is estimated that there are hundreds of rental rooms, located in all areas of the City. With almost 12,000 dwelling units in the City, there is significant opportunity for many more room rentals.

Opportunities for Energy Conservation

Inherent in the City's long-range view is the concept of sustainability. Throughout the City's General Plan, Claremont embraces sustainable "green" principles, and promotes and encourages developments that conserve natural resources. The City promotes the use of renewable resources along with the wise use, reuse, and conservation of all its natural resources. The City encourages development that incorporates green building practices and energy efficiency. The City also encourages the conservation, maintenance, and rehabilitation of the City's existing housing stock, as it recognizes the embodied energy in existing structures.

The City's adopted Land Use Plan provides for mixed-use districts to create unique and varied housing and allows for a mix of residential and office/commercial uses that will encourage interaction and efficiencies between uses. The City promotes transit-oriented development to facilitate the use of the community's transit services and is supportive of initiatives to provide better public transportation.

Claremont Sustainable City Plan

The Claremont Sustainable City Plan, adopted by the Claremont City Council on October 28, 2008, established a framework in which the Claremont community can achieve its vision of becoming a sustainable city. The Plan contains guiding principles, City government sustainability targets, and community-wide sustainability targets.

The first update to the Plan was adopted by the City Council on October 8, 2013 and the second update on April 13, 2021. The updates revised goals and actions to reflect achievements, identified new actions to reach goals that are not being reached, and included greenhouse gas targets to comply with new State mandates. A City Sustainability Committee, a nine-member citizen oversight committee, worked with City staff in preparing both updates and will continue to meet regularly to monitor progress towards achieving the plan's goals.

Included in the 2021 update to the Sustainable City Plan are many goals applicable to new and existing residential development. These plan goals are as follows:

3.6 Alternatives to Driving

- Create incentives/develop programs that reduce the need for parking by encouraging walking, bike riding, taking the bus or train, or carpooling. Explore developing a parking management plan for the Claremont Village. Make changes that would reduce the amount of required parking in transit-oriented, mixed-use, or other developments.

4.4 Residential Development

- Promote sustainable design and construction practices in all new home building. Continue to publicize programs that encourage and incentivize widespread energy efficiency retrofits. Although it is hoped that retrofits will focus on “whole house” energy solutions that ensure greater efficiency and cost-effectiveness while improving comfort and indoor air quality, we should not ignore other ways to increase the sustainability of Claremont residences, including by facilitating and promoting incremental improvements.

5.2 Expand and Improve Constructed Open Space

- Develop and maintain a constructed open space system diverse in services, uses, and opportunities which conserves natural resources; provides passive and active recreation; offers a fair distribution of parks, treed pathways, and public gathering places throughout the community; and increases the aesthetic quality of the community. Encourage parking lot landscaping that provides shade, drainage to allow percolation, and the use of solar/shade structures.

6.1 Achieve and Maintain a Mix of Affordable, Livable, and Green Housing Types

- Distribute housing types equitably throughout all areas of the City for people of all socio-economic, cultural, and household groupings (including seniors, families, singles, and disabled).
- Promote affordability and diversity while simultaneously maintaining the historic character of neighborhoods.

6.2 Promote Affordability and Diversity While Maintaining the Architectural Character of Neighborhoods

- Ensure documentation and understanding of the history and importance of all the areas that make up the city.
- Protect neighborhoods from potential negative impacts from non-residential development (GP Policy 2-2.4).
- Ensure housing renovation and new housing development conform to zoning ordinances and historic preservation principles.
- Support retention and/or adaptive reuse of existing residential, commercial, and industrial buildings where possible (GP Policy 2-14.5).

6.4 Promote Jobs/Housing Balance Within the Community

- Encourage local employers to provide information on local housing opportunities to their employees.
- Provide housing that is affordable to local employees.
- Work to increase the number of developments designed with significant mixed use.

Achievements

The City works to promote solar energy and new rebate, tax credit, and loan programs. In recent years, many Claremont households have installed photovoltaic solar panels. In 2014, photovoltaic solar panels were installed on 167 homes. The new systems will collectively generate approximately 1.9 million kWh of clean electricity per year and bring the total solar electricity production in the City to approximately 5.8 million kWh per year.

Claremont works in partnership with Sustainable Claremont, Energy Upgrade California, and Los Angeles County to provide large financial incentives to homeowners who make whole house energy efficiency upgrades to their homes. Because of these outreach efforts, the program has been extremely successful with Claremont experiencing participation rates well above the country average. The program has resulted in the creation of dozens of local jobs, \$3.2 million investment in the local housing stock, and over \$900,000 in incentives being paid to Claremont homeowners.

California Green Communities Challenge and Beacon Program

In 2012 Claremont competed in and achieved “Silver” status in the California Green Communities Challenge, an environmental recognition program that fostered innovative ways for participating cities to reduce carbon emissions and energy consumption while building vibrant, sustainable communities. This challenge was later merged with the Institute for Local Government's Beacon Program.

The Beacon Program provides recognition and support for California local agencies that are working to build more vibrant and sustainable communities. Beacon honors voluntary efforts by cities, counties and special districts that are reducing greenhouse gas emissions, saving energy and adopting policies that promote sustainability. The City of Claremont has won several Beacon Program recognitions including:

- Gold Beacon Award (2017)
- Agency Energy Savings
 - Platinum Level, 21% (2017)
 - Gold Level, 12% (2015)
- Agency Natural Gas Savings
 - Gold Level, 15% (2015)
- Agency Greenhouse Gas Reductions
 - Platinum Level, 54% (2017)
 - Silver Level, 8% (2015)
- Community Greenhouse Gas Reductions
 - Gold Level, 17% (2017)
- Sustainability Best Practices
 - Platinum Level (2017)
 - Gold Level (2015)

Financial Resources

In today's housing market, affordable housing development is only feasible if public (local, state, and/or federal) funding is available to subsidize the development, and the density is reasonably high so that the subsidy required is attainable. Subsidies are often provided as direct gap financing for the construction, land write-downs, and/or fee waivers. Usually, multi-layering of funding sources is required.

SB2/LEAP Grants

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of Claremont received \$160,000 for planning efforts to facilitate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. Claremont was not entitled funds for the second year of SB 2 grants.

Community Development Block Grant

As a small city, Claremont participates in the Community Development Block Grant (CDBG) program through the Urban County program administered by the Los Angeles County Development Authority (LACDA). In the 2021–22 fiscal year, the City received approximately \$154,768 in CDBG funds. These funds can be used for a variety of community projects, such as public infrastructure improvements, social programs, and housing rehabilitation programs. The City currently allocates approximately \$40,000 of CDBG funds annually to operate a low- and moderate-income, owner-occupied Housing Rehabilitation Program.

Inclusionary Housing In-Lieu Fee

The City adopted an inclusionary housing program that includes an in-lieu fee option. The funds collected will be deposited into an Inclusionary Housing Fund, which will be used to increase and improve the supply of affordable housing opportunities through new construction, acquisition/rehabilitation, or other forms of assistance.

Inclusionary Housing Equity-Sharing Requirement

In 2013, the City amended its inclusionary housing program to include an equity-sharing requirement. As a condition of sale of an inclusionary unit at an affordable price, the purchaser must enter into an agreement by which appreciation on the value of the inclusionary unit, from the time of the original purchase to the time of resale, shall be shared between the original purchaser of the unit and the City. When the City receives the equity from the resale of an inclusionary unit, the funds will be deposited into the Inclusionary Housing Fund to be used for affordable housing. Since the Redevelopment Agency no longer exists, this would become the City's primary source of funding for affordable housing projects in the future.

Section 5: Affirmatively Furthering Fair Housing

Introduction and Overview of AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions. For purposes of this report, analyses compare Claremont with Los Angeles County.

Assessment of Fair Housing Issues

Fair Housing Enforcement and Outreach

Neighborhood Legal Services of Los Angeles County (NLSLA) has provided free legal services to low-income residents since its inception in 1965. NLSLA provides these services to all of Los Angeles County including Burbank, Glendale, Pasadena, and the Valleys of Pomona, Santa Clarita, Claremont, San Gabriel, and Antelope. The organization’s drop-in legal centers are staffed by a combination of professional staff and volunteers, helping residents with a variety of services from housing to healthcare assistance.

The NLSLA provides the following tenant services:

- Section 8 and public housing placement
- Disability accommodations
- Limited eviction defense
- Illegal rent increases
- Fair housing, anti-discrimination enforcement
- Addressing unsafe living conditions
- Addressing issues involving groups of tenants
- Assistance for tenants experiencing domestic violence

For homeowners, NLSLA provides help with eviction assistance, mobile home cases, and homeowner fraud. Individuals experiencing homelessness can receive assistance with the following issues:

- Encampment sweeps
- Driver's license reinstatement
- Public benefits assistance
- Credit resolution
- Expungements
- Unpaid traffic tickets
- Unemployment benefits
- Limited family law assistance
- Restraining order assistance
- Preserving Section 8
- Criminal record clearing
- Housing stabilization

Individuals seeking assistance who have housing navigators or caseworkers through a homeless services agency can request that their agency forward a legal referral to the NLSLA. They may also contact and work with the NLSLA directly.

Sites Inventory

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA housing units but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. For selected maps related integration and segregation, racially/ethnically concentrated areas of poverty/affluence, and access to opportunities, these RHNA opportunity sites have been overlaid to provide context on the demographic groups and neighborhoods they would immediately serve. In Claremont, there are 2,820 units of potential housing spread across 39 RHNA opportunity sites.

Integration and Segregation

Race and Ethnicity

Ethnic and racial composition of a City is useful when analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. To assist in this analysis of integration and segregation, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (CTCAC) convened in the California Fair Housing Taskforce to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).”

Table 8-31

Race and Ethnicity in Claremont: 2000-2019

Table 8-31 depicts race and ethnicity in Claremont since 2000 and includes a comparison with Los Angeles County for 2019. The percentage of Hispanic residents nearly doubled in Claremont during this period, although it is still about half of Los Angeles County's overall make up. The number of white-identifying residents have declined, while all other minority racial and ethnic groups have increased.

Race/Ethnicity	2000		2019		
	Number	Percent	Number	Percent	L.A. County %
White	26,226	73.8%	25,236	69.9%	65.8%
Black or African American	1,961	5.5%	2,773	7.7%	17.6%
American Indian and Alaska Native	447	1.3%	934	2.6%	1.0%
Asian and Pacific Islander	4,607	13.0%	6,722	18.6%	9.9%
Some other race	2,275	6.4%	3,468	9.6%	9.4%
Total	35,516	-	39,133	-	-
Hispanic	5,221	11.9%	9,158	25.4%	48.5%

Sources: 2000 US Census 2019 ACS 5-Year Estimates

Note: Census margins of error mean totals do not always add up to 100%

Figure 8-3:
Areas of Non-White Populations in Claremont

Race/Ethnicity	2000		2019		
	Number	Percent	Number	Percent	L.A. County %
White	26,226	73.8%	25,236	69.9%	65.8%
Black or African American	1,961	5.5%	2,773	7.7%	17.6%
American Indian and Alaska Native	447	1.3%	934	2.6%	1.0%
Asian and Pacific Islander	4,607	13.0%	6,722	18.6%	9.9%
Some other race	2,275	6.4%	3,468	9.6%	9.4%
Total	35,516	-	39,133	-	-
Hispanic	5,221	11.9%	9,158	25.4%	48.5%

Sources: 2000 US Census 2019 ACS 5-Year Estimates

Note: Census margins of error mean totals do not always add up to 100%

Figure 8-3 shows that most areas of Claremont have populations of between 41 and 60 percent non-white residents. Between W Foothill Boulevard and the San Bernardino Line rail tracks, there is a greater concentration of white residents, which quickly transitions to a high percentage of non-white residents to the south and east at the Pomona border.

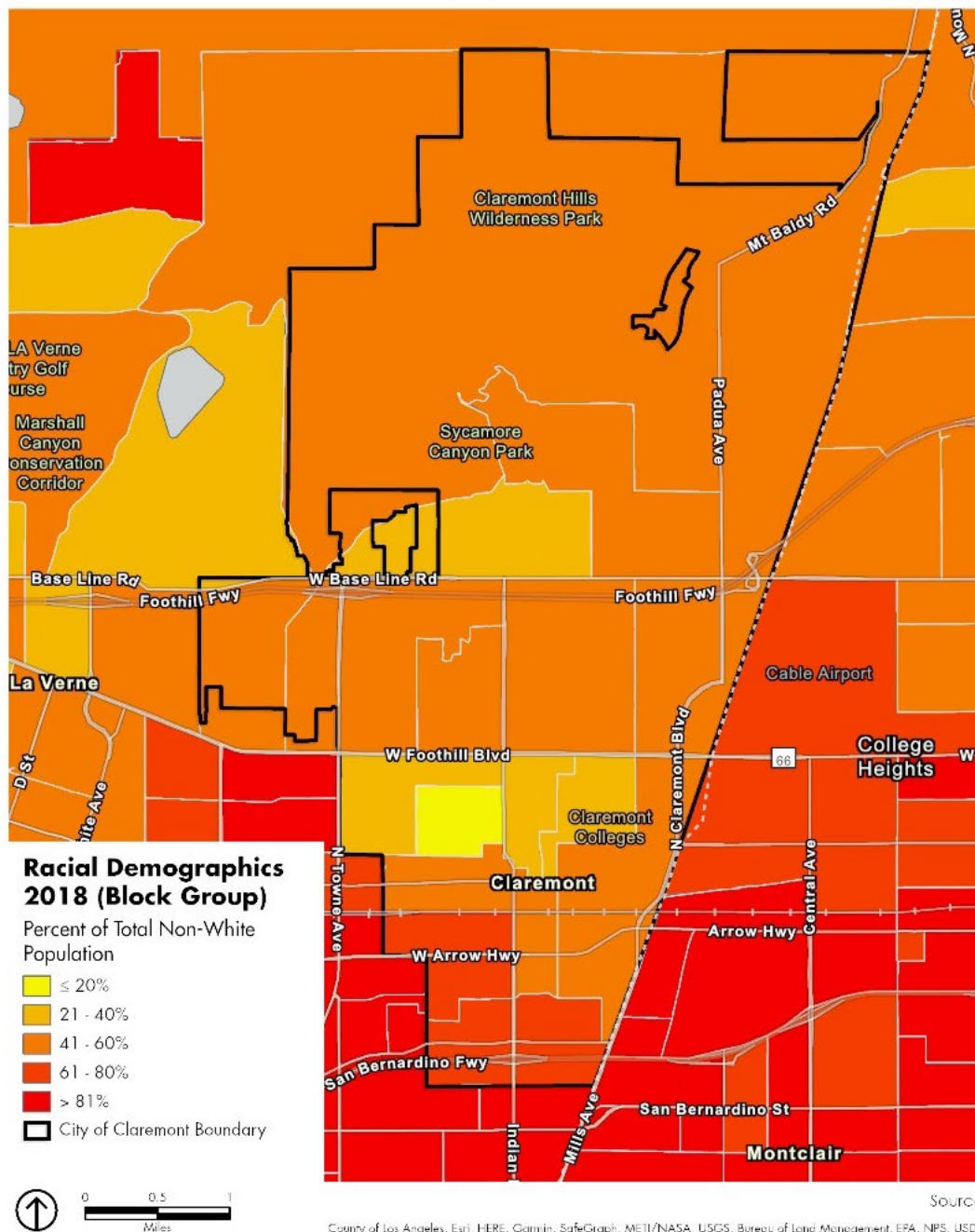


Figure 8-4:
Percentage of Population Non-White

Figure 8-4 shows the proposed opportunity sites throughout the community in the context of non-white populations. Nearly all sites are located south of Foothill Freeway, and most are clustered near the Claremont Metrolink train station and the western half of Foothill Boulevard. While many sites are in the 41-60 percent non-white category that represents the majority of Claremont's land area, there is also a cluster in the 61-80 percent non-white block groups in southern Claremont.

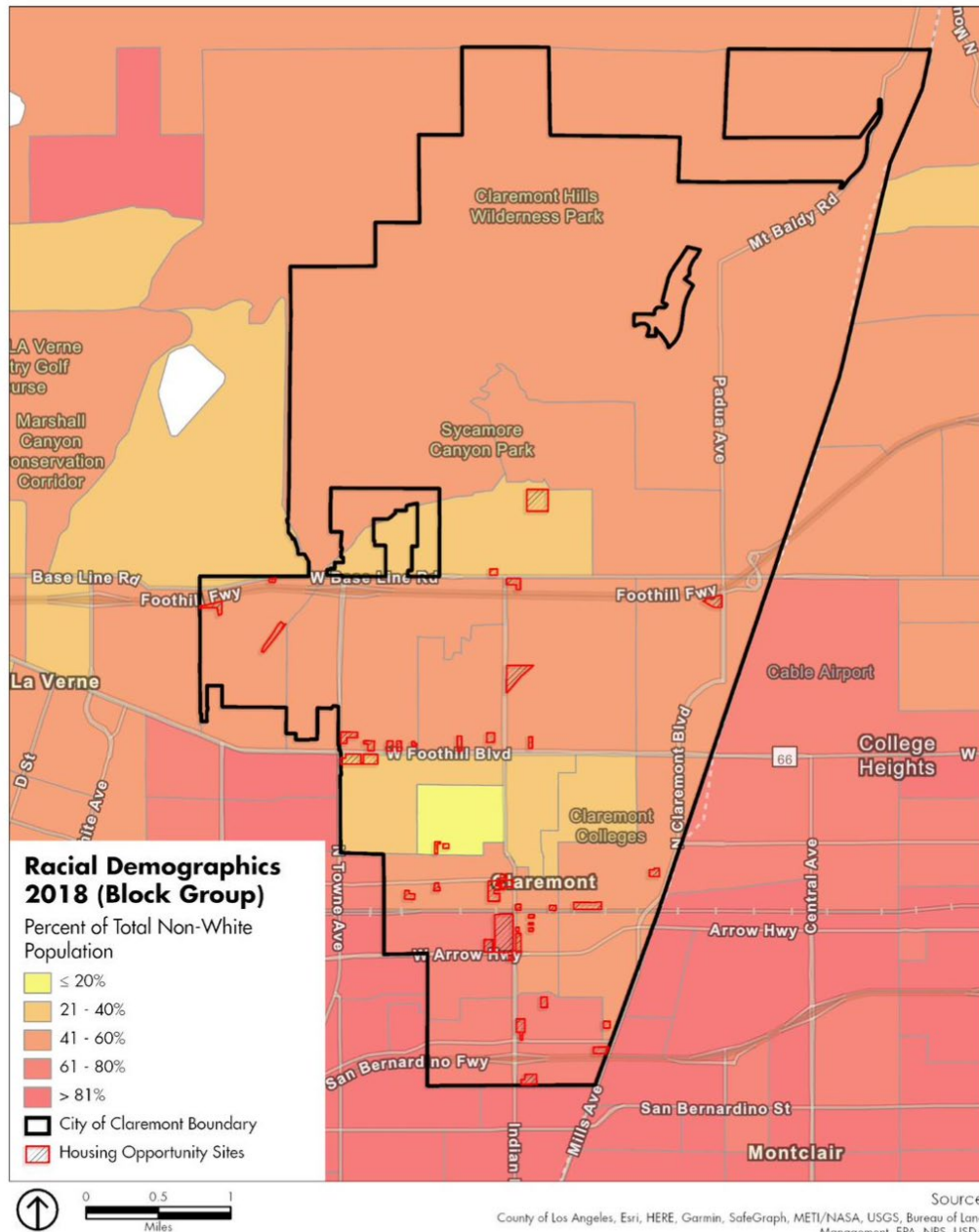


Figure 8-5:
Majority Hispanic Census Block Groups in Claremont

Figure 8-5 shows that Claremont has a white majority in most areas, with the exception of a cluster of census block groups south of the Metrolink tracks that are predominately Hispanic and/or Latino. Of the 9,158 Hispanic and/or Latin American residents, 70.1 percent are of Mexican descent, and 25.0 percent are from an "Other Hispanic" group, not including Puerto Rican (2.9%) and Cuban (2.0%).

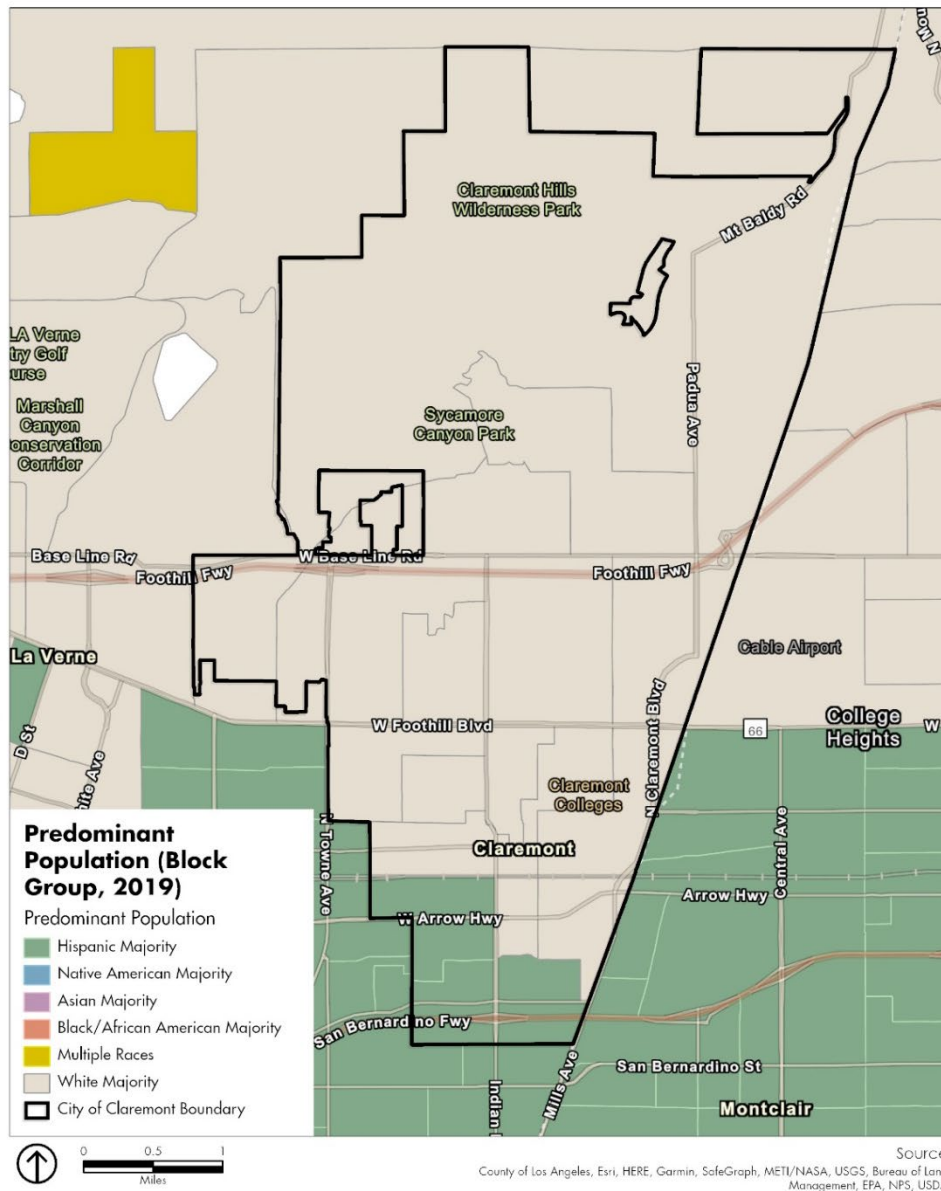
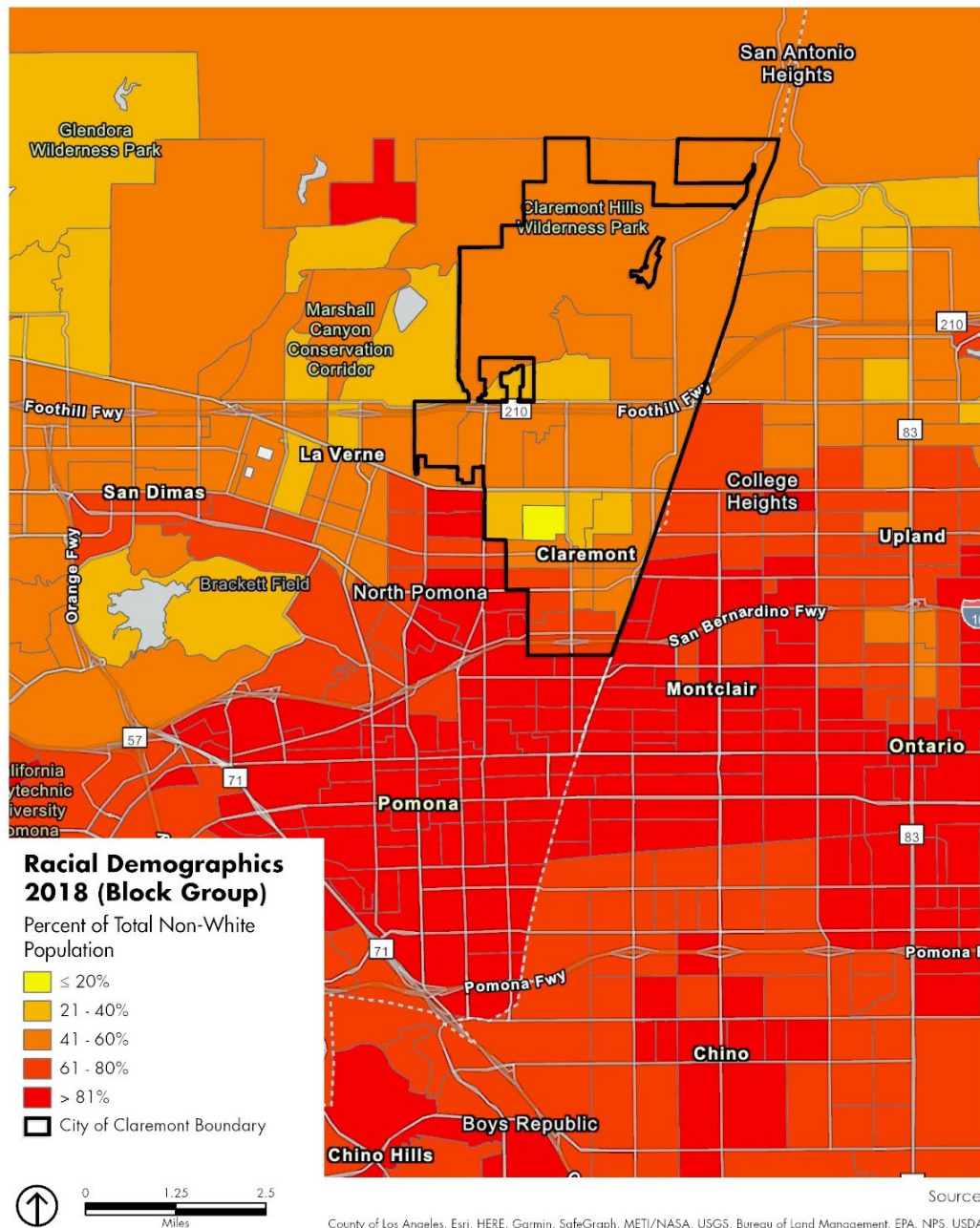


Figure 8-6:

Areas of Non-White Populations in the Greater Claremont Area

Figure 8-6 shows the areas of non-white population in the greater Claremont area. Southern Claremont, which Figure 8-6 shows, has the City's only Hispanic majority census block groups is effectively a transition area between the areas of higher white populations in the north to high non-white areas to the south and west. The vast majority of census block groups in Pomona and Montclair have non-white populations greater than 81 percent.



Persons with Disabilities

According to the 2019 American Community Survey, 10.5 percent of Claremont's civilian noninstitutionalized population live with a disability. Disabilities are a factor in fair housing choice due to accessibility issues and medical expenses that reduce the number of available housing options and ability to afford rising housing costs.

Figure 8-7

Percent of Population with Disabilities in Claremont

Figure 8-7 shows that census tracts in the northern half of the City have less than 10 percent of persons with disabilities, while the southern half has between 10 and 20 percent. The only exception to this is in the block group comprising the Claremont Colleges, which has less than 10 percent- this is consistent with the concentration of dormitories in the area and the tendency of younger people to experience lower rates of disability.

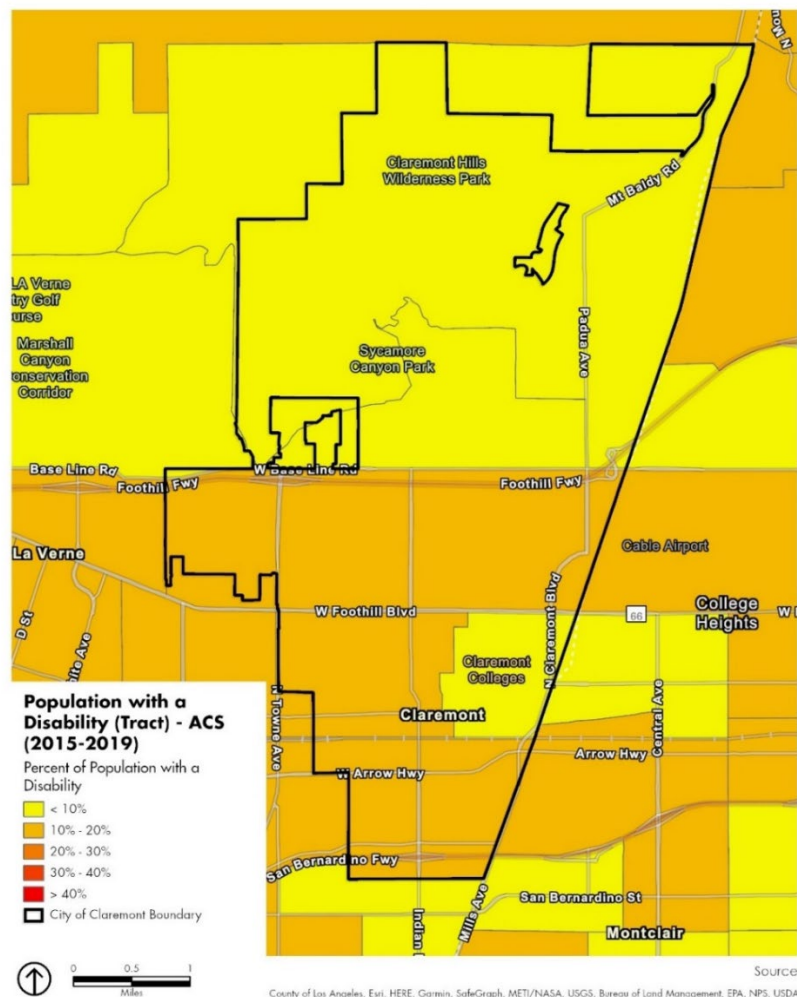


Figure 8-8

Percent of Population with Disabilities in the Greater Claremont Area

Figure 8-8 shows the regional context of residents living with disabilities. Chino and the northern areas of Claremont and La Verne have large areas where residents experience low rates of disabilities, while the middle third of the map stretching from Upland to San Dimas have more consistent clusters of census tracts with higher rates of person with disabilities.

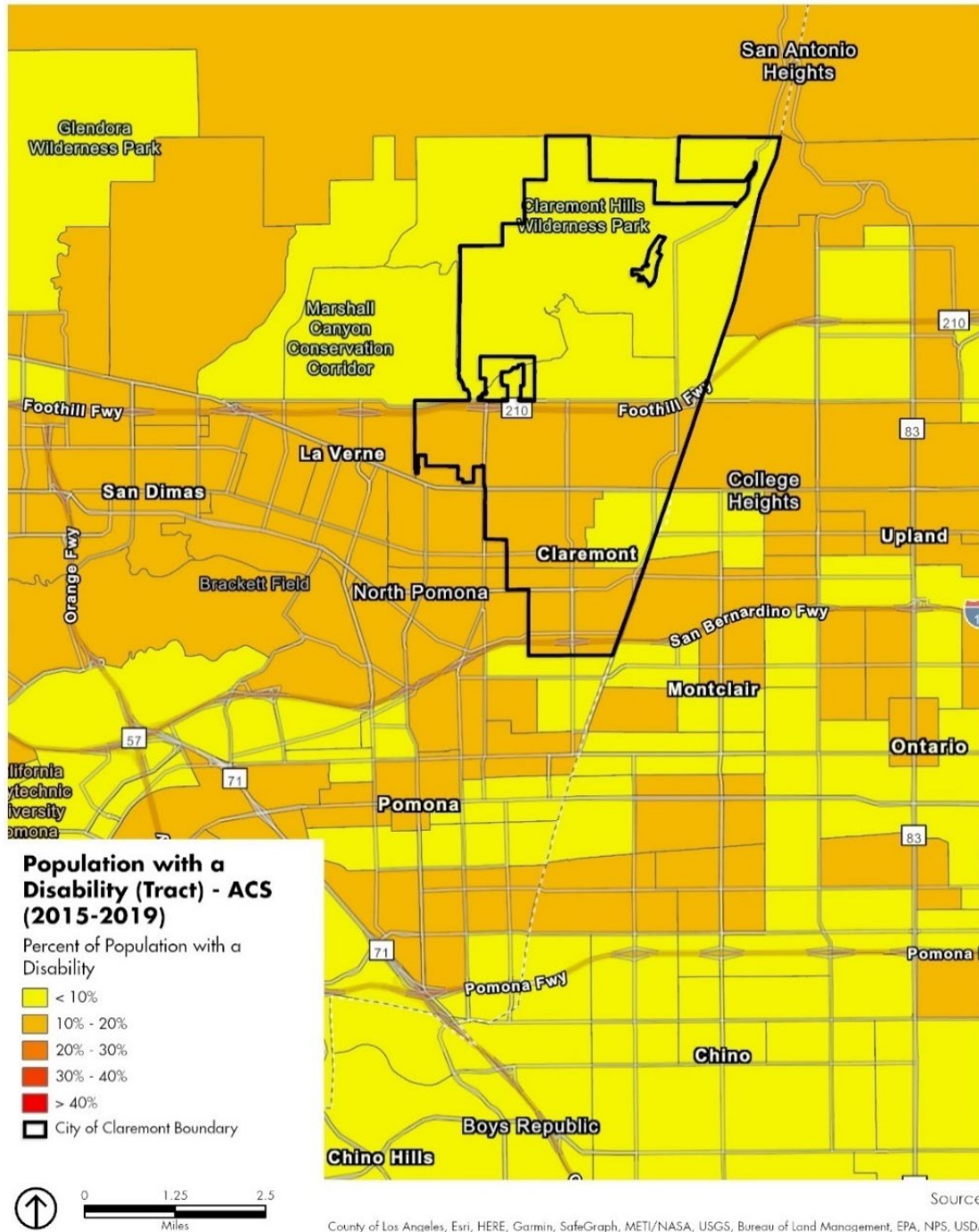
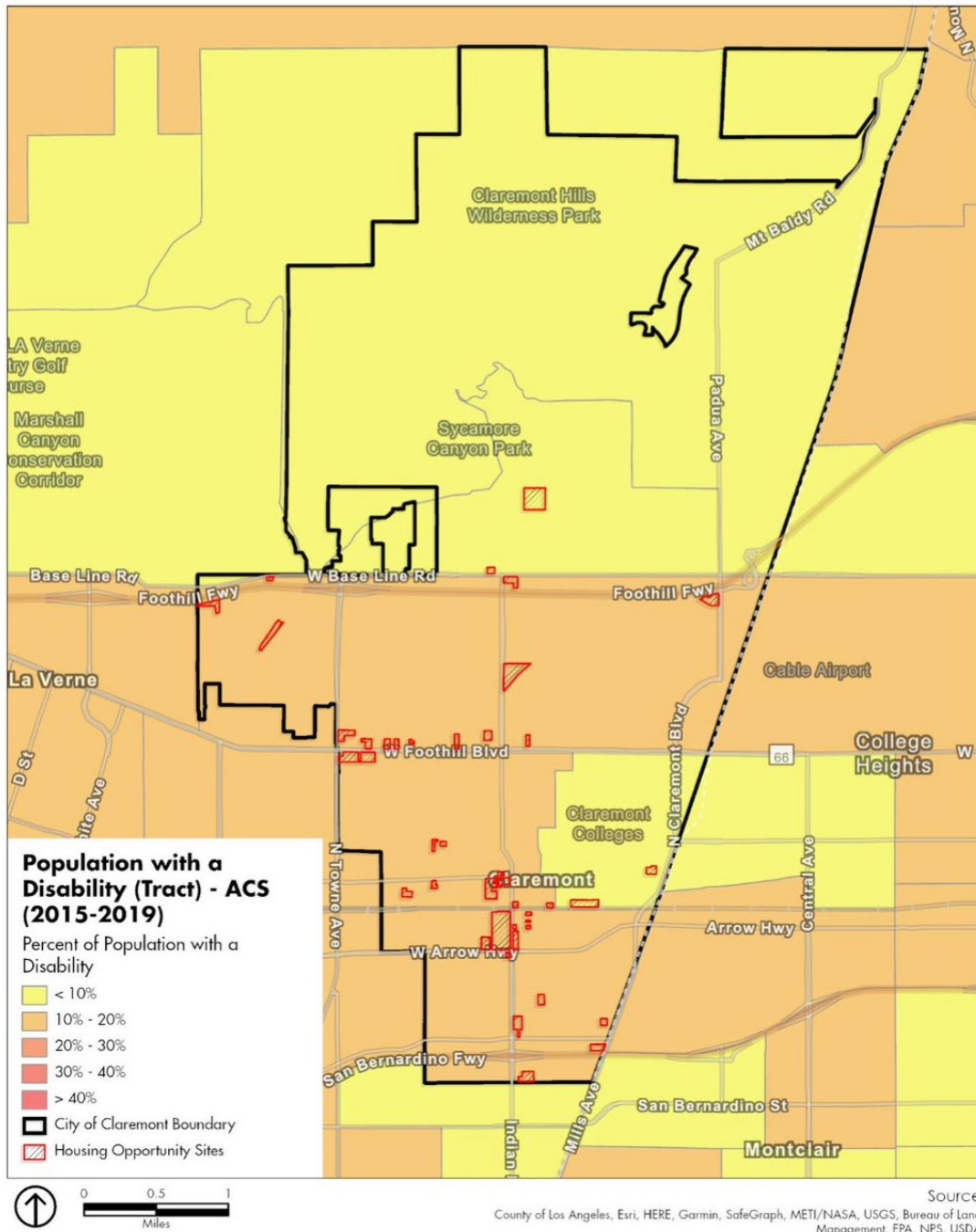


Figure 8-9
Percentage of Population with Disabilities

Figure 8-9 shows RHNA housing opportunity sites throughout the community in relation to the area's share of residents with disabilities. Nearly all sites (92 percent) are in areas where 10-20 percent of residents have disabilities, and the remaining 8 percent of sites are in the <10 percent category.



Familial Status

Familial status refers to the presence of children under the age of 18, the child's biological relationship with the head of household, and the marital status of the head of the household. Families with children may face housing discrimination by landlords who fear that children will cause property damage or excess noise. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Single-parent households are protected by fair housing laws.

Table 8-32
Households by Type and Size: 2000-2019

Table 8-32 demonstrates the changes in household types in Claremont over time. The percentage of households with children is decreasing, and households with senior citizens (aged 65) is increasing.

Household Type	2000	2010	2019	Percent Change (2000-2019)
Total Households	10,906	11,174	11,729	7.5%
Married/Couple with Children	24.1%	22.7%	20.9%	-13.6%
Married/Couple with no Children	31.6%	31.8%	39.9%	27.5%
Single Guardian/Parent Households	7.2%	7.6%	4.6%	-32.3%
Single-Person Households	24.9%	27.1%	23.6%	-6.0%
Other Households*	10.4%	10.7%	11.0%	1.8%
Households with a resident under 18 years	33.0%	32.2%	29.1%	-11.8%
Households with a resident 65 years and over	11.4%	30.4%	39.2%	243.8%

Sources: 2000, 2010 Census, 2019 ACS 5-Year

*Non-family and not living alone

Figure 8-10:
Percent of Households of Adults Living Alone

Figure 8-10 shows that Claremont has only one area where 20-40 percent of households are comprised of adults living alone. This census block group is in central Claremont between West Foothill Boulevard and the San Bernardino Line rail tracks, just west of the Claremont Colleges. This area overlaps with the City's highest concentration area of white-identifying residents from Figure 8-3.

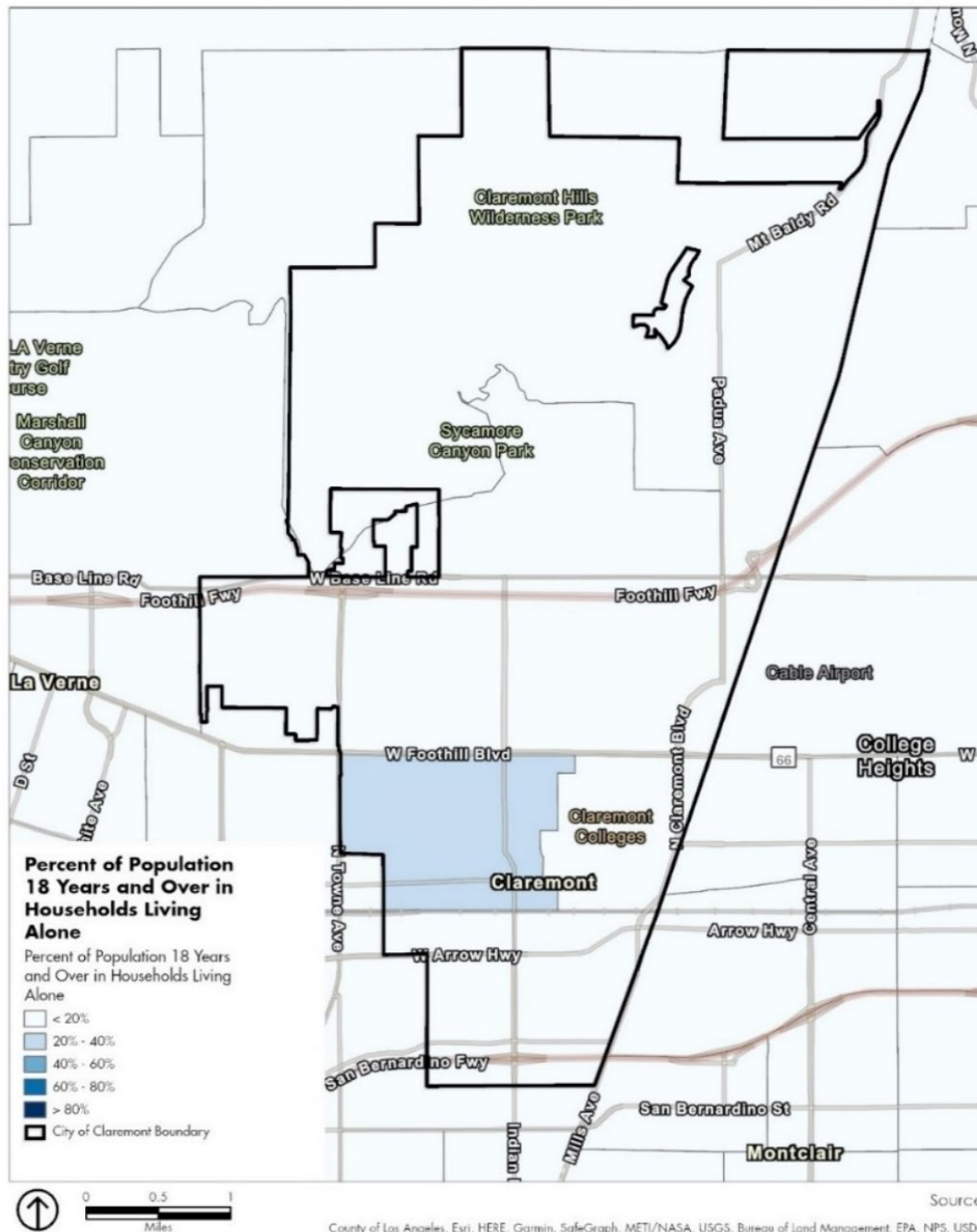


Figure 8-11:
Percent of Spousal Households

Figure 8-11 shows that the City's highest concentration area of adults living with a spouse (60 to 80 percent) reside north of Foothill Freeway. The southeast corner of the City, including Claremont Colleges, has the lowest concentration (20 to 40 percent).

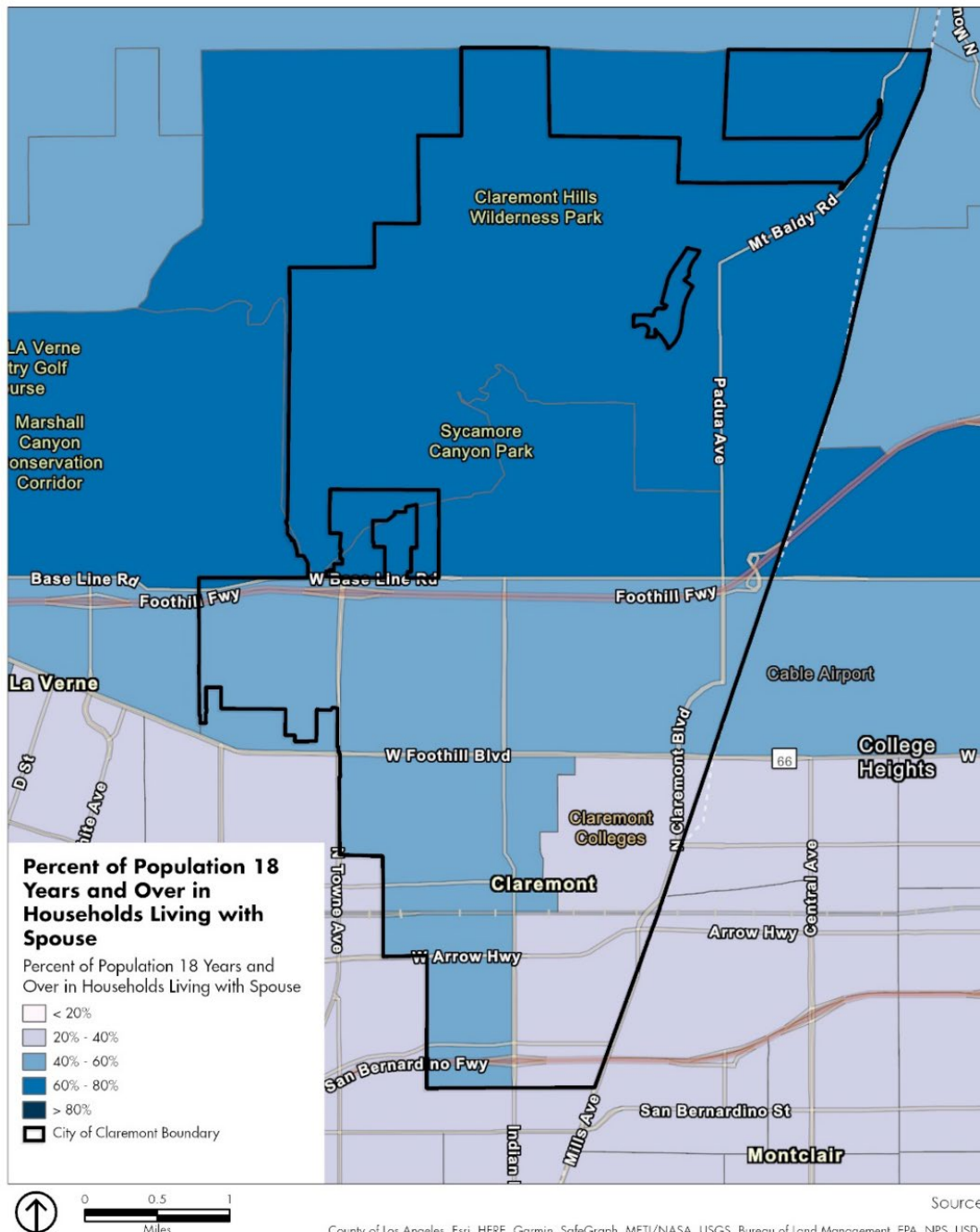


Figure 8-12:

Percent of Children in Married Couple Households in Claremont

Figure 8-12 shows that there are high percentages of children in married-couple households throughout the City. Most of the City is comprised of areas where greater than 80 percent of households with children are led by a married couple. The areas with a smaller percentage are between West Foothill Boulevard and the Foothill Freeway, and south of the Metrolink tracks; both between 60 and 80 percent.

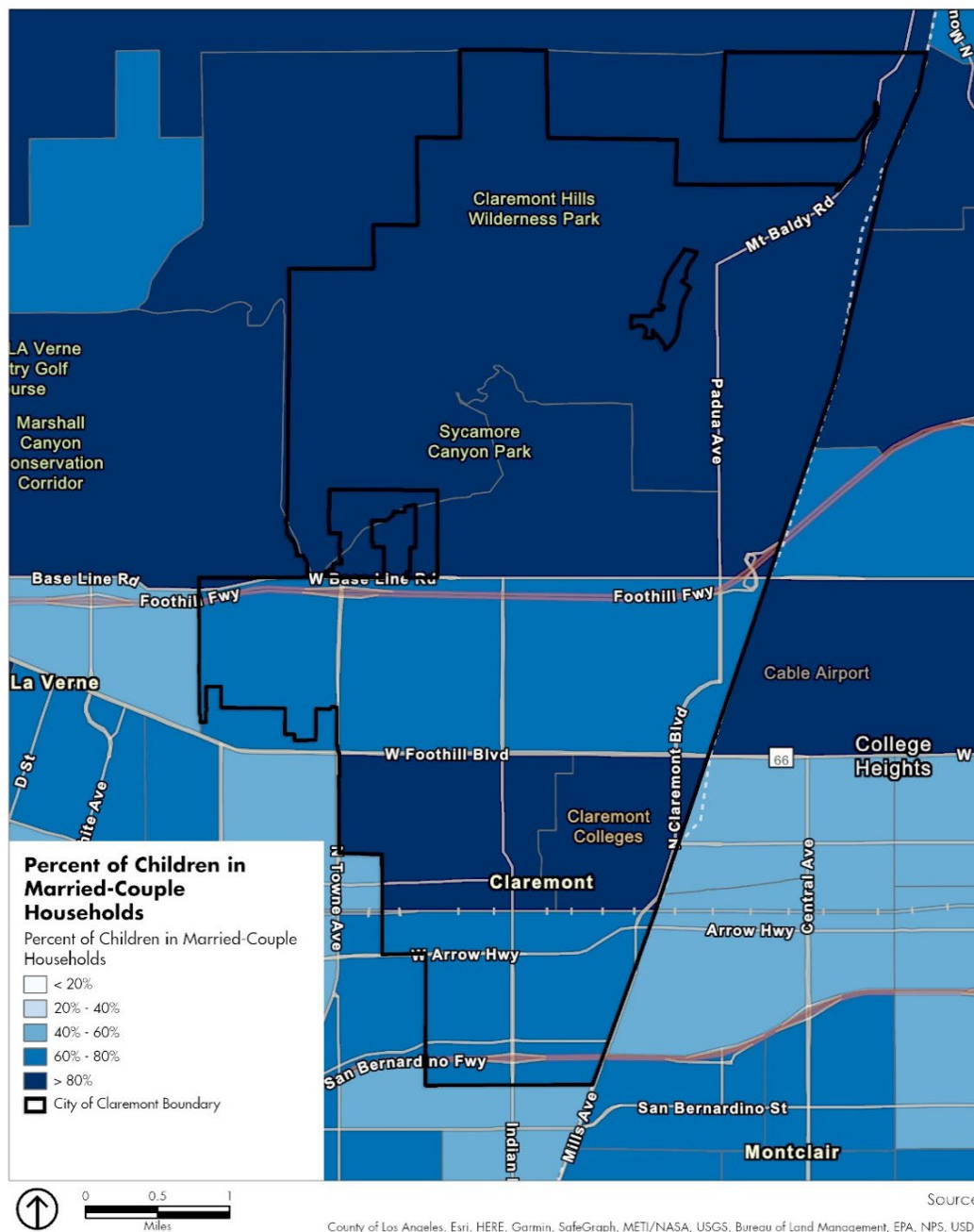
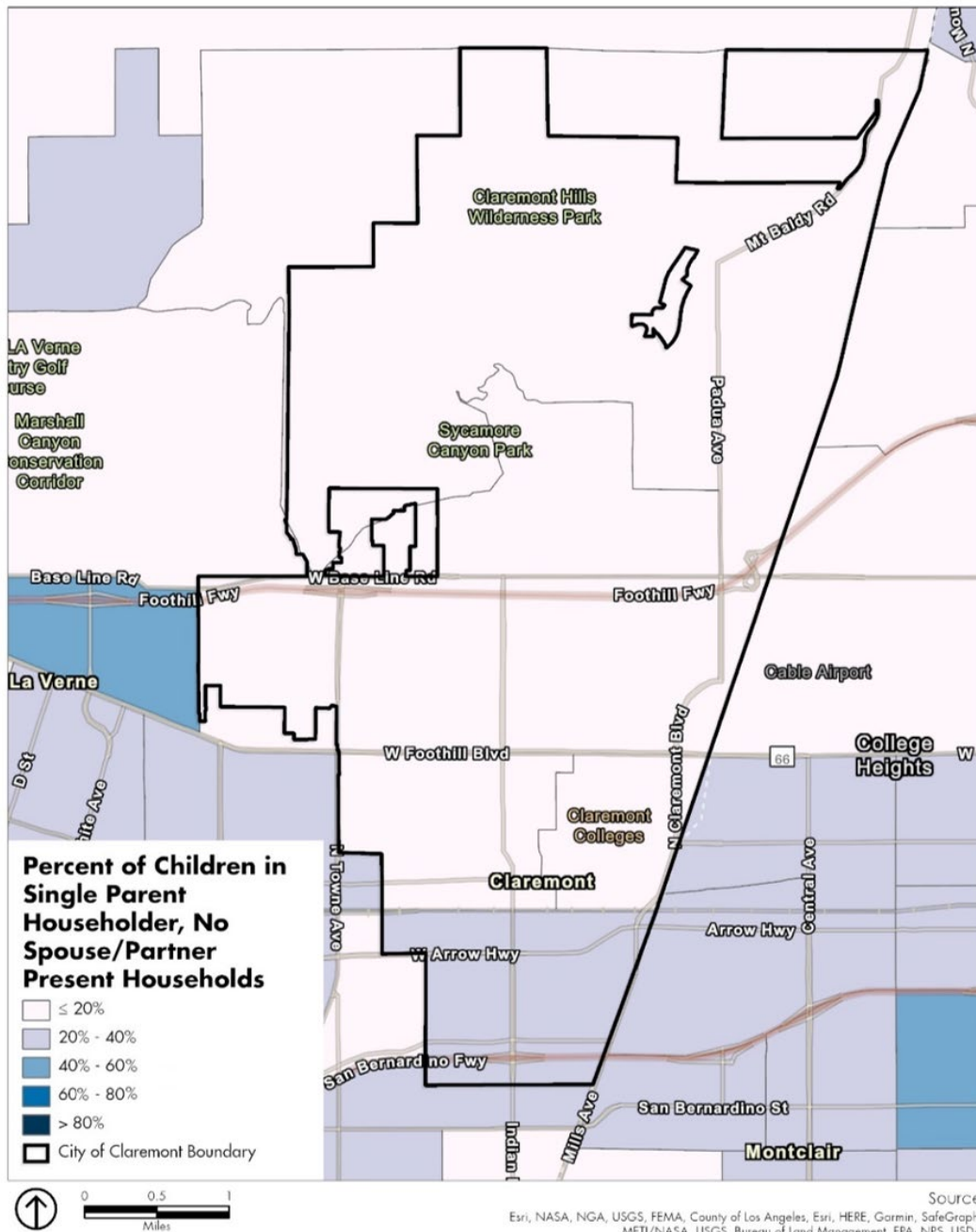


Figure 8-13

Percent of Children in Single Guardian-Headed Households

Figure 8-13 displays areas of Claremont by percentages of children in single-guardian-led households. Most of the City is in the less-than 20 percent category, and the southernmost census block groups have between 20 and 40 percent. This area aligns with the area from Figure 8-3 that has the highest proportions of non-white residents.



Income

The attainability of housing is a direct result of a household's income. It is therefore important to analyze income in the context of different geographies. Identifying areas of different incomes can help illustrate how individuals in those areas are influenced by their surroundings and what can be utilized to overcome patterns of segregation that may be present.

Table 8-33

Households by Area Median Income

Table 8-33 compares households by income as a percentage of the area median income (AMI). Claremont has lower percentages of households in all AMI groups below the area median income (100%) compared to Los Angeles County, and far more in the >100% AMI group than Los Angeles County. This is consistent with Claremont's higher 2019 median income (\$101,420) compared to the greater County (\$68,044).

Income Category	Claremont		Los Angeles County	
	Households	Percent	Households	Percent
<30% AMI	1,105	9.5%	641,055	19.5%
31-50% AMI	1,195	10.3%	482,070	14.6%
51-80% AMI	1,449	12.5%	578,285	17.5%
81-100% AMI	1,005	8.6%	312,595	9.5%
>100% AMI	6,864	59.1%	1,281,195	38.9%
Total	11,618	100.0%	3295200	100.0%

Source: HUD CHAS 2013-2017

Table 8-34

RHNA Opportunity Site Parcels by Low and Moderate Population

Identifying low- or moderate-income (LMI) geographies and individuals is important to understanding patterns of segregation. Table 8-34 describes how RHNA units are distributed across the City relative to their percentage of LMI households and the income levels the RHNA units serve. Most parcels contain units serving lower income households, and most parcels are in areas with between 25 and 50 percent LMI households.

LMI Percentages	RHNA Opportunity Parcels by Area LMI and Income Level Served		
	Lower Income	Moderate Income	Above Moderate Income
<25%	3	0	6
25 - 50%	44	35	5
50 - 75%	26	0	0
75 - 100%	0	0	0

Source: HUD AFFH 2021

Figure 8-14

Median Income in Claremont

Figure 8-14 shows block groups in comparison to the median state income of \$87,100. Most of Claremont's tracts have median incomes higher than the median state level. Only one tract has a median income lower than \$87,000- it is located immediately south of the Claremont rail station and east of South Indian Hill Boulevard. Courier Place Apartments and Claremont Villas Senior Apartments, senior and family affordable housing apartments located are located in this tract, contributing to the lower median income. The most affluent areas of the City are in the north, and tracts closer to Montclair, Pomona, and La Verne show income levels close to the state's average.

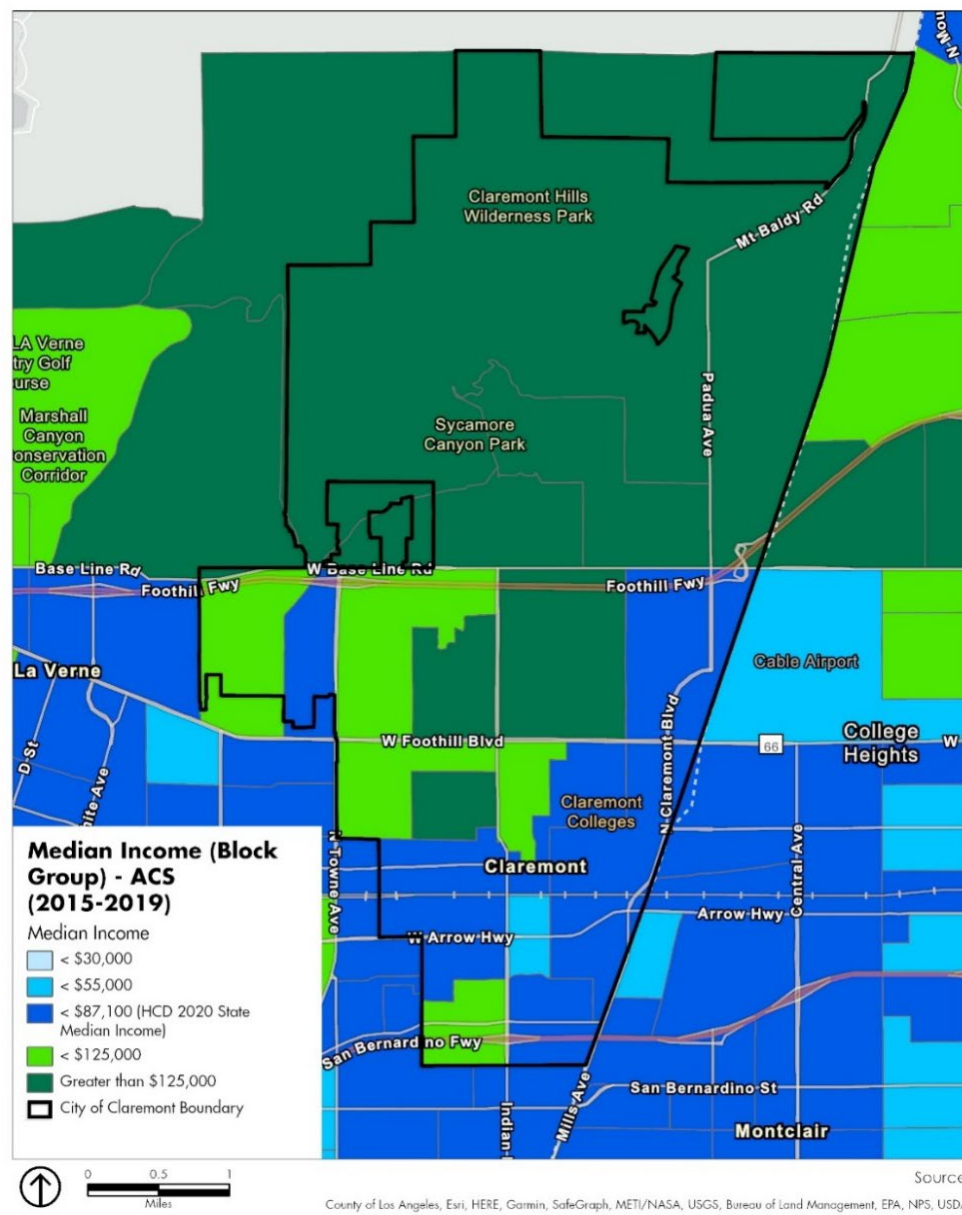


Figure 8-15

Median Income in the Greater Claremont Area

Figure 8-15 shows the regional context of median incomes relative to the state. The center of the map stretching from Pomona to Ontario has a consistent string of low income areas, and incomes tend to increase with distance away from these areas.

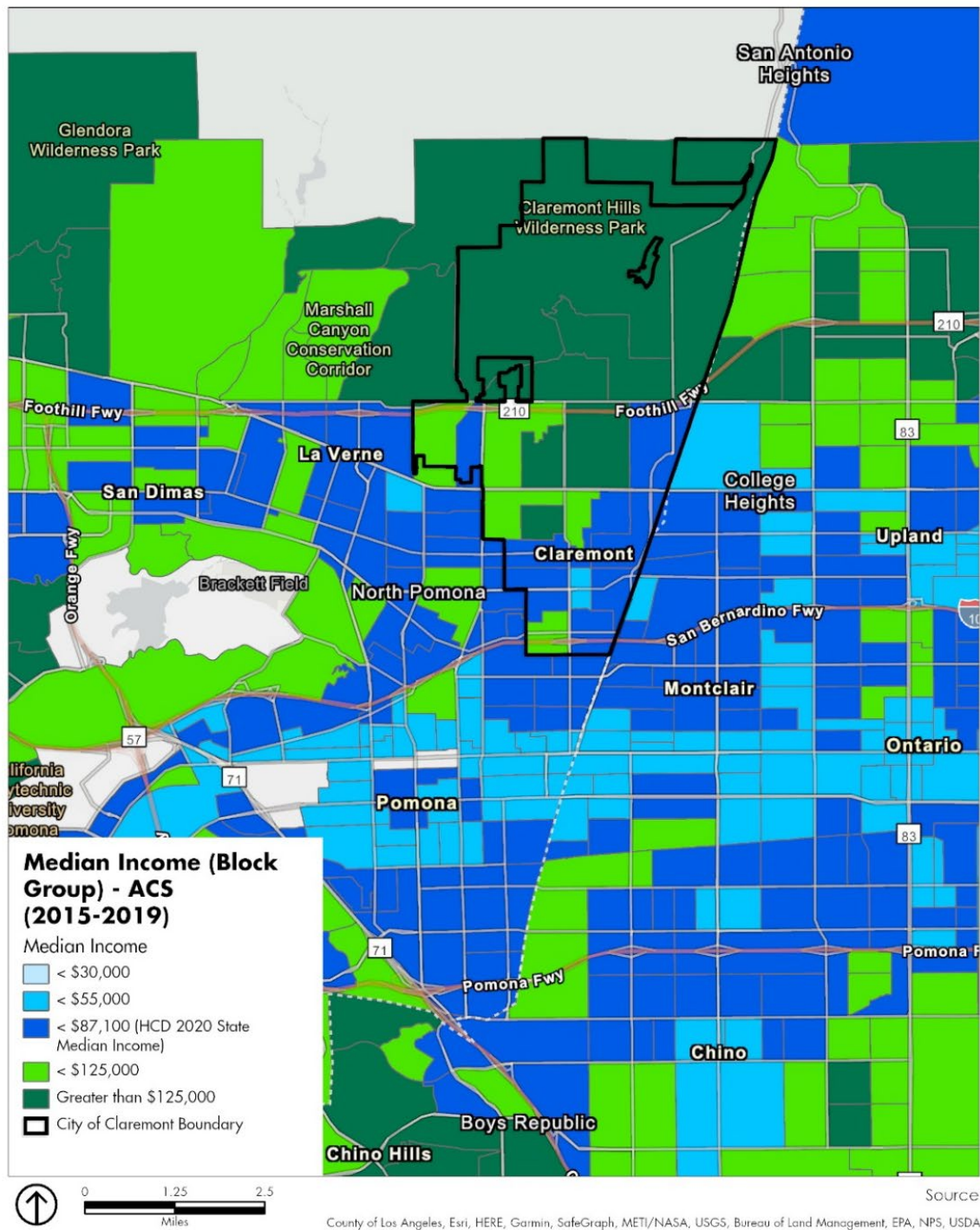
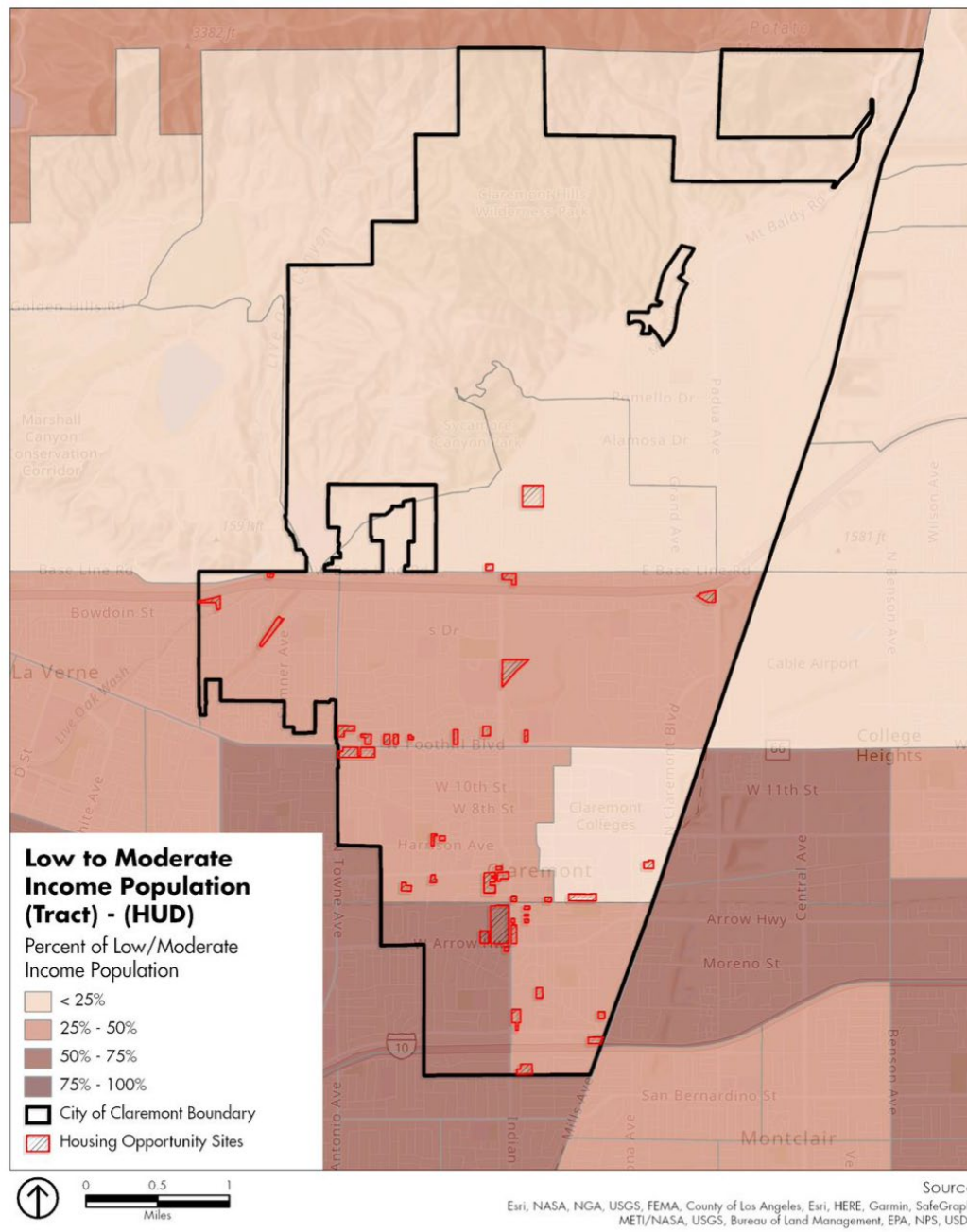


Figure 8-16:
Low and Moderate Income Areas

Figure 8-16 shows that most of the proposed opportunity sites fall in the areas where 25-50 percent of residents have low-to-moderate incomes (LMI). The southwest corner of the City, with 50-75 percent, of LMI households has a concentration of opportunity sites, and the low LMI areas near Claremont Colleges and North of Foothill Freeway have a few additional scattered sites.



Racially/Ethnically Concentrated Areas of Poverty

The TCAC/HCD approach to calculating racially/ethnically concentrated areas of poverty (R/ECAPs), uses a location quotient for segregation and a poverty threshold of 30 percent of the population living below the poverty line. This approach helps to measure concentration of race in a small area for a more precise result.

Figure 8-17:
R/ECAPs in Claremont

Figure 8-17 illustrates that in Claremont, there are no identified racially/ethnically concentrated areas of poverty.

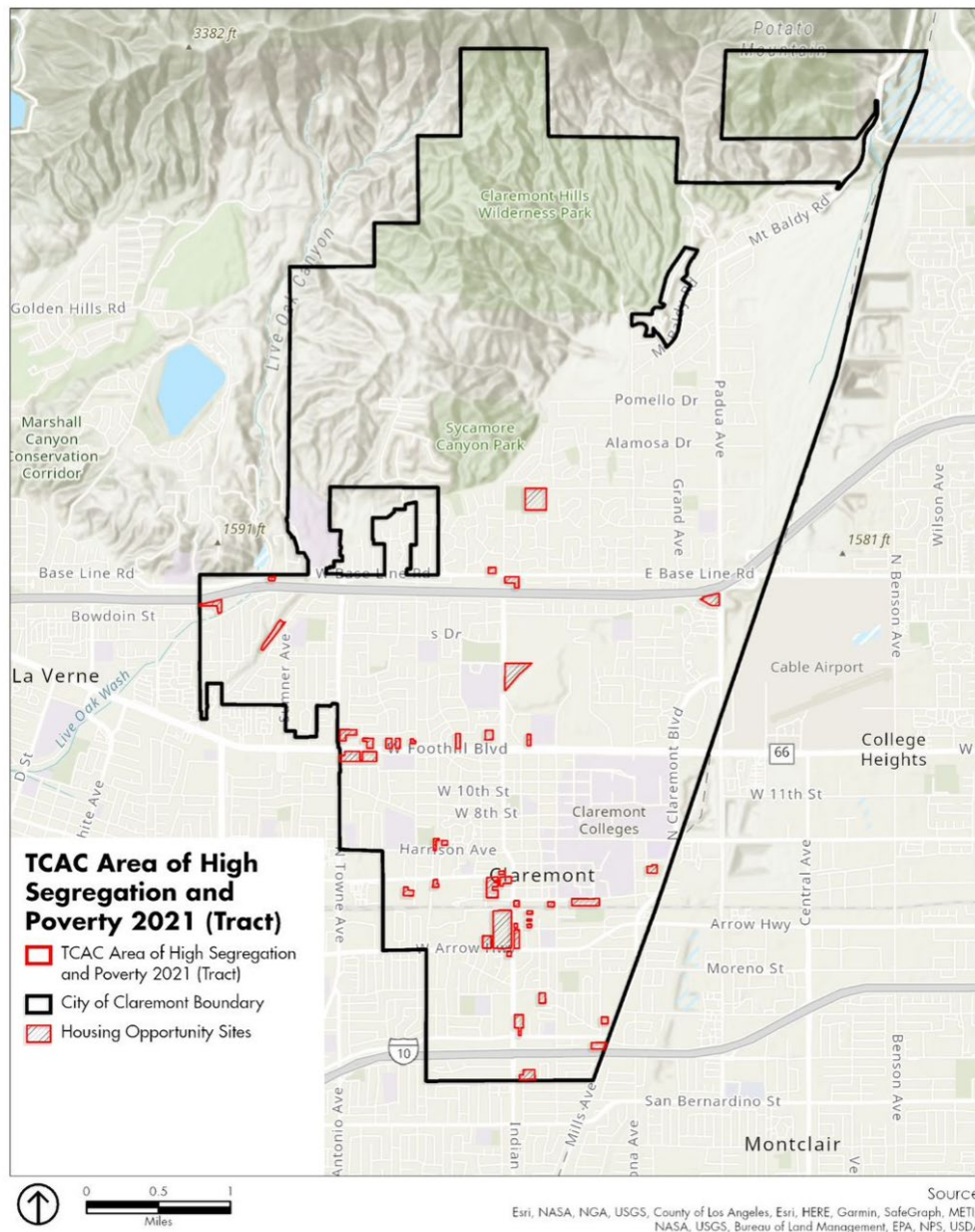
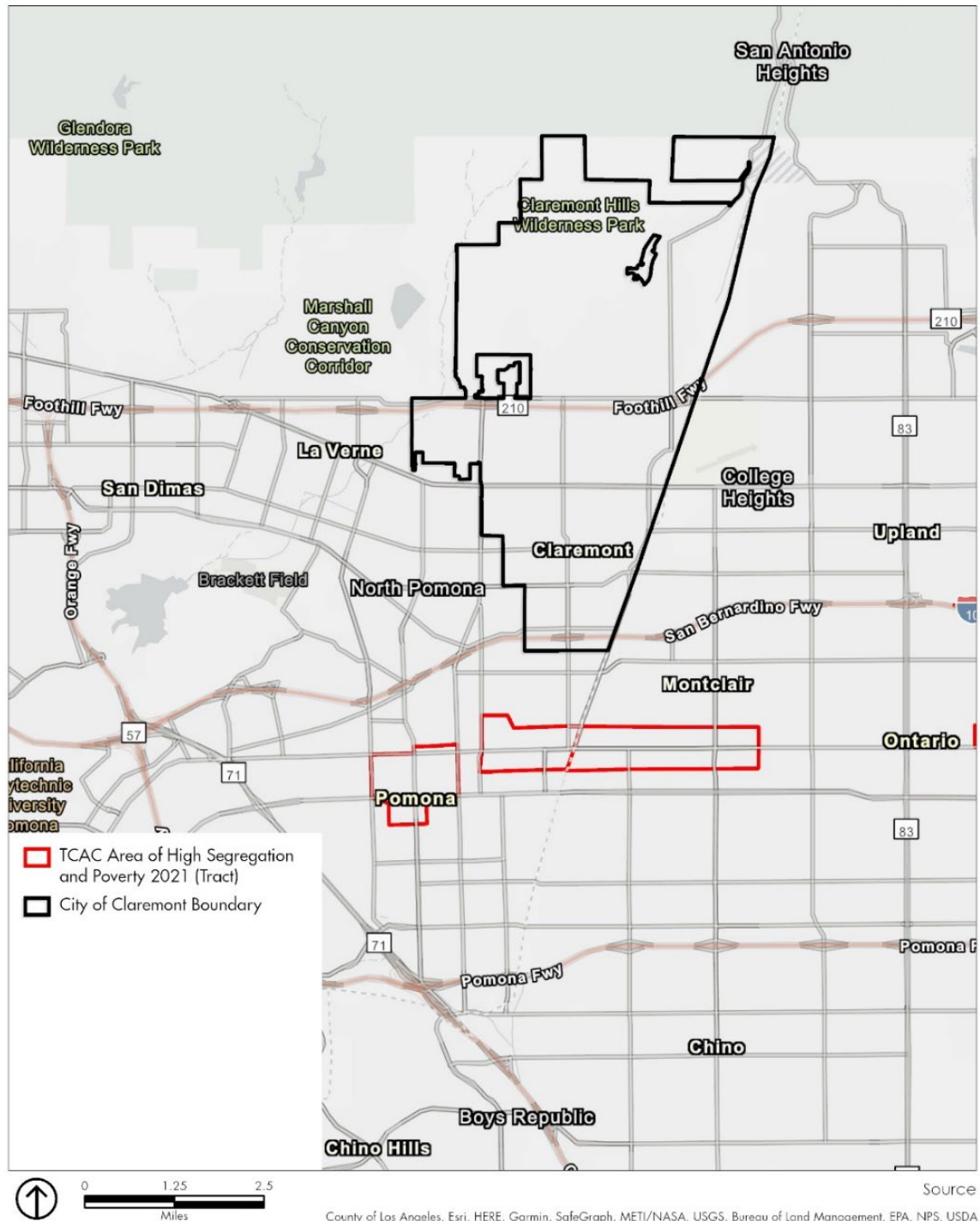


**Figure 8-18:
R/ECAPs in the Greater Claremont Area**

Figure 8-18 illustrates that two R/ECAP areas exist just south of Claremont, centered around Holt Boulevard/ E Holt Avenue in Pomona and Montclair.

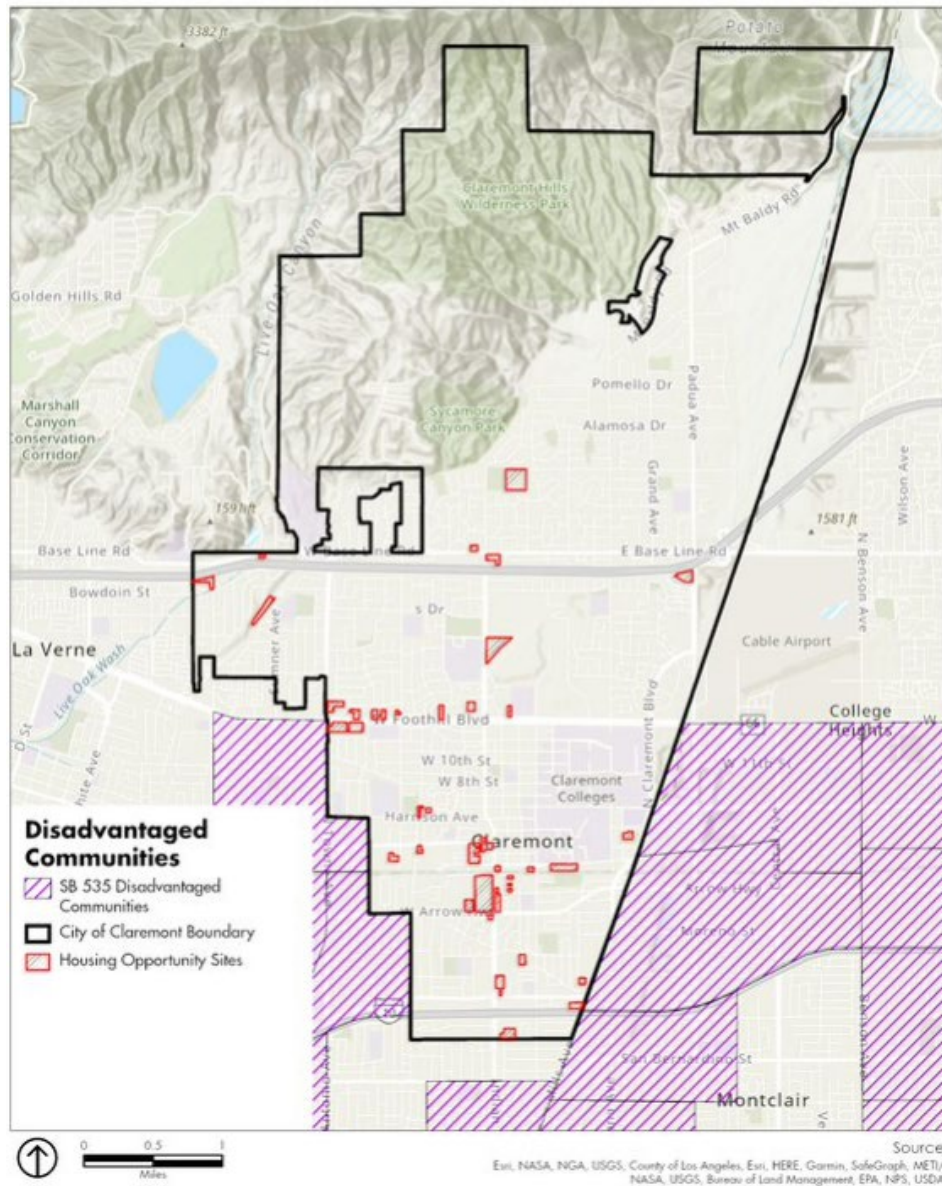


Disadvantaged Communities

According to Senate Bill 535, disadvantaged communities are “identified based on geographic, socioeconomic, public health, and environmental hazard criteria, and may include, but are not limited to, either of the following: (a) Areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects exposure, or environmental degradation. (b) Areas with concentrations of people that are of low income, high unemployment, low levels of homeownership, high rent burden, sensitive populations, or low levels of educational attainment.

Figure 8-19
Disadvantaged Communities

Figure 8-19 demonstrates that no areas within Claremont are categorized as Disadvantaged Communities, however, much of the bordering areas in Montclair and La Verne are. Many of the RHNA housing opportunity sites within Claremont are located directly between these areas.



Racially Concentrated Areas of Affluence

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (R/ECAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. R/ECAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater.

Figure 8-20:
Income and Race in Claremont

In Claremont there is one R/ECAA located just south of West Foothill Boulevard and west of the Claremont Colleges. Other high-income areas (>\$125,000) north of this area have non-white populations of 20-40 percent. Much of the remainder of the City has incomes greater than the state average and non-white populations between 20 and 60 percent.

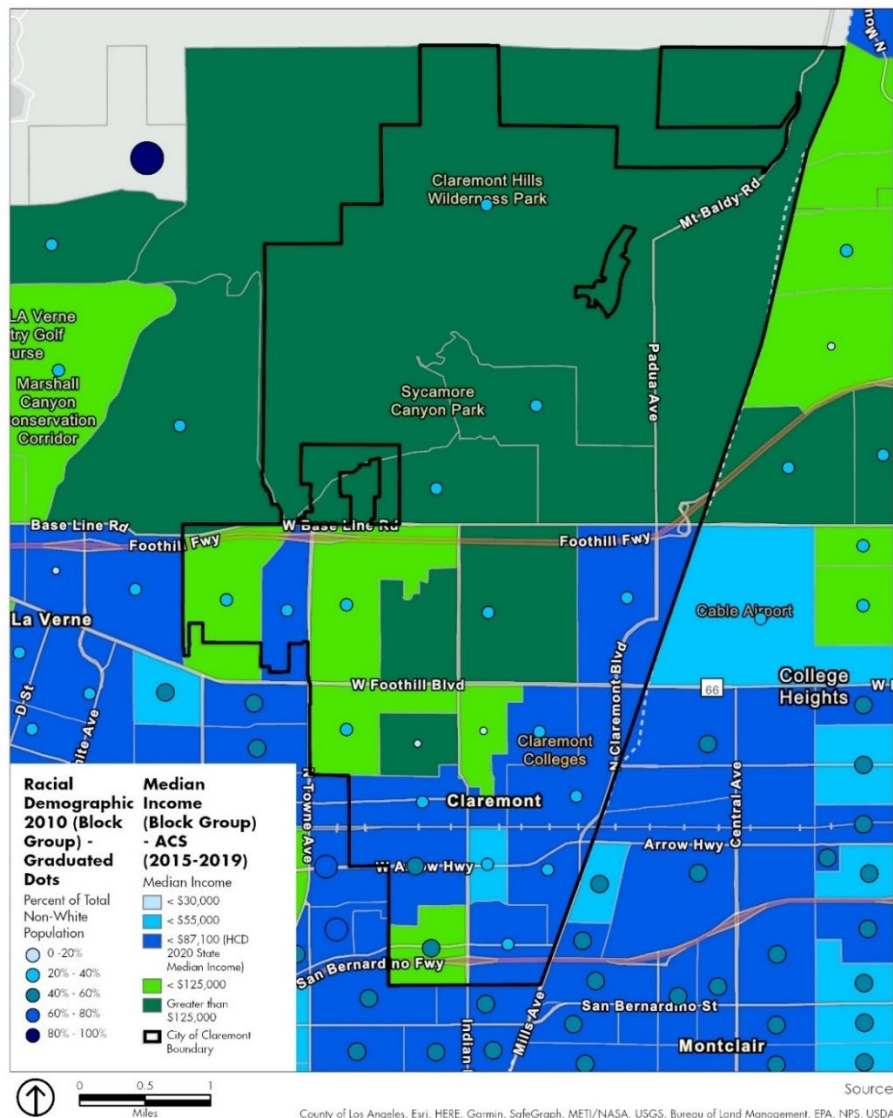
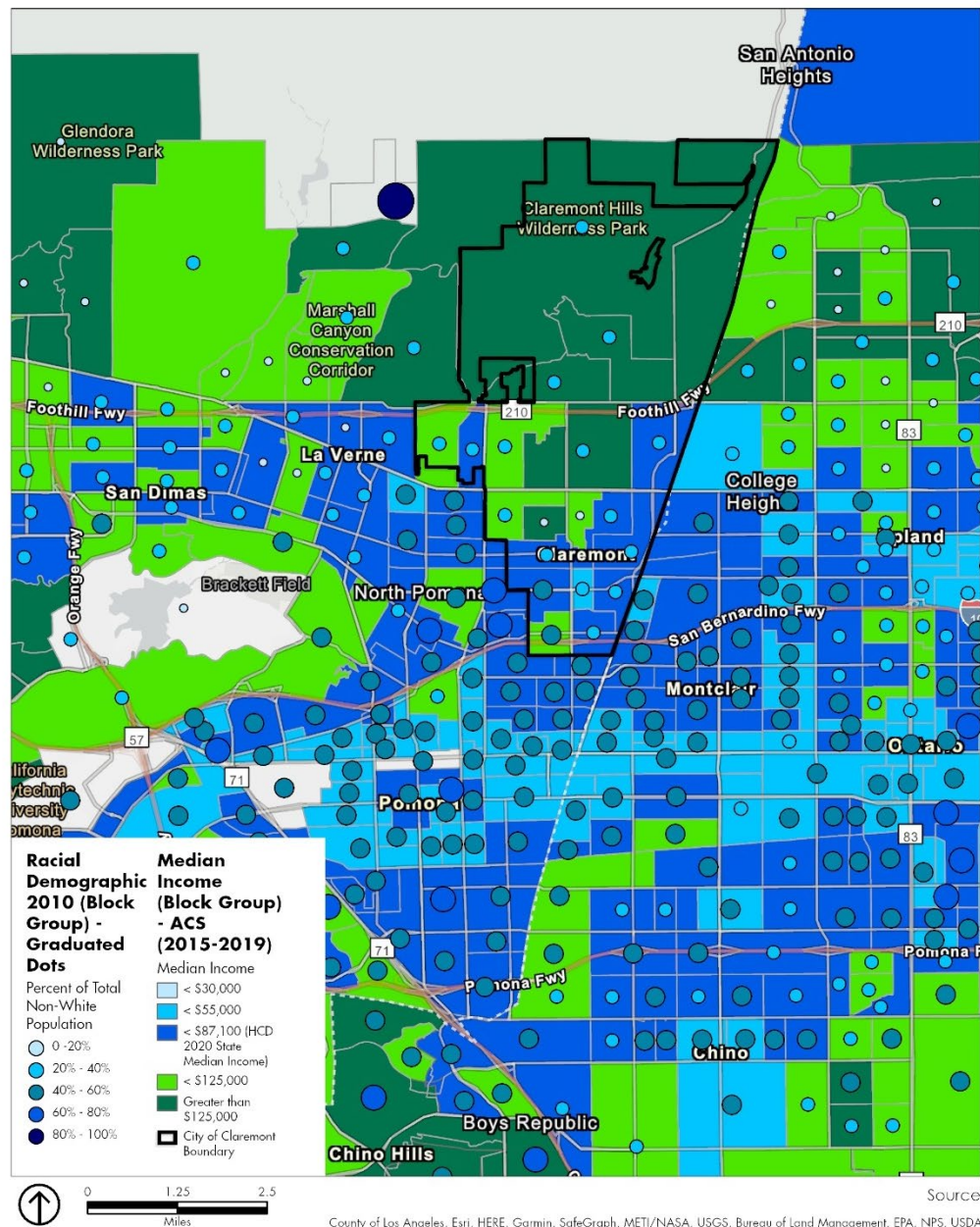


Figure 8-21:
Income and Race in the Greater Claremont Area

Figure 8-21 shows the correlation between areas with higher proportions of non-white residents and lower income levels. There are multiple R/ECAA's in the region, and all but one (located in southern Claremont) are located north of Foothill Freeway. Many other higher-income areas (\$87,100-\$125,000) in the northern portions of the City have low non-white populations.



Access to Opportunities

For the 2021 TCAC/HCD opportunity maps, the California Fair Housing Task Force created indicators based on evidence from peer-review research that linked each indicator to improved life outcomes for low-income families, especially children. The Task Force used only reliable, publicly available data such as the American Community Survey (ACS) and the Longitudinal Employer-Household Dynamics LODES, both products of the US Census Bureau.

The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The purpose of these opportunity maps is to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table 8-35 shows the full list of indicators.

Table 8-35:
Domains and List of Indicators for Opportunity Maps

Domain	Indicator
<i>Economic</i>	Poverty Adult education Employment Job proximity Median home value
<i>Environmental</i>	CalEnviroScreen 4.0 pollution indicators and values
<i>Education</i>	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020	

The California Tax Credit Allocation Committee (TCAC) and HCD collaboratively developed the TCAC/HCD Opportunity Maps, a mapping tool that identifies areas of higher and lower resources to evaluate access to opportunity. The tool maps areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource and high segregation and poverty. The mapping tool identified four Highest, six high, four moderate, and five low resource census tracts (Table 8-36).

Table 8-36:
Claremont Census Tracts by TCAC/HCD Resource Category

Census Tract	City	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
6037400205	Claremont	0.852	0.537	0.911	0.686	Highest Resource
6037400206	Claremont	0.776	0.406	0.863	0.489	Highest Resource
6037401902	Claremont	0.844	0.387	0.781	0.447	Highest Resource
6071000815	Montclair	1.00	0.472	0.87	1.011	Highest Resource
6037401701	Claremont	0.589	0.299	0.826	0.27	High Resource
6037401800	Claremont	0.707	0.274	0.885	0.435	High Resource
6037401901	Claremont	0.665	0.317	0.837	0.342	High Resource
6071000201	Montclair	0.703	0.082	0.71	0.072	High Resource
6071000817	Montclair	0.907	0.399	0.386	0.186	High Resource
6071000821	Montclair	0.857	0.401	0.449	0.158	High Resource
6037402001	Claremont	0.597	0.171	0.499	-0.107	Moderate Resource
6037402002	Claremont	0.458	0.112	0.627	-0.089	Moderate Resource
6071000203	Montclair	0.662	0.094	0.577	-0.086	Moderate Resource
6071000207	Montclair	0.513	0.315	0.437	-0.128	Moderate Resource
6037402101	Pomona	0.142	0.11	0.492	-0.383	Low Resource
6037402102	Pomona	0.107	0.143	0.224	-0.57	Low Resource
6037402703	Pomona	0.351	0.105	0.241	-0.438	Low Resource
6037402705	Pomona	0.264	0.342	0.304	-0.349	Low Resource
6037402706	Pomona	0.143	0.148	0.264	-0.508	Low Resource

Source: California Tax Credit Allocation Committee (TCAC); California State Department of Housing and Community Development (HCD)

Figure 8-22

TCAC Opportunity Areas (Composite Score)

Figure 8-22 demonstrates that the highest resource areas are north of Foothill Freeway and west of the Claremont Colleges, and the southern edge of the City has more modest resources.

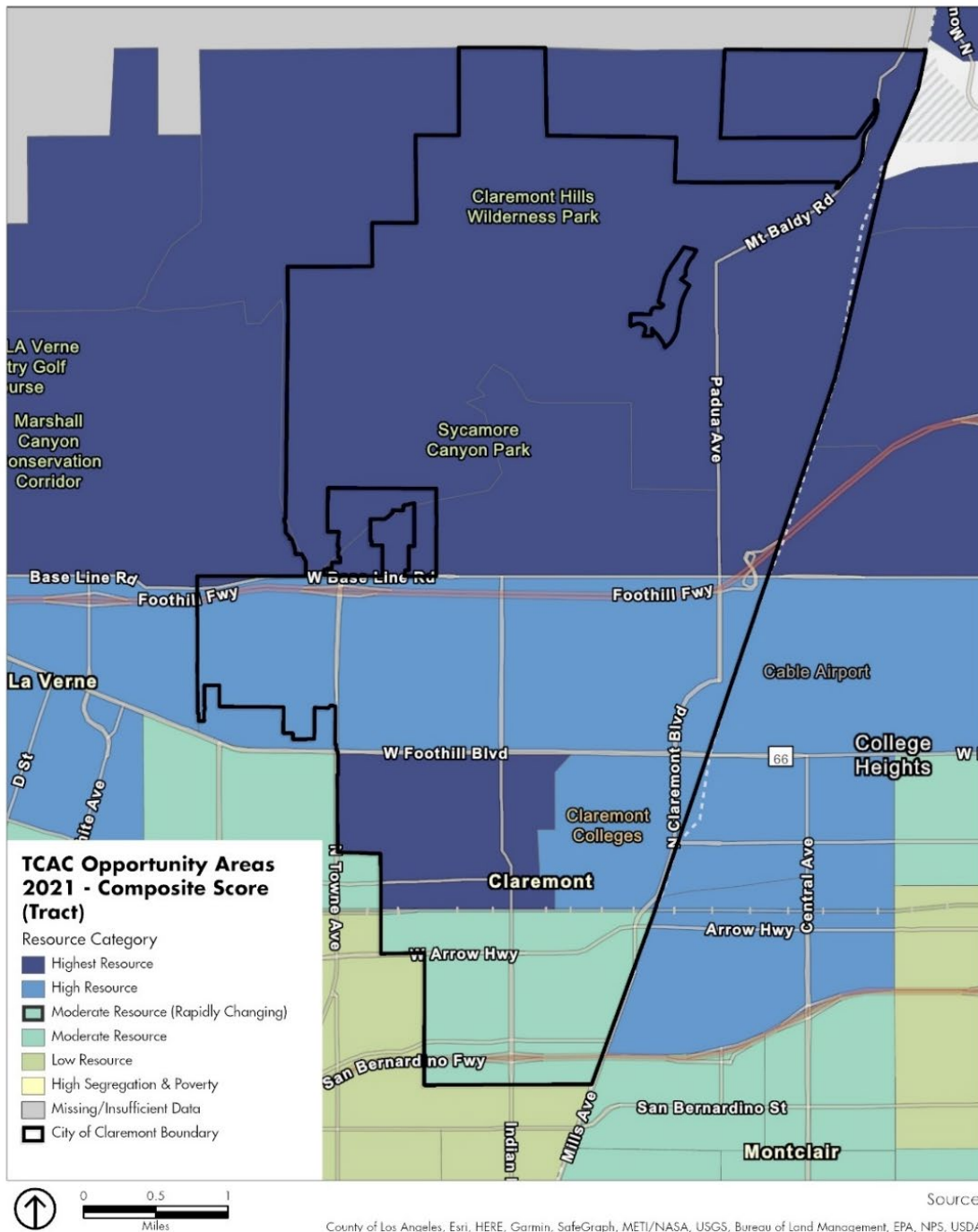
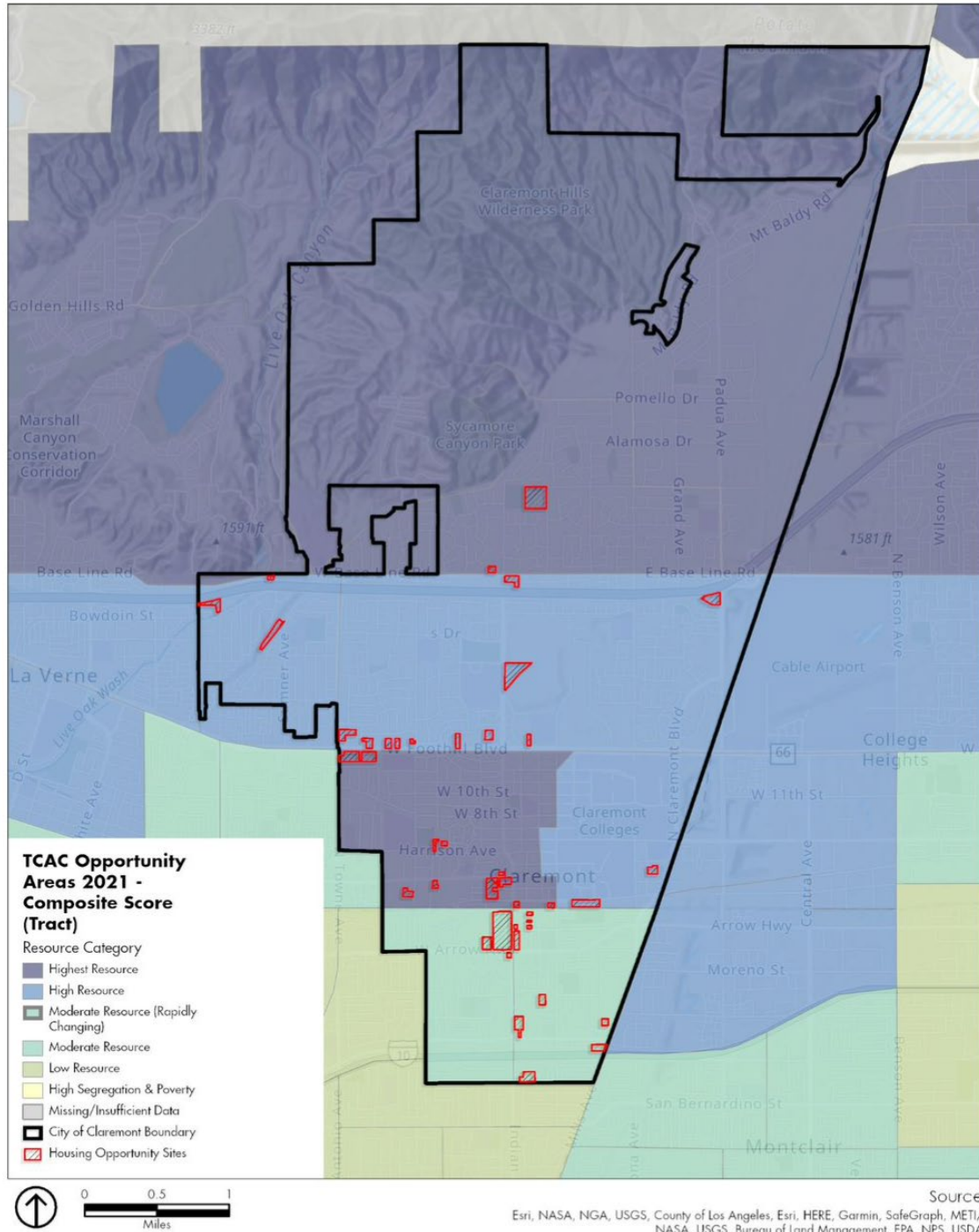


Figure 8-23:
TCAC Opportunity Areas – Composite (Tract)

Figure 8-23 shows that RHNA sites are well distributed among the different resource categories, from Moderate to Highest.



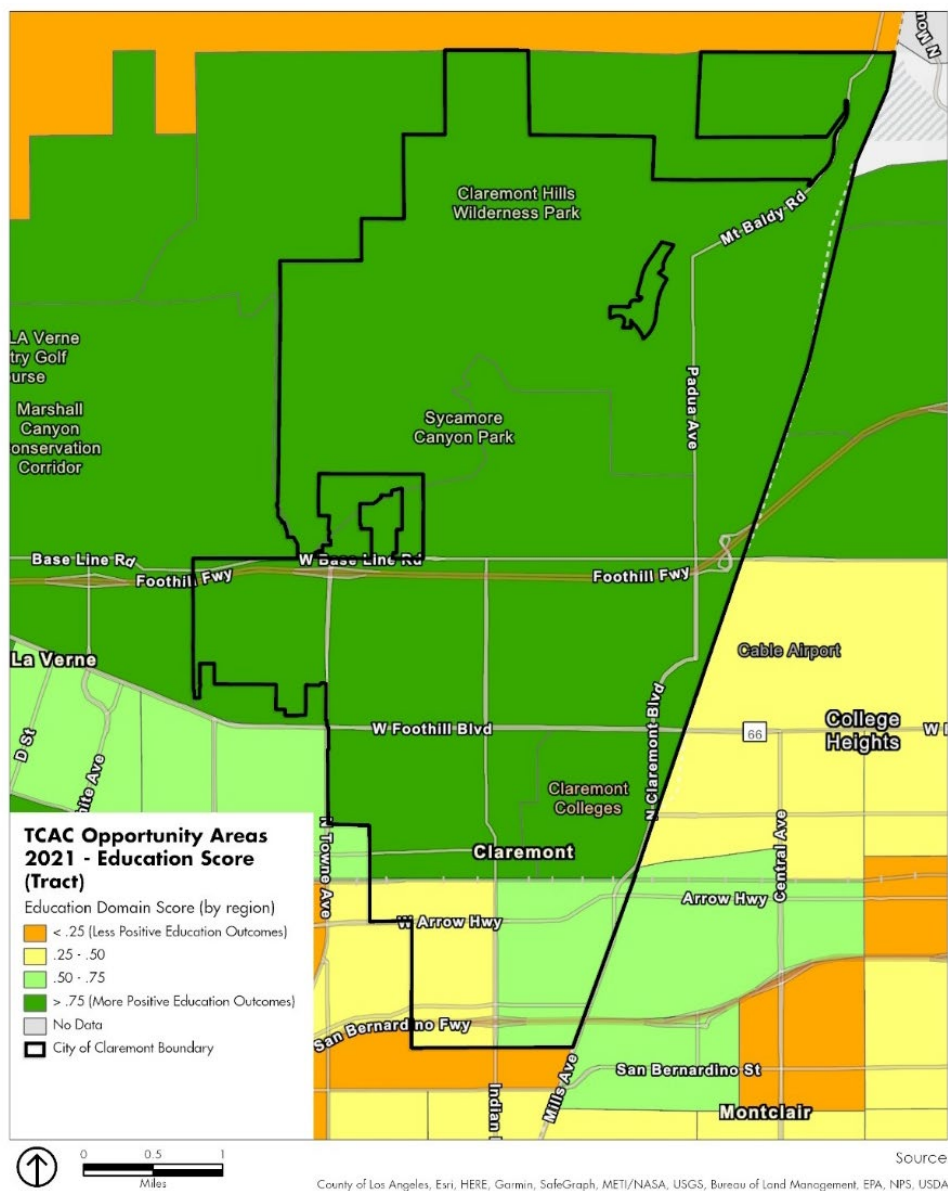
Education Opportunities

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide good access to opportunity for residents or, conversely, provide low access to opportunity.

Figure 8-24

TCAC Education Opportunities

Figure 8-24 demonstrates that areas of the City north of the Metrolink tracks have the highest educational score rating, while the southernmost tracts have moderate scores. No areas of the City receive very low scores, but some areas of nearby Pomona and Montclair have less positive educational opportunities.



Economic Opportunities

The US Census "On The Map" Work Area Profile Report data from 2018 (the latest available) shows that Claremont residents have a concentration in Educational Services (16.1 percent) and Health Care and Social Assistance (13.9 percent). This is driven by jobs provided by the Claremont Colleges and Pomona Valley Hospital Medical Center. While 69.3 percent of residents work out of town, many of those who work in-town are likely working at these institutions. ACS 5-Year data shows that median pay for the Educational and Health Care sectors (\$52,772 and \$64,866 respectively) is higher than the overall median for the City (\$48,550).

The City's economy is far more diversified today than it was in 2005, when 41.8 percent of the jobs hosted in Claremont were in Educational Services, and 10.2 percent were in Health Care and Social Assistance. In 2018, Accommodation and Food Services edged out the sectors for the highest share of jobs hosted in the City at 18.5 percent. Only 9.4 percent of Claremont residents work in Accommodation and Food Services, leading to a theoretical net import of 765 employees coming to Claremont to fill these jobs. With a median pay of only \$12,827, this is the second-lowest paying NAICS job sector behind agriculture, forestry, fishing, and hunting (\$8,750).

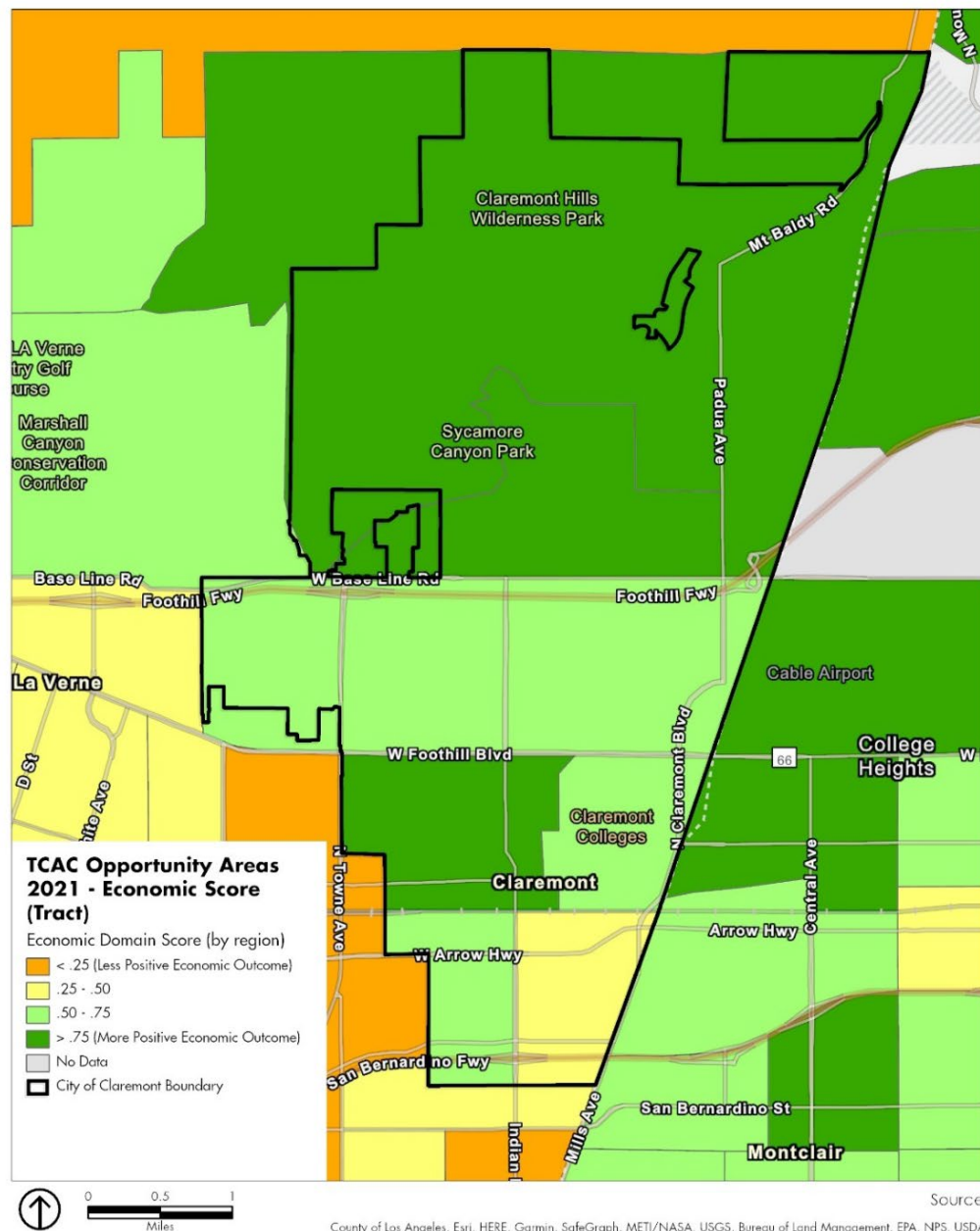
There are two primary ways that economic indicators can improve in any location. The first is through educational attainment: better educated and skilled residents earn higher wages. The primary way in which a city can attract higher-skilled workers is through improving local amenities and services, such as schools. The second is by nurturing the city's better-paying industries and attracting more of such industries. Better paying industries can provide employment opportunities for local workers and enhance their ability to earn higher incomes.

The Los Angeles County Workforce Development Board operates programs funded by the Department of Labor's Workforce Innovation and Opportunity Act. One of the programs is America's Job Centers of California (AJCC), and the Claremont area is served by the Pomona Valley Comprehensive AJCC located at 264 E Monterey Avenue in Pomona. The AJCC promotes strategies to meet the needs of local businesses and the workforce, enabling employment opportunities for the region's residents.

Figure 8-25

TCAC Economic Opportunities

Figure 8-25 shows the City's census tracts by economic domain scores. The pattern of high to moderate scores is like the Educational Opportunities scores in Figure 8-24; moderate and lower scores exist only in the south near the Pomona border, and scores north of this area have more positive economic outcomes. The area between the Metrolink tracks and the Foothill Freeway receives upper-moderate scores, aside from the tracts directly west of the Claremont Colleges (highest scores). The tracts north of the Foothill Freeway all score the highest marks on this index.



Transportation Opportunities

AllTransit, a platform created by the Center for Neighborhood Technology (CNT), explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. Claremont's households have access to 1,221 transit trips per week (5 Routes) within a 0.5 mile radius. There are 80,319 jobs accessible in a 30-minute trip and 3.78 percent of commuters use transit. Areas closer to the Metrolink station score highest and decrease roughly proportionally to the distance north of the station.

Figure 8-26

AllTransit Transportation Score

According to AllTransit, the City of Claremont has a score of 5.6 out of 10, where a score of 10 indicates high connectivity, access to jobs, and frequency of service. AllTransit defines the 5.6 score as a “Moderate combination of trips per week and number of jobs accessible enabling a moderate number of people to take transit to work.” Comparatively, Los Angeles County has a score of 6.8, while the City of Los Angeles has a score of 7.7.

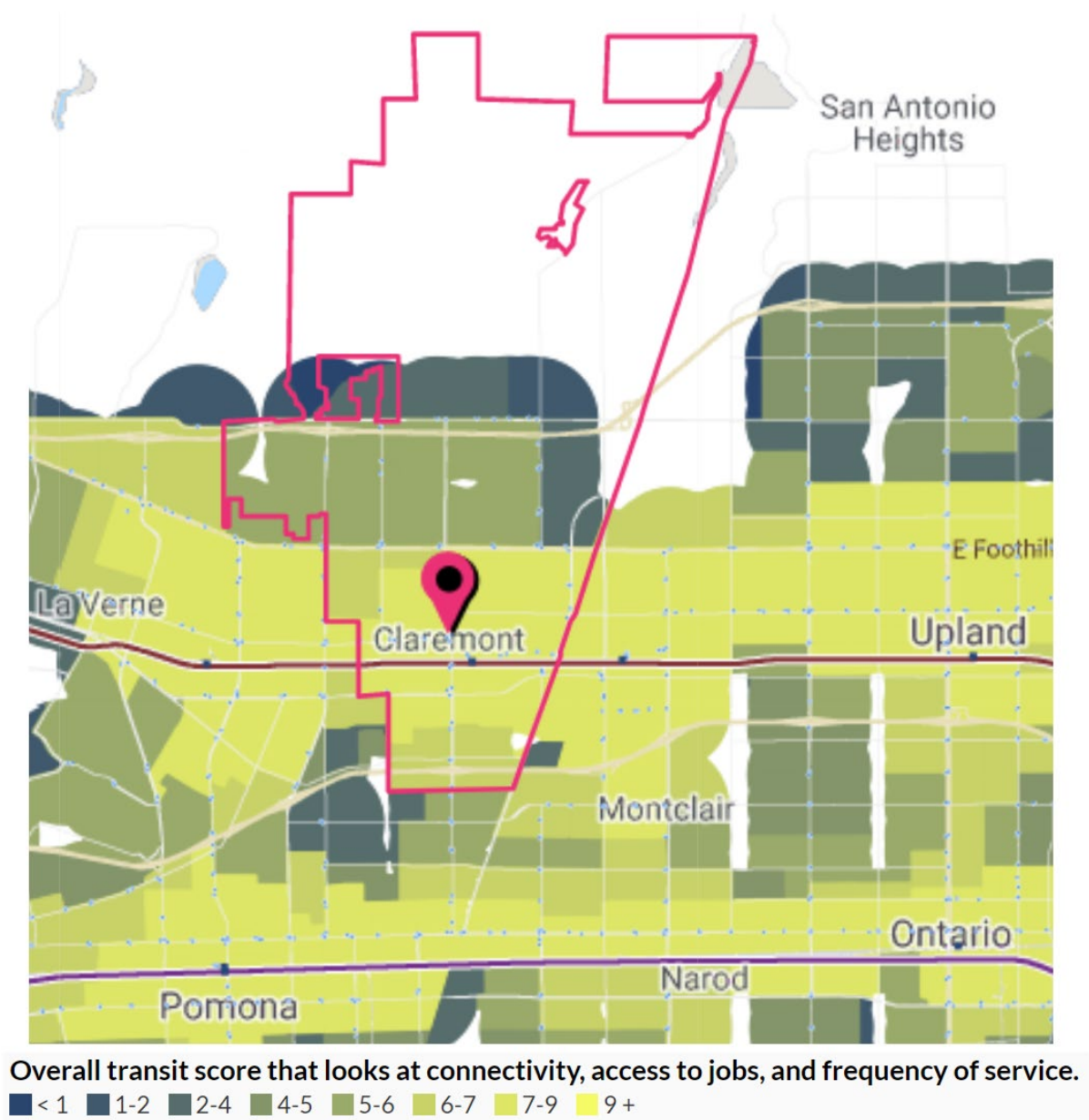


Figure 8-27
High Quality Transit Areas

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. Figure 8-27 demonstrates that the sole HQTA portion of Claremont is based directly on the location of Metrolink rail facilities in the south of the City. There is a cluster of RHNA opportunity sites in this area located between Arrow Highway and West 8th Street.

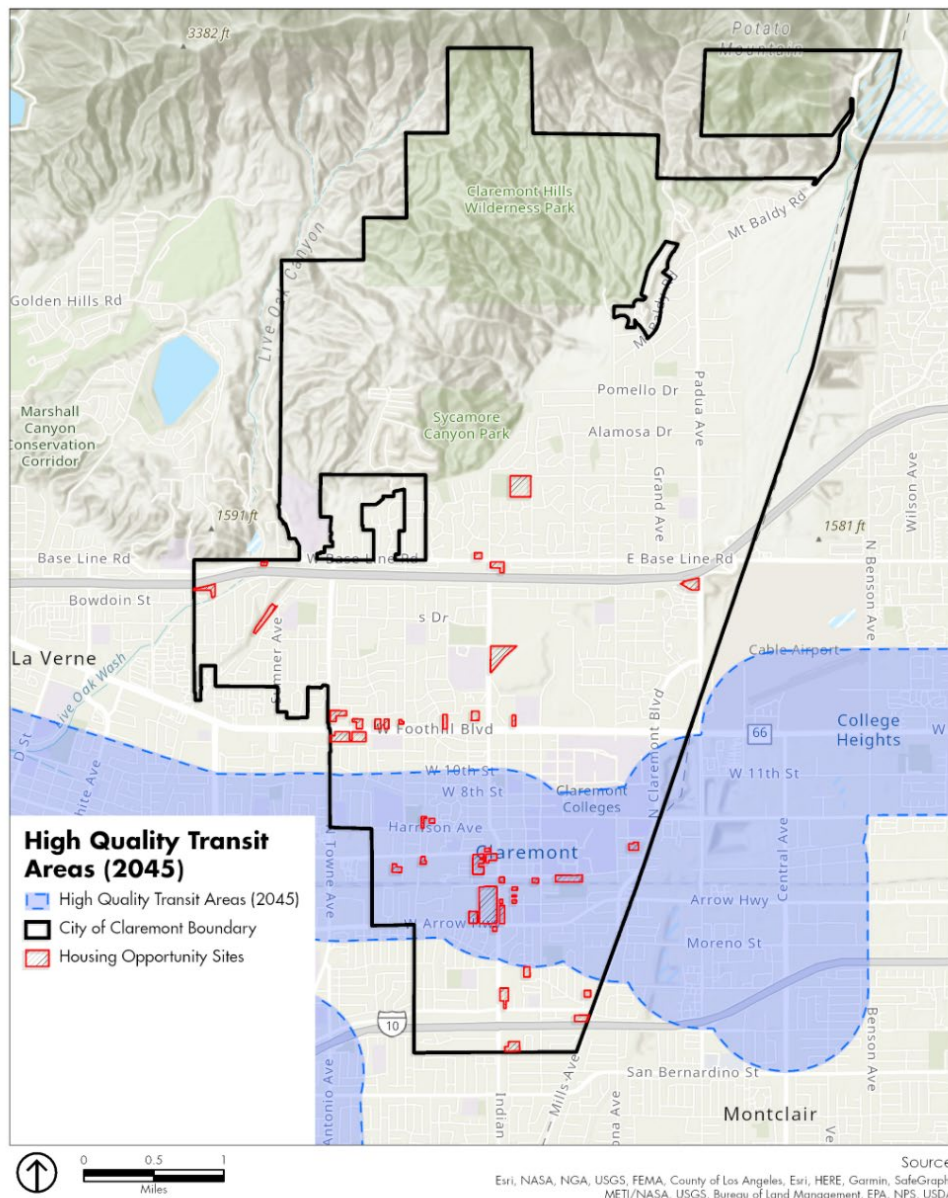
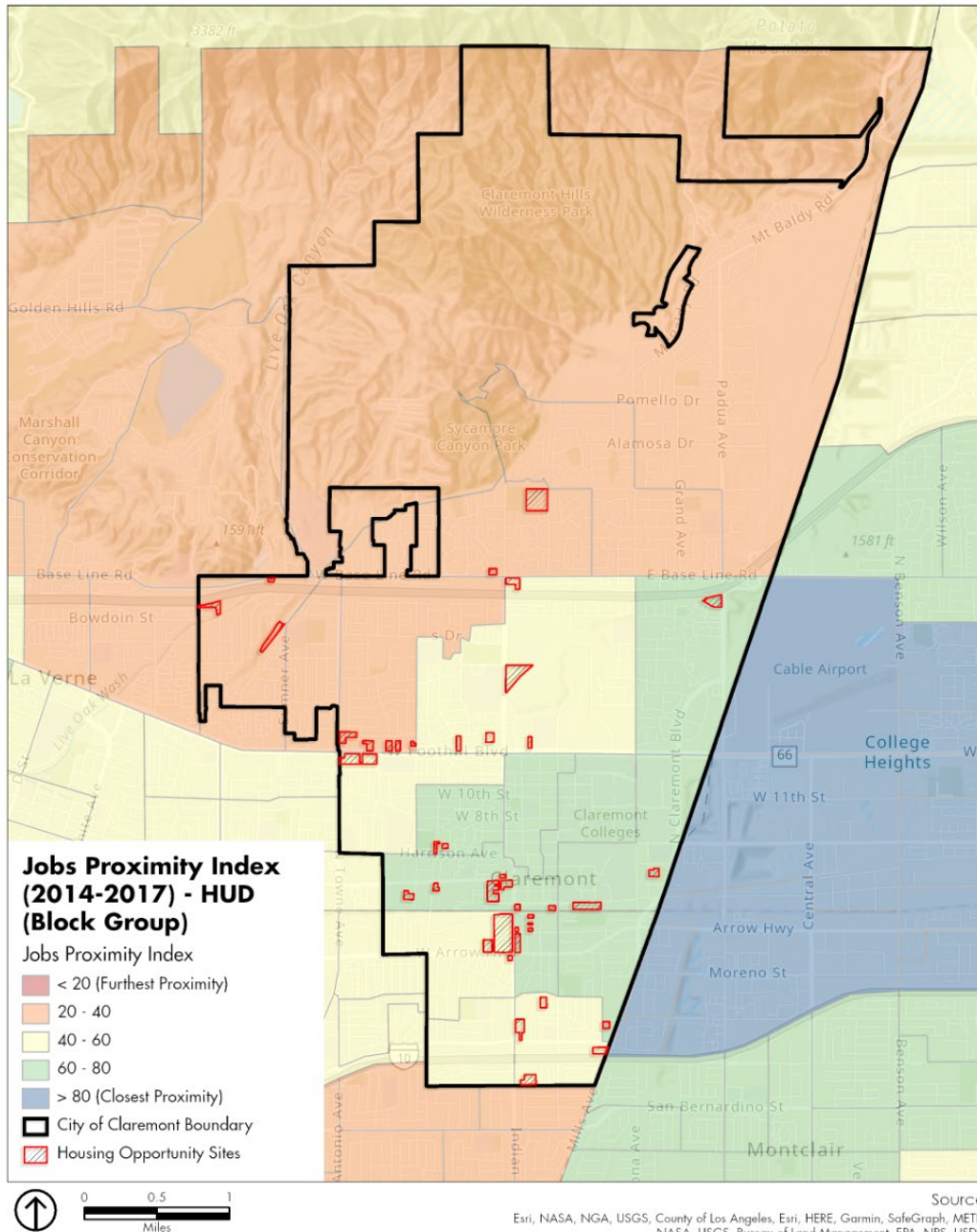


Figure 8-28
Jobs Proximity Index

HUD's Job Proximity Index can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. Figure 8-28 shows that the highest quality transit area in Claremont is in the south near the Claremont Colleges. The Metrolink rail station and several bus stations are located between here and bordering Upland to the east.



Environmental Impacts

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). High-scoring census tracts tend to be more burdened by pollution from multiple sources and are most vulnerable to its effects, considering their socioeconomic characteristics and underlying health status. The higher the percentile score, the higher the assumed burden.

According to the American Lung Association State of the Air Report, both Los Angeles and San Bernardino Counties have F grades for 24-hour Particle Pollution and fail the Particle Pollution Annual Metric. An F grade means that the county had nine more days than the average of high air pollution levels. The Lung Association also calculates the county population at risk from these pollutants based on the population from the entire county where the monitor is located. The Lung Association then calculates the metropolitan population at risk based upon the largest metropolitan area that contains that county. Not only do people from that county or metropolitan area circulate within the county and the metropolitan area, but the air pollution also circulates to that monitor through the county and metropolitan area. Overall, the greater Claremont area has an ozone grade of F due to unhealthy air quality days and the risk to the population from pollutants present.

Figure 8-29

CalEnviroScreen in Claremont

Figure 8-29 shows that Claremont has a wide range of scores in environmental justice, from the first to 70th percentiles. The northern third of the City and areas near the Claremont Colleges received the lowest scores, while the rest of the community scored between the 51st and 70th percentiles.

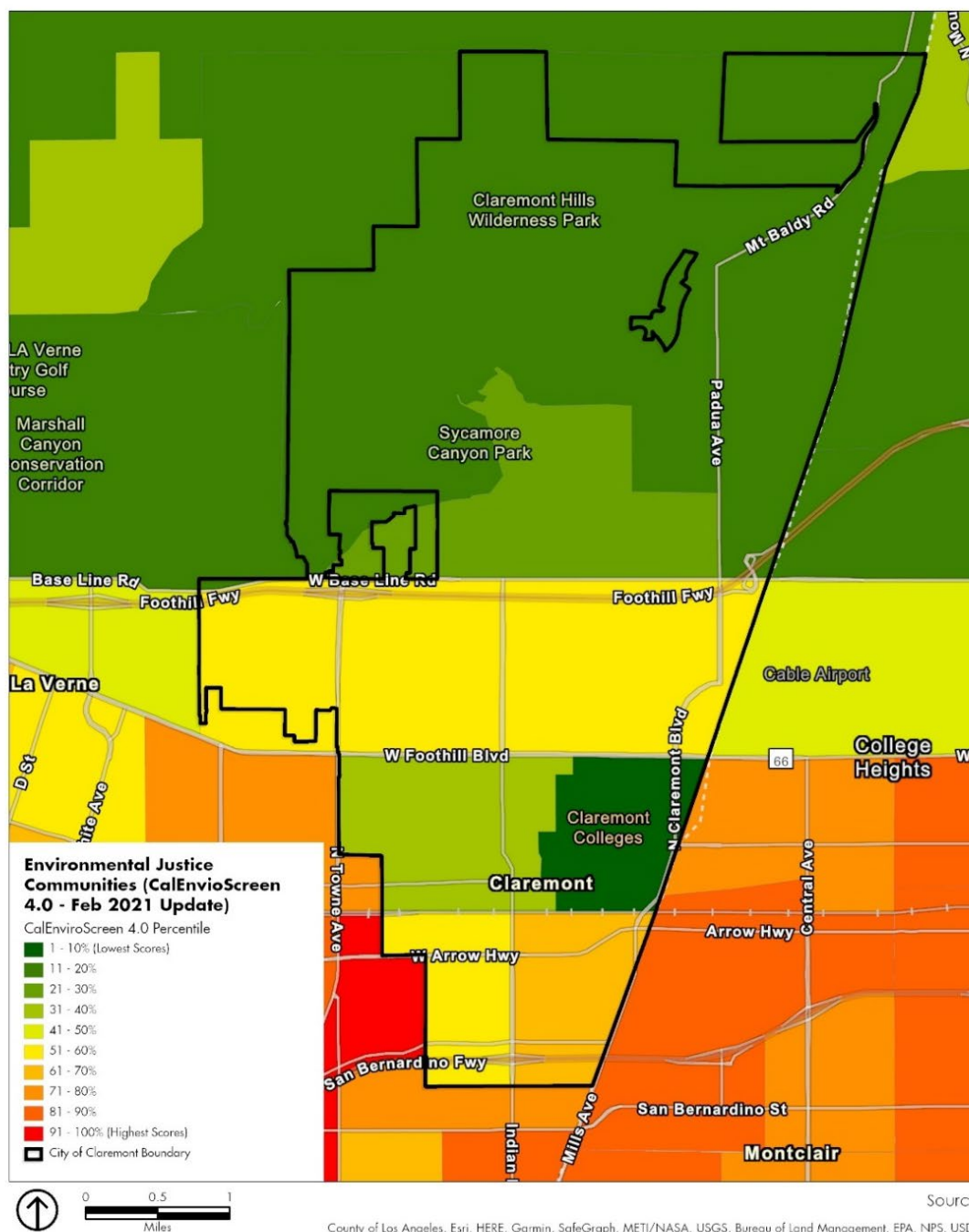
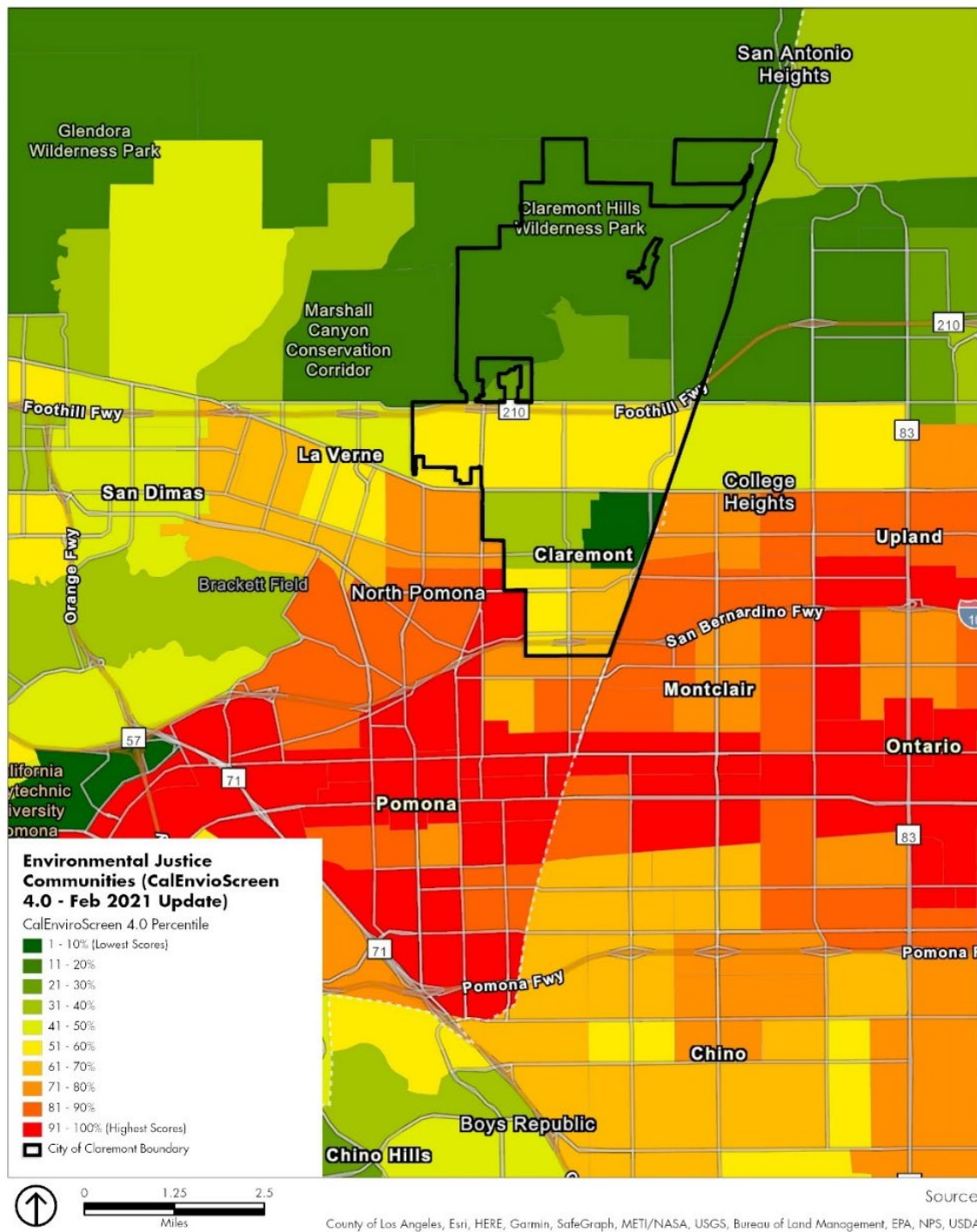


Figure 8-30

CalEnviroScreen in the Greater Claremont Area

Figure 8-30 shows the regional context for the CalEnviroScreen scores. Areas at the north of this map near natural areas and parks receive the lowest scores, and the central areas of Pomona and Ontario receive the highest.



Disproportionate Housing Needs

The AFFH Rule Guidebook defines disproportionate housing needs as "a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area." (24 C.F.R. § 5.152) Disproportionate housing needs analysis assesses cost burden, severe cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Claremont. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and/or
- Units with physical defects (lacking complete kitchen or bathroom)

Table 8-37**Claremont Housing Problems by Tenure and Race**

As shown in Table 8-37, renters consistently experience housing problems at more than twice the rate as those who own their homes. This disparity is greater in Claremont than in Los Angeles County, however, Claremont has significantly fewer housing problems overall (18.6 percent compared to 33.4 percent).

Among each of the race/ethnic groups, the biggest difference between Claremont and Los Angeles County exists with Hispanic residents. In Claremont, Hispanic residents experience housing problems at less than half the rate as in Los Angeles County. Claremont has statistically insufficient numbers of Pacific Islander and American Indian/ Alaska Native respondents to fairly assess, but their rates of housing problems and cost burdens are recorded as very high.

With Housing Problem	White	Black	Asian	American Indian / Alaska Native	Pacific Islander	Hispanic	Other	All
Claremont								
Owner	10.5%	22.4%	16.2%	*100.0%	-	15.3%	18.3%	12.9%
Renter	25.9%	35.8%	35.4%	*50.0%	-	31.3%	31.6%	29.6%
All	15.5%	30.9%	19.9%	*72.7%	-	21.4%	24.5%	18.6%
Los Angeles County								
Owner	16.2%	21.8%	20.8%	20.8%	22.8%	29.7%	19.8%	21.7%
Renter	32.9%	35.9%	39.7%	38.2%	39.2%	53.0%	35.5%	43.6%
All	23.8%	31.6%	29.5%	30.9%	33.8%	44.0%	29.4%	33.4%

Source: HUD CHAS 2013-2017 *Small Sample Size, <33

Table 8-38**Housing Problems for Elderly and Large Households**

Elderly and large households may also be subject to disproportionate housing problems, whether it is affordability or inadequate infrastructure (e.g., number of rooms, complete plumbing, or kitchen facilities). Table 8-38 displays the rates of these housing problems and represents a departure from trends seen in Table 8-37. Notably, Claremont's elderly households experience higher rates of housing problems (36.9 percent) than they face in Los Angeles County (22.7 percent). Elderly renters in Claremont deserve special attention, as they experience housing problems at nearly four times the rates as their Los Angeles County counterparts. Large households in Claremont have near-identical rates of housing problems between owners and renters

With Housing Problem	Owner	Renter	All	Owner	Renter	All	All Elderly and Large Household
	Elderly	Elderly	Elderly	Large HH	Large HH	Large HH	
Claremont	26.17%	62.87%	36.86%	41.48%	41.51%	41.49%	37.72%
Los Angeles County	37.1%	16.9%	22.7%	54.7%	85.1%	69.5%	32.77%

Source: HUD CHAS 2013-2017

Cost Burden

A household is considered cost burdened if it spends more than 30 percent of its income on housing costs, including utilities.

Table 8-39

Claremont Cost Burden by Tenure and Race

Table 8-39 compares cost burdens in Claremont and Los Angeles County. Overall, Claremont households are less cost-burdened than those of Los Angeles County. In both the City and County, more than half of Black residents experience cost burdens, while White households experience the lowest rates. Hispanic residents in Claremont have a relatively high rate of cost burden (38.9 percent) but this is less than in greater Los Angeles County (51.1 percent).

Cost Burden >30%	White	Black	Asian	American Indian / Alaska Native	Pacific Islander	Hispanic	Other	All
Claremont								
Owner-Occupied	23.7%	51.0%	25.5%	*100%	-	31.9%	31.8%	26.7%
Renter-Occupied	48.5%	80.6%	33.3%	*50.0%	-	50.6%	30.0%	50.5%
All Households	31.8%	68.6%	27.0%	*72.7%	-	38.9%	31.0%	34.8%
Los Angeles County								
Owner-Occupied	31.1%	40.0%	34.4%	36.9%	33.3%	39.5%	34.9%	35.0%
Renter-Occupied	49.4%	59.6%	47.6%	48.8%	47.9%	58.3%	50.9%	54.2%
All Households	39.4%	53.0%	40.6%	43.7%	43.0%	51.1%	44.8%	45.4%

Source: HUD CHAS 2013-2017 *Small Sample Size, <33 responses

Table 8-40

Cost Burden for Elderly and Large Households by Tenure

Elderly and large households Table 8-40 shows the rates of cost burden for elderly and large households in Claremont and Los Angeles County. It shows a similar trend of renters being more burdened than owners.

Cost Burdens	Owner	Renter	All	Owner	Renter	All	All Elderly, Large HH
	Elderly	Elderly	Elderly	Large HH	Large HH	Large HH	
Claremont	26.8%	61.8%	37.0%	33.2%	37.0%	34.3%	36.6%
Los Angeles County	38.3%	63.0%	48.0%	33.5%	55.9.4%	44.5%	46.9%

Source: HUD CHAS 2013-2017

Figure 8-31

Cost Burdens in Renter Households

Figure 8-31, the highest concentration of cost burdened renters is in the southeast corner of Claremont, and in the west between Foothill Freeway and Foothill Boulevard. The areas of Claremont north of Sycamore Canyon Park have the lowest levels of cost burden (<20 percent). For cost-burdened owner-occupied units, the whole city has more moderate to lower burdens. Out of all the census tracts, the far north and the southeast have higher rates of cost-burden.

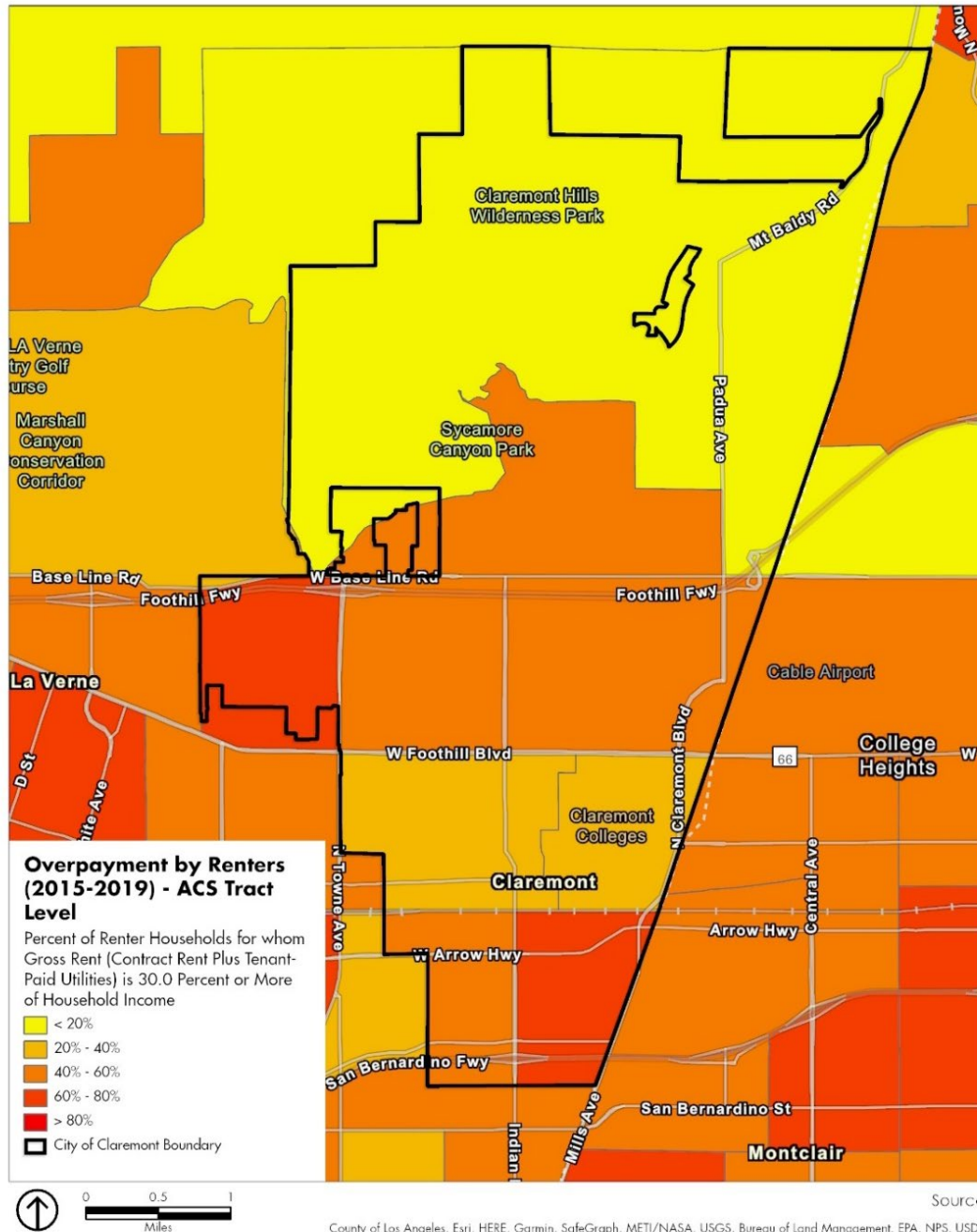
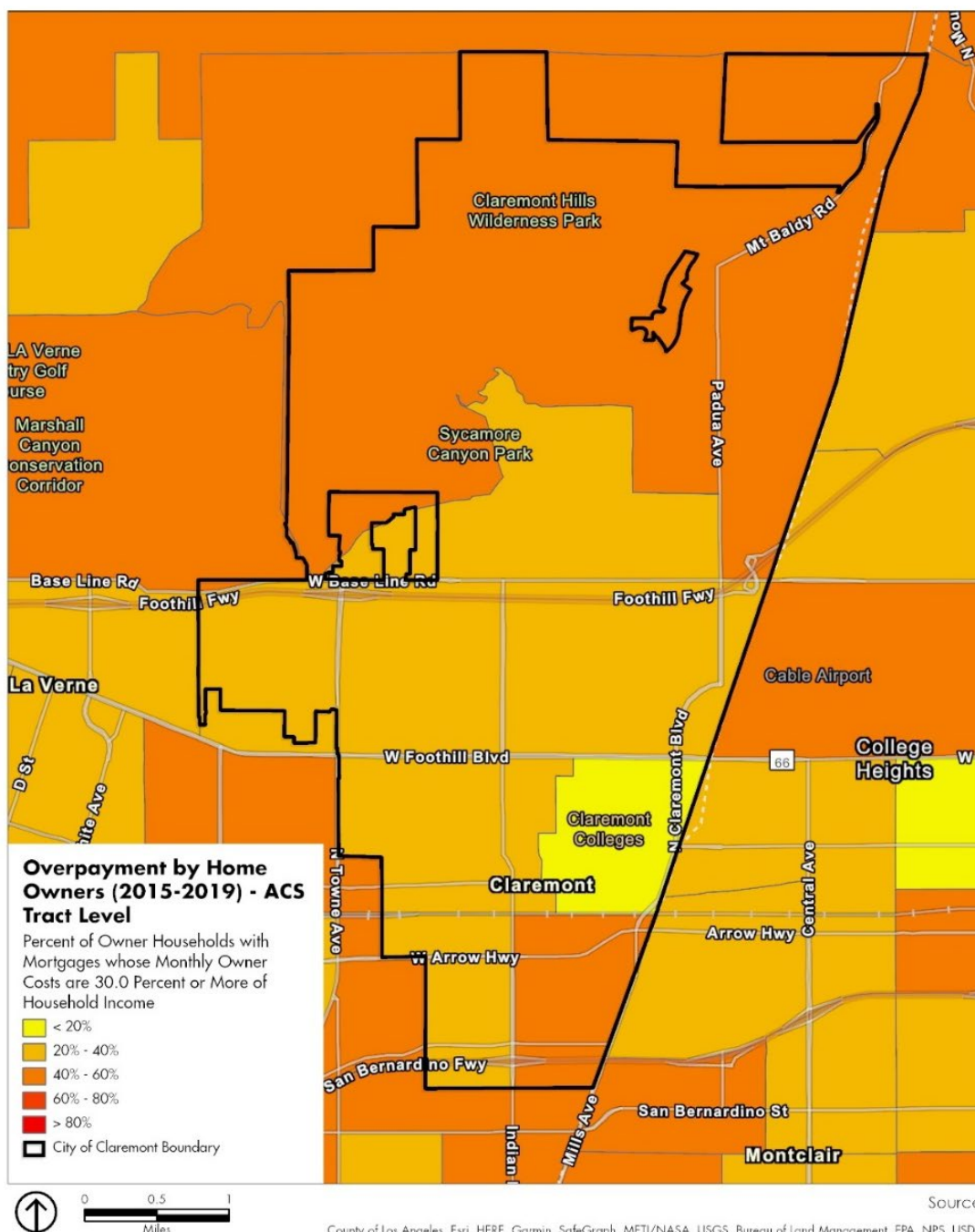


Figure 8-32
Cost Burdens in Owner-Occupied Households

Figure 8-32 shows that the lowest rates of cost burden in Claremont exist around the Claremont Colleges. The highest rates of cost burden exist in the northern foothill areas of the City and the southeast corner of the city.



Overcrowding

Overcrowding is defined as a housing unit with more than one person per room (including dining and living rooms but excluding bathrooms and kitchens). According to the 2019 ACS 5-Year Estimates, 1.3 percent of housing units in Claremont have some level of overcrowding (>1.01 occupants per room), and 0.6 percent experience high overcrowding (>1.51 occupants per room).

Figure 8-33
Overcrowded Households in Claremont

Figure 8-33 demonstrates that all census tracts in Claremont experience overcrowding rates lower than the state's average of 8.2 percent. Rates of overcrowding increase significantly outside the borders in the southern portion of the City.

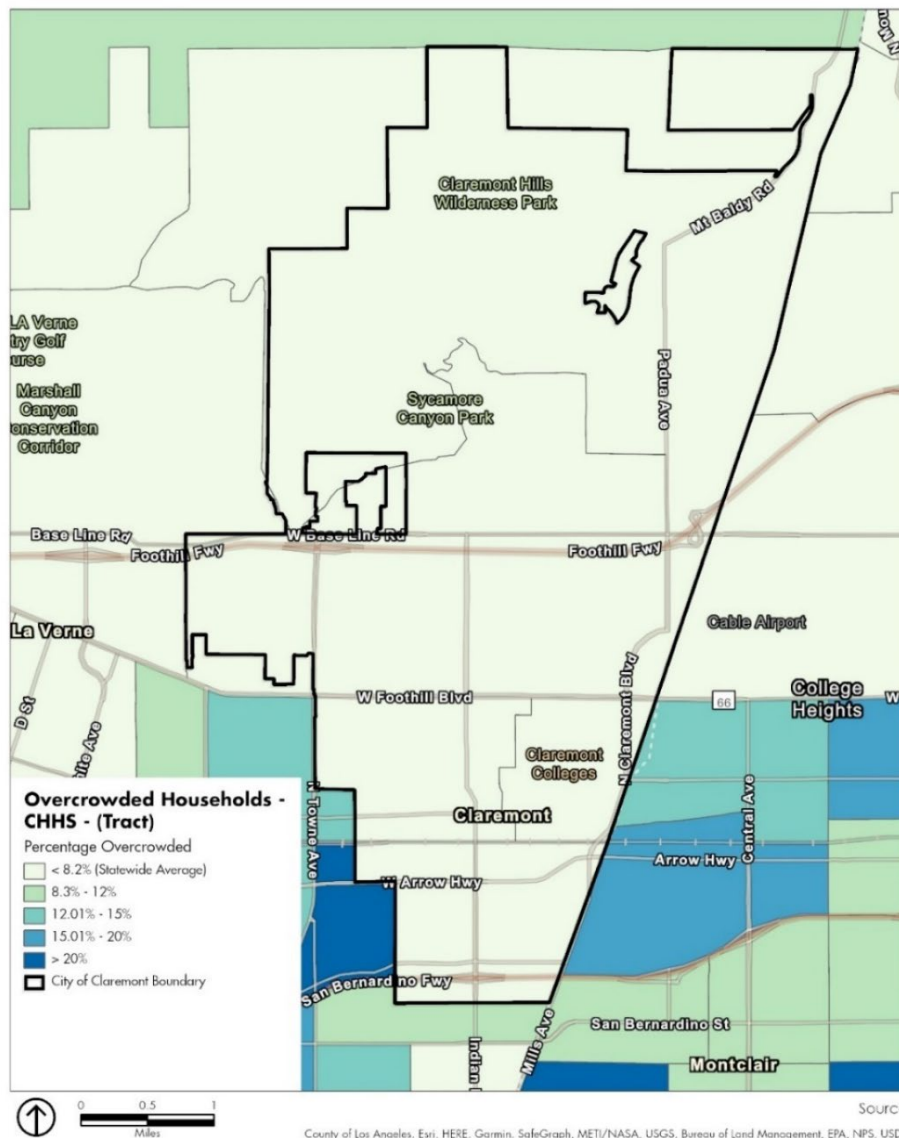
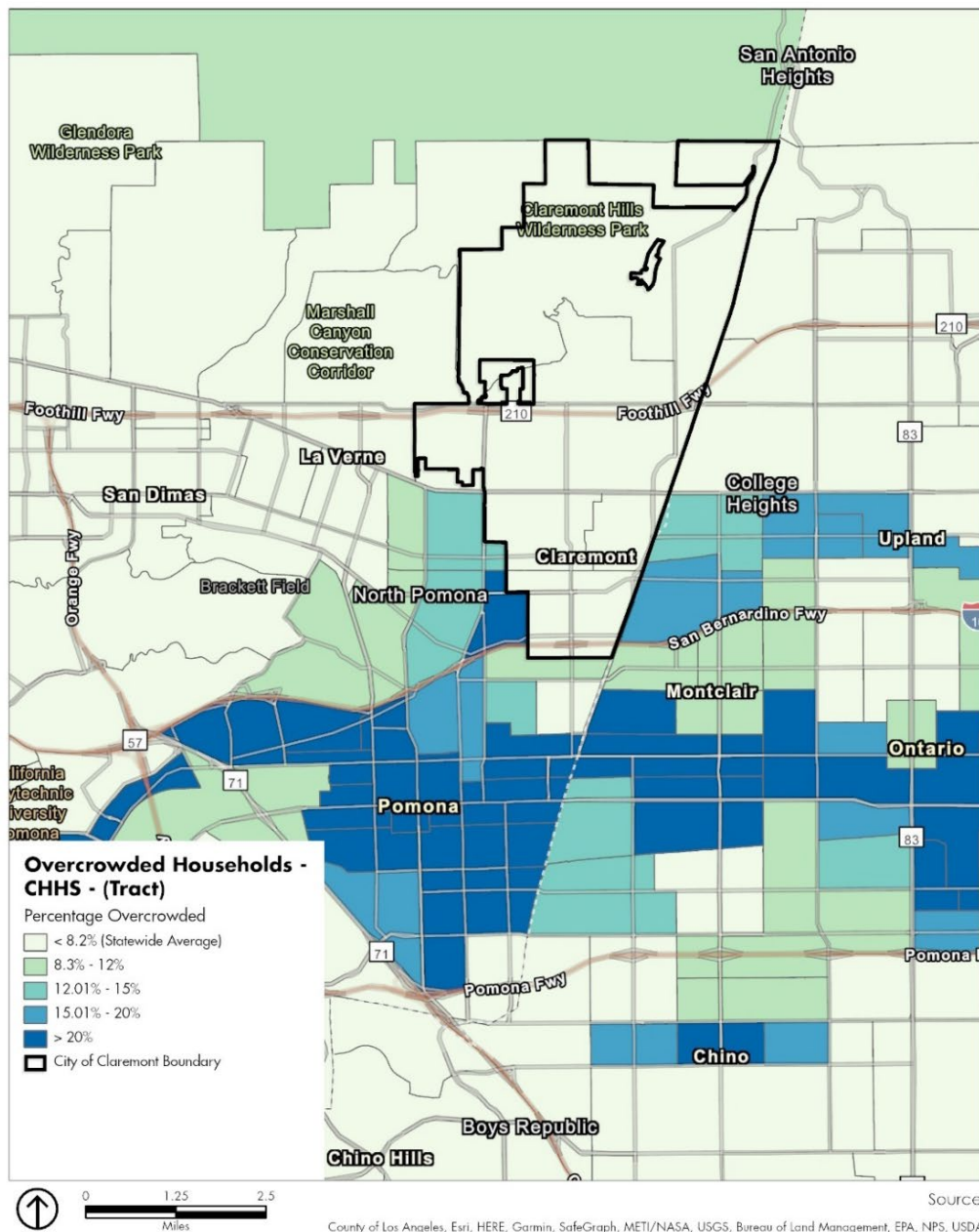


Figure 8-34:
Overcrowded Households in the Greater Claremont Area

Figure 8-34 demonstrates the regional context of overcrowded households. Much of the region experiences lower than state average rates of overcrowding, but a central area stretching between Pomona and Ontario have very high rates. Chino and Upland also experience relatively high rates of overcrowding.



Substandard Housing

Lacking complete kitchen and plumbing facilities can impose several housing burdens on households. These range from the inability to create affordable, nutritious meals to health and hygiene concerns. Identifying these households is an important factor in addressing fair housing issues.

Table 8-41

Incomplete Kitchen or Plumbing Facilities

Table 8-41 shows that Compared to Los Angeles County, Claremont has a lower rate of owner-occupied homes but higher rate of renter-occupied homes without complete facilities.

	Households	Percent	Total Households
Claremont			
Owner-Occupied	10	0.1%	7,655
Renter-Occupied	150	3.8%	3,965
Total	160	1.4%	11,620
Los Angeles County			
Owner-Occupied	6,855	0.5%	1,512,365
Renter-Occupied	50,030	2.8%	1,782,835
Total	56,885	1.7%	3,295,200

Source: HUD CHAS 2013-2017

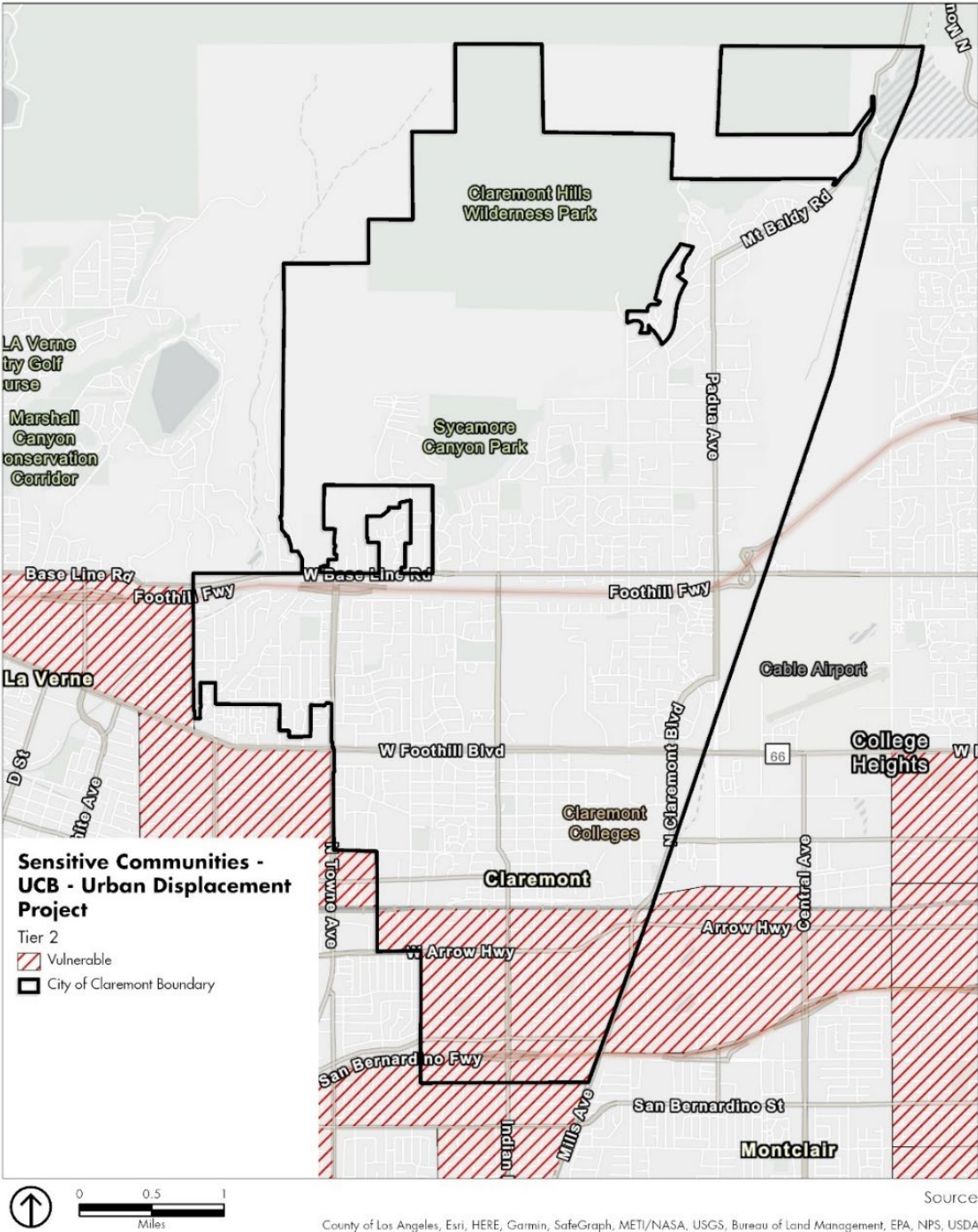
Displacement Risk

HCD defines sensitive communities as "communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost." The following characteristics define a vulnerable community:

- The share of very low income residents is above 20 percent; and
- The tract meets two of the following criteria:
 - Share of renters is above 40 percent,
 - Share of people of color is above 50 percent,
 - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median,
 - They or areas in proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
 - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Figure 8-35:
Urban Displacement

Figure 8-35 shows that in Claremont, only the areas south of the Metrolink tracks are considered vulnerable to displacement. Nearby areas across the border with La Verne, Pomona, and Montclair are also vulnerable.



Summary of Fair Housing Issues

Table 8-42, below, shows a summary of the issues identified in this Assessment of Fair Housing. Fair Housing issues are most prevalent among Black, Hispanic, and residents of “other” races/ethnicities, as well as renters and the elderly. Some of the lower resource areas are located in the southern edge of the City.

Table 8-42

Summary of Fair Housing Issues

FAIR HOUSING ISSUE	SUMMARY
ENFORCEMENT AND OUTREACH	
FAIR HOUSING RECORDS	The Neighborhood Legal Services of Los Angeles County provides a wide array of services related to fair housing for tenants, homeowners, and individuals experiencing homelessness.
INTEGRATION AND SEGREGATION	
RACE/ETHNICITY	Claremont has census tracts with varying degrees of non-white population. Areas in the southern tip of the City have the most non-white and Hispanic residents. 69.9 percent of residents are white and 18.6 percent are Asian and Pacific Islander, the next most populous group. Of all races, 25.4 percent of residents are of the Hispanic ethnicity.
DISABILITY	10.5 percent of residents experience a disability compared to 9.9 percent in the County.
FAMILIAL STATUS	Most of the RHNA opportunity sites are in areas with higher proportions of residents living with a disability. 29.1 percent of households have a child under the age of 18. This household type is most prevalent in Claremont north of Foothill Freeway and the areas west of the Claremont Colleges. The area with the greatest percentage of children let by a single parent or guardian is in the southern tip of the City, south of the Metrolink rail tracks.
INCOME	4.6 of households are single-guardian households, and 23.6 of households are persons living alone. 59.1 percent of households earn more than the area median income, compared to 38.9 percent in Los Angeles County. Higher incomes occur in the northern and western areas of the City.
RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAPS)	There are no R/ECAPs in Claremont as categorized by the Fair Housing Task Force.

RACIALLY/ETHNICALLY CONCENTRATED AREAS OF AFFLUENCE (R/ECAAS)	There is one R/ECAA census block group in the City, it is located south of Foothill Freeway and west of the Claremont Colleges.
ACCESS TO OPPORTUNITIES	
ECONOMIC	Most areas of the City have moderate to high economic opportunities.
EDUCATION	All of the City north of the Metrolink rail tracks achieves high education scores. The lowest score is located south of the rail tracks on the western half.
ENVIRONMENTAL	The areas near the Claremont Colleges and north of Foothill Freeway achieve the best environmental scores, and the southern are receives the City's lowest scores.
TRANSPORTATION	The Metrolink rail station and bus lines near the Claremont colleges allow the city to achieve a score of 5.6 out of 10 by AllTransit. The areas near these facilities are also considered High Quality Transit Areas.
DISPROPORTIONATE HOUSING NEEDS	
HOUSING PROBLEM	18.6 percent of residents reported housing problems, and rates were especially high among elderly, Black, Hispanic, and residents of "Other" races and ethnicities.
COST BURDEN	34.8 percent of households are cost burdened, and renters experience these burdens as nearly twice the rate as owners. Black residents experience very high rates, as does the City's small population of American Indian and Alaskan Native residents.
OVERCROWDING	Overcrowding is an uncommon issue in Claremont when compared to neighboring communities.
INCOMPLETE PLUMBING AND KITCHEN FACILITIES	Incomplete facilities affect 1.4 percent of Claremont Households, and renters are affected at nearly three times the rate of homeowners.
DISPLACEMENT	The area of the city south of the Metrolink rail tracks is considered vulnerable to displacement.

Identification and Prioritization of Contributing Factors

The following are contributing factors that may affect fair housing choice in Claremont.

- Segregation and Poverty (R/ECAPs)
- The City has no census tracts identified as areas of high segregation and poverty.
- Racially and Ethnically Concentrated Areas of Affluence
- The City has one R/ECAA located west of the Claremont Colleges.
- Disparities in Access to Opportunity
- The foothill areas in northern Claremont and the areas near the Claremont Colleges have the best access to education and economic opportunities, but the southern part of the City has the best transportation connectivity and access to jobs.

Contributing Factors:

- Access to equitable childcare
- Access to equitable healthcare
- The availability, type, frequency, and reliability of public transportation
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Location and type of affordable housing
- Private discrimination
- Disproportionate Housing Needs, Including Displacement Risks

A small portion of southern Claremont is considered vulnerable to displacement (Figure 8-35) in the event of increased development or significant shifts in housing costs.

Contributing Factors:

While there are many contributing factors towards disproportionate housing needs and displacement risks and many potential solutions, Table 8-43 describes the factors that are most readily addressed by the City considering its existing resources and meaningful steps that can be taken.

Implementation Actions

Table 8-43
Implementation Actions

FAIR HOUSING ISSUES	CONTRIBUTING FACTORS	MEANINGFUL ACTIONS
FAIR HOUSING OUTREACH AND ENFORCEMENT	○ Lack of accessibility to draft documents ○ Lack of resources for fair housing agencies and organizations	○ Increased promotion of planning processes and existing resources through City-wide bulletins, public events, and multi-platform online presence
HOUSING MOBILITY	○ The lack of availability and awareness of affordable units in a range of sizes (such as lack of family housing) ○ Location and type of affordable housing	○ City-wide affordable rental registries ○ First right of return policies that include moving expenses ○ Encouraging increased production of higher-density housing options, especially affordable housing (see New Housing Choices in Areas of High Opportunity)
PLACE-BASED STRATEGY TO ENCOURAGE COMMUNITY REVITALIZATION	○ Lack of public investments in specific neighborhoods, including services or amenities ○ Lack of private investments in specific neighborhoods	○ Prioritized capital improvement programs ○ Formal recruitment/awareness effort inviting residents from areas of concentrated poverty to serve on boards, committees, task forces and other local government decision-making bodies

NEW HOUSING CHOICES IN AREAS OF HIGH OPPORTUNITY	○ Land use and zoning laws ○ The lack of availability and awareness of affordable units in a range of sizes (such as lack of family housing)	○ Zoning, permit streamlining, fees, incentives, and other approaches to increase housing choices and affordability in high opportunity zones (e.g., duplex, triplex, multi-family, ADU, transitional and supportive housing) ○ Target housing creation or mixed income strategies (e.g., funding, incentives, policies and programs, density bonuses, land banks, housing trust funds) ○ Inclusionary requirements ○ Scattered Site Affordable development ○ Develop a public awareness campaign highlighting the importance of multi-family and affordable housing options
HOUSING FOR PERSONS WITH DISABILITIES	○ Lack of affordable, accessible housing in a range of unit sizes ○ Lack of assistance for transitioning from institutional settings ○ Lack of assistance housing accessibility modifications. ○ Site-specific mobility issues for persons with disabilities	○ Accessibility modification programs ○ Leveraging in-home or community based supportive services ○ Accessibility programs focused on improving access to housing, public buildings and facilities, sidewalks, pedestrian crossings, and businesses

PROTECTING EXISTING RESIDENTS FROM DISPLACEMENT	○ Displacement of residents due to economic pressures like rent and property tax increases ○ Limited knowledge of housing law and limited English proficiency ○ Land use and zoning laws ○ First right of return policies that include moving expenses ○ Multi-lingual tenant legal counseling and neighborhood legal services ○ Strengthen condominium conversion restrictions ○ Targeted investment and programs including sweat equity, down payment assistance, and rent-to-own programs
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Section 6: Housing Plan

This section of the Housing Element contains goals, policies, and programs the City will implement to address several important housing-related issues and achieve Claremont's overarching housing goal of ensuring an adequate supply of housing opportunities for persons of all needs and income levels.

Goals, Policies, and Programs

The objectives and policies contained in the Housing Element address Claremont's housing needs and are implemented through a series of housing programs offered by the City. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies.

Conserving and Improving the Condition of the Existing Housing Stock

We take pride in the quality of the housing and neighborhoods we offer. Improving and maintaining this quality, as well as preserving the integrity of our unique neighborhoods, is a foremost goal.

Goal 8-1: Enhance and maintain the quality of housing throughout the community.

Policy 8-1.1: Monitor the condition of existing housing stock for early signs of deterioration and provide programs and assistance for the rehabilitation of such structures.

Policy 8-1.2: Aid low-income owner-households for needed maintenance and rehabilitation.

Policy 8-1.3: Develop strategies for the rehabilitation of apartment buildings needing renovation.

Policy 8-1.4: Promote the installation of energy- and water-saving features in existing housing.

Policy 8-1.5: Encourage the conversion, maintenance, and rehabilitation of the aging housing stock.

Policy 8-1.6: Cultivate a healthy, crime-free environment in which to raise children throughout the City.

Policy 8-1.7: Provide effective code enforcement to preserve new, existing, and aging housing stock.

Goal 8-2: Preserve the integrity of the unique physical and social characteristics of individual neighborhoods.

Policy 8-2.1: Require all new development and exterior renovations to complement and respond to the established character of the neighborhood in which it is located.

Program 1. Owner-Occupied Rehabilitation Program

The City will continue to offer the Owner-Occupied Housing Rehabilitation Program for lower- and moderate-income homeowners in need of financial assistance to make necessary home repairs. This program also provides for the installation of special amenities in housing occupied by elderly and disabled households, such as wheelchair ramps, support rail systems, and security/safety devices.

Objectives and Time Frame:

- Provide rehabilitation assistance to four households annually for a total of 24 households over six years.
- Publicize program information on the City's website, at City Hall, and at other public locations (ongoing).
- Increase outreach by providing information of program to owners of homes identified through code enforcement activities as requiring maintenance or other actions to correct code violations.

Responsible Agency: Community Development Department/ Planning Division, Building Division, Community Improvement Division

Source of Funds: CDBG

Implementation Measure: I-61

Program 2. Crime-Free Environments for Families

Strive to provide adequate policing in all areas of the City and eliminate crime prone environments. Promote healthy, crime-free environments for families living in all housing types.

Objectives and Time Frame:

- The City will expand outreach for this program to target neighborhoods with disproportionate housing needs identified through the Affirmatively Furthering Fair Housing (AFFH) analysis.

Responsible Agency: Police Department

Source of Funds: General Fund

Implementation Measure: I-37

Program 3. Safe and Healthy Environments for Children

Work with other agencies, and residents and owners of multiple-family housing complexes in addressing the social and criminal problems that affect residents of the complexes, and developing strategies to promote healthy, crime-free environments in which to raise children.

Objectives and Time Frame:

- Meet regularly with agencies, and residents and owners of multiple-family housing complexes to address social and criminal problems that impact residents of residential complexes.
- Develop strategies to address identified social and criminal problems (ongoing).

Responsible Agency: Police Department

Source of Funds: General Fund; grants

Implementation Measure: I-48

Program 4. Building Relationships between City and Housing Managers

Cultivate strong working relationships between City staff and managers of non-profit and for-profit multiple-family housing complexes to encourage a high level of maintenance and rehabilitation when needed in complexes.

Objectives and Time Frame:

- The City will explore the feasibility of expanding rehabilitation assistance to housing occupied by low and moderate income households.
- Implement requirements of the City's Multi-Family Rental Housing Ordinance, which requires annual licensing of complexes with ten or more units. The annual licensing requirement is not considered a constraint to new multiple-family development as the purpose of the ordinance is promote better communications between the City and apartment managers/property owners, help ensure maintenance of the City's multiple-family housing stock and promote safe buildings and neighborhoods. To obtain a license, owners are required to provide contact information so the City can contact the appropriate person when issues arise at a particular complex. There is no application or license fee.
- The City's Community Improvement staff will routinely inspect complexes for compliance with City codes, and the Police Department will monitor criminal activity and work together with property owners/managers to develop corrective action plans as needed (ongoing).
- Maintain ongoing communications with managers of multiple-family housing projects to address needed maintenance and rehabilitation.

Responsible Agency: Police Department; Community Development Department/ Building Division and Community Improvement Divisions
Source of Funds: General Fund
Implementation Measure: II-27

Provision of Adequate Housing

Claremont is committed to meeting the housing needs of our present and future residents. We understand that to achieve the goal of a sustainable community, we need to diversify our housing stock to meet the changing and varied needs of our residents. Through new construction, conservation of existing affordable housing, and provision of housing assistance, we strive to provide adequate housing for all residents. Of particular concern is housing for those who work in Claremont such as teachers, college staff and faculty, and municipal employees.

Goal 8-3: Provide opportunities throughout the City for adequate and affordable housing in a wide range of housing types to meet the needs of all socioeconomic segments of the community.

- Policy 8-3.1:** Provide for sites that can facilitate and encourage the development of a variety of housing consistent with the City's identified local needs and its regional housing responsibilities.
- Policy 8-3.2:** Allow mixed-used development as a means of providing housing near commercial services.
- Policy 8-3.3:** Encourage new housing developments to be multi-generational in nature.
- Policy 8-3.4:** Promote economically diverse neighborhoods by encouraging mixed-income housing developments.
- Policy 8-3.5:** Encourage each of the Claremont Colleges to continue to provide on-campus housing for nearly all students. Require The Claremont Colleges, in long-range planning efforts, to expand housing for students.
- Policy 8-3.6:** Encourage employers with a large number of employees, including the Claremont Colleges, to provide some housing assistance to their employees.
- Policy 8-3.7:** Support the Claremont Colleges in their efforts to encourage staff and Faculty to live locally.
- Policy 8-3.8:** Conserve existing affordable housing for lower-income renters.
- Policy 8-3.9:** Use financial incentives and regulatory concessions to encourage the development of lower- and moderate-income housing.
- Policy 8-3.10:** Pursue all funding available for the rehabilitation and construction of lower- and moderate-income housing.

Policy 8-3.11: Encourage affordable housing to be distributed throughout the City to create economically diverse neighborhoods and to minimize concentrated impacts on the schools in areas of the City with existing affordable housing.

Policy 8-3.12: Consider the conversion of multi-family rental units to owner-occupied housing when it can be demonstrated that such conversion will not cause undue hardship on low- to moderate-income residents, pursuant to criteria established in Title 16 of the Claremont Municipal Code.

Policy 8-3.13: Encourage for-purchase housing in areas where there exist concentrations of rental multiple family housing.

Program 5. Provision of Adequate Sites

The City has developed an extensive inventory of potential development sites to accommodate the City's share of the Regional Housing Needs Allocation (RHNA) (Appendix C – Opportunity Sites Inventory). While not all of these sites are currently zoned to allow for residential uses or for residential densities suitable for lower-income housing, the City has proactively initiated an effort to rezone these sites for higher-density residential and mixed-use development. The 2021-2029 Housing Element includes a rezone program to provide adequate sites to accommodate the RHNA.

Objectives and Time Frame:

- The City will rezone opportunity sites as necessary to allow for residential uses and for the identified residential densities by October 15, 2022.
- The City will revise its residential district standards as necessary to allow for the identified residential densities by October 15, 2022.

Responsible Agency: Community Development Department/ Planning Division

Source of Funds: General Fund

Implementation Measure: II-3 and II-32

Program 6. Inclusionary Housing

The City values a diverse and well-balanced community with affordable housing being integrated in market-rate housing development and distributed throughout the community. The City recognizes that the most appropriate and effective strategy to implement this vision is through inclusionary housing, whereby a private developer will be required to set aside a certain percentage of for-sale and rental units in a residential development as affordable housing. The City's Inclusionary Housing Ordinance, as revised by the City Council in 2021, requires all for-sale housing:

- 1) 15 percent of the units affordable with a minimum of 5 percent "Claremont Low Income" and the remainder of the 15 percent as moderate income.

- 2) The City's inclusionary Housing Ordinance also requires rental developments to include 15 percent affordable units with a minimum of 5 percent "Low Income" and the remainder of the 15 percent as moderate income.

Residential developments of four or fewer units are exempt from the Inclusionary Housing Ordinance. Residential developments with five or six units may pay a fee in lieu of constructing the units. Developments with more than six units can pay a fee if certain findings are made.

Objectives and Time Frame:

- Continue to implement the Inclusionary Housing Ordinance and monitor program impacts and accomplishments.

Responsible Agency: Community Development Department/ Planning Division

Source of Funds: Inclusionary administrative fee inclusionary housing in-lieu fee

Implementation Measure: II-31

Program 7. Density Bonus

The City Council last revised the City's Density Bonus Ordinance in 2013. Since that time, several amendments to the State Density Bonus Law have occurred including,

- AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- SB 1227 (Density Bonus for Student Housing) - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- AB 2345 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

Objectives and Time Frame:

- The City will revise its Density Bonus Ordinance to comply with amendments to the State Density Bonus Law by October 15, 2022.
- This program will continue to be implemented whenever developers express an interest of pursuing a project in Claremont. The City will encourage the use of the density bonus program by providing information and technical assistance to interested developers.
- Whenever new legislation is adopted related to density bonuses, the City will revise the City's Density Bonus Ordinance as required by the new legislation.

Responsible Agency: Community Development Department/ Planning Division

Source of Funds: General Fund

Implementation Measures: II-30 and II-33

Program 8. Accessory Dwelling Units (SB 13)

Accessory Dwelling Units (ADUs) represent an important affordable housing option to lower and moderate-income households. In July 2019 and February 2020 the City updated its zoning ordinance to comply with recently adopted state bills including AB 587, AB 671, AB 68, and SB 13, among others. However, the state has recently passed SB 13, which further builds upon the prior legislation. This bill would allow an alternative path for homeowners to add up to three more dwelling units on their property with minimal regulatory hurdles.

Objectives and Time Frame:

- The City will revise its Accessory Dwelling Unit Ordinance to comply with SB 13 within 12 months of the adoption of the Housing Element.
- This program will continue to be implemented whenever developers express an interest of pursuing a project in Claremont. The City will encourage the development of accessory dwelling units by providing information and technical assistance to interested developers.
- Whenever new legislation is adopted related to accessory dwelling units, the City will revise the City's Accessory Dwelling Unit Ordinance as required by the new legislation.

Program 9. Two-Family Housing (SB 9)

SB 9 mandates ministerial approval of an application for a housing development, including a parcel map that splits a parcel into 2 separate parcels and contains no more than 2 residential units on each lot without a hearing if certain requirements are met.

Objectives and Time Frame:

- The City will revise its Subdivision Ordinance to comply with SB 9 within 12 months of the adoption of the Housing Element.

Program 10. Employee Housing

The Zoning Code currently does not address the requirements of the Employee Housing Act, specifically the following:

- Employee housing for six or fewer employees is considered and permitted similarly as a single-family residential use.

Objectives and Time Frame:

- The City will revise its Zoning Ordinance to comply with the Employee Housing Act within 12 months of the adoption of the Housing Element.

Program 11. Objective Design Standards for Project Review (SB 330)

In October 2019, the state approved SB 330 which prevents municipalities from imposing or enforcing new residential design standards on or after January 1, 2020, that are not objective. Currently, the City has residential design standards in the Rural Claremont Architectural and Landscape Standards, which were codified in 2008.

Objectives and Time Frame:

- The City will review the Rural Claremont Architectural and Landscape Standards to ensure they are objective and comply with the requirements of SB 330.
- The City will revise the Rural Claremont Architectural and Landscape Standards as necessary to eliminate any subjective standards within 12 months of the adoption of the Housing Element.

Program 12. Transitional Housing / Supportive Housing

The state requires that transitional and supportive housing be treated as residential uses. Additionally, AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill prohibits minimum parking requirements for supportive housing within 0.5 miles of a public transit stop.

Objectives and Time Frame:

- Per AB 1398, the City will revise Chapter 16.900 of its Zoning Ordinance to comply to make clear in the definitions for transitional housing and supportive housing that such housing is considered a residential use within 12 months or October 15, 2022 whichever is sooner.
- Per AB 1398, The City will revise its Zoning Ordinance to ensure that transitional and supportive housing is only subject to those restrictions that apply to other residential uses of the same type in the same zone within 12 months or October 15, 2022 whichever is sooner.
- The City will revise its Zoning Ordinance to comply with the AB 2162 within 12 months or October 15, 2022 whichever is sooner.

Program 13. Park Fees Reductions/Waivers

The City will continue to encourage developers to use the established Subdivision Ordinance to mitigate the burden posed by the City's park fees on new housing developments. Pursuant to the ordinance, park fees are waived for undergraduate on-campus housing and for senior housing that sets aside at least 25 percent of the units for low-income seniors. Furthermore, park fees may be waived for senior housing that sets aside at least 25 percent of the units for moderate-income seniors, and for non-senior housing that set aside at least 25 percent of the units for extremely low-, very low, low-, or moderate-income households, if the City Council determines that such a waiver will further implement the General Plan.

Objectives and Time Frame:

- Expand the park fee reduction/waiver program to also include expedited review, assistance in site identification, and technical assistance to nonprofit housing developers.

Responsible Agency: Community Development Department/ Planning Division

Source of Funds: General Fund

Implementation Measure: I-65

Program 14. Reasonable Accommodation

The City currently does not have a process for requesting reasonable accommodation relating to development standards, such as flexibility in setbacks, lot coverage, or other requirements that may be needed to accommodate the accessibility needs of persons with disabilities. **Objectives and Time Frame:**

- Per AB 1398, the City will revise its Zoning Ordinance to provide a process to review and approve/deny reasonable accommodation requests within 12 months or October 15, 2022 whichever is sooner.

Responsible Agency: Community Development Department/ Building Division

Source of Funds: General Fund

Implementation Measure: II-30

Program 15. Affordable Housing on Small Lots

The City will continue to offer incentives to encourage the development of affordable housing on small lots. Incentives may include, but will not be limited to, fee waivers, density bonuses, and/or direct financial assistance. Additionally, the City will incentivize the consolidation of small lots, if feasible, for larger affordable housing projects that may be more competitive for funds such as the Low Income Housing Tax Credits.

Objectives and Time Frame:

- Offer incentives to encourage development of affordable housing on small lots.

- Develop and offer incentives for lot consolidation.

Responsible Agency: Community Development Department/
Source of Funds: General Fund
Implementation Measure: II-34

Program 16. Conservation of At-Risk Housing

The Access Village and Claremont Village Apartments receive project-based Section 8 rental assistance that is renewed annually. A total of 171 units in these two complexes are subsidized with Section 8 rental assistance.

Objectives and Time Frame:

- Reach out to property owners to ensure they understand and comply with the new state requirements on notifying tenants of their intent to convert to market rate housing.
- Monitor the Section 8 contract status of Access Village and Claremont Village Apartments.
- As a nonprofit-owned housing for persons with disabilities, the Access Village is not eligible to convert to market-rate housing. However, should the property owner of Claremont Village Apartments file notice of intent to convert the units to market rate housing, the City will, within 60 days of receiving the notice:
- Contact potential nonprofit organizations as potential purchaser/manager of at-risk units;
- Explore funding sources available to preserve the affordability of these units;
- Contact residents to ensure they have been properly noticed and are informed of their rights and options; and
- Assist tenants to obtain Section 8 vouchers from the County of Los Angeles.

Responsible Agency: Community Development Department/ Planning Division
Source of Funds: Inclusionary housing in-lieu funds; HUD Section 8 vouchers; and others as available
Implementation Measure: I-60

Program 17. Vacancy Survey

The City will continue to conduct apartment vacancy surveys of complexes in Claremont that contain 10 or more housing units. This survey is conducted to ensure compliance with the City's condominium conversion ordinance. The Planning Commission can deny an application for condominium conversion if rental vacancy rate in the community falls below three percent. The survey also provides valuable information on the rental housing market in the City.

Objectives and Time Frame:

- Conduct vacancy surveys on an annual basis.

Responsible Agency: Community Development Department/Planning Division
Source of Funds: General Fund
Implementation Measure: I-59

Program 18. Homebuyer Assistance

The City will continue to promote the homebuyer assistance programs, including the following:

Mortgage Credit Certificate (MCC): This program offered by Los Angeles County provides first-time homebuyers a federal income tax credit. This tax credit reduces the amount of federal taxes the certificate holders would pay. It can also help the first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of the tax savings.

Home Ownership Program (HOP): This program offered by Los Angeles County aids low-income, first-time homebuyers in purchasing a home. The program provides loans up to \$85,000 or 20 percent of the purchase price, whichever is less. The loans are shared equity loans with no monthly payments.

Mortgage Revenue Bond Program: This program provided by the Southern California Home Financing Authority, a joint-powers authority between Los Angeles and Orange Counties, issues tax-exempt mortgage revenue bonds for low- and moderate-income First Time Homebuyers. The single-family program provides a 30-year below-market, fixed-rate first mortgage loan to increase affordability and homeownership opportunities to qualified first-time homebuyers. Down payment assistance is also available for those who qualify.

Neighborhood Assistance Corporation of America (NACA): This is a homeownership program provided by NACA, a non-profit, community advocacy and homeownership organization, which allows NACA members to purchase their homes with no down payment, no closing costs, no fees, and no requirement of perfect credit, at a below-market interest rate. NACA also provides free, comprehensive housing services, including renovation assistance and counseling on foreclosure prevention,

Objectives and Time Frame:

- Publicize program information on City website, at City Hall, and at other public locations.
- Continue to assist in distributing homebuyer workshop information, held by local realtors or the Los Angeles County Development Commission, to potential homebuyers.

Responsible Agency: Community Development Department
Source of Funds: HOME funds; tax credits; private financial lenders
Implementation Measure: I-58

Program 19. Marketing of Affordable Units to Local Workforce

The City will establish a strong local marketing program in which the availability of affordable, for-sale units is advertised locally with information provided directly to large local employers. The details of the marketing program should be included as part of a revised Inclusionary Housing Administration Manual.

Objectives and Time Frame:

- As new developments with affordable housing options become available, the City will send information on the affordable housing opportunities to major Claremont employers for distribution to their employees.

Responsible Agency: Community Development Department/ Planning Division

Source of Funds: General Fund

Implementation Measure: II-38

Program 20. Section 8 Rental Subsidies

The tenant-based Section 8 Housing Choice Voucher program extends rental subsidies to very low-income households that spend more than 30 percent of their income on rent. The subsidy represents the difference between 30 percent of the monthly income and the actual rent up to the Fair Market Rent established by HUD.

Claremont participates in the Section 8 program through a cooperative agreement with LACDA. A total of 100 Claremont households receive assistance through the voucher program. In addition, a total of 171 units in two complexes, Access Village and Claremont Village Apartments, are subsidized with project-based, Section 8 rental assistance.

Objectives and Time Frame:

- Expand the program to include outreach and education on the State's new source of income protection (SB 329 and SB 222) that recognizes public assistance (including Section 8/Housing Choice Voucher subsidies) as a legitimate source of income for housing payments.
- Continue to work with the County to make Section 8 rental assistance available to qualified renters.
- Provide referrals to the two complexes in Claremont that have project-based Section 8 rental assistance, totaling 171 units.
- Publicize program information on City website, at City Hall, and at other public locations.

Responsible Agency: LACDA

Source of Funds: HUD Section 8 Program

Implementation Measure: VI-43

Program 21. Tenant/Landlord Handbook

The City will use the Tenant/Landlord Handbook to encourage tenants and landlords to comply with the state rental guidelines. The guidelines provide direction on issues relating to rent increases and property maintenance.

Objectives and Time Frame:

- Provide information, as requested, to residents and landlords on their legally protected housing rights.

Responsible Agency: Community Development Department/ Planning Division

Source of Funds: CDBG

Implementation Measure: VI-42

Program 22. Maintain Residential Capacity

To maintain adequate sites are available throughout the planning period to accommodate the City's RHNA, on a project basis, pursuant to Government Code Section 65863, the City will monitor available residential capacity and evaluate development applications throughout the City. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.

Objectives and Time Frame:

- Continue to monitor residential capacity pursuant to SB 166.

Responsible Agency: Community Development Department/ Planning Division

Source of Funds: Development Review Fees; Community Development Operating Budget

Implementation Measure: II-3 and II-32

Housing for People with Special Needs

We recognize certain segments of our community have more difficulty finding decent and affordable housing that meets their special needs. We strive, as a community, to expand housing opportunities for people with special needs.

Goal 8-4: Accommodate and encourage housing that meets the unique living requirements of special needs groups in the City.

Policy 8-4.1: Support programs that provide decent and affordable housing for people with special needs.

Policy 8-4.2: Encourage development of new housing in proximity to public services, transportation routes, and other community facilities.

Policy 8-4.3: Encourage the provision of social services in conjunction with housing developed for lower-income, moderate-income, and special needs households.

Policy 8-4.4: Support programs and activities, which increase the ability of the elderly and people with disabilities to remain in their homes.

Policy 8-4.5: Promote activities and programs that meet the special needs of the homeless population through cooperation with other agencies and organizations with specialized expertise in this area of need.

Policy 8-4.6: Support the efforts of local residential retirement communities to provide a wide choice of residences for seniors, including innovative new forms of housing where seniors can thrive and grow instead of diminishing as their needs increase.

Program 23. Low Barrier Navigation Centers

AB 101 requires cities to allow a Low Barrier Navigation Center as a use by right in areas zoned for mixed uses and nonresidential zones that permit multifamily uses if they meet specified requirements. Low Barrier Navigation Centers may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions.

Objectives and Time Frame:

- Revise the zoning code to comply with AB 101.

Program 24. Emergency Shelters

Pursuant to SB 2 (2007) emergency shelters are required to be permitted by right in industrial zoning districts and allows for a maximum separation requirement of 300 feet from another shelter.

AB 139 specifies that local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone.

Objectives and Time Frame:

- Revise the zoning code to comply with SB 2 and AB 139.

Program 25. Rental Subsidy Program

The City will continue to provide a Rental Subsidy Program for very-low-income senior households at the Claremont Villas Senior Apartments. The subsidy program enables senior households who live on fixed incomes to afford manageable rents in a high-quality living environment located near transportation, medical, and retail service facilities.

Objectives and Time Frame:

- Assist 24 very low-income households.
- Increase outreach to neighborhoods with disproportionate housing needs as identified in the AFFH analysis.

Responsible Agency: Community Development Department/ Planning Division
 Source of Funds: General Fund
 Implementation Measure: I-62

Program 26. Family and Senior Emergency Fund for Low-Income Families

The City will continue to operate an emergency fund for lower-income residents. These funds are primarily used to pay for utilities, rent, or mortgages in emergency situations, often to assist persons who are in danger of being evicted and becoming homeless. Funded completely through contributions, this fund helps Claremont families and seniors through initial crises. Once resolved, Community and Human Services staff works with the recipients to connect them with agencies that can assist them in obtaining ongoing financial support. The Emergency Fund is made up of private donations.

Objectives and Time Frame:

- Assist 500 households in need with emergency funds (ongoing).
- Provide referrals to other supportive services and housing assistance (ongoing).
- Publicize program information on City website, at City Hall, and at other public locations (ongoing).
- Increase outreach to neighborhoods with disproportionate housing needs as identified in the AFFH analysis.

Responsible Agency: Human Services Department
 Source of Funds: Private donations
 Implementation Measure: I-49

Program 27. Homeless Assistance Program

The City will continue to offer the Community-Based Organization Grant Program, which provides funding to local non-profit organizations that have expertise in assisting homeless persons and families. Assistance may include food, shelter, and transitional services.

Objectives and Time Frame:

- Provide referrals to nonprofit organizations (ongoing).
- Publicize program information on City website, at City Hall, and at other public locations (ongoing).

- Work collaboratively with the Claremont Police Department and local agencies on the Claremont Homeless Pilot Program.

Responsible Agency: Human Services Department; Police Department

Source of Funds: General Fund

Implementation Measure: I-64

Program 28. Support Services and Resources for the Homeless

The City will continue to collaborate with Los Angeles County, Claremont Unified School District, and other agencies and organizations to provide support services and resources for homeless adults and homeless families.

Objectives and Time Frame:

- Evaluate funding available and allocate resources based on priority of needs.
- Work collaboratively with the Claremont Police Department and local agencies on the Claremont Homeless Pilot Program.

Responsible Agency: Human Services Department; Police Department

Source of Funds: Los Angeles County funds; Claremont Unified School District funds; non-profit and other agency/organization funds; grants; General Fund

Implementation Measure: VI-44

Program 29. Community-Based Organization Funding

The City will continue to support community-based organizations. When providing funding, a primary objective for the funding should be to encourage organizations to use the funds effectively to generate additional funding or other sources of revenue. The criteria for funding should be based on how well the service meets the diverse needs of the community, the ability of the organizations to use the fund effectively, and the organizations' need for funding. The public is encouraged to volunteer with community-based organizations.

Objectives and Time Frame:

- Annually evaluate funding available and allocate resources based on priority of needs.

Responsible Agency: Human Services Department

Source of Funds: General Fund; grants; CDBG funds

Implementation Measure: VI-37

Program 30. Community-Based Organization Homeless Funding

The City will allocate funding of up to \$60,000 for homeless programming. The Community-Based Organization Homeless Program provides funding to agencies and individuals that serve the homeless in the community.

Objectives and Time Frame:

- Evaluate funds collected and allocate resources to agencies and individuals that serve the homeless in the community.

Responsible Agency: Human Services Department

Source of Funds: General Fund

Implementation Measure: II-38

Program 31. Developmentally Disabled

The City works to meet the housing needs of the developmentally disabled through the social services programs provided by the Human Services Department provides resource/referral and works with the Committee on Youth and Family in implementing the Youth and Family Master Plan. The purpose of the plan is to coordinate resources to meet the needs of Claremont's youth and families. It was developed through a partnership between the City and the Claremont School District in collaboration with non-profit service providers, the business community, and faith based groups and civic organizations. In addition, the Human Services Department provides a document entitled the Community Resource Directory to serve requests for a general list of food, clothing, shelter, utility relief, employment, healthcare, legal, and financial education resources for families and senior in Claremont and the surrounding areas. The City will continue to assist persons with developmental disabilities through its resource/referral and case management services, collaboration with community-based organizations, including the San Gabriel/Pomona Regional Center.

Objectives and Time Frame:

- Continue to provide resource/referral to assist in the housing needs of the developmentally disabled (ongoing).
- Continue to work with the Committee on Youth and Family in implementing the Youth and Family Master Plan, including evaluating the needs and gaps in services to the developmentally disabled, and outreach to other agencies and organizations including the San Gabriel/Pomona Regional Center.
- Continue to regularly update the Community Resource Directory to provide a general list of available resources for families and senior in Claremont and surrounding areas.

Responsible Agency: Community and Human Services Department/Human Services Division

Source of Funds: General Fund; grants; CBDG funds

Implementation Measure: VI-44

Program 32. Transitional and Supportive Housing

The City will amend the definitions for transitional housing and supportive housing in the Glossary of Definitions in Municipal Code Chapter 16.900 to make clear that transitional housing and supportive housing are considered residential uses and are only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Objectives and Time Frame:

- Amend the Glossary of Definitions in Municipal Code Chapter 16.900 to make clear that transitional housing and supportive housing are considered residential uses and are only subject to those restrictions that apply to other residential uses of the same type in the same zone. The amendment will be processed concurrently with adoption of the Housing Element.

Responsible Agency: Community Development Department

Source of Funds: General Fund

Implementation Measure: II-30

Program 33. Permanent Supportive Housing for Veterans

The City will work with a nonprofit affordable housing developer for the development of permanent supportive housing for Veterans. The preliminary project design contemplates the development of 25 to 30 units. The project would include a mental health service component.

Objectives and Time Frame:

- Partner with a nonprofit affordable housing developer for the development of the project.
- Garner support for a Veterans Housing Project from representatives of Local Congresswoman Chu's Office, Veterans Affairs Loma Linda, HUD Los Angeles, and VA Service Providers/Non-Profits.
- Work with nonprofit affordable housing developer in preparing site plan to determine development potential.
- Pursue project funding from HUD-VASH (Veteran Affairs Supported Housing) Certificate Program, VHHP (Veteran Housing and Homeless Prevention) Program, and Mental Health HCD funds.

Responsible Agency: Community Development Department/ Planning Division

Source of Funds: Successor Agency Housing Funds; HUD-VASH Program; VHHP Program

Implementation Measures: II-34; VI-44

Fair Housing

To make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of their special characteristics as protected under state and federal fair housing laws.

Goal 8-5: Ensure that all residents have equal housing opportunities, regardless of their special characteristics as protected under state and federal fair housing laws.

- Policy 8-5.1:** Publicize fair housing programs and services offered to the community by the City and other agencies.
- Policy 8-5.2:** Publicize and support fair housing programs and landlord/tenant mediation services to existing and potential residents of Claremont.
- Policy 8-5.3:** Affirmatively further fair housing and promote equal housing opportunities for persons of all socioeconomic segments of the community.
- Policy 8-5.4:** Promote housing along with supportive services to meet the special housing needs of seniors, people and families experiencing homelessness, and people with disabilities.
- Policy 8-5.5:** Encourage the provision of housing to meet the needs of families of all sizes.
- Policy 8-5.6:** Facilitate increased participation among traditionally underrepresented groups in the public decision making process.
- Policy 8-5.7:** Provide outreach and education for the broader community of residents, residential property owners and operators regarding fair housing practices and requirements.

Program 34. Tenant/Landlord Services

The City will continue to contract with a fair housing service provider through the Los Angeles County Development Commission (LACDC) to provide tenant/landlord information, referrals, and other fair housing information to all residents.

Objectives and Time Frame:

- Continue to provide fair housing services through LACDC.
- Publicize program information on City website, at City Hall, and at other public locations.

Responsible Agency: Community Development Department
Source of Funds: CDBG
Implementation Measure: VI-42

Community-Wide Sustainability

Claremont is committed to becoming a sustainable city that balances social needs, environmental health, and economic prosperity while not depleting or degrading its natural resources, creating social inequities, or limiting the community's prospects for continued economic prosperity.

Goal 8-6: Become a sustainable city where all that live and work in Claremont are enabled to live in ways that allow them to meet their needs while preserving the ability of future generations to do the same.

Policy 8-6.1: Require new residential development to incorporate principles and practices of sustainable design and construction.

Policy 8-6.2: Promote community-wide energy awareness through educational programs and incentives for participation in programs aimed at reducing energy and water use in existing homes.

Program 35. Claremont Sustainable City Plan

Implement and coordinate the policies and programs in the Claremont Sustainable City Plan, as they are revised by the City Council, with respect to residential development.

Objectives and Time Frame:

- **Action 1.1.1** Continue to provide energy and water use data for homes and businesses citywide, including baseline data (ongoing).
- **Action 1.1.2** Prepare statistically-valid sample survey of energy use by residence and make usage data available so that homeowners can see how their usage compares with the norm (1-4 years).
- **Action 1.1.3** Provide information regarding best practices for energy and water use for commercial and residential properties (0-2 years).
- **Action 1.1.4** Provide low interest financing for energy and water efficiency improvements, and renewable energy systems (private structures) (0-2 years).
- **Action 1.1.5** Take advantage of free energy and water audits for City facilities and private structures (ongoing).
- **Action 1.1.8** Facilitate installation of new residential and commercial solar energy systems citywide to generate clean power locally (1-4 years).
- **Action 1.1.11** Promote the Claremont Home Energy Retrofit Program (CHERP) (ongoing).
- **Action 1.1.12** Promote a community-wide "Cool Roofs" program (1-2 years).

- **Action 1.1.15** Promote solar electric power generation where appropriate (ongoing).
- **Action 1.1.16** Identify and promote best available solar water heating technology and consider a renewed City ordinance requiring use for homes with pools and spas (0-2 years).
- **Action 1.1.17** Promote water-wise landscaping (ongoing).
- **Action 1.2.2** City to permit and promote use of grey water (water used for washing) (1-4 years).
- **Action 1.2.6** Continue to implement Water Efficiency Landscape Ordinance practices and low flow fixtures (ongoing).
- **Action 1.2.9** Promote and implement water-wise irrigation City-wide. Create a DRIP program modeled after CHERP. (0-4 years).
- **Action 4.2.1** Revise City development codes and commission review policies to promote sustainable practices in the built environment (ongoing).
- **Action 4.2.2** Provide incentives to encourage private development to develop to LEED Silver standards or better (0-2 years).
- **Action 4.2.5** Authorize a PACE-style financing program to help property owners finance energy efficiency improvements with repayment on property tax bills (0-2 years).
- **Action 4.4.1** Continue to expand the Claremont Home Energy Retrofit Program (CHERP) to retrofit 10 percent or more of City residences (ongoing).
- **Action 4.4.2** Authorize a PACE-style financing program to help property owners finance energy efficiency improvements with repayment on property tax bills (0-2 years).
- **Action 4.5.1** Apply LEED neighborhood development design principles to new developments (1-4 years).
- **Action 4.5.2** Promote Mixed-use and Transit-Oriented Neighborhoods where appropriate (0-4 years).
- **Action 6.1.1** Create Local Workforce Preference Program for new affordable housing projects (0-2 years).
- **Action 6.1.3** Develop affordable rental housing (1-4 years).
- **Action 6.1.4** Promote home habilitation loan program to target “greening of homes of income qualified owners” (0-4 years).
- **Action 6.1.5** Provide incentives for greening existing homes of all income levels (1-4 years).
- **Action 6.1.6** Provide vacancy ads to local employers to encourage workers to live in town (ongoing).

- **Action 6.1.7** Investigate housing affordability alternatives to new buildings (0-2 years).
- **Action 6.2.1** Create neighborhood specific design guidelines to preserve character of various Claremont neighborhoods (1-4 years).
- **Action 6.2.2** City provide Neighborhood/Housing Coordinator to assist neighborhoods and multi-family projects (0-2 years).
- **Action 6.2.3** City provides staffing to create a Crime Free Program for apartment housing developments (1-4 years).
- **Action 6.4.3** Support development of a mixed-use corridor along Foothill Boulevard (ongoing).
- **Action 7.1A** Provide community information through website and newsletter calendars of events, citizen manuals, city letter, mailers, bill stuffers, surveys, and media outreach (ongoing).
- **Action 7.1B** Hold community events to raise awareness: Earth Day fair, sustainability film series, green building tours, environmental art exhibit, and speaker series (ongoing).
- **Action 7.1C** Provide community education through green/garden workshops, sustainability curriculum for use in City schools, utilizing college interns to perform research and metrics analysis, sustainability booths at fairs and farmers' markets (ongoing).
- **Action 7.1D** Promote sustainability with mini-grant program, light bulb exchange, and sustainability resource center (ongoing).
- **Action 7.2** To implement Sustainability City Plan create City staff "Green Team," Sustainability Committee, non-profit community-based group, incorporate into City staff job descriptions and evaluations, and increase dedicated City staffing (ongoing).
- **Action 7.3** To assess progress of Sustainability City Plan, create series of indicators for use in annual sustainability report card, create carbon footprint analysis for the City and wider community, and ecological footprint for the entire community (ongoing).

Responsible Agency: Community Development, Sustainable Claremont Committee

Source of Funds: General Fund; grants; CDBG

Implementation Measures: I-2, I-4, I-27, I-28, I-29, I-56, I-61, I-63, II-5, II-6, IV-1, IV-7, IV-10, V-2, V-2, V-7, V-14

Appendix A: Summary of Public Participation

This Appendix contains information on the various public outreach efforts conducted during preparation of the 2021-2029 Housing Element. Public outreach was conducted via a series of virtual community meetings, and using map.social, a web-based interactive mapping tool, as outlined below.

Public Participation During the COVID-19 Pandemic

It is important to note that the public participation program was affected by the COVID-19 pandemic. The project team was able to effectively engage residents and stakeholders through online platforms, providing virtual meetings and tools aimed at allowing people to participate in the planning process from home. The public was able to see presentations, ask questions, and remain actively and effectively engaged, providing a high level of relevant community input.

Community Meetings

A series of community meetings were conducted virtually throughout the process. Each meeting was open to the public and included a designated time for public comment. All meetings were noticed on the City's website, social meeting platforms, and in local periodicals at least one week prior to each meeting. The meetings lasted between 2-3 hours and consisted of a brief presentation on the progress of the project, and an overview of topics the city would like to receive comments and feedback on. The presentation was followed-up by a question and answer session where the public had an opportunity to ask questions and provide feedback on various topics.

Community Meeting #1

A virtual public community meeting on the 2021-2028 Housing Element Update was held on December 17, 2020, at 6:30 p.m. with 127 participants.

Purpose

Virtual Workshop #1 served as the project kick-off meeting that introduced the project team, provided a project overview, outlined the process of updating the Housing Element, and provided an overview of how the community can provide input on the plan and potential housing sites. The purpose of the meeting was to solicit feedback on housing needs, barriers to fair housing choice, and identify areas of potential development. Questions and comments focus on the housing needs of the community as well as potential location for future housing to meet RHNA obligations.

Community Meeting #1 Topics

- Project Overview and Team Introduction
- Housing Element Update – RHNA Background
- Housing Element Update – Opportunity Sites Inventory
- Opportunities and Issues Survey

Process

The workshop began with a detailed presentation that provided a background on the Housing Element Update process along with the statutory requirements. A live poll accompanied the presentation and featured a series of questions to better understand the demographics of the participants and their level of understanding and familiarity of the project. A total of 127 attendees logged on the virtual meeting. Participants included longtime residents, affordable housing advocates, business owners, and faculty from the Claremont Colleges. During the presentation a live poll was taken to get feedback on the City's housing needs. To gain additional insights from the community the City provided a map based commenting application where the community and stakeholders could provide comments on locations for future housing.

A Q&A/public comment session allowed members of the public to voice their concerns and communicate issues and opportunities at the outset of the process. To further the participation process, map.social was first deployed at this meeting. Following the meeting, the presentation, video link, link to the past 2018-2021 Housing Element, and survey link were posted to the City's website.

Outcomes

The key takeaways from Virtual Workshop #1 include:

- Multiple participants voiced concerns around the number of housing units the city needed to accommodate.
- The community was divided between those that felt the city should provide more affordable housing and those who felt that the introduction of higher density housing would have a negative effect on their quality of life.

Participants' comments primarily focused on the RHNA requirements and questions pertaining to the placement of affordable housing developments along with concerns about the scale and density required of the proposed developments. Environmental Justice was also a popular topic of discussion as this concept was new and largely misunderstood by the participants.

Community Meeting #2

A second virtual public community meeting was held on February 1, 2021, at 6:30 p.m. with 132 participants.

Purpose

The purpose of the meeting was to provide an overview of statutory requirements that the city must follow and provide an overview of the process that will be used to identify potential sites for 1,711 new housing units to be built between 2021-2029.

Process

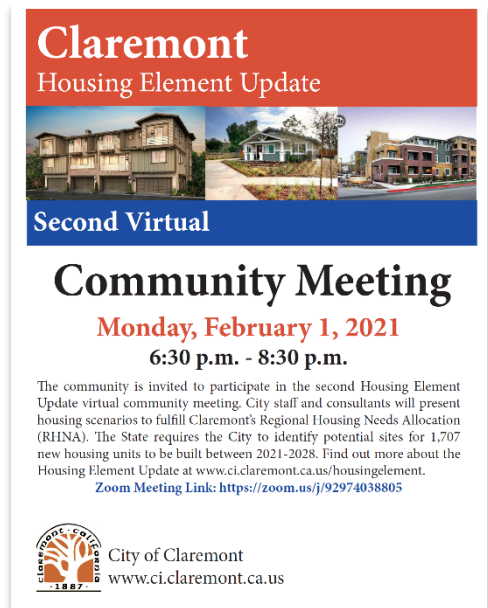
The workshop focused on the approach to the identification of housing sites and the factors analyzed. Several RHNA land use scenarios were discussed and preliminary sites were identified. The community was then asked to provide feedback on these sites.

The workshop started with a presentation by the project team. A quick overview and background of the project was provided to frame the discussion of the preliminary housing opportunity sites identification. City staff and consultant team provided an overview of each of the scenario approaches, provided an overview of the factors that were used in the initial identification of housing opportunity sites. A Q&A/public comment session allowed participants to voice their support and concerns. Following the meeting, the presentation, video link, meeting flyer, and survey link were posted to the City's website. A total of 132 participants attended this meeting.

Outcomes

The key takeaways from **Virtual Workshop #2** include:

- Safety concerns were brought up by several participants. Many expressed concerns with locating affordable housing sites near Cable Airport as well as the Freeway.
- Many participants questioned the need for so many units
- Faculty from the Claremont Colleges noted that there is a need for affordable housing options around the colleges that not only serve the students but provide housing options for faculty.
- The community was divided between those that felt the city should provide more affordable housing and those who felt that the introduction of higher density housing would have a negative effect on their quality of life.
- ADUs were a topic of discussion with the participants split on their perceived contribution to the community. Traffic concerns and parking being the topics most discussed.



The key themes from the question-and-answer segment centered around the need to ensure that development was equally distributed through the community and the participants also continued to express their concern regarding the introduction of higher density residential projects in predominantly single-family neighborhoods.

Community Meeting #3

A third virtual public community meeting was held on March 10, 2021, at 6:30 p.m. with 74 participants.

Purpose

The purpose of this meeting was to garner feedback from the public on the City's preferred Opportunity Sites scenario to fulfill Claremont's Regional Housing Needs Allocation.

Process

City staff and consultants presented the City's preferred scenario to fulfill Claremont's Regional Housing Needs Allocation. There was an additional presentation regarding the update to the City's Local Hazard Mitigation Plan, and a discussion about Claremont's vulnerabilities to disasters and what can be done to be more prepared. The workshop focused on the preferred housing opportunity sites identified based on the analysis of existing conditions and the feedback received from the community. An overview of the sites and the factors that led to their selection was discussed along with how these sites accommodate the RHNA obligation. The community was given the opportunity to comments on these sites and share additional feedback regarding their distribution.

A Q&A/public comment session allowed participants to voice their support and concerns for both the Housing Element and the Local Hazard Mitigation Plan. Following the meeting, the presentation, video link, and meeting flyer were posted to the City's website. A total of 74 participants were in attendance.

Outcomes

The key takeaways from **Virtual Workshop #3** include:

- The community was still divided between those that felt the city should provide more affordable housing and those who felt that the introduction of higher density housing would have a negative effect on their quality of life.
- Attendees asked question about the proposed density and anticipated units programed on the preferred alternative set of opportunity sites. Concerns included increased traffic concerns, viewsheds, and distribution of the housing sites.

Community Meeting #4: Housing Element Update Environmental Impact Report Scoping Meeting

The City hosted a virtual public scoping meeting on Wednesday, September 29 at 6:00 p.m. for the Housing Element Environmental Impact Report, with 32 participants.

Purpose

The purpose of the meeting was to garner feedback on areas to study in the Environmental Impact Report.

Process

The meeting offered the public an opportunity to provide comments and suggestions on areas to study in the Environmental Impact Report. Additionally, residents were able to provide written comments during a 30 day period from September 17 to October 18.

Outcomes

The key takeaways from **Scoping Meeting** include:

A total of 21 questions and comments ranging from specific opportunity sites to concerns with the potential size and scale of the developments at the higher densities being proposed.

- Several residents requested site 5 and 6 be removed citing noise and privacy concerns
- One participant asked if the city could provide a statistical breakdown of the number of proposed units in the North compared to South end of town.
- A representative from the local Carpenters Union expressed the need to hire local workforce.

Public Survey Results

Survey Monkey, an online surveying platform, was used throughout the Housing Element process to generate public input about how the City should respond to housing issues. The following tables present the prompts with the percentage of respondents who wanted to see each policy or strategy enacted in Claremont:

**Which of the following pro-housing policies should the City consider through this planning effort?
(Select all that apply)**

Policy Choice	% of Respondents
Preserve, maintain, and improve existing affordable housing units	63%
Allow more types of housing to be built to improve housing choices, increase supply, and potentially help lower prices	56%
Require new development to set aside a certain portion of units for lower-income household	56%
Require new development to contribute funds to preserve and maintain existing and/or build new affordable housing	52%
Provide incentives, like reduced fees or permit streamlining, to new development that voluntarily provides a certain amount of affordable housing	40%

Which of the following strategies should the City follow when identifying potential locations for new housing? (Select all that apply)

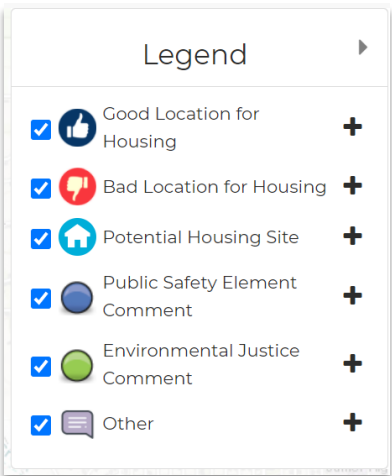
Strategy Choice	% of Respondents
Zoning should focus more housing near services like jobs, shopping, and transportation connections	62%
Zoning should promote more housing that blends into existing neighborhoods	48%
Zoning should promote minimizing traffic congestion and greenhouse gas emissions	35%
Zoning should prioritize more housing in built-up central areas over lower density neighborhoods	33%
Zoning should integrate more housing within existing development like shopping centers and industrial parks	33%
Zoning should prioritize preserving space for business and industry	12%

map.social

The public participation process for the Claremont Housing element used map.social, a web-based interactive mapping tool, to collect self-guided, location-specific input from Claremont residents and stakeholders. Participants were able to comment using location-based tools to identify good and bad locations for housing, potential housing sites, public safety element comments, and environmental justice comments. An “Other” category was also available.

Preliminary Potential Opportunity Sites were included on map.social for comment. The sites were selected based on the following criteria:

- 1. Underutilization / Potential for Redevelopment
 - o Current Land Use (especially vacant)
 - o Improvement Ratio (value of buildings / value of land)
- 2. Physical Site Characteristics
 - o Lot Size
 - o Year Built
- 3. Specific Opportunities
 - o Transit Oriented Development (TOD)
 - o Infill and ‘Missing Middle’ Housing
 - o Credit for Accessory Dwelling Units (ADU)

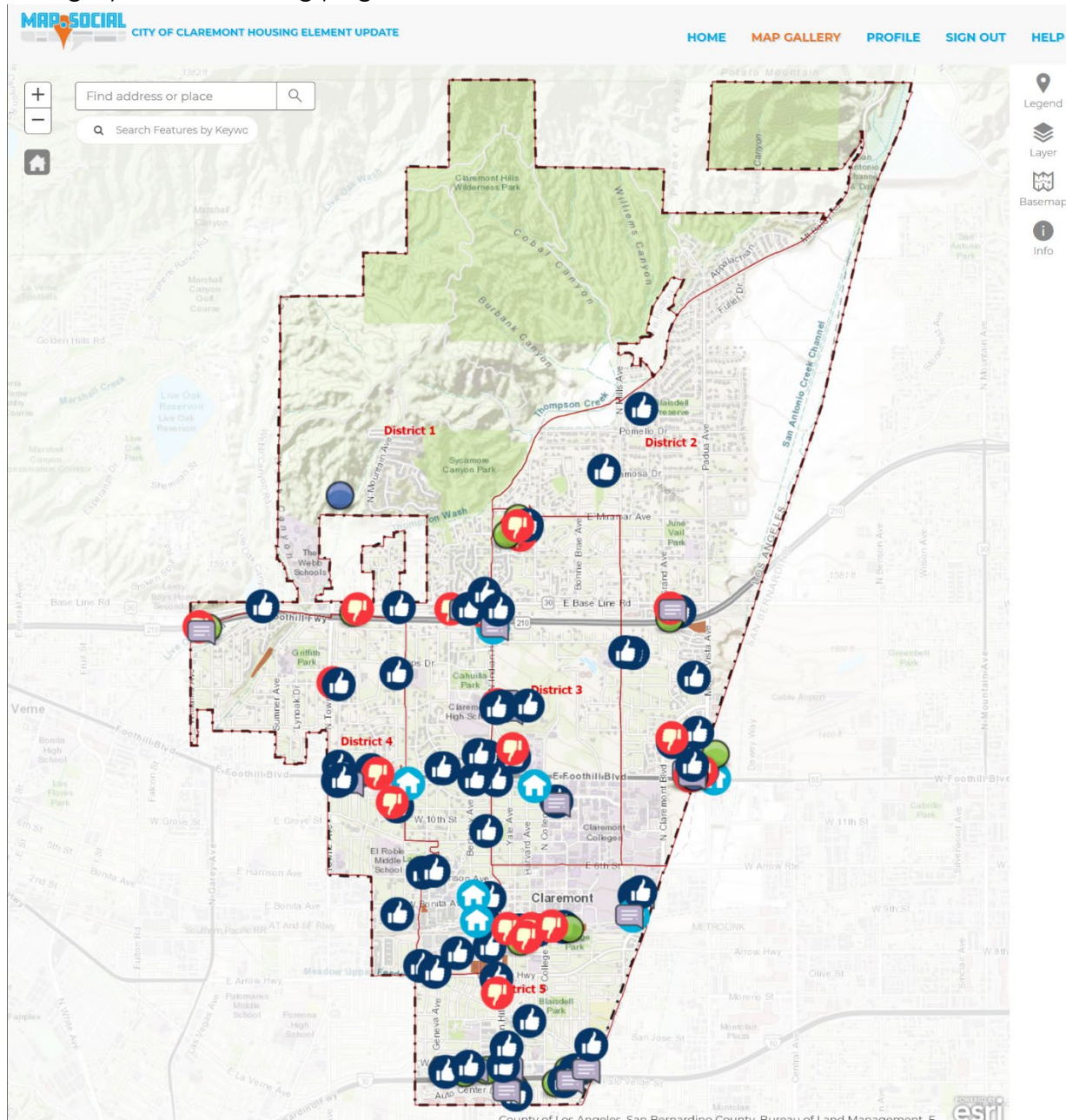


Public Participation Sessions: map.social was deployed for two public participation sessions – from December 2020 through December 2021, and again in a second run that allowed anonymous comments from March 2021 through May 2021.

Note on overall conclusions: map.social collects location-specific comments and input, but the comments are open-ended. The comments are not recommendations or observations of the consultant. Each is included as written with minor edits for spelling or clarity.

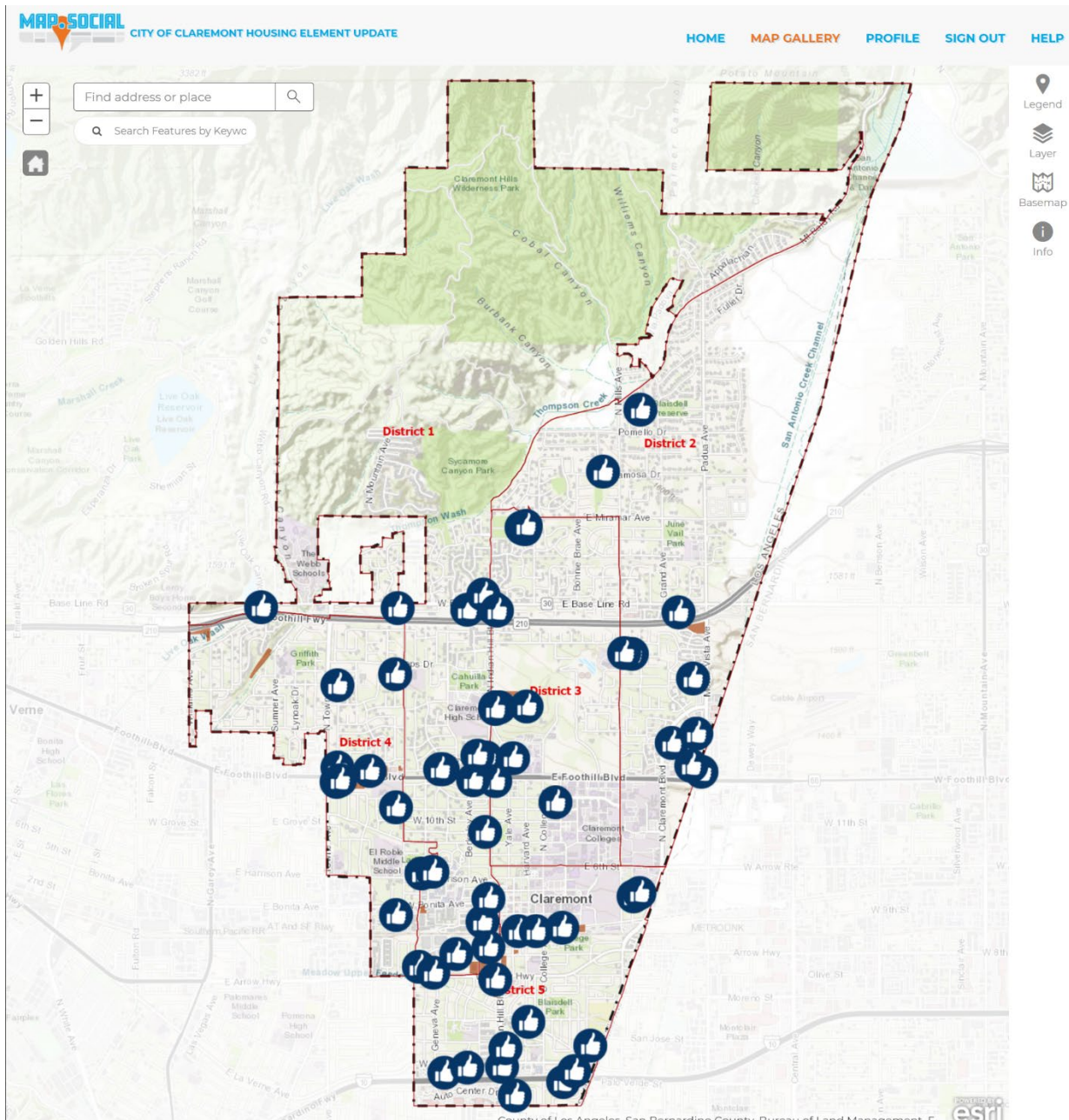
Public Participation map.social Session #1

During open public participation from December 2020 through December 2021, a total of 137 comments were added as points by map.social participants. The responses are detailed by category in the following pages.



Good Location for Housing

Of all comments, those tagged “Good Location for Housing” were the most common, with 64 submitted. The first comment in this category was posted on December 16, 2020, and the last on February 23, 2021. Comments focused on housing location, proximity to essential amenities, and ease of access via all modes of transportation to places of employment, schools, and shopping.



ADDRESS/LOCATION	TITLE	COMMENT
2038-2066 N INDIAN HILL BLVD, CLAREMONT, CALIFORNIA, 91711	Good location for senior housing	
CLAREMONT, CALIFORNIA	Empty lot on Mills tragically underused	This is right across from an elementary school, near several parks, and near a freeway, which is useful for those lucky enough to have cars. If we added a shuttle service to the MetroLink/Gold Line to cover the "last mile" problem, it would be superb for high-density mixed-income family housing.
1576-1628 N INDIAN HILL BLVD, CLAREMONT, CALIFORNIA, 91711	This is my neighborhood	I want more low-income housing here. Cahuilla park should not be limited to the wealthy and those who have cars. Walking distance to the California Botanic Garden is also a plus. This is right across from the high school, which makes access to education safe and easy for those without cars.
1765 N MOUNTAIN AVE, CLAREMONT, CALIFORNIA, 91711	Across the street from a quality elementary school	Working-class families should have access to Condit, too.
CLAREMONT, CALIFORNIA	North Claremont should house a more diverse population.	Great park access here. Access to the Wilderness Area should not be exclusive to the rich and those with cars.
127 N OBERLIN AVE, CLAREMONT, CALIFORNIA, 91711	Access to everything	Close to local businesses for jobs. Close to public transportation for jobs further away. Close to places to shop. A great spot for high-density housing.
RAJIV PALIWAL AMERIPRISE FINANCIAL SERVICES	Incorporate housing into Gold Line development	High-density mixed-income housing that doesn't have to solve the last-mile problem but is next-door to public transportation would open up huge opportunities.
731 HARRISON AVE, CLAREMONT, CALIFORNIA, 91711	Close to park, middle school, senior center	Good for family and senior housing
CHRISTIAN SCIENCE CHURCH	Close to park, middle school, senior center	Great for dense senior and family housing

211 W FOOTHILL BLVD, CLAREMONT, CALIFORNIA, 91711	Close to colleges, high school, shops, and gardens	Good access to potential jobs, transportation, education, and parks
1355-1387 N INDIAN HILL BLVD, CLAREMONT, CALIFORNIA, 91711	Parking lot here underused; great location	The only time this lot fills up is during CHS graduation. Access to shops, buses, high school, and parks.
PETER T IGLER DDS AND ASSOCIATES	Close to transportation, high school, shops, parks	
1111 N MOUNTAIN AVE, CLAREMONT, CALIFORNIA, 91711	Close to schools, park, senior center	Great for dense senior and family housing; not far from Foothill transit.
CLAREMONT, CALIFORNIA	La Puerta	This location would be ideal for medium density low income senior housing. Senior housing would have a smaller impact on traffic than other medium/high density affordable housing developments
DOWNEY SAVINGS AND LOAN	Near transit and services	Property is prime for redevelopment. Could support mixed use high density development.
728 E BASELINE RD, CLAREMONT, CALIFORNIA, 91711	Near services	Great proximity to grocery stores, restaurants
100-188 S CAMBRIDGE AVE, CLAREMONT, CALIFORNIA, 91711	Walkable	Proximity to transit, schools (El Roble, Vista, Oakmont,) Peppertree Square, and the future Village South
735 W ARROW HWY, CLAREMONT, CALIFORNIA, 91711	Walkable	Proximity to transit, schools (El Roble, Vista, Oakmont,) Peppertree Square, and the future Village South
830 W BONITA AVE, CLAREMONT, CALIFORNIA, 91711	Great location	Walkable, near schools (El Roble, Mt. View, Sycamore,) Churches, Preschools, the Village, and transit
100 W 1ST ST, CLAREMONT, CALIFORNIA, 91711	Mixed use	If metro parking and housing can be integrated, this would be an excellent site, close to schools and services
236 BROOKS AVE, CLAREMONT, CALIFORNIA, 91711	Job center	Proximity to the largest employers in Claremont

901-1017 PADUA AVE, UPLAND, CALIFORNIA, 91786	Potential Housing site	We need more housing. This location is connected to restaurants, shopping, transportation, and health/fitness locations. It also has a preschool walking distance from these potential houses. We're building in locations throughout this area - we should provide an opportunity for people to live and work in Claremont/Upland.
200-275 E AMERICAN AVE, CLAREMONT, CALIFORNIA, 91711	Good site for housing	proximity to transit and retail/groceries
EXTRA SPACE STORAGE	Good Location for housing	Near transit, retail/groceries, and an existing residential neighborhood
717 S MILLS AVE, CLAREMONT, CALIFORNIA, 91711	Good site for housing	Near services, schools, healthcare. Existing residential neighbor adjacent.
670 W SAN JOSE AVE, CLAREMONT, CALIFORNIA, 91711	Good for housing	Near existing residential housing, elementary and pre-schools
548-580 W SAN JOSE AVE, CLAREMONT, CALIFORNIA, 91711	Good for housing	Near existing residential housing, elementary and pre-schools
SANAMLUANG THAI CUISINE	Good site for housing	Near existing residential housing, transit, retail, and groceries
CLAREMONT SHELTERED CARE CENTER	Good for housing	Near existing residential housing, elementary schools, transit
616 SYCAMORE AVE, CLAREMONT, CALIFORNIA, 91711	Good for housing	Near existing residential housing
517 S COLLEGE AVE, CLAREMONT, CALIFORNIA, 91711	Good for housing	Near existing residential housing, elementary school, park
ALLSTATE INSURANCE	Good for housing	Near existing residential housing, elementary school, transit, and retail/groceries
200-298 E 1ST ST, CLAREMONT, CALIFORNIA, 91711	Good for housing	Near transit, retail, and the colleges
430 GRINNELL DR, CLAREMONT, CALIFORNIA, 91711	Good location for housing	Near existing residential housing, transit, and retail/services
DK LASHES	Good for housing	Near existing residential housing, elementary school, transit, and retail/groceries

492 W FOOTHILL BLVD, CLAREMONT, CALIFORNIA, 91711	Good for housing	Near existing residential housing, Pre-and K-12 schools, transit, and retail/groceries
1030 W FOOTHILL BLVD, CLAREMONT, CALIFORNIA, 91711	Good for housing	Near existing residential housing, elementary school, transit, and retail/groceries
1350 N TOWNE AVE, CLAREMONT, CALIFORNIA, 91711	Good for housing	Near existing residential housing, elementary school, transit, and retail/groceries
1480 N CLAREMONT BLVD, CLAREMONT, CALIFORNIA, 91711	Good for housing	Near existing residential housing, shopping center, preschool
1892-1898 N MILLS AVE, CLAREMONT, CALIFORNIA, 91711	Good for housing	Near existing residential housing, elementary school, and retail/groceries
W BASE LINE RD, CLAREMONT, CALIFORNIA, 91711	Good for housing	Adjacent to existing residential neighborhood
PRESTIGE PRESCHOOL ACADEMY	Good for housing	Near retail/groceries and the high school
2131-2155 N INDIAN HILL BLVD, CLAREMONT, CALIFORNIA, 91711	Good for housing	Open scape near existing residential neighborhood
1700 N TOWNE AVE, CLAREMONT, CALIFORNIA, 91711	Good for housing	Near retail/groceries, elementary school. Is in an existing residential neighborhood. Town average is being upgraded to a "complete street" very livable.
CLAREMONT, CALIFORNIA	Great site! Walk to shop, school, public transit	Don't assume no way to develop housing here because currently college owned. Adjacent to residential area and botanic garden, great for families with kids, college students, and everyone else.
1576-1628 N INDIAN HILL BLVD, CLAREMONT, CALIFORNIA, 91711	College owned; college student housing needed	This is college property. College students are occupying rentals in town. Colleges should build student housing on college property. This is no farther from the colleges than many rentals where students now live. Student housing here would free up rentals elsewhere in town, adding to total supply for others. The colleges can fulfill some of their responsibility for student housing at this site.

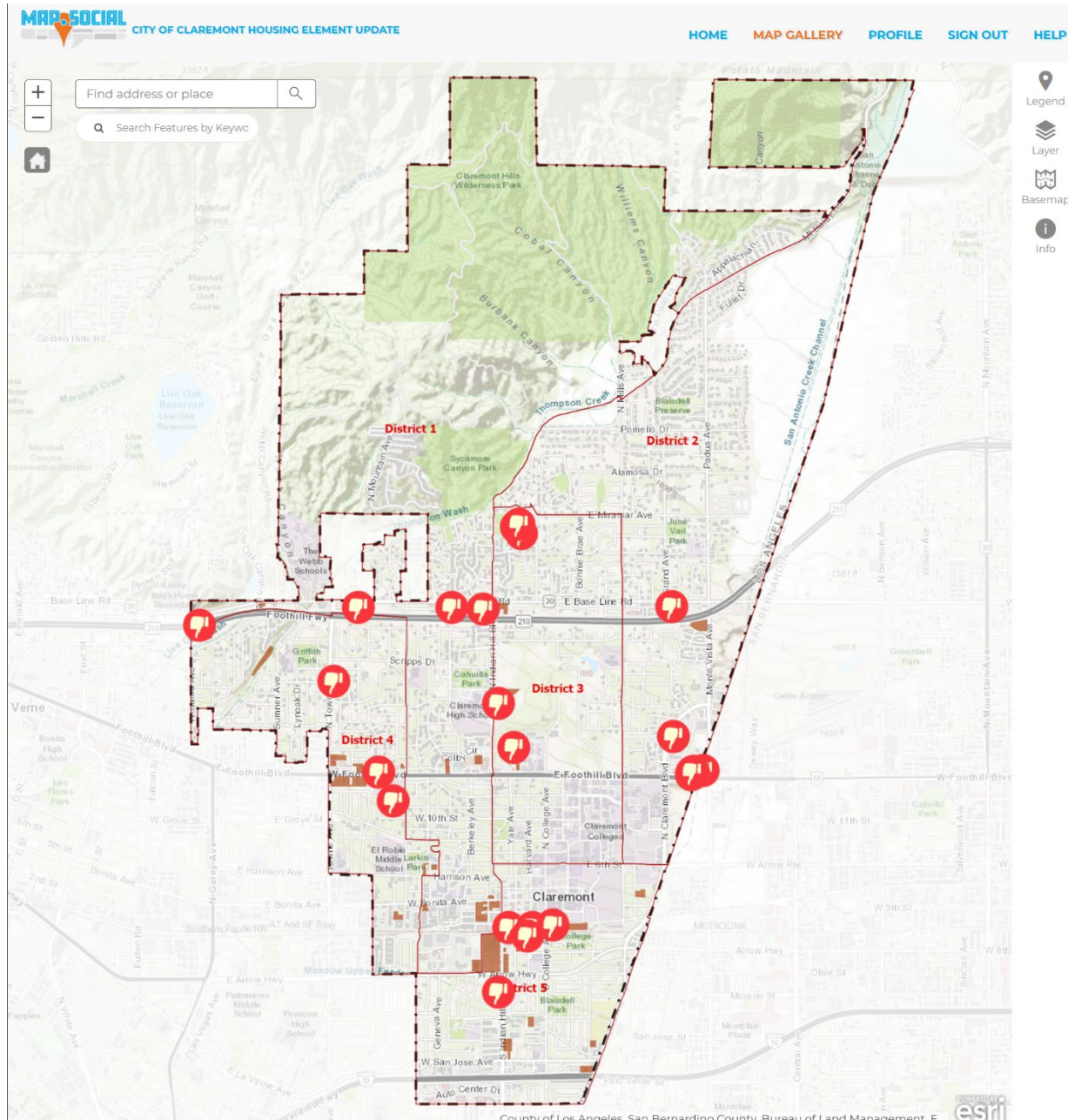
1111 N DARTMOUTH AVE, CLAREMONT, CALIFORNIA, 91711	Great for student housing	This vacant lot is right next to the colleges. Placing student housing here will free up rentals now occupied by students elsewhere in town. The colleges should use property they own to fulfill their responsibility to take pressure off our town's housing supply.
815 HURON DR, CLAREMONT, CALIFORNIA, 91711	Good for housing	Residential is already being built here. Great for affordable housing
384 BROOKS AVE, CLAREMONT, CALIFORNIA, 91711	Preserve / protect / rebuild Arbol Verde neighborhood	Formerly lovely stable neighborhood block-busted by CMC, whole blocks destroyed. College owners should be responsible owners. Historic, affordable neighborhood near Metro transit, downtown, colleges. Protect existing neighborhoods!
2307-2499 FORBES AVE, CLAREMONT, CALIFORNIA, 91711	Affordable housing	current plans for this site do not include nearly enough density. This is one of the last large vacant sites in Claremont, in an 'opportunity neighborhood' with good schools. If Claremont wants to take affirmatively furthering fair housing seriously, this site needs to be primarily affordable housing, and a lot of it.
415 ALAMOSA DR, CLAREMONT, CALIFORNIA, 91711	Revise ADU ordinance to allow for 4 ADUs per site	Currently the city's ADU ordinance only allows for one ADU per site, despite there be many large parcels within the city that could accommodate many more ADUs. This would be a good strategy to add moderate income housing options to high opportunity neighborhoods that are largely built out.
2050 N INDIAN HILL BLVD, CLAREMONT, CALIFORNIA, 91711	Good location for ANY type of affordable housing	Would be good location for any type of affordable housing, not just senior
1777 MONTE VISTA AVE, CLAREMONT, CALIFORNIA, 91711	Change Claremont Club to Mixed use Zoning	Housing should be allowed to be built here. If the new replacement to the Claremont club succeeds, then albeit, but this would be a great site to redevelop for high density housing if it doesn't take off. The existing context already has medium density housing, and would be a great location for a lot of housing
180 BUCKNELL AVE, CLAREMONT, CALIFORNIA, 91711	High density near future gold line	The opportunity for high density housing near the gold line and MetroLink is one the current planning cycle can't pass up

444 UNIVERSITY CIR, CLAREMONT, CALIFORNIA, 91711	Revise ADU ordinance to allow for 4 ADUs per site	Close to retail, transit, the colleges, open space, jobs, and programming, the village is one of the best places to put new housing, but now sites are proposed for this area. Census tracts surrounding memorial park are also the whitest in the city - the city should emphasize additional growth in these areas. one way to do so is to amend ADU ordinance to allow for many more ADUs per lot (up to 4 would be a good start). This is important on so many levels, but especially AFFH
1550 N INDIAN HILL BLVD, CLAREMONT, CALIFORNIA, 91711	Good Location	Make a deal with the colleges to go vertical/high density in exchange for dedicated park land on this site.
500-546 COLBY CIR, CLAREMONT, CALIFORNIA, 91711	Good Location	Near services and the high school. Consider rerouting or eliminating Colby Circle to make the land north of the site more usable for high density multi-story housing.
LIGHTFOOT RALLS AND LIGHTFOOT CPAS	Good Location Redesign	Redesign this antiquated shopping complex, maybe through a Specific Plan. To have commercial near Foothill Multi- Residential to the north. A similar concept was used in La Verne along Foothill where an old car dealership used to be located.
1030 W FOOTHILL BLVD, CLAREMONT, CALIFORNIA, 91711	Ideal for multi-story Residential	The closure of Mari Calendars' adjacent to a vacant lot provide a great opportunity to establish high density (50/acre) Housing. Just because developers have shown an interest in redeveloping as commercial is not a good excuse for considering this excellent site.
1448-1452 ANDREW DR, CLAREMONT, CALIFORNIA, 91711	This is terrific, unused space for housing.	We need housing and we need to identify spaces that make sense, like this space. This lot is connected to services and would support quality houses. Nearby grocery stores, healthcare, gyms, and childcare make this area the type of space we should be looking at.
CLAREMONT, CALIFORNIA	Undeveloped Lot	This lot is undeveloped and an eyesore. Close proximity to the colleges and close proximity to two major corridors (Monte Vista to the 10 freeway and Foothill) make it an ideal location for affordable housing.
2307-2499 FORBES AVE, CLAREMONT, CALIFORNIA, 91711	Empty lot currently in escrow for development	Large empty lot in residential neighborhood is ideal for expanding residential opportunities.

3701-3799 VINCENNES CT, CLAREMONT, CALIFORNIA, 91711	Integrated neighborhood	Lots of space for an integrated neighborhood
557-579 WATSON DR, CLAREMONT, CALIFORNIA, 91711	Massive Parking Lots and Lawns.	Massive amount of underutilized space right next to rail and our cities retail and civic core. Other private commercial properties are being considered, why not these?

Bad Location for Housing

Participants submitted 24 comments regarding "Bad Location for Housing." The first comment in this category was posted on December 19, 2020, and the last on March 9, 2021. Participants commented on issues with air quality, noise, and impacts to parking. Existing ownership and zoning classification were also noted.



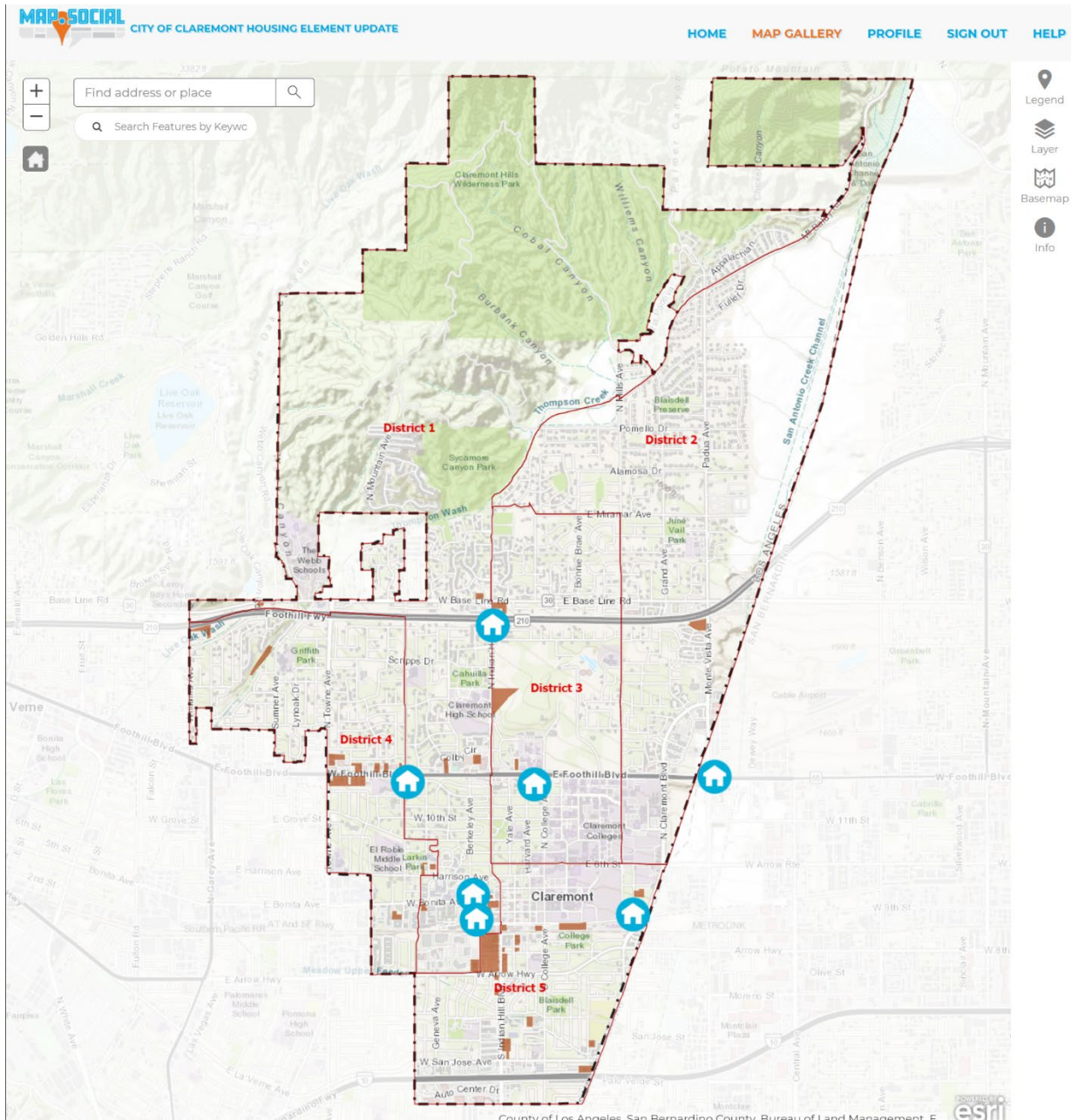
ADDRESS/LOCATION	TITLE	COMMENT
GOOD SHEPHERD LUTHERAN CHURCH	Good Shepherd Lutheran Church	This is an active church and parking lot that serves the community.
E FOOTHILL BLVD, CLAREMONT, CALIFORNIA, 91711	Airport Departure Zone w/ High Noise	Very high noise levels, safety concerns due to proximity to the Cable Airport runway, zoned commercial. Placing housing here would put residents in harm's way due to noise and crash potential. Moderate and low income housing here would create an environmental injustice. See the Cable Airport Land Use Compatibility Plan page 3-32 below for a description of this area described as B1 - Inner Approach/Departure Zone. This plan has a list of appropriate and safe land uses for this site.
728 E BASELINE RD, CLAREMONT, CALIFORNIA, 91711	Too close to Freeway.	Unhealthful air quality and high noise levels.
COMFORT KEEPERS	Too Close to Freeway	Unhealthful air quality and high noise levels.
EXIT 50, CLAREMONT, CALIFORNIA, 91711	Too Close to Freeway	Unhealthful air quality and high noise levels.
CA-210 E, CLAREMONT, CALIFORNIA, 91711	Too Close to Freeway	Unhealthful air quality and high noise levels.
MONTESSORI ACADEMY OF CLAREMONT	Too Close to Freeway.	Unhealthful air quality and high noise levels.
1576-1628 N INDIAN HILL BLVD, CLAREMONT, CALIFORNIA, 91711	Infill rather than urban forest and open space.	College owned. Absurd for Claremont to focus its energy here. Infill and redevelopment closer to mass transit is the best path forward.
901-1017 PADUA AVE, UPLAND, CALIFORNIA, 91786	This is in a loud airport departure zone.	Upland and LA County all called for no housing in this zone, why would we do any different?
E FOOTHILL BLVD, CLAREMONT, CALIFORNIA, 91711	The public is better served by commercial here	This is a busy intersection. Foothill is a major E-W artery. Monte Vista links to freeways.

E FOOTHILL BLVD, CLAREMONT, CALIFORNIA, 91711	Always zoned commercial--and should be!	Near Foothill/Monte Vista is zoned commercial, surrounded by commercial/bus. industrial uses, isolated from residential areas, nowhere near grocery store or other basic needs shopping, or any K-12 schools. In non-residential safety zone by State of CA aeronautics law. Excellent site for eastside Claremont commercial development.
E FOOTHILL BLVD, CLAREMONT, CALIFORNIA, 91711	NO Housing Appropriate Here	Yes, we need more low income housing in Claremont. But, as Claremont's Planning Commission has found, this acreage is inappropriate for housing o due to its proximity to Cable Airport. It is bad for Public Safety (planes have and will crash here) and for Environmental Justice. That's why the area is zoned commercial at this time. Any housing here would require a change in both zoning and in allowable noise levels. No one of any income level should live there, ever.
LA PUERTA SPORTS PARK	Lack of shopping and transportation options	This area lacks the resources to make it a successful affordable housing area.
2350 DANA CT, CLAREMONT, CALIFORNIA, 91711	infrastructure does not support development here	parking, traffic, safety, and utility concerns should prohibit development of housing in this area
1111 N MOUNTAIN AVE, CLAREMONT, CALIFORNIA, 91711	Church and preschool currently located here	Most of the open are at this church and preschool is parking lot. There is limited street parking. Taking away parking spots will negatively impact the parking conditions in the neighborhood.
1480-1508 N CLAREMONT BLVD, CLAREMONT, CALIFORNIA, 91711	Local business complex	Many local businesses owned and operated by Claremont residents are located here. Forcing businesses (and local job opportunities) to relocate could result in lost jobs as well as reduced tax revenue for the city of Claremont.
921 W FOOTHILL BLVD, CLAREMONT, CALIFORNIA, 91711	Locally Owned Businesses	Many businesses, including locally-owned ones are located here as well as a much-needed grocery store.
VIA LOS ALTOS, CLAREMONT, CALIFORNIA, 91711	Church and preschool located here	Currently, a church and preschool are located here and there is little to no street parking. Parking availability as well as safety for the families who attend must be considered.

CLAREMONT, CALIFORNIA	Public Land	This land is public. It was originally occupied by Tongva tribes. It is a public space designated by the governor as appropriate for native justice and reconciliation and healing. It is space needed by children and youth to play sports.
VINMAR CAPITAL GROUP	Office building, not zoned for residential.	Large office building on the west side of Indian Hill Blvd. a few hundred yards south of Arrow Hwy.
ACUPRESSURE MASSAGE HEALTH CENTER	Too much population in one area	This is too close to Village South, which will have almost 3000 residents. Housing needs to be distributed in small amounts throughout our city. The loss of small-town ambience will drive away Village business customers.
FIRST CITY	Too close to other high-population developments	Too close to courier place, village south and other proposed high-density housing just west of here. Traffic will be congested. Area will become a law enforcement problem, like west San Jose has been. Potential customers of village businesses will avoid the area.
200-298 E 1ST ST, CLAREMONT, CALIFORNIA, 91711	Too much high-density housing in one area	This and other high-density housing proposed just west of here would create an urban sub-culture with high congestion and likely street crowds, driving customers away from the Village businesses.
ALMITY INTERNATIONAL HOME HEALTH CARE AGENCY	Too close to RR but wrong side of tracks	Residents would put up with RR train noise but could not easily access RR station or Village.

Potential Housing Site

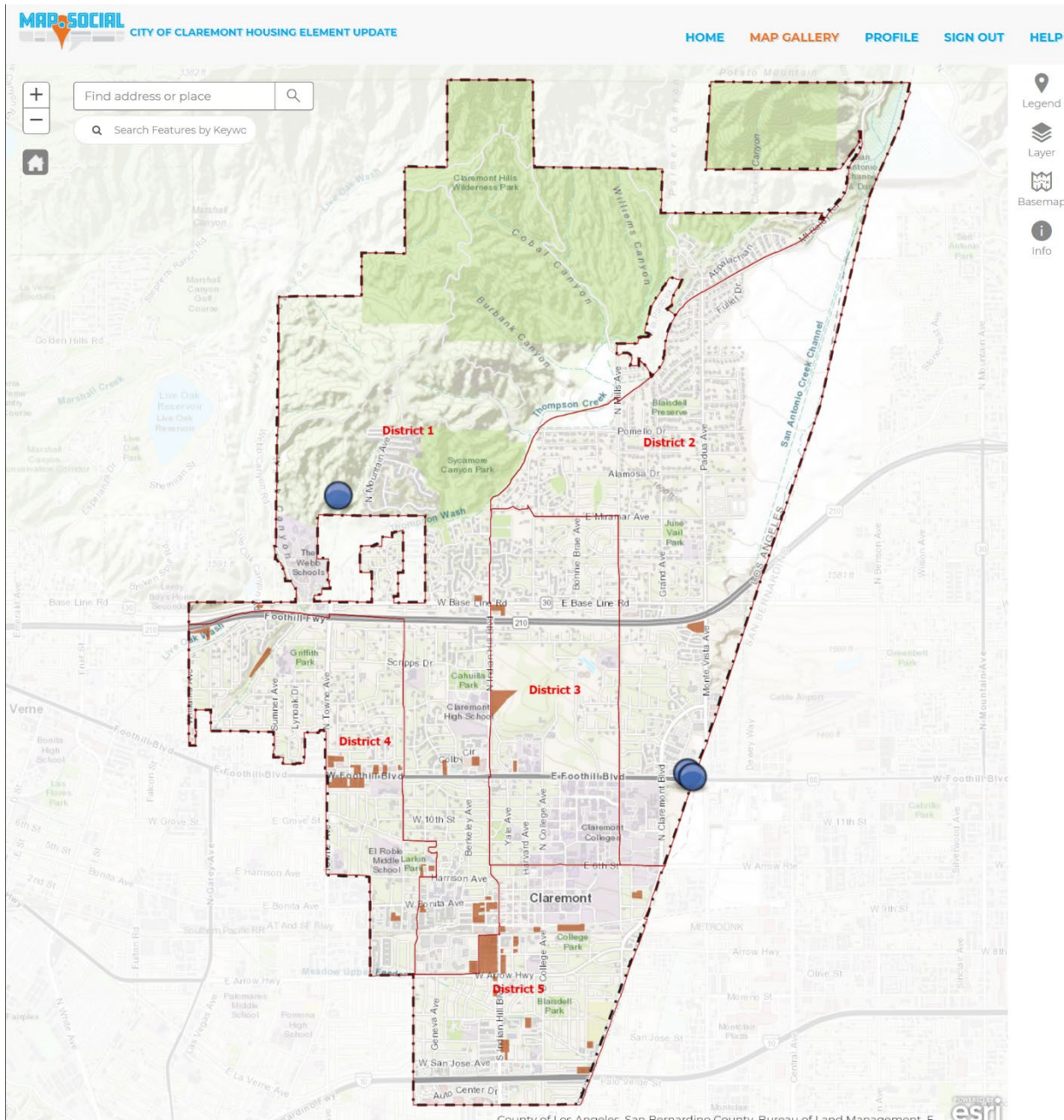
Participants submitted seven comments regarding “Potential Housing Sites.” The first comment in this category was posted on December 18, 2020, and the last on June 24, 2021. Each of the potential housing sites was identified south of the Foothill Freeway.



ADDRESS/LOCATION	TITLE	COMMENT
1978 N INDIAN HILL BLVD, CLAREMONT, CALIFORNIA, 91711	Potential Housing site	Residential
W FOOTHILL BLVD, UPLAND, CALIFORNIA, 91786	Potential Housing site	Near Foothill and Monte Vista
772 W 12TH ST, CLAREMONT, CALIFORNIA, 91711	Duplex and triplexes	Houses right along Mountain and Foothill should allow two, three, or four units per lot by-right
575 E 1ST ST, CLAREMONT, CALIFORNIA, 91711	Allow up to four units per lot	This would be a great place for garden apartments that allow two, three, or four units per lot around a nice, shared courtyard
407-499 GRINNELL DR, CLAREMONT, CALIFORNIA, 91711	Next to the Village = great for middle density	This area, right next to the village is great for townhomes with four units per lot
130 CORNELL AVE, CLAREMONT, CALIFORNIA, 91711	currently vacant lot, should be dense housing site	Already in a (relatively) dense mixed-use area, access to all services, low impact infill
1250 HARVARD AVE, CLAREMONT, CALIFORNIA, 91711	1254 Harvard	Office building plus parking. Possibly zoned for residential as well

Public Safety Element Comment

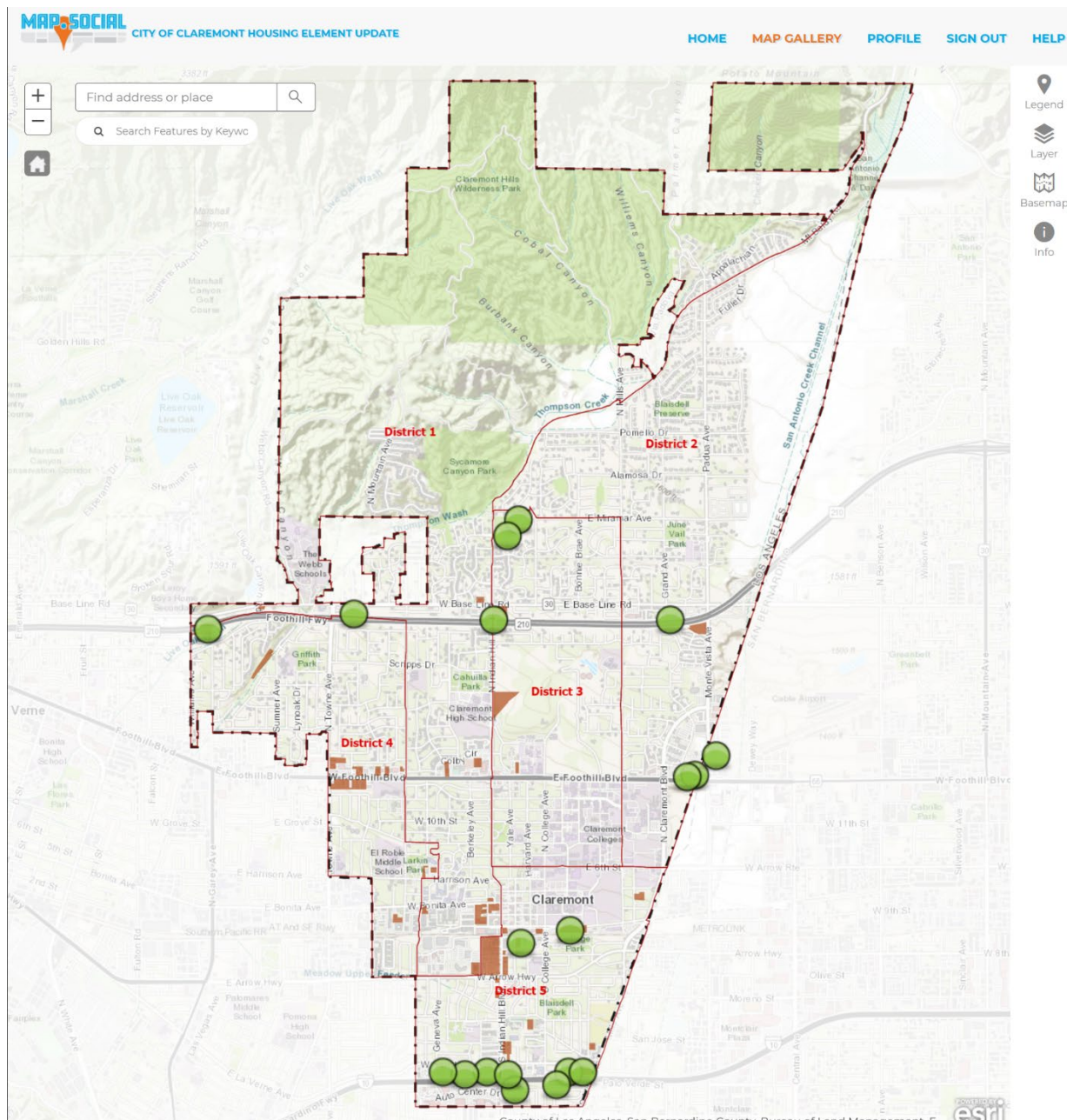
Participants submitted three comments regarding the Public Safety Element. The first comment in this category was posted on January 28, 2021, and the last on February 1, 2021. The three comments emphasized airport noise and safety contours and fire-prone areas.



ADDRESS/LOCATION	TITLE	COMMENT
E FOOTHILL BLVD, CLAREMONT, CALIFORNIA, 91711	Housing here would violate state law	Per State law, land use near an airport must minimize noise and safety hazards, and CalTrans must set standards in a handbook. According to CalTrans staff and L.A. County Airport Land Use Commission staff, housing here is not permitted by the handbook.
CLAREMONT, CALIFORNIA	No housing in foothills	H.E. should support Claremont Wildlands Conservancy efforts to find grants, purchase vacant foothill parcels so no housing in high fire, wildlife corridor areas.
E FOOTHILL BLVD, CLAREMONT, CALIFORNIA, 91711	Designated High Fire Zone	Parcels at and just NW of Foothill/Monte Vista are in High Fire Zone, as well as in airport safety zone: designated no housing because of noise, leaded airplane fuel pollution (planes must use leaded gas), potential airplane crashes.

Environmental Justice Comment

Participants submitted 19 comments regarding Environmental Justice. The first comment in this category was posted on December 17, 2020, and the last on March 7, 2021. Environmental justice comments emphasized proximity to the freeways as a potential negative impact, housing in proximity to the airport, and the need to preserve and expand parks and open spaces even as new housing develops.



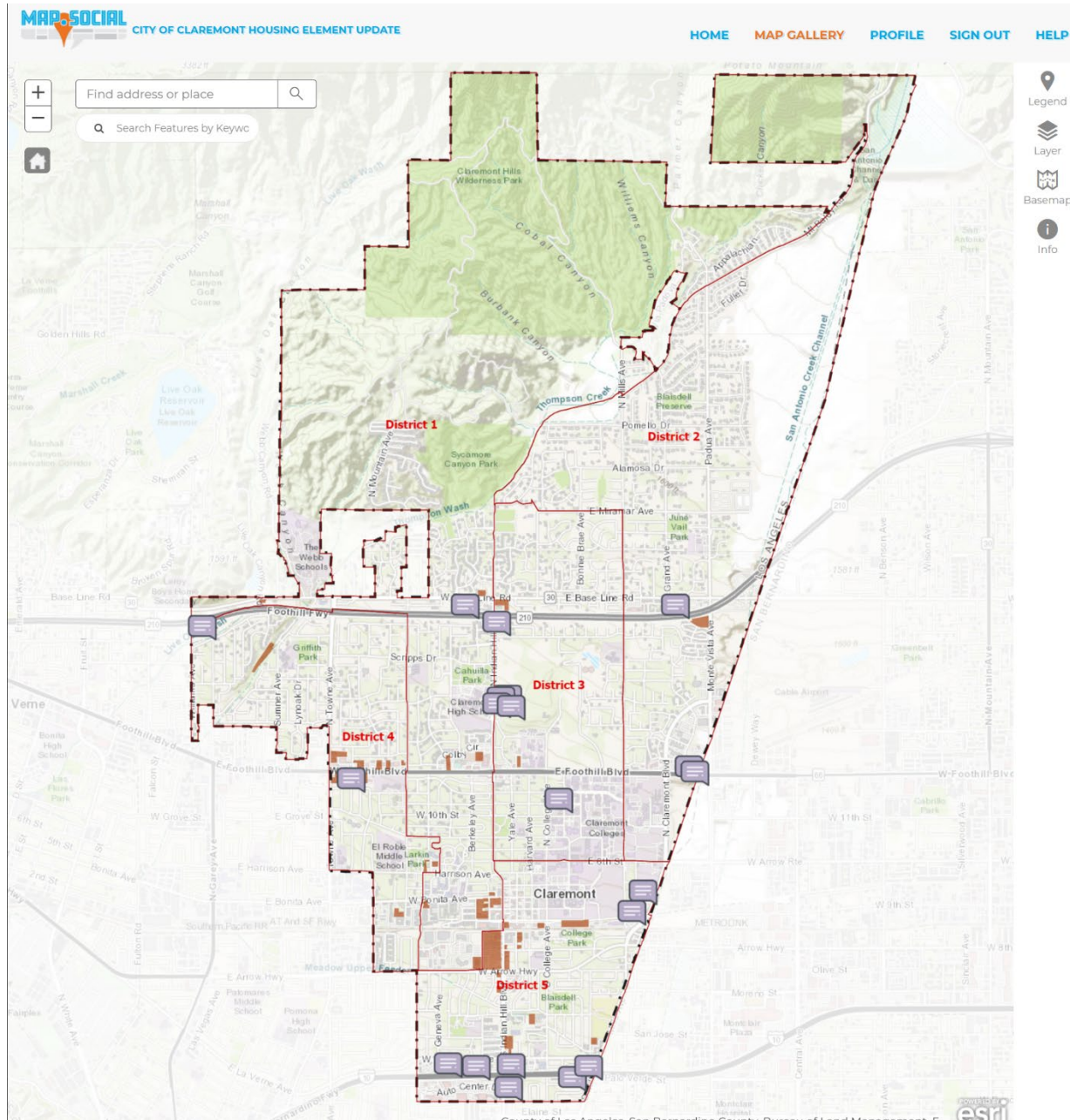
ADDRESS/LOCATION	TITLE	COMMENT
717 S MILLS AVE, CLAREMONT, CALIFORNIA, 91711	Proximity to freeways has health consequences	In SoCal, freeways are inescapable, but the closer you get, the larger the noise and air pollution are. There are links to asthma and even autism (though not necessarily causal).
133 BRYN MAWR RD, CLAREMONT, CALIFORNIA, 91711	Proximity to freeways has health consequences	In SoCal, freeways are inescapable, but the closer you get, the larger the noise and air pollution are. There are links to asthma and even autism (though not necessarily causal).
840 S INDIAN HILL BLVD, CLAREMONT, CALIFORNIA, 91711	Proximity to freeways has health consequences	In SoCal, freeways are inescapable, but the closer you get, the larger the noise and air pollution are. There are links to asthma and even autism (though not necessarily causal).
KNIGHTS INN- CLAREMONT	Proximity to freeways has health consequences	In SoCal, freeways are inescapable, but the closer you get, the larger the noise and air pollution are. There are links to asthma and even autism (though not necessarily causal).
512 W SAN JOSE AVE, APT A-D, CLAREMONT, CALIFORNIA, 91711	Proximity to freeways has health consequences	In SoCal, freeways are inescapable, but the closer you get, the larger the noise and air pollution are. There are links to asthma and even autism (though not necessarily causal).
KOREAN HO MIN PRESBYTERIAN	Proximity to freeways has health consequences	In SoCal, freeways are inescapable, but the closer you get, the larger the noise and air pollution are. There are links to asthma and even autism (though not necessarily causal).
670 W SAN JOSE AVE, CLAREMONT, CALIFORNIA, 91711	Proximity to freeways has health consequences	In SoCal, freeways are inescapable, but the closer you get, the larger the noise and air pollution are. There are links to asthma and even autism (though not necessarily causal).
OLIVE PROFESSIONAL MASSAGE	Proximity to freeways has health consequences	In SoCal, freeways are inescapable, but the closer you get, the larger the noise and air pollution are. There are links to asthma and even autism (though not necessarily causal).
CA-210 W, CLAREMONT, CALIFORNIA, 91711	Freeways adjacent parcels are bad for housing.	Freeways adjacent low income housing is an environmental injustice due to poor air quality and documented increased risk of disease.
CA-210 W, CLAREMONT, CALIFORNIA, 91711	Freeways adjacent parcels are bad for housing.	Freeways adjacent low income housing is an environmental injustice due to poor air quality and documented increased risk of disease.
EXIT 50, CLAREMONT, CALIFORNIA, 91711	Freeways adjacent parcels are bad for housing.	Freeways adjacent low income housing is an environmental injustice due to poor air quality and documented increased risk of disease.

CA-210 E, CLAREMONT, CALIFORNIA, 91711	Freeways adjacent parcels are bad for housing.	Freeways adjacent low income housing is an environmental injustice due to poor air quality and documented increased risk of disease.
E FOOTHILL BLVD, CLAREMONT, CALIFORNIA, 91711	Env Injustice to put affordable housing here.	Airport adjacent low income housing in the takeoff zone of Cable Airport would be an environmental injustice due to poor air quality, very high noise levels and potential for crashes.
H2 INSURANCE SERVICES	Great housing option	There's apparently confusion about calling this an environmental justice site. EJ indicates that people of color and socioeconomically disadvantaged people would be negatively impacted by these homes being built. Building a freeway through low income homes - that's an EJ impact. Classic NIMBY argument using EJ to keep from building new housing. This is hardly an EJ site. We need housing and this is a great location.
735 E FOOTHILL BLVD, CLAREMONT, CALIFORNIA, 91711	No low income housing in airport safety zone	Affordable housing here unacceptable per safety and noise standards disallowing residential use on these specific parcels, designated by State of CA Airport Land Use Development code, LACO Airport Land Use Commission staff review, CalTrans, Claremont. General Plan Noise element. Substantially higher noise and safety issue than any other place in Claremont = environmental justice issue.
190 BUTLER CT, CLAREMONT, CALIFORNIA, 91711	proposed park honoring displaced indigenous people	Easing our housing emergency should not come at the cost of green space for community use. if this space is further developed, the park should be expanded to honor indigenous cultures who once thrived here
2300-2398 SIENA CT, CLAREMONT, CALIFORNIA, 91711	La Puerta is Public Land	La Puerta is public space which includes a Youth Sports Park. Children need green open space to play sports. Adults, seniors, and people with disabilities who cannot hike the wilderness trail need park access. It is wrong to rob youth of space opportunities for mental, physical, and motor development.
200-298 E 1ST ST, CLAREMONT, CALIFORNIA, 91711	No 60 Units/Acre Subsidized Housing	There is a good reason why Claremont has limited density for subsidized housing to 23 units per acre. There should not be zoning for more than 30 units per acre anywhere in Claremont for subsidized housing. The proposal for 60 units per acre is simply warehousing people because they have no choice. It would be duplicating the old, failed "projects" idea.

SERVICES CENTER FOR INDEPENDENT LIVING	No 60 Units/Acre Subsidized Housing	There is a good reason why Claremont has limited density for subsidized housing to 23 units per acre. There should not be zoning for more than 30 units per acre anywhere in Claremont for subsidized housing. The proposal for 60 units per acre is simply warehousing people because they have no choice. It would be duplicating the old, failed "projects" idea.
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Other Comment

Participants submitted 20 “Other” comments. The first comment in this category was posted on December 20, 2020, and the last on February 1, 2021. Many of the other comments focused on location, site history, and context information pertaining to the pros and cons of specific sites.



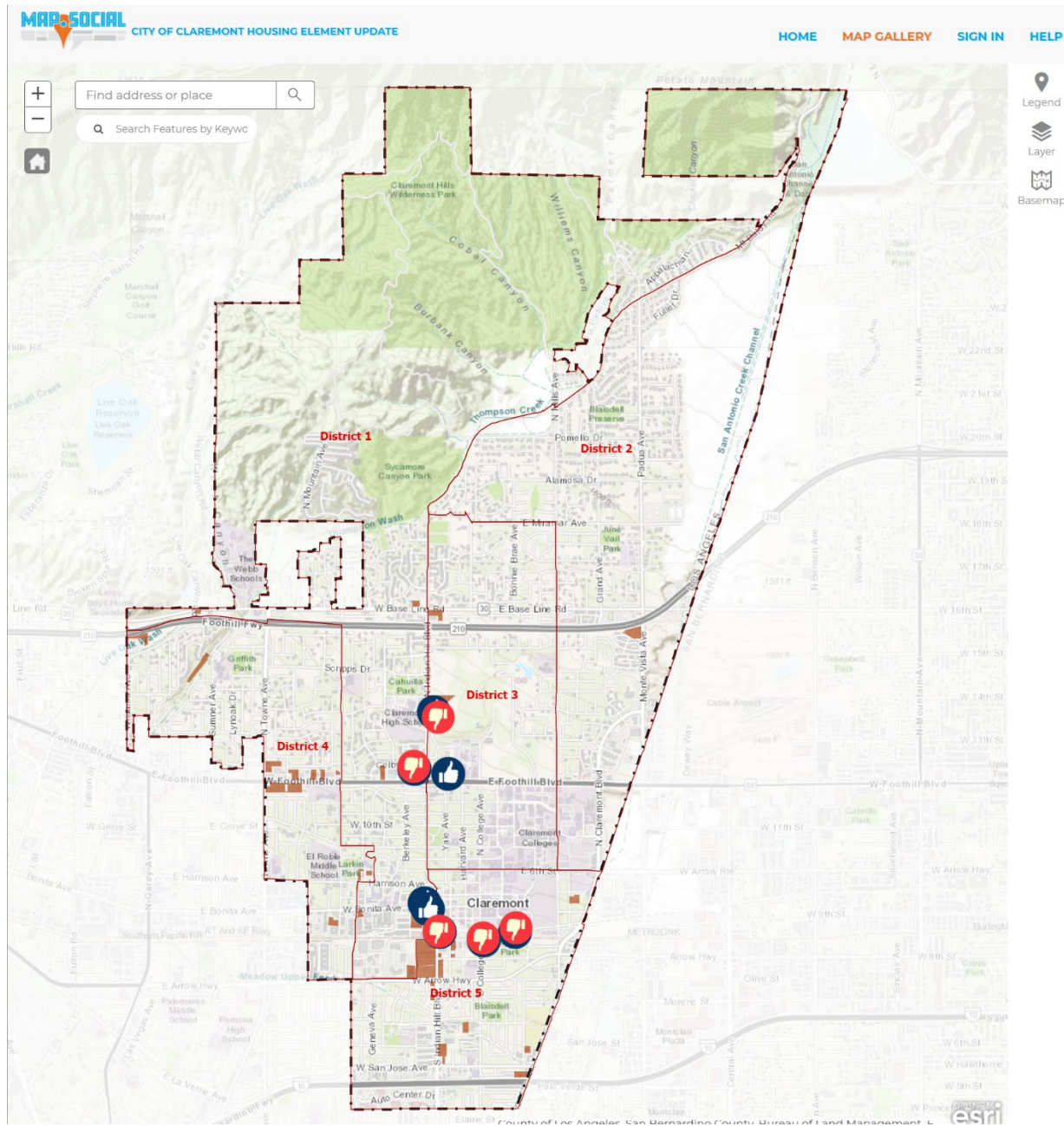
ADDRESS/LOCATION	TITLE	COMMENT
CLAREMONT, CALIFORNIA	Not this again	This site was included in the last housing element cycle and never developed. We should only consider sites that are likely to be developed into housing.
CLAREMONT, CALIFORNIA	Not a parcel the city is able to purchase.	This parcel is owned by the colleges. Let's focus on buildable sites. Also does not follow adjacent land uses.
1550 N INDIAN HILL BLVD, CLAREMONT, CALIFORNIA, 91711	College Owned, Idle Golf Course	The reason Claremont was assigned so many low income housing units to build is for the lower income jobs at the college and their lower income students . It is time for the colleges to help instead of sitting on 31.5 acres of property with no forecasted use. The location is close to all services needed, and the colleges can manage their own tenants. The city does not need to buy any site. The site will just be zoned for possible housing.
1000 W FOOTHILL BLVD, CLAREMONT, CALIFORNIA, 91711	Marie Calendar Area	All potential housing sites should be zoned for Mixed Use, so commercial could be on the ground floor and housing above. This is a good location for housing based on nearby grocery, school, and bus line service.
CLAREMONT, CALIFORNIA	Site increases city's required numbers	Curing the housing shortage requires the City re-zone property for multi-units that lead to real-world housing units' people will live in. Zoning for the possibility a unit may be built on a site the City knows is unlikely to be developed only cures the City's requirement to propose a number of sites. This is a method to limit housing development in the City and still comply with the State's mandate to provide a number of sites. This site should NOT be included in the Housing Element.
1978 N INDIAN HILL BLVD, CLAREMONT, CALIFORNIA, 91711	Indian Hill and Wagner - 7 minute walk to CHS	A 15-minute walk to Transit, Trader Joe's, Banking, Restaurants, and other shopping at Indian Hill and Foothill. The site is suitable for 2 separate units.
775 S MILLS AVE, CLAREMONT, CALIFORNIA, 91711	Near existing residential	Housing already exists in this area. Proximity to the freeway should not be a disqualifying factor.
KOREAN HO MIN PRESBYTERIAN	Existing residential adjacent	Housing already exists in this area. Proximity to the freeway should not be a disqualifying factor.
860 S INDIAN HILL BLVD, CLAREMONT, CALIFORNIA, 91711	Adjacent to exiting residential	Housing already exists in this area. Proximity to the freeway should not be a disqualifying factor.

CLAREMONT LODGE	Good for housing	Housing already exists in this area. Proximity to the freeway should not be a disqualifying factor.
450 W SAN JOSE AVE, CLAREMONT, CALIFORNIA, 91711	good for housing	Housing already exists in this area. Proximity to the freeway should not be a disqualifying factor.
670 W SAN JOSE AVE, CLAREMONT, CALIFORNIA, 91711	Good for housing	Housing already exists in this area. Proximity to the freeway should not be a disqualifying factor.
CHURCH OF JESUS CHRIST	Adjacent to existing residential housing	Proximity to the freeway should not disqualify this site for housing, residential housing already exists near this site
CHAPMAN RICHARD DDS	Existing residential neighborhood	Housing already exists in this area. Proximity to the freeway should not be a disqualifying factor.
101-199 BLOOM DR, CLAREMONT, CALIFORNIA, 91711	Existing residential neighborhood	Housing already exists in this area. Proximity to the freeway should not be a disqualifying factor.
230 BROOKS AVE, CLAREMONT, CALIFORNIA, 91711	Faculty Housing	Nearly all the properties in the Arbol Verde (El Barrio) neighborhood are owned by the College(s). El Barrio area was renamed Arbol Verde and given a historic designation after El Barrio was divided by the construction of Claremont Blvd and scattering the residents. El Barrio was home to Claremont's Mexican community. Professor Matthew Garcia delivers a history of El Barrio in his talk "Tierre de Nadie"; The Claremont Colleges and the Mexican Community. Link below
735 E FOOTHILL BLVD, CLAREMONT, CALIFORNIA, 91711	Opposition to this site is not NIMBYism	No residents live adjacent or very close to this site. It's surrounded by commercial or industrial development E, N and W, with a future college sports facility planned S of it across Foothill. This is not in a residential area.
1111 N DARTMOUTH AVE, CLAREMONT, CALIFORNIA, 91711	Site is in town, across street from college	Colleges have gradually bought property outside of their campuses. This lot is outside of their traditional campuses and should be considered part of the town.

E FOOTHILL BLVD, CLAREMONT, CALIFORNIA, 91711	Can't be NIMBY because there are no neighbors!	Claremont should welcome all income neighbors in all areas. Foothill/Monte Vista housing opposition is NOT opposition to housing per se: it is an unacceptable site for all housing levels because of unacceptable noise and safety, aligned/near Cable Airport runway, loud planes 24/7. State of CA code says no housing here. Build here and doom future Claremonters to horrible investment, unlivable home. Claremont will be known for bad housing development.
575 E 1ST ST, CLAREMONT, CALIFORNIA, 91711	Faculty Housing	CMC property in the Arbol Verde (El Barrio) neighborhood. El Barrio was home to Claremont's Mexican community. Professor Matthew Garcia delivers a history of El Barrio in his talk "Tierra de Nadie; The Claremont Colleges and the Mexican community.

Public Participation map.social Session #2

During open public participation from March 2021 through May 2021, a total of 14 comments were added as points by map.social participants. The second deployment of map.social allowed for anonymous comments over a three month period. Comments were added for "Good location for Housing" and "Bad Location for Housing," while the additional categories went unused during this period. The responses are detailed by category in the following pages.



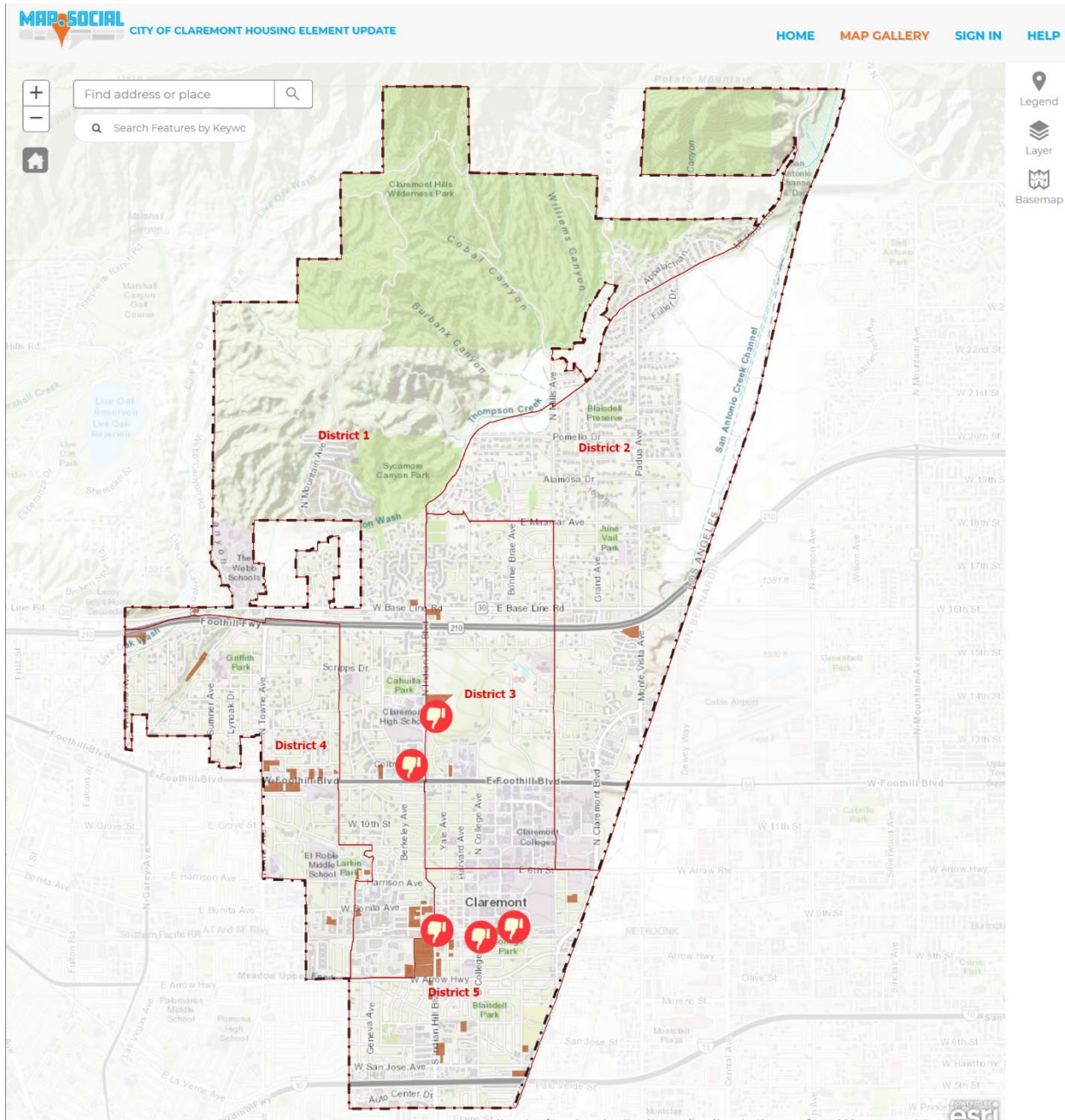
Nine comments were tagged “Good Location for Housing.” The first comment in this category was posted on March 30, 2021, and the last on March 31, 2021. Comments focused on housing location, proximity to essential amenities, and ease of access.



ADDRESS/LOCATION	TITLE	COMMENT
1576-1628 N INDIAN HILL BLVD, CLAREMONT, CALIFORNIA, 91711	Good location!	Close to schools, shopping, and bus routes.
100-120 S COLLEGE AVE, CLAREMONT, CALIFORNIA, 91711	Metro East	Current Metrolink parking structure on SE Corner of First and College. Adjacent to public transportation is crucial for new high density housing.
415 W FOOTHILL BLVD, CLAREMONT, CALIFORNIA, 91711	Good location for more density	Near grocery and shopping and transit would allow people to live and potentially not need a car. Would be a good spot for students or young professionals who want walkability and can step out for a bite to eat without needing to use a car.
415 W FOOTHILL BLVD, CLAREMONT, CALIFORNIA, 91711	Good location for more density	Near grocery and shopping and transit would allow people to live and potentially not need a car. Would be a good spot for students or young professionals who want walkability and can step out for a bite to eat without needing to use a car.
200-298 E 1ST ST, CLAREMONT, CALIFORNIA, 91711	Better than parking	Assuming that parking demand at this location is not incredibly high this is a good opportunity to add density. Perhaps nice row house townhouses along 1st so you get an attractive gateway into town. Parking and greenspace in back to buffer the train. Lots of greenery.
430 GRINNELL DR, CLAREMONT, CALIFORNIA, 91711	Great opportunity	Redo the parking lot into a micro cottage style community. It would fit the character of the adjacent homes and be compact and affordable. Plus, perfect distance to the Village.
368-398 W 1ST ST, CLAREMONT, CALIFORNIA, 91711	Another good opportunity	Cottage style community with 2 or 3 stories and green space to buffer the train. The more people you can get walking distance to the Village to help out small businesses the better!
PACIFIC WEST BANK	Close to colleges	Seems like an excellent opportunity for working with the colleges for student or faculty housing. It's close to shopping, is walkable, easily accessible, and really easy to get to campus.
440 W BONITA AVE, CLAREMONT, CALIFORNIA, 91711	ADU opportunity?	These parcels seem like an opportunity to increase density. Perhaps not large complexes but more supplemental options and incentives to homeowners.

Bad Location for Housing

Participants submitted five comments regarding “Bad Location for Housing.” The first comment in this category was posted on March 30, 2021, and the last on June 1, 2021.



ADDRESS/LOCATION	TITLE	COMMENT
500-546 COLBY CIR, CLAREMONT, CALIFORNIA, 91711	Site of cultural institution	Developing this as housing would remove a valuable live performance theater.
CLAREMONT, CALIFORNIA	Not great location	While it allows for larger development building here would take away green space and adds more paved and development when we are already trying to reduce negative environmental impacts. Would prefer to see redevelopment not greenfield development.
368-398 W 1ST ST, CLAREMONT, CALIFORNIA, 91711	No more 2-3 floors, no more segregation	Realtors say we have too many 2-3 floor units, not enough flats. Build only flats. Most units must be low-income. Don't keep segregating low-income people into one area. Also, they won't have money to spend in the Village.
100-120 S COLLEGE AVE, CLAREMONT, CALIFORNIA, 91711	Don't keep packing low-income people into one area	Most units must be low-income. Don't keep segregating low-income people into one area. Also, they won't have money to spend in the Village.
COLUMBIA AVE, CLAREMONT, CALIFORNIA, 91711	Don't keep segregating low-income people	Most units must be low-income. Don't keep segregating low-income people into one area. Also, they won't have money to spend in the Village, so what's the advantage?

map.social Outcome Summary

map.social proved to be an effective tool to extend the discussion regarding the locations for housing. The input received provided clarity regarding the locations that the residents felt where good location along with valuable insight into many of the proposed sites. The city took al comments into consideration and several sites identified in the map exercise were removed from consideration based on the feedback provided.

Appendix B: Report of Past Accomplishments

This section reviews the City of Claremont's progress in implementing the 2013-2021 Housing Element. This review helped formulate the Housing Plan for the 2021-2029 planning period.

Table B-1: Report of Past Accomplishments

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
OWNER-OCCUPIED REHABILITATION	Provide rehabilitation assistance to four households annually for a total of 24 households over 6 years. Publicize program information on City website, at City Hall, and at other public locations. Increase outreach by providing information of program to owners of homes identified through code enforcement activities as requiring maintenance or other actions to correct code violations.	Effectiveness: Between 2014 and 2020, the City averaged about one to two households per year. Interest in this program was lower than expected. Program was publicized through various publications. Eligible homeowners for the program tend to be seniors who have lived in their homes for extended periods and who do not want to encumber their properties with loans. Continued Appropriateness: This program continues to be relevant to lower income households. The City will increase outreach efforts by distributing program information through code enforcement activities.

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
CRIME-FREE ENVIRONMENTS FOR FAMILIES	Police Department should routinely evaluate the policing needs in all areas of the City to eliminate crime-prone environments and promote, healthy, crime-free environments for families living in all housing types.	Effectiveness: The City continued to conduct its "Crime-Free Multi-Housing Program" to help residents, property managers and owners to keep drugs and other illegal activity out of rental multi-family properties. The Police Department conducts a yearly manager/property owner training consisting of two half-day training sessions. The Police Department continued to track crime statistics for use in allocating resources and continues to utilize volunteers to assist with checking properties and alerting police officers of suspicious activities in neighborhoods. Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element. The City will expand outreach for this program to target neighborhoods with disproportionate housing needs identified through the Affirmatively Furthering Fair Housing (AFFH) analysis.
SAFE AND HEALTHY ENVIRONMENTS FOR CHILDREN	Meet regularly with agencies, residents, and owners of multi-family housing complexes to address social and criminal problems that impact residents of the complexes. Develop strategies to address identified social and criminal problems.	Effectiveness: The City achieved the objectives of this program primarily through the Crime-Free Environments for Families. Continued Appropriateness: This program is integrated with the Crime-Free Environments for Families in the 2021-2029 Housing Element.

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
BUILDING RELATIONSHIPS BETWEEN CITY AND HOUSING MANAGERS	Implement requirements of the City's Multi-Family Rental Housing Ordinance, which requires annual licensing of complexes with ten or more units. Maintain on-going communications with managers of multi-family housing projects to address needed maintenance and rehabilitation.	Effectiveness: The City continued to enforce the Multi-Family Rental Housing Ordinance. The City's Community Improvement Officer continued to conduct annual inspections of multi-family residential properties to address maintenance issues. Continued Appropriateness: This program continues to be appropriate to address the housing needs in Claremont. The City will explore the feasibility of providing rehabilitation assistance to housing occupied by low and moderate income households.

**PROVISION OF
ADEQUATE SITES**

Maintain a vacant and underutilized residential sites inventory and provide sites information to interested developers. Advertise to affordable housing developers the recently adopted Residential 30 Overlay General Plan designation and High Density Residential (HDR) Overlay zoning applicable to 7.0 acres of Site #9 consistent with the Housing Element (on-going).
Advertise to affordable housing developers the recently adopted provisions applicable to Institutional districts that allows sites with the High Density Residential (HDR) Overlay to be developed with multi-family residential housing that is not for students, faculty, or staff without a Conditional Use Permit (CUP) (on-going).
Monitor development of Sites #9 and #13 to ensure affordable housing is a viable development option (on-going).
Identify additional potential affordable housing sites for development potential if, in the future, Sites #9 and #13 are developed with non-affordable units, and sufficient sites are no longer able to accommodate the City's remaining RHNA target of

Effectiveness:

To meet the Regional Housing Needs Allocation (RHNA) for the 5th cycle Housing Element, the General Plan and Zoning Code were amended on September 26, 2017, to apply the Residential 30 Overlay GP designation and HDR Overlay Zoning to 7.0 acres of Site #9. The Institutional Districts Zoning Ordinance was also amended on September 26, 2017, to allow sites with the HDR Overlay Zoning to be developed with multi-family residential housing by-right if not intended for students, faculty, and staff. The City continued to monitor development of Sites #9 and #13 and was engaged with both property owners to facilitate potential projects on their properties. The City received a few inquiries from interested affordable housing developers regarding these sites in 2020.
The City continued to maintain a vacant and underutilized residential sites inventory and provide site information to interested developers.

Continued Appropriateness:

For the 6th cycle Housing Element update (2021-2029), the City received a RHNA of 1,711 units. The 2021-2029 Housing Element includes a rezone program to provide adequate sites to accommodate the RHNA. Furthermore, new program actions to provide by-right approval of projects with 20 percent lower income housing and monitoring the sites capacity to ensure continued ability to meet the RHNA as sites are developed.

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
INCLUSIONARY HOUSING	151 units, at 23 units to the acre (on-going). Continue to implement the Inclusionary Housing Ordinance and monitor program impacts and accomplishments.	Effectiveness: The City continued to require that residential developments of for-sale housing with 5 or more units comply with the requirements of the Inclusionary Housing Ordinance. In November 2018, the City amended this ordinance to include rental properties. The Inclusionary Housing Ordinance has been successful in creating affordable homeownership opportunities in Claremont. The current law requires any new development over seven units to include either 15 percent moderate income or 10 percent low income units. However, since 2006, when the law went into effect, nine developments have included 67 moderate units but none in the low income category. Specifically, 70 moderate income units were created between 2014 and 2020. In 2021, the City initiated an update to the Inclusionary Housing Ordinance to enhance its effectiveness in creating affordable lower income housing. Continued Appropriateness: The Inclusionary Housing Ordinance remains the most important tool for the City to create affordable housing opportunities. This program continues in the 2021-2029 Housing Element with objective of updating the Ordinance by 2022 to improve its effectiveness in creating affordable low income housing.

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
DENSITY BONUS	The City will encourage the use of the density bonus program by providing information and technical assistance to interested developers. Whenever new legislation is adopted related to density bonuses, the City will revise its Density Bonus Ordinance as required by the new legislation.	Effectiveness: The City continued to implement State requirements for density bonus. Working in conjunction with the City's Inclusionary Housing Ordinance, the Density Bonus created primarily moderate income housing. One affordable housing project that provided 16 extremely low income and 58 low income units also utilized density bonus to enhance feasibility. Continued Appropriateness: The 2021-2029 Housing Element includes a program to update the Density Bonus Ordinance to be consistent with State law and to promote the use of density bonus.
PARK FEES REDUCTIONS/WAIVERS	Continue to offer park fee reduction/waivers pursuant to City ordinance.	Effectiveness: The City continued to offer park fee reduction/waivers to eligible development projects. With the elimination of redevelopment, the only affordable units created between 2014 and 2011 have been moderate income units because of the City's Inclusionary Housing Ordinance. Continued Appropriateness: The 2021-2029 Housing Element includes an expanded program to facilitate affordable housing development through park fee reduction, expedited reviews, assistance in site identification, and technical assistance to nonprofit housing developers.
REASONABLE ACCOMMODATION	Provide materials to the public with procedures for requesting reasonable accommodations.	Effectiveness: Currently, the City does not have a process for reasonable accommodation requests relating to zoning flexibility to accommodate the accessibility needs of persons with disabilities. Continued Appropriateness: The 2021-2029 Housing Element includes a program to amend the Zoning Code to codify the process for requesting reasonable accommodation.

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
AFFORDABLE HOUSING ON SMALL LOTS	Offer incentives to encourage development of affordable housing on small lots.	Effectiveness: The City continued to facilitate affordable housing development on small lots. These efforts included: • 12-unit condominium project at 365 West San Jose Avenue that includes two moderate income density bonus units. • 24-30- units at Harrison Avenue/Cambridge Avenue (Pilgrim Place) project which also includes density bonus and other zoning incentives. • 15 additional units owned by Tri City Mental Health on Base Line Rd. Continued Appropriateness: Small lot development continues to be an important affordable housing strategy for Claremont. However, the 2021-2029 Housing Element includes an expanded component to facilitate the consolidation of small lots, if feasible, for larger affordable housing projects that may be more competitive for funds such as the Low Income Housing Tax Credits. The City will develop incentives for lot consolidation.

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
AFFORDABLE HOUSING ON SITE #9	The City will facilitate the development of affordable housing on all or a portion of 7.0 acres at 1550 N. Indian Hill Boulevard by processing the project as a permitted use, providing financial assistance, and the approval of one or more lot line adjustments. Work with potential developers and The Claremont Colleges on affordable housing to determine the size and configuration of parcels that would support the development of affordable housing.	Effectiveness: The City did not receive any requests or inquiries regarding development on Site #9. Continued Appropriateness: The 2021-2029 Housing Element includes an expanded Affordable Housing Development program to market available sites in the City to affordable housing developers. The program is merged, with the Park Fee Reduction/Waiver Program, along with other actions to facilitate affordable housing development.
CONSERVATION OF AT-RISK HOUSING	Monitor the Section 8 contract status of Access Village and Claremont Village Apartments. Access Village is not eligible to convert to market-rate housing, but if Claremont Village Apartments files notice of intent to convert, City will contact nonprofit organizations, explore funding sources to preserve affordability of these units, contact residents to ensure they have been properly noticed and are informed of their rights and options, and assist tenants in obtaining Section 8 vouchers from Los Angeles County.	Effectiveness: The City continued to monitor these apartment buildings throughout the planning period. No affordable housing projects were converted to market-rate housing. Continued Appropriateness: This program is included in the 2021-2029 Housing Element, with an outreach to property owners, ensuring they comply with the new State requirements on notifying tenants of their intent to convert to market rate housing (three-year, one-year, and six-month notifications required).

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
VACANCY SURVEY	Conduct vacancy survey on an annual basis.	Effectiveness: The vacancy surveys showed that the vacancy rate of apartments has remained low and does not vary significantly. The City conducted a survey in 2018-19 and 2020-21. Continued Appropriateness: This program is included in the 2021-2029 Housing Element.
HOMEBUYER ASSISTANCE	Publicize program information on City website, at City Hall, and at other public locations. Continue to assist in distributing homebuyer workshop information, held by local realtors or the Los Angeles County Development Authority (LACDA), to potential homebuyers.	Effectiveness: The Inclusionary Housing Ordinance is a key tool for providing affordable homeownership opportunities. The City continued to provide information regarding Affordable Home Ownership development projects and programs on the City's website. Continued Appropriateness: This program is included in the 2021-2029 Housing Element.
SECTION 8 RENTAL SUBSIDIES	Continue to work with the County to make Section 8 rental assistance available to qualified renters. Provide referrals to the two complexes in Claremont that have project-based Section 8 rental assistance, totaling 171 units. Publicize program information on City website, at City Hall, and at other public locations.	Effectiveness: The City continued to implement this program and provided information regarding affordable rental housing, including Section 8, on the City's website. Continued Appropriateness: This program is expanded in the 2021-2029 Housing Element to include outreach and education on the State's new source of income protection (SB 329 and SB 222) that recognizes public assistance (including Section 8/Housing Choice Voucher subsidies) as a legitimate source of income for housing payments.

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
TENANT/LANDLORD HANDBOOK	Provide information, as requested, to residents and landlords on their legally protected housing rights.	Effectiveness: The City continued to routinely refer tenants and landlords to "California Tenants", the guide to residential tenants' and landlords' rights and responsibilities provided by the State Department of Consumer Affairs. Continued Appropriateness: This program is incorporated in the 2021-2029 Housing Element as part of the Affirmatively Furthering Fair Housing meaningful actions. A new AFFH program is created in the Housing Element.
FAMILY AND SENIOR EMERGENCY FUND FOR LOW- INCOME FAMILIES	Assist approximately 60 households per year in need of emergency funds; the number of households receiving assistance may vary depending on the amount of private donations received by the City. Provide referrals to other supportive services and housing assistance (on-going). Publicize program information on City website, at City Hall, and at other public locations.	Effectiveness: Between 2014 and 2020, the City provided emergency assistance to 25 families and 33 seniors to pay utility bills, emergency rents, etc. Recipients of these funds also received extensive access to available resources and referrals to other sources of funding in some cases. The City continued to provide information about the program on the City website, in the City newsletter, and at public facilities. Continued Appropriateness: This program is included in the 2021-2029 Housing Element as part of the meaningful actions to address displacement risks, with increased outreach to neighborhoods with disproportionate housing needs as identified in the AFFH analysis.

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
HOMELESS ASSISTANCE PROGRAM	Provide referrals to nonprofit organizations. Publicize information on City website, at City Hall, and at other public locations. Work collaboratively with the Claremont Police Department and local agencies on the SHARE! collaborative housing pilot program.	Effectiveness: The City partnered with Tri-City Mental Health Services, Inland Valley Hope Partners, and Foothill Family Shelter, and other local partners to provide meals, hygiene items, clothing, and other resources to homeless individuals. The City worked with Tri-City Mental Health Services to obtain shelter for participants through Hope for Home, Project Roomkey, motel vouchers, and Winter Shelters. The City also worked with Volunteers Of America (VOA) to get unsheltered residents into the LA County Coordinated Entry System. Since 2013 the Claremont Homelessness Assistance Program has referred 31 individuals to homeless services, including VOA, Tri-City Mental Health Services, Inland Valley Hope Partners, and Foothill Family Shelter. Continued Appropriateness: This program is included in the 2021-2029 Housing Element as a component of the Support Services and Resources to the Homeless program below.

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
SUPPORT SERVICES AND RESOURCES TO THE HOMELESS	Evaluate available funding and allocate resources based on priority of needs. Work collaboratively with the Claremont Police Department and local agencies on the SHARE! collaborative housing pilot program.	Effectiveness: The City received an award of \$30,000 from the San Gabriel Valley Council of Governments (SGVCOG) as a planning grant to address homelessness. The City was awarded another grant of \$50,000 from the SGVCOG to implement a shared housing pilot program. The program began operation in June 2021. The City continued to evaluate available funding and coordinate with Claremont Unified School District, and other agencies and organizations in allocating resources to provide services to homeless adults and families. The City continued to use the Homeless Services Advocate paid for through a grant award of Measure H dollars from the County of Los Angeles, to provide services to people experiencing homelessness in the City of Claremont. The City also used motel vouchers secured through Measure H funding for families with wrap around services provided by Tr-City Mental Health. The City secured two beds at the Hope for Home shelter for unsheltered adults with full wrap around services and has successfully made placements for interim supportive housing. The City was awarded \$15,000 from the SGVCOG to augment the City's Emergency Case fund to a not-to- exceed award amount of \$1,000 per award (previously \$250). The City assisted two individuals and one family by assisting with rent and utilities. Continued Appropriateness: The City has made progress toward addressing homelessness. This program is included in the 2021-2029 Housing Element.

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
COMMUNITY-BASED ORGANIZATION FUNDING	Annually evaluate available funding and allocate resources based on priority of needs.	Effectiveness: Due to the budget deficit facing the City, the CBO program was discontinued for fiscal year 2020-21. Continued Appropriateness: This program is not included in the 2021-2029 Housing Element.
COMMUNITY-BASED ORGANIZATION HOMELESS FUNDING	Evaluate funds collected and allocate resources to agencies and individuals that serve the homeless in the community.	Effectiveness: Due to the budget deficit facing the City, the CBO program was discontinued for fiscal year 2020-21. Continued Appropriateness: This program is not included in the 2021-2029 Housing Element.
DEVELOPMENTALLY DISABLED	Continue to provide resources/referrals to assist in the housing needs of the developmentally disabled. Continue to work with the Committee on Youth and Family in implementing the Youth and Family Master Plan, including evaluating the needs and gaps in services to the developmentally disabled, and outreach to other agencies and organizations including the San Gabriel/Pomona Regional Center. Continue to regularly update the Community Resource Directory to provide a general list of available resources for families and seniors in Claremont and surrounding areas.	Effectiveness: The City continued to provide resources to individuals with developmental disabilities and their families, such as Danbury High School's Basic Academic Skills (BAS) Program through their Special Education Department. Continued Appropriateness: This program is integrated into the Affordable Housing Program in the 2021-2029 Housing Element. The new program emphasizes the production of housing for lower income households (including extremely low income) and special needs groups (including persons with developmental disabilities).

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
TRANSITIONAL AND SUPPORTIVE HOUSING	Amend the Glossary of Definitions in Municipal Code Chapter 16.900 to make clear that transitional housing and supportive housing are considered residential uses and are only subject to those restrictions that apply to other residential uses of the same type in the same zone.	Effectiveness: The Zoning Code was amended to make clearer that transitional and supportive housing are considered residential uses only subject to those restrictions that apply to other residential uses of the same type in the same zone. The City continued to work with the Claremont Homeless Advocacy Program (CHAP) to identify a property for program graduates to move into transitional housing. In January of 2021, CHAP suspended operations, specifically their overnight accommodations. CHAP will reconvene to determine when they can resume operations. Continued Appropriateness: The 2021-2029 Housing Element will address new requirements pursuant to AB 2162. Continue to work with CHAP when the organization reconvenes.
PERMANENT SUPPORTIVE AND TRANSITIONAL HOUSING FOR LOW INCOME AND HOMELESS INDIVIDUALS AND FAMILIES.	Partner with a nonprofit affordable housing developer for the development of a transitional/supportive housing project. Garner support for a transitional/supportive housing project from local, county, state, and federal legislative offices. Work with a nonprofit affordable housing developer in preparing a site plan to determine development potential.	Effectiveness: The City continued to work with a non-profit housing developer, with extensive staff and consultant involvement, to secure grant funds to develop a 24-34-unit transitional/supportive housing complex at the northeast corner of Harrison Avenue and Cambridge Avenue. In 2020 The City Council committed \$1.75 Million to Tri City Mental Health and RNLA for construction of a 15-Unit Permanent supportive Senior Housing project on Base Line Avenue. Continued Appropriateness: The program is continued in the 2021-2029 Housing Element.

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
TENANT/LANDLORD SERVICES	Continue to provide fair housing services through LACDA. Publicize program information on the City website, at City Hall, and at other public locations.	Effectiveness: The City continued to work with Tri-City Mental Health to provide landlord and tenant training to make it easier for unsheltered residents to transition into housing. The City also continued to provide information regarding housing assistance, including contact information for LACDA on the City's website. Continued Appropriateness: The program is continued in the 2021-2029 Housing Element.
CLAREMONT SUSTAINABLE CITY PLAN	Implement and coordinate the policies and programs in the Claremont Sustainable City Plan as they are revised by the City Council.	Effectiveness: The City continued to support efforts by Claremont Locally Grown Power (CLGP) to develop a solar panel assembly plant for affordable solar panels for income-qualified households. Work on the plant is nearing completion. The City continued to offer Energy Efficient Improvement Grants to income-qualified property owners. The City continued to track and publicize the number of new solar installations in the City through the Sustainability Report Card. The City continued to develop the Village South Specific Plan, to help facilitate new Transit-Oriented Development on 18.5 acres of land along Indian Hill Boulevard south of the Village. The City continued to implement its "Crime-Free Multi-Housing Program" for apartment housing developments with over 10 units. Continued Appropriateness: The program is continued in the 2021-2029 Housing Element.

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
MAINTAIN RESIDENTIAL CAPACITY	City to monitor available residential capacity and evaluate development applications throughout the City. The City will identify and zone sufficient sites to accommodate the shortfall should an approval of development result in a reduction of capacity below that needed to accommodate lower-income housing needs.	Effectiveness: The City continued to monitor available residential capacity in 2020 and did not approve any development application resulting in a reduction of potential sites for lower- income housing. Continued Appropriateness: The 2021-2029 Housing Element includes a program to monitor residential capacity pursuant to SB 166.
MARKETING OF AFFORDABLE UNITS TO LOCAL WORKFORCE	As new developments with affordable housing options become available, the City will send information on the affordable housing opportunities to major Claremont employers for distribution to their employees.	Effectiveness: The City is working with two national homebuilders in advertising the required affordable housing units in their projects. Continued Appropriateness: This program is included in the 2021-2029 Housing Element as part of the anti-displacement actions to affirmatively further fair housing.

Table B-2: Summary of Accomplishments

Objectives	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Units to be Constructed (RHNA)	49	49	59	64	152	373
Units to be Conserved	85	86	--	--	--	171
Units to be Rehabilitated	8	8	8	--	--	24
Households to be Assisted	50	74	--	--	--	124
Accomplishments	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Units Constructed		5	7	43	417	472
Units Conserved	85	86	--	--	--	171
Units Rehabilitated (Estimated)						

Households Assisted						
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Cumulative Impacts of Addressing Special Needs

The City of Claremont values the diversity of its community and provides a variety of programs and services to address the housing and supportive service needs of populations with special needs. Specifically, the City uses General Funds to support a Rental Subsidy program that benefits households with extremely low and very low incomes. The Family and Senior Emergency Fund serves as a homeless prevention program and benefits those who are most in need. Through grants from the SGVCOG, the City can provide homeless services via partnerships with nonprofits and the school district. By the first quarter of 2022, the City is expecting to issue building permits for Tri City Mental Health Center to construct a 15-unit supportive housing for homeless persons who are graduating to transitional housing. However, the City has not been able to achieve permanent housing opportunities with its Inclusionary Housing Ordinance. The City amended the Ordinance to enhance its effectiveness in addressing the housing needs of lower income households, including extremely low income households and those with special needs.

Appendix C: Residential Sites Inventory

Table C-1 presents a detailed list of parcels used in Section 4, Housing Resources, to demonstrate that the City has adequate capacity to accommodate the 2021-2029 RHNA. Figure C-1 provides the geographic location of the parcels within Claremont.

Table C-1

Site ID	APN / Site Address	Existing Land Use	General Plan Land Use	Current Zoning	Proposed Zone Code	Proposed Density (DU/Acre)	Lot Acreage	Anticipated Dwelling Units	Income Level Supported	Status
1	8315-013-016 735 S MILLS AVE	Religious Facilities	CH	CP	MFR 30/a cre	30	1.88	56	Lower Income	Non-Vacant
2	8315-029-011 616 SYCAMORE AVE	Religious Facilities	CH	RS 8,000	RM 2,000	21	0.92	19	Moderate Income	Non-Vacant
3	8315-009-037 630 S INDIAN HILL BLVD	General Office Use	OP	CP	MU 30/a cre	30	0.63	18	Lower Income	Non-Vacant
3	8315-009-036 600 S INDIAN HILL BLVD	General Office Use	OP	CP	MU 30/a cre	30	0.81	24	Lower Income	Non-Vacant
3	8315-009-043 638 S INDIAN HILL BLVD	Public Facilities	OP	CP	MU 30/a cre	30	1.31	39	Lower Income	Non-Vacant
4	8315-008-051 509 S COLLEGE AVE	Religious Facilities	CH	RS 8,000	RM 4000	10.89	2.67	14	Above Moderate Income	Non-Vacant
6	8316-001-005 323 S INDIAN HILL BLVD	General Office Use	OP	CP	MU 60/a cre	60	0.16	9	Lower Income	Non-Vacant
6	8316-001-004 424 W ARROW HWY	Retail Stores and Commercial Services	OP	CP	MU 30/a cre	30	0.28	8	Lower Income	Non-Vacant
7	8313-007-009 525 W ARROW HWY BLDG 1	Industrial	BP	B-IP	MU 30/a cre	30	2.22	66	Lower Income	Non-Vacant
8	8313-025-013 254 S INDIAN HILL BLVD	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	OP	CP	VSS P	57	0.18	10	Lower Income	Non-Vacant
8	8313-025-019 -	Vacant Undifferentiated	OP	CP	VSS P	57	0.18	10	Lower Income	Vacant
8	8313-025-012 258 S INDIAN HILL BLVD	Vacant Undifferentiated	OP	CP	VSS P	57	0.37	21	Lower Income	Vacant
8	8313-025-014 250 S INDIAN HILL BLVD	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	OP	CP	VSS P	57	0.19	10	Lower Income	Non-Vacant

8	8313-025-023 220 S INDIAN HILL BLVD	General Office Use	OP	CP	VSS P	57	0.37	21	Lower Income	Non- Vacant
8	8313-025-015 240 S INDIAN HILL BLVD	Single Family Residential	OP	CP	VSS P	57	0.18	10	Lower Income	Non- Vacant
8	8313-025-011 313 W ARROW HWY	Vacant Undifferentiated	OP	CP	VSS P	57	0.22	12	Lower Income	Vacant
8	8313-025-020 212 S INDIAN HILL BLVD	General Office Use	OP	CP	VSS P	57	0.19	10	Lower Income	Non- Vacant
8	8313-025-016 230 S INDIAN HILL BLVD	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	OP	CP	VSS P	57	0.18	10	Lower Income	Non- Vacant
9	8313-024-008 194 S INDIAN HILL BLVD		OP	CP	VSS P	57	0.18	10	Lower Income	Non- Vacant
9	8313-024-009 188 S INDIAN HILL BLVD	Single Family Residential	OP	CP	VSS P	57	0.12	6	Lower Income	Non- Vacant
10	8313-008-003 177 S INDIAN HILL BLVD		BP	B-IP	VSS P	57	0.55	31	Lower Income	Non- Vacant
10	8313-008-006 232 BUCKNELL AVE	Vacant Undifferentiated	OP	CP	VSS P	57	0.19	11	Lower Income	Vacant
10	8313-008-014 445 W ARROW HWY	Single Family Residential	OP	CP	VSS P	57	0.14	8	Lower Income	Non- Vacant
10	8313-008-009 260 BUCKNELL AVE	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	OP	CP	VSS P	57	0.22	12	Lower Income	Non- Vacant
10	8313-008-010 471 W ARROW HWY	Single Family Residential	OP	CP	VSS P	57	0.20	11	Lower Income	Non- Vacant
10	8313-008-028 121 S INDIAN HILL BLVD	Manufacturing, Assembly, and Industrial Services	BP	B-IP	VSS P	57	3.66	208	Lower Income	Non- Vacant
10	8313-008-025 205 S INDIAN HILL BLVD	Vacant Undifferentiated	C	CH	VSS P	57	1.17	66	Lower Income	Vacant
10	8313-008-004 191 S INDIAN HILL BLVD	Retail Stores and Commercial Services	C	CH	VSS P	57	2.45	139	Lower Income	Non- Vacant
10	8313-008-019 259 S INDIAN HILL BLVD	Retail Stores and Commercial Services	C	CH	VSS P	57	0.24	13	Lower Income	Non- Vacant
10	8313-008-020 267 S INDIAN HILL BLVD	Retail Stores and Commercial Services	C	CH	VSS P	57	0.33	18	Lower Income	Non- Vacant
10	8313-008-011 469 W ARROW HWY	Vacant Undifferentiated	OP	CP	VSS P	57	0.42	23	Lower Income	Vacant
10	8313-008-031 433 W ARROW HWY	Major Medical Health Care Facilities	OP	CP	VSS P	57	0.21	12	Lower Income	Non- Vacant

10	8313-008-027 -	Vacant Undifferentiated	OP	CP	VSS P	57	0.16	9	Lower Income	Vacant
10	8313-008-024 203 S INDIAN HILL BLVD	Vacant Undifferentiated	C	CH	VSS P	57	0.46	26	Lower Income	Vacant
10	8313-008-021 -	Vacant Undifferentiated	C	CH	VSS P	57	0.19	10	Lower Income	Vacant
10	8313-008-015 449 W ARROW HWY	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	OP	CP	VSS P	57	0.19	10	Lower Income	Non- Vacant
10	8313-008-900 451 W ARROW HWY	Vacant Undifferentiated	OP	CP	VSS P	57	1.41	80	Lower Income	Vacant
10	8313-008-018 253 S INDIAN HILL BLVD	Vacant Undifferentiated	C	CH	VSS P	57	0.24	13	Lower Income	Vacant
10	8313-008-023 180 BUCKNELL AVE	Manufacturing, Assembly, and Industrial Services	BP	B-IP	VSS P	57	0.73	41	Lower Income	Non- Vacant
10	8313-008-007 244 BUCKNELL AVE	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	OP	CP	VSS P	57	0.15	8	Lower Income	Non- Vacant
10	8313-008-026 204 BUCKNELL AVE	Vacant Undifferentiated	C	CH	VSS P	57	0.82	46	Lower Income	Vacant
10	8313-008-017 241 S INDIAN HILL BLVD	Vacant Undifferentiated	C	CH	VSS P	57	0.24	13	Lower Income	Vacant
10	8313-008-016 233 S INDIAN HILL BLVD	Vacant Undifferentiated	C	CH	VSS P	57	0.25	14	Lower Income	Vacant
11	8313-023-012 189 EL CAMINO WAY		R22	RM 2,000	MFR 60/a cre	60	0.16	7	Lower Income	Non- Vacant
11	8313-023-015 165 EL CAMINO WAY		R22	RM 2,000	MFR 60/a cre	60	0.17	7	Lower Income	Non- Vacant
11	8313-023-023 195 EL CAMINO WAY	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	R22	RM 2,000	MFR 60/a cre	60	0.17	7	Lower Income	Non- Vacant
11	8313-023-019 108 OLIVE ST	General Office Use	MU	MU2	MFR 60/a cre	60	0.40	17	Lower Income	Non- Vacant
12	8313-021-011 100 W 1ST ST	Public Parking Facilities	CV	CV	MU 60/a cre	60	0.68	30	Lower Income	Non- Vacant
13	8313-021-007 250 W 1ST ST	General Office Use	CV	CV	MU 60/a cre	60	2.80	29	Lower Income	Non- Vacant
14	8314-017-900 -	Airports	MU	MU2	MFR 60/a cre	60	6.13	183	Lower Income	Non- Vacant

15	8313-006-036 830 W BONITA AVE	Religious Facilities	R15	RM 2,000	MU 30/a cre	30	3.19	42	Lower Income	Non-Vacant
16	8313-006-003 660 W BONITA AVE	Low-Rise Apartments, Condominiums, and Townhouses	R15	RM 2,000	MFR 60/a cre	60	8.39	36	Lower Income	Non-Vacant
17	8313-011-004 524 W BONITA AVE		CV	SP8	RMX	20	0.18	3	Moderate Income	Non-Vacant
17	8313-011-006 538 W BONITA AVE		CV	SP8	RMX	20	0.17	3	Moderate Income	Non-Vacant
17	8313-011-019 140 CORNELL AVE		CV	SP8	RMX	60	0.20	11	Lower Income	Non-Vacant
17	8313-011-001 245 OBERLIN AVE		CV	SP8	RMX	20	0.19	3	Moderate Income	Non-Vacant
17	8313-011-031 201 OBERLIN AVE	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	CV	SP8	RMX	20	0.20	4	Moderate Income	Non-Vacant
17	8313-011-016 127 OBERLIN AVE		CV	SP8	MX	60	1.66	99	Lower Income	Vacant
17	8313-011-021 150 CORNELL AVE		CV	SP8	RMX	60	0.21	12	Lower Income	Vacant
17	8313-011-018 136 CORNELL AVE	Single Family Residential	CV	SP8	MX	60	0.10	6	Lower Income	Non-Vacant
17	8313-011-017 130 CORNELL AVE	Single Family Residential	CV	SP8	MX	60	0.10	6	Lower Income	Non-Vacant
17	8313-011-007 550 W BONITA AVE	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	CV	SP8	RMX	20	0.26	5	Moderate Income	Non-Vacant
17	8313-011-026 214 CORNELL AVE	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	CV	SP8	RMX	20	0.32	6	Moderate Income	Non-Vacant
17	8313-011-024 205 OBERLIN AVE	Low-Rise Apartments, Condominiums, and Townhouses	CV	SP8	RMX	20	0.31	6	Moderate Income	Non-Vacant
17	8313-011-002 516 W BONITA AVE	Single Family Residential	CV	SP8	RMX	20	0.13	2	Moderate Income	Non-Vacant
17	8313-011-020 148 CORNELL AVE	Single Family Residential	CV	SP8	MX	60	0.21	12	Lower Income	Non-Vacant
17	8313-011-005 528 W BONITA AVE	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	CV	SP8	RMX	20	0.18	3	Moderate Income	Non-Vacant
18	8313-012-007 244 OBERLIN AVE		CV	SP8	RMX	20	0.09	1	Moderate Income	Non-Vacant

18	8313-012-019 216 OBERLIN AVE		CV	SP8	RMX	20	0.09	1	Moderate Income	Non- Vacant
18	8313-012-038 -		CV	SP8	RMX	20	0.05	-	Moderate Income	Vacant
18	8313-012-018 210 OBERLIN AVE		CV	SP8	RMX	20	0.09	1	Moderate Income	Non- Vacant
18	8313-012-006 490 W BONITA AVE		CV	SP8	RMX	20	0.10	2	Moderate Income	Non- Vacant
18	8313-012-004 219 N INDIAN HILL BLVD		CV	SP8	RMX	20	0.25	4	Moderate Income	Non- Vacant
18	8313-012-003 432 W BONITA AVE	Public Parking Facilities	CV	SP8	RMX	20	0.18	3	Moderate Income	Non- Vacant
18	8313-012-023 440 W BONITA AVE	Low-Rise Apartments, Condominiums, and Townhouses	CV	SP8	RMX	20	0.44	8	Moderate Income	Non- Vacant
18	8313-012-001 408 W BONITA AVE	Low-Rise Apartments, Condominiums, and Townhouses	CV	SP8	RMX	20	0.23	4	Moderate Income	Non- Vacant
18	8313-012-002 231 N INDIAN HILL BLVD	General Office Use	CV	SP8	RMX	20	0.23	4	Moderate Income	Non- Vacant
19	8313-013-800 -		R15	RM 2,000	MFR 30/a cre	30	0.44	13	Lower Income	Non- Vacant
20	8314-010-012 -		R15	AV1	AV1	7.26	0.17	1	Above Moderate Income	Vacant
20	8314-010-011 242 BROOKS AVE		R15	AV1	AV1	7.26	0.17	1	Above Moderate Income	Non- Vacant
20	8314-010-013 -		R15	AV1	AV1	7.26	0.35	2	Above Moderate Income	Vacant
20	8314-010-009 230 BROOKS AVE		R15	AV1	AV1	7.26	0.34	2	Above Moderate Income	Non- Vacant
20	8314-010-010 236 BROOKS AVE	Single Family Residential	R15	AV1	AV1	7.26	0.34	2	Above Moderate Income	Non- Vacant
20	8314-010-015 -	Vacant Undifferentiated	R15	AV1	AV1	7.26	0.17	1	Above Moderate Income	Vacant
21	8310-019-015 701 HARRISON AVE	Religious Facilities	CH	IR	MFR 30/a cre	30	1.24	17	Lower Income	Non- Vacant
22	8310-019-013 731 HARRISON AVE		CH	IR	MFR 30/a cre	30	0.55	16	Lower Income	Vacant
22	8310-019-016 -	Vacant Undifferentiated	CH	IR	MFR 30/a cre	30	0.23	6	Lower Income	Vacant
23	8311-001-016 1030 W FOOTHILL BLVD		MU	MU3	MU3	40	3.28	131	Lower Income	Non- Vacant

23	8311-006-021 984 W FOOTHILL BLVD		MU	MU3	MU3	15	1.00	15	Moderate Income	Non- Vacant
23	8311-006-002 970 W FOOTHILL BLVD		MU	MU3	MU3	15	0.20	3	Moderate Income	Non- Vacant
23	8311-001-020 1020 W FOOTHILL BLVD	General Office Use	MU	MU3	MU3	15	0.67	10	Moderate Income	Non- Vacant
23	8311-006-013 956 W FOOTHILL BLVD	Retail Stores and Commercial Services	MU	MU3	MU3	15	1.14	17	Moderate Income	Non- Vacant
23	8311-006-022 994 W FOOTHILL BLVD	Retail Centers (Non-Strip With Contiguous Interconnected Off-Street Parking)	MU	MU3	MU3	15	0.60	8	Moderate Income	Non- Vacant
24	8306-016-038 211 W FOOTHILL BLVD		CH	CP	RS 10,0 00	4	6.97	3	Above Moderate Income	Non- Vacant
25	8303-024-015 817 W FOOTHILL BLVD		MU	MU3	MU3	15	0.10	3	Moderate Income	Non- Vacant
25	8303-024-016 831 W FOOTHILL BLVD		MU	MU3	MU3	15	0.12	1	Moderate Income	Non- Vacant
26	8303-024-018 863 W FOOTHILL BLVD		MU	MU3	MU3	15	0.45	6	Moderate Income	Non- Vacant
26	8303-024-019 855 W FOOTHILL BLVD	Retail Centers (Non-Strip With Contiguous Interconnected Off-Street Parking)	MU	MU3	MU3	15	0.49	7	Moderate Income	Non- Vacant
27	8303-025-022 915 W FOOTHILL BLVD		MU	MU3	MU3	15	0.65	9	Moderate Income	Non- Vacant
27	8303-025-015 921 W FOOTHILL BLVD		MU	MU3	MU3	15	0.59	8	Moderate Income	Non- Vacant
28	8303-025-017 981 W FOOTHILL BLVD		MU	MU3	MU3	15	0.58	8	Moderate Income	Non- Vacant
28	8303-025-018 985 W FOOTHILL BLVD		MU	MU3	MU3	15	1.01	15	Moderate Income	Non- Vacant
29	8305-016-007 601 W FOOTHILL BLVD		MU	SP10	MU 30/a cre	30	3.75	39	Lower Income	Non- Vacant
30	8305-020-002 -	Retail Centers (Non-Strip With Contiguous Interconnected Off-Street Parking)	MU	SP9	MU 30/a cre	30	7.63	45	Lower Income	Non- Vacant
31	8303-026-011 1364 N TOWNE AVE		CH	RM 2,000	MFR 30/a cre	30	1.89	56	Lower Income	Non- Vacant

31	8303-026-012 1350 N TOWNE AVE		MU	MU3	MU3	15	0.76	11	Moderate Income	Non- Vacant
32	8306-008-023 1550 N INDIAN HILL BLVD	Vacant	INST N	IE	MFR 30/a cre	30	2.97	89	Lower Income	Vacant
32	8306-008-022 1575 N COLLEGE AVE		INST N	IE	MFR 30/a cre	30	4.37	131	Lower Income	Non- Vacant
33	8302-018-028 -		PR	RS 10,00 0	RS 10,0 00	4	1.37	3	Above Moderate Income	Vacant
33	8302-018-027 -		PR	RS 10,00 0	RS 10,0 00	4	1.43	2	Above Moderate Income	Vacant
33	8302-021-053 -		PR	RS 10,00 0	RS 10,0 00	4	0.37	1	Above Moderate Income	Vacant
34	8307-002-041 -	0	OS	RS 10,00 0	RM 3000	15	3.16	47	Moderate Income	Non- vacant
35	8302-032-025 -		OS	SP5	MFR 30/a cre	30	0.18	5	Lower Income	Non- Vacant
35	8302-032-900 -		OS	P/RC	MFR 30/a cre	30	2.14	64	Lower Income	Non- vacant
36	8670-008-025 2050 N INDIAN HILL BLVD	Religious Facilities	CH	RS 10,00 0	MFR 30/a cre	30	3.27	67	Lower Income	Non- Vacant
37	8302-014-016 -		P	RS 10,00 0	MFR 30/a cre	30	0.46	13	Lower Income	Non- vacant
38	8670-010-025 431 W BASELINE RD		OP	CP	MFR 30/a cre	30	0.97	28	Lower Income	Non- Vacant
39	8670-003-900 2475 FORBES AVE	Open Space and Recreation	PR	P	MFR 30/a cre	30	9.67	56	Lower Income	Non- Vacant
40	8322-006-006 840 S INDIAN HILL BLVD	Hotels and Motels	AC	CF	MFR 30/a cre	30	2.85	85	Lower Income	-

Figure C-1

NOTE: see the Opportunity Sites mapbook for the Sites in Focus view for each opportunity site.

