

# CLAREMONT PLANNING COMMISSION

## MEETING AGENDA

*"We are a vibrant, livable, and inclusive community dedicated to quality services, safety, financial strength, sustainability, preservation, and progress with equal representation for our community."*

City Council Chamber  
225 Second Street  
Claremont, CA 91711



Tuesday  
March 17, 2026  
7:00 PM

### COMMISSIONERS

ISAAC RAHMIM  
CHAIR

MEGAN CALLAWAY      JOHN DAVIS

JESSE EMMERT      RICHARD ROSENBLUTH      K.M. WILLIAMSON      JASON WONG

Meetings are open to the public for in-person attendance. The meeting will be live streamed via Zoom, technology permitting. Members of the public will not be able to provide public comment via Zoom. To watch the meeting via Zoom, use the following link: <https://zoom.us/j/93823869306>. To listen via telephone dial (213)338-8477, Webinar ID: 938 2386 9306. The recorded meeting will be uploaded to the City website and archived.

### OPTIONS FOR PUBLIC COMMENT:

Public comment may be provided by one of the following methods. Each speaker will be given up to three (3) minutes to provide their comment.

### IN-PERSON LIVE COMMENTS

When the item you wish to speak to is announced, please proceed to the speaker's podium one by one.

### E-MAIL/MAIL

Written comments sent to the Planning Commission will be distributed to the Commission and imaged into the record of the meeting. Email: [natienza@claremontca.gov](mailto:natienza@claremontca.gov). Mail: PO Box 880, Claremont, CA 91711. Written comments submitted after publication of the agenda will be made available in the document archive system on the City website as soon as possible - [www.claremontca.gov](http://www.claremontca.gov).

**For assistance, comments, or more information please contact Nhi Atienza, Commission Secretary, (909)399-5484.**

**CALL TO ORDER THE MEETING OF THE PLANNING COMMISSION**

**PLEDGE OF ALLEGIANCE**

## ROLL CALL

## CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

### PUBLIC COMMENT

The Commission has set aside this time for persons who wish to comment on items that are not listed on the agenda, but are within the jurisdiction of the Planning Commission. Members of the public will have the opportunity to address the Commission regarding all items on the agenda at the time the Commission considers those items.

General public comment will be taken for 30 minutes and will resume later in the meeting if there are speakers who did not get an opportunity to speak because of the 30-minute time limit.

The Brown Act prohibits the Commission from taking action on oral requests relating to items that are not on the agenda. The Commission may engage in a brief discussion, refer the matter to staff, and/or schedule requests for consideration at a subsequent meeting.

### CONSENT CALENDAR

All matters listed on the Consent Calendar are considered routine. The Commission may act on these items by one motion following public comment. Only Commissioners may pull an item from the Consent Calendar for discussion.

#### 1. PLANNING COMMISSION MEETING MINUTES OF FEBRUARY 17, 2026

**Recommendation:** Staff recommends the Planning Commission approve and file the Planning Commission meeting minutes of February 17, 2026.

**Attachment(s):** Draft Planning Commission Meeting Minutes of February 17, 2026

### PUBLIC HEARING - None

### ADMINISTRATIVE ITEM

#### 2. HOUSING ELEMENT - 2025 ANNUAL PROGRESS REPORT (FUNDING SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT BUDGET)

**Recommendation:** Staff recommends the Planning Commission recommend approval to the City Council of the attached 2025 Annual Progress Report.

**Attachment(s):** 2025 Housing Element Annual Progress Report

### CONTINUED PUBLIC COMMENT

This time is reserved for those persons who were unable to speak earlier in the agenda because of the 30-minute time restriction.

**REPORTS**

*Staff*

*Commission/Committee*

**ADJOURNMENT**

THE NEXT REGULAR MEETING OF THE CLAREMONT PLANNING COMMISSION WILL BE HELD ON, APRIL 7, 2026, AT 7:00 PM, IN THE CLAREMONT COUNCIL CHAMBER, 225 WEST SECOND STREET.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, THIS AGENDA WILL BE MADE AVAILABLE IN APPROPRIATE ALTERNATIVE FORMATS TO PERSONS WITH DISABILITIES. ANY PERSON WITH A DISABILITY WHO REQUIRES A MODIFICATION OR ACCOMMODATION IN ORDER TO PARTICIPATE IN A CITY MEETING SHOULD CONTACT THE CITY CLERK AT 909-399-5461 "VOICE" OR 1-800-735-2929 "TT/TTY" AT LEAST THREE (3) WORKING DAYS PRIOR TO THE MEETING, IF POSSIBLE.

I, NHI ATIENZA, SENIOR ADMINISTRATIVE ASSISTANT OF THE CITY OF CLAREMONT, CALIFORNIA, HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING AGENDA WAS POSTED AT CLAREMONT CITY HALL, 207 HARVARD AVENUE, ON MARCH 12, 2026, PURSUANT TO GOVERNMENT CODE SECTION 54954.2.

POST THROUGH: MARCH 18, 2026



# Claremont Planning Commission

## Agenda Report

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**File #:** 5912

**Item No:** 1.

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**TO:** PLANNING COMMISSION

**FROM:** BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR

**DATE:** MARCH 17, 2026

**SUBJECT:**

**PLANNING COMMISSION MEETING MINUTES OF FEBRUARY 17, 2026**

**RECOMMENDATION**

Staff recommends the Planning Commission approve and file the Planning Commission meeting minutes of February 17, 2026.

**PUBLIC NOTICE PROCESS**

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact Nhi Atienza at [natienza@claremontca.gov](mailto:natienza@claremontca.gov).

Submitted by:           Prepared by:

Brad Johnson           Nhi Atienza  
Community Development Director

Senior Administrative Assistant

**Attachment:**

Planning Commission Meeting Minutes of February 17, 2026

**PLANNING COMMISSION  
REGULAR MEETING MINUTES**

Tuesday, February 17, 2026 – 7:00 PM

Video Recording is Archived on the City Website

<https://www.claremontca.gov/Government/City-Council/Watch-a-Meeting>

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**CALL TO ORDER**

Chair Rahmim called the meeting to order at 7:00 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT**

COMMISSIONER: EMMERT, RAHMIM, ROSENBLUTH,  
WILLIAMSON, WONG (Arrived at 7:01 PM)

**ABSENT**

COMMISSIONER: CALLAWAY, DAVIS

**ALSO PRESENT**

Brad Johnson, Community Development Director; Jordan Goose,  
Assistant Planner; Nhi Atienza, Senior Administrative Assistant

**CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS**

There were no ceremonial matters, presentations, or announcements.

**PUBLIC COMMENT**

This item starts at 0:00:55 in the archived video.

Chair Rahmim invited public comment.

Commission Secretary Atienza announced no written public comment had been received.

There were no requests to speak.

Chair Rahmim closed public comment.

**CONSENT CALENDAR**

This item starts at 0:03:08 in the archived video.

Chair Rahmim invited public comment.

There were no requests to speak.

Chair Rahmim closed public comment.

***Commissioner Rosenbluth moved to approve Consent Calendar, seconded by Commissioner Wong; and carried on by roll call vote as follows:***

1. Planning Commission Meeting Minutes of December 16, 2025  
Approved and filed.

**AYES:** *Commissioner - Emmert, Rahmim, Rosenbluth, Wong*  
**NOES:** *Commissioner - None*  
**ABSTENTIONS:** *Commissioner - Williamson*  
**ABSENCES:** *Commissioner - Callaway, Davis*

2. Presentation of Recently Adopted City of Claremont Emergency Operations Plan.  
Received and filed.

**AYES:** *Commissioner - Emmert, Rahmim, Rosenbluth, Williamson, Wong*  
**NOES:** *Commissioner - None*  
**ABSENCES:** *Commissioner - Callaway, Davis*

### **PUBLIC HEARING**

This item starts at 0:06:08 in the archived video.

3. Conditional Use Permit File #25-C08, Review of a Request to Permit a Change of Use of an Existing Single-Family Residence to a Religious Facility Located at 145 West Seventh Street– Applicant – The Tucker Schoeman Venture.

Assistant Planner Goose presented a PowerPoint presentation and addressed Commissioners' inquiries regarding accessibility, security, and occupancy requirements.

Mark Schoeman, Architect and Bethany Slater, Executive Director of Claremont Hillel responded to Commissioners' inquiries as follows:

- Accessibility will be from the back. We will plan for accessibility to the front and throughout the house for equity while maintaining the historical aspects.
- Security will be balanced with access while also creating a welcoming experience.
- The 150-occupancy load is based on the fire code.
- There will be two large events, Rosh Hashanah and Yom Kippur.
- Smaller events will be no more than 50 persons.
- Morning events will be approximately two hours, and evening events will be approximately one hour.
- Will adhere to the City noise ordinance.
- 90% of the students will be walking to the facility, eliminating any parking concerns.
- Day-to-day activity will include staff working in the upstairs offices, various classes, and social time for the students indoors and outdoors.
- Shavuot dinners are on Friday nights in the backyard.

Director Johnson stated that an entertainment permit should be added as a condition if amplification is considered, and the Building Official will set the maximum occupancy for each room.

Chair Rahmim invited public comment.

Dean Harpaz, a freshman at McKenna College, stated that Claremont Hillel provides Jewish students with a sense of belonging and a safe environment to gather in, all within walking distance.

Nile Girard, former Pomona College Associate Dean of Students and past President of the Hillel Council, emphasized the importance of Claremont Hillel as an identifiable place where the Jewish community can feel safe and comfortable studying and learning.

Diane Schuster, resident, is excited that the Claremont Colleges would be identified as a place where Jewish students feel safe, supported, and welcomed by the larger Jewish community.

Bernard Carmatz has been affiliated with Hillel for many years, understands the importance of the request, and welcomes the Commission's endorsement to meet students' needs. It is also important that the Commission recognize the historic nature of the request. Neighbors on both sides of the facility are understanding and welcoming of the project. This will be a great addition to the community and campus at large.

There were no additional requests to speak.

Public comment was closed.

In response to the Commissioners' inquiries, Ms. Slater stated that a small amount of alcohol would be offered as a blessing for ritual purposes only and that there are probably better places to rent for events than the Claremont Hillel.

Commissioner Emmert is in favor of the project; it is a great adaptive use of the space, and it serves the needs of the community and colleges.

Commissioner Rosenbluth is in favor of the project, and all the findings can be made.

Commissioner Williamson agrees with the findings and agrees with the use of the standard residential noise ordinance as it relates to the large events.

***Commissioner Wong moved to adopt Resolution No. 2026-1, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA APPROVING CONDITIONAL USE PERMIT (FILE #25-C08), TO PERMIT A CHANGE OF USE OF AN EXISTING SINGLE-FAMILY RESIDENCE TO A RELIGIOUS FACILITY LOCATED AT 145 WEST SEVENTH STREET – APPLICANT – THE TUCKER SCHOEMAN VENTURE as amended to include additional language regarding 1) occupancy language per the Building Official on Section 3B, 2) standard residential noise ordinance, and 3) up to four large events per year; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Williamson; and carried on a roll call vote as follows:***

**AYES:** Commissioner - Emmert, Rahmim, Rosenbluth, Williamson, Wong

**NOES:** Commissioner - None

**ABSENCES:** Commissioner - Callaway, Davis

Chair Rahmim announced this decision can be appealed within ten calendar days.

**ADMINISTRATIVE ITEM** – None

**REPORTS**

This item starts at 1:06:13 in the archived video.

Staff

Director Johnson reported on items of interest from the previous City Council meetings and described future items coming before the Commission.

Commission/Committee

In response to Commissioner Rosenbluth's inquiry, Director Johnson stated that both IT and the police department are working on the Village's security cameras.

**ADJOURNMENT**

Chair Rahmim adjourned the meeting at 8:15 PM.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Administrative Assistant



# Claremont Planning Commission

## Agenda Report

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**File #:** 5917

**Item No:** 2.

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**TO:** PLANNING COMMISSION

**FROM:** BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR

**DATE:** MARCH 17, 2026

**SUBJECT:**

**HOUSING ELEMENT - 2025 ANNUAL PROGRESS REPORT (FUNDING SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT BUDGET)**

**SUMMARY**

Pursuant to Government Code Section 65400, the City must provide an Annual Progress Report (APR) to the Department of Housing and Community Development (HCD) and the Office of Planning Research (OPR) regarding our progress on the implementation of the City's Housing Element. The APR provides information on the number of housing units for which applications were submitted, received entitlement approvals, and for which building permits were issued, and those for which construction was completed in calendar year 2025. We are currently in the 6th-Cycle Housing Element Planning Period, covering 2021-2029, and unit tallies are compared against the 6th-Cycle Regional Needs Housing Assessment (RHNA) numbers for the City of Claremont.

The APR also provides an update on the implementation of housing programs contained in the City's newly certified Housing Element. Since the Housing Element was certified by HCD on September 12, 2024, this APR is the second time the City has reported on its progress on the 6th-Cycle Housing Element implementation programs.

The APR is required to be considered, received, and filed by the City Council at a public meeting no later than April 1, 2026. At this meeting, the Planning Commission is being asked to review the 2025 Annual Progress Report, included herein as an Attachment and make a recommendation to the City Council.

**RECOMMENDATION**

Staff recommends the Planning Commission recommend approval to the City Council of the attached 2025 Annual Progress Report.

## **ALTERNATIVES TO RECOMMENDATION**

In addition to the staff recommendation, there is the following alternative:

- Continue the item, while noting that a continuation will delay the submittal of the 2025 Annual Progress Report beyond the State's April 1, 2026 deadline.

Staff notes that in California, jurisdictions face potential revocation of Housing Element compliance and/or referral to the Attorney General for failure to submit timely annual progress reports, with penalties ranging from fines to court actions.

## **FINANCIAL REVIEW**

The staff cost to prepare the report is approximately \$8,147.00, which is included in the operating budget of the Community Development Department. The action involves the status of programs that have a financial impact on the City as they are unfunded State mandates for which funding sources have already been identified in the adopted 2021-2029 Housing Element.

## **2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT**

### **New Housing Units**

The APR includes information on the City's progress in meeting its Regional Housing Needs Allocation (RHNA) target for the planning period of 2021-2029 (6th-Cycle). This includes the number of housing units for which applications were submitted, received entitlement approvals, for which building permits were issued, and those for which construction was completed in calendar year 2025.

Claremont has been allocated 1,711 new housing units as its fair share of the 1,341,827 total number of units needed to meet forecasted population growth in the six-county Southern California Council of Governments (SCAG) region for the 6th-Cycle planning period. The allocation of units is distributed across five income categories, as follows:

<b>INCOME CATEGORY</b>	<b>NEW CONSTRUCTION NEEDS (units) 2021-2029</b>
Extremely Low & Very low- (0% - 50% of area median income)	556 (33% of total)
Low- (51% - 80% of area median income)	310 (18% of total)
Moderate- (81% - 120% of area median income)	297 (17% of total)
Above Moderate- (over 120% of area median income)	548 (32% of total)
<b>TOTAL UNITS</b>	<b>1,711</b>

As of the date of this report, the City has issued building permits for 88 very low-income units, 65 low-income units, 24 moderate-income units, and 139 above-moderate units in this planning cycle (from 10/15/2021 to 12/31/2025). This means the City is short of the required number of very low-income units by 468, low-income units by 245, moderate-income units by 273, and above moderate-income units by 409.

The City approved several housing projects in the recent years including American Avenue, a 70-unit townhome subdivision with inclusionary units; the La Puerta School Site Specific Plan, a 55 unit, small lot single family development; Village South Development, which would provide 711 new units, including 105 units affordable to moderate-income households; the Descanso Walk project by Olson Company, which would provide 56-unit townhome and live/work units including four low-income units along Foothill Boulevard; the Mercy Housing project which would provide 74 affordable housing units including 19 permanent supportive housing units along Towne Avenue; and the National CORE project which would provide 59 affordable housing units along Bonita Avenue at the St. Ambrose Episcopal Church site. Of these recently approved projects, only the Olson Company obtained building permits for a portion of the approved units. Permits for the Olson project are currently being issued in phases, which is typical for townhome and tract home developments.

## **Implementation Status of Programs**

In July 2023, the City Council adopted the 6th-Cycle Housing Element Update with direction to staff to make modifications if acceptable to HCD. In September of 2024, the Housing Element was certified by HCD. The certified Housing Element outlines the City's strategy for satisfying the City's RHNA obligation for the Sixth Cycle Planning Period through a suite of housing programs, including a re-zoning program to ensure the City has sufficient capacity to accommodate the 1,711 new units identified as Claremont's fair share.

The APR covers the implementation status of the programs contained in the City's certified Housing Element for calendar year 2025. Since the City did not have a certified Housing Element until September of 2024, the City has had little time to implement the Housing Element programs. Nonetheless, as indicated in Table D of the Housing Element APR, the City has already completed or made progress on many implementation programs.

One notable accomplishment in 2025 was the City entered into a contract with RRM Design Group to develop Objective Design Standards for qualifying housing developments as mandated by the State. The State mandates local governments evaluate these projects using only measurable, objective criteria. Without locally adopted objective design standards, the City must rely on baseline State rules, limiting its ability to shape development consistent with Claremont's character. As of this writing, a draft objective design standards document is being prepared by RRM Design Group to satisfy Housing Element Programs 10 and 23. In addition, significant progress was made in developing pre-approved ADU plans in 2025, enabling their release in the spring of 2026.

## **Standardized APR Form Content**

As part of the update, the State requires that a standardized APR form be completed and submitted by local jurisdictions. The following is a summary of the City's completed forms for 2025, included herein as an Attachment:

- Table A includes new housing units by income level for which a discretionary application has been submitted within the calendar year 2025:
  - 29 units reported in this category, including 15 acutely low-income units, 3 extremely low-income units, 7 low-income units, and 4 above moderate-income units.

Staff notes that "acutely low-income" is a new income category that HCD introduced for the 2025 Housing Element APR. Of the 29 applications, 28 were for ADUs and JADUs. Since

15 ADU applicants reported that their ADU would be occupied by a family member and that no rent will be charged, this APR reflected that there were 15 acutely low-income units proposed in 2025.

- Table A2 includes net new housing units by income level that have received an entitlement, building permit, or certificate of occupancy (or final inspection) during the calendar year 2025:
  - 126 units reported in this category, including 32 acutely low-income units, 20 extremely low-income units, 23 low-income units, 8 moderate-income units, and 43 above-moderate income units.

Staff notes that “acutely low-income” is a new income category that HCD introduced for the 2025 Housing Element APR. Since 63 ADUs were reported in Table A2 and a majority of the applicants indicated that the ADU would be occupied by a family member with no rent charged, this APR reflected that 32 acutely low-income units were produced in 2025.

- Table B summarizes prior permitting activity in the current planning cycle and permitting activity for the calendar year being reported:
  - 52 units received building permits in 2025 and are reported in this category.
- Table C includes sites identified or rezoned to accommodate a shortfall of housing sites from the previous planning period to meet a shortfall of sites noted in the Housing Element, or to provide additional sites required by the no net loss law under Government Section 65863. If applicable, this data would serve as an addendum to the site’s inventory in the adopted Housing Element:
  - No sites were identified or rezoned as no significant “net loss” or shortfall has been identified since the Housing Element was certified by HCD.
- Table D is the report on the status of the 2021-2029 Housing Element Implementation Program for the 2025 calendar year.
  - Most of these programs are either ongoing or in the process of being implemented.
- Table E includes commercial development bonuses approved by the City during the 2025 calendar year.
  - No units reported.
- Table F includes units rehabilitated, preserved, and acquired for alternative adequate sites during the 2025 calendar year.
  - No units reported.
- Table F2 includes above moderate-income units converted to moderate income units.
  - No units reported.

- Table G includes locally owned lands included in the Housing Element sites inventory that have been sold, leased, or otherwise disposed of during the 2025 calendar year.
  - No properties reported
- Table H includes locally owned or controlled lands declared as surplus or identified as excess.
  - None reported.
- Table J includes student housing development for lower income students for which a density bonus was granted during the 2025 calendar year.
  - None reported.
- Table K includes reporting on Tenant Preference Policies.
  - None reported.
- Table L is a new request from HCD. It includes any sites that were newly added to a National, State, or Local register of historic places within the reporting year
  - Two new local historic register listings are reported for 611 West 8th Street and 1230 Harvard Avenue.
- LEAP Reporting. This table is for jurisdictions that have applied for and received the Local Early Action Plan (LEAP) grant to report on their activities.
  - None reported. The City did not participate in the LEAP grant.

## **CEQA REVIEW**

This item, adopting Annual Progress Report as required by the State Housing Element Law, is not subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and Section 15060(c)(3) (the activity is not a “project” as defined in Section 15378). CEQA Guidelines Section 15378(b)(2) and (5) excludes “continuing administrative or maintenance activities” and “organizational or administrative activities of governments that will not result in direct or indirect physical changes to the environment” from its definition of “project.”

Even if this item were a “project,” it would be statutorily exempt under CEQA Guideline Sections 15282(r) and 15283 because it merely implements HCD’s directives with respect to the City’s allocation of the RHNA and categorically exempt under CEQA Guideline section 15306 because it consists of information collection.

## **PUBLIC NOTICE PROCESS**

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact Nhi Atienza at [natienza@claremontca.gov](mailto:natienza@claremontca.gov).

Submitted by:

Brad Johnson  
Community Development Director

Prepared by:

Catherine Lin, AICP  
Senior Planner

Reviewed by:

Christopher Veirs, City Planner

Attachment:

2025 Housing Element Annual Progress Report

<b>Jurisdiction</b>	Claremont	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

<b>Building Permits Issued by Affordability Summary</b>		
Income Level		Current Year
Acutely Low	Deed Restricted	1
	Non-Deed Restricted	9
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	5
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	7
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		24
<b>Total Units</b>		<b>52</b>

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	29	15
Accessory Dwelling Unit	38	23	21
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>38</b>	<b>52</b>	<b>36</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	52	52
Not Indicated as Infill	0	0

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	29
Number of Proposed Units in All Applications Received:	29
Total Housing Units Approved:	27
Total Housing Units Disapproved:	0

<b>Use of SB 423 Streamlining Provisions - Applications</b>	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

<b>Units Constructed - SB 423 Streamlining Permits</b>			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	29	29
Discretionary	0	0

<b>Density Bonus Applications and Units Permitted</b>	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	3
Number of Units in Projects Permitted with a Density Bonus	3

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	34
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Claremont
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2028

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes													Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Application
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below							0	15	0	3	0	0	0	0	7	0	0	4	29	27	0			
	8316-001-028	465 Harrison Ave	25-ADUP-08	B00-036-314	ADU	R	3/6/2025											1	1	1	NONE	No	No	
	8307-013-017	506 Wesley Way	25-ADUP-01	B00-036-419	ADU	O	1/15/2025		1					0	0				1	1	1	NONE	No	No
	8307-005-029	690 Hobart Drive	25-ADUP-04	B00-036-429	ADU	O	2/19/2025		1		0	0							1	1	1	NONE	No	No
	8303-003-012	985 Scripps Drive A	25-ADUP-10	B00-036-446	ADU	O	3/6/2025		1		0	0							1	1	1	NONE	No	No
	8303-002-021	1037 Lake Forest Drive A	25-ADUP-06	B00-036-509	ADU	R	3/4/2025								1				1	1	1	NONE	No	No
	8309-009-014	429 W. 11th Street	25-ADUP-11	B00-036-727	ADU	O	3/12/2025				1	0							1	1	1	NONE	No	No
	8316-014-017	625 Hendrix Avenue A	25-ADUP-12	B00-036-820	ADU	R	3/12/2025								1				1	1	1	NONE	No	No
	8670-029-023	2461 San Jacinto Ct	25-ADUP-05	B00-037-055	ADU	O	2/25/2025				1	0							1	1	1	NONE	No	No
	8671-007-017	2964 Claremont Heights Drive Backyard Estates LLC	25-ADUP-26	B00-037-109	ADU	O	7/23/2025				1	0							1	1	1	NONE	No	No
	8307-014-030	1403 Cuernavaca Place	25-ADUP-25	B00-037-127	ADU	O	7/17/2025		1	0	0	0							1	1	1	NONE	No	No
	8671-043-027	2111 Brescia Avenue	25-ADUP-23	B00-037-136	ADU	O	7/3/2025		1	0	0	0							1	1	1	NONE	No	No
	8673-035-030	927 Brandeis Drive	25-ADUP-28	B00-037-168	ADU	O	8/7/2025		1	0	0	0							1	1	1	NONE	No	No
	8303-004-012	943 Scripps Drive	25-ADUP-32	B00-037-266	ADU	O	10/6/2025								1				1	1	1	NONE	No	No
	8671-005-046	832 E Miramar Avenue	25-ADUP-27	B00-037-283	ADU	O	8/6/2025		1	0	0	0							1	1	1	NONE	No	No
	8673-031-028	1033 Pomello Drive	25-ADUP-24	B00-037-329	ADU	O	7/14/2025		1	0	0	0							1	1	1	NONE	No	No
	8314-010-008	605 Blanchard Pl	25-ADUP-29	B00-037-356	ADU	O	8/11/2025		1	0	0	0							1	1	1	NONE	No	No
	8309-004-013	265 W 12th Street	25-ADUP-19	B00-037-926	ADU	R	6/4/2025								1				1	1	1	NONE	No	No
	8315-015-007	167 E San Jose Avenue	25-ADUP-20	B00-036-971	ADU	R	6/12/2025								1				1	1	1	NONE	No	No
	8313-026-010	265 Spring Street	25-ADUP-21	B00-037-014	ADU	O	7/1/2025		1			0							1	1	1	NONE	No	No
	8313-025-007	235 Olive Street	25-ADUP-15	B00-037-046	ADU	R	4/17/2025								1				1	1	1	NONE	No	No
	8671-019-039	2272 Forbes Avenue A	25-ADUP-02	B00-036-186	ADU	O	1/28/2025		1			0							1	1	1	NONE	No	No
	8314-020-017	142 Kirkwood Avenue A	25-ADUP-13	B00-036-186	ADU	R	4/14/2025											1	1	1	1	NONE	No	No
	8315-027-011	432 Westpoint Drive A	25-ADUP-14	B00-036-620	ADU	R	4/14/2025								1				1	1	1	NONE	No	No
	8309-013-004	1034 Harvard Avenue	25-ADUP-18	B00-036-616	ADU	R	12/20/2024								1				1	1	1	NONE	No	No
	8305-006-026	1864 Salem Ct	24-ADUP-29	B00-035-987	ADU	O	4/24/2025		1			0							1	1	1	NONE	No	No
	8671-034-017	353 Auburn Way A	25-ADUP-17	B00-036-686	ADU	O	5/12/2025		1			0							1	1	1	NONE	No	No
	8305-007-021	1877 Morgan Avenue A	25-ADUP-22	B00-036-870	ADU	R	7/1/2025											1	1	1	1	NONE	No	No
	8670-025-011	754 Via Monte Video St	25-ADUP-07	B00-036-489	ADU	O	3/5/2025		1	0	0	0	0						1	1	1	NONE	No	No







<b>Jurisdiction</b>	Claremont	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2									3	4	
			2021	2022	2023	2024	2025	2026	2027	2028	2029			Total Units to Date (all years)
Acutely Low	Deed Restricted	-	-	-	-	-	-	1	-	-	-	-	10	-
	Non-Deed Restricted	-	-	-	-	-	-	9	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	33	-	-	-	-	-	-	46	-
	Non-Deed Restricted	7	-	-	-	1	5	-	-	-	-	-	-	-
Very Low	Deed Restricted	556	-	-	-	1	-	-	-	-	-	-	88	468
	Non-Deed Restricted	-	1	2	12	16	-	-	-	-	-	-	-	-
Low	Deed Restricted	310	-	-	-	-	-	-	-	-	-	-	65	245
	Non-Deed Restricted	-	1	1	3	16	37	7	-	-	-	-	-	-
Moderate	Deed Restricted	297	-	-	1	1	2	-	-	-	-	-	24	273
	Non-Deed Restricted	-	-	1	-	4	9	6	-	-	-	-	-	-
Above Moderate		548	5	16	37	36	21	24	-	-	-	-	139	409
<b>Total RHNA</b>		<b>1,711</b>												
<b>Total Units</b>			<b>14</b>	<b>20</b>	<b>53</b>	<b>73</b>	<b>104</b>	<b>52</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>316</b>	<b>1,395</b>

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

\*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	Claremont							
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)						
<b>Table D</b>								
<b>Program Implementation Status pursuant to GC Section 65583</b>								
<b>Housing Programs Progress Report</b>								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
<b>1</b>	<b>2</b>	<b>1/3/1900</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Projected Completion Date in Housing Element</b>	<b>Applicable Cycle</b>	<b>Status of Program Implementation</b>	<b>Program Implementation Details</b>	<b>Quantified Outcomes: Category</b>	<b>Quantified Outcomes: Count</b>	<b>Supporting Documents</b>
<b>Program 1</b> Owner-Occupied Rehabilitation Program	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 the program to owners of homes identified through code enforcement activities as requiring maintenance or other actions to correct code violations.	12/31/2029	6th Cycle	Continuous	<b>Status:</b> The City completes assisting 4 households annually by allocating CDBG funding towards this program. <b>Responsible Agency:</b> Community Development Department/ Planning Division, Building Division, Community Improvement Division	Households	4	<a href="https://www.claremontca.gov/City-Services/Housing/Housing-Rehabilitation-Program">https://www.claremontca.gov/City-Services/Housing/Housing-Rehabilitation-Program</a>
<b>Program 2</b> Crime-Free Environments For Families	Expand outreach to target neighborhoods with disproportionate housing needs identified through Affirmatively Furthering Fair Housing (AFFH) by doubling the number of events held and conducting two outreach and capacity-building events per year in years 2025 and beyond.	12/31/2029	6th Cycle	Continuous	<b>Status:</b> This program is referring to the Crime Free Multi-Family Program which the City launched in 2009 and has kept running since then. It consists of various components including routine inspections, routine check-ins with property managers, working with property managers to improve security of the properties, and working with the Police Department to address various issues, as well as holding routine classes/events to educate the property managers on a variety of topics. While some components of the program are still being conducted on an on-going basis, the Pandemic ended the organized classes/events. Furthermore, AB1418, a recent state law which became effective in January of 2024, prevented full implementation of this program. <b>Responsible Agency:</b> Police Department	Meetings	2	<a href="https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf">https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf</a>

<p><b>Program 3</b> Building Relationships Between City and Housing Managers</p>	<p>Implement requirements of the City's Multi-Family Rental Housing Ordinance, which requires annual licensing of complexes with ten or more units. The City's Community Improvement staff will conduct annual inspections of 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). The City will maintain ongoing communications with managers of multi-family housing projects to address needed maintenance and rehabilitation.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p><b>Status:</b> The City completes this program annually. Every year the City requests annual registrations for multi-family rental housing. For this reporting year, the City received 25 registrations out of the 29 total. The City also performs yearly inspections every January. The inspections are ongoing until completed. Staff is unable to quantify an outcome with the selections provided in the scroll down menu, therefore we have entered "0" in Column "H". <b>Responsible Agency:</b> Police Department; Community Development Department/ Building Division and Community Improvement Divisions</p>	<p>Other</p>		<p><a href="https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf">https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf</a></p>
<p><b>Program 4</b> Provision of Adequate Sites</p>	<p>The City will rezone 59.3 acres of opportunity sites as necessary to allow for residential uses and for identified residential densities.</p>	<p>7/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City has identified a list of appropriate sites where the City is proposing to rezone or upzoning to MFR 30, MFR 60, MU 30, or MU 60. Rezoning/upzoning of these sites will provide additional residential capacity of 929 lower income units and 210 moderate income units based on average densities</p>	<p>Units</p>	<p>1,695</p>	<p><a href="https://portal.laserfiche.com/Portal/DocView.aspx?id=271167&amp;repo=r-634094de">https://portal.laserfiche.com/Portal/DocView.aspx?id=271167&amp;repo=r-634094de</a></p>
<p><b>Program 5</b> Inclusionary Housing</p>	<p>Continue to implement the Inclusionary Housing Ordinance and monitor program impacts and accomplishments. The City will monitor the production of deed restricted affordable units through the Inclusionary Housing Ordinance on an annual basis through the Annual Progress Report.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p><b>Status:</b> The City completes this program every year on an ongoing basis. <b>Responsible Agency:</b> Community Development Department/ Planning Division</p>	<p>Units</p>		<p><a href="https://ecode360.com/43834616">https://ecode360.com/43834616</a></p>

<p><b>Program 6</b> Density Bonus</p>	<p>The City will revise its Density Bonus Ordinance to comply with amendments to the State Density Bonus Law. This program will continue to be implemented whenever developers express an interest in 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.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p><b>Status:</b> In progress. The City experienced a long delay during the Housing Element Update review process with HCD. Since the City did not receive certification of the Housing Element until September, 2024, the expectation to complete updating various sections of the zoning code by December 31 of 2024 was not realistic. However, the City is in the process of completing this task. As for ensuring affordability through deed restrictions, that component of the program is fulfilled each year as the City has always done and will continue to do. <b>Responsible Agency:</b> Community Development Department/ Planning Division</p>	<p>Units</p>		<p><a href="https://www.claremontca.gov/files/assets/public/v1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf">https://www.claremontca.gov/files/assets/public/v1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf</a></p>
<p><b>Program 7</b> Accessory Dwelling Units (SB 13)</p>	<p>The City will revise its Accessory Dwelling Unit Ordinance within 12 months to comply with SB 13. 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. Complete the development of an ADU grant program that will allocate \$200,000 in Fiscal Years 2023 and 2024 each towards individual grants of up to \$20,000 for qualified property owners seeking to develop ADUs on their property. The City will evaluate funding opportunities for the years 2024-2029 once ARPA funds are expended in order to maintain the grant program through the planning period. Allocate \$50,000 to the development of 5 standardized prototypical pre-approved ADU designs. Apply the ADU-Ready RS 10,000 Overlay to 11 parcels in North Claremont, allowing them to subdivide pursuant to the lot sizes and dimensions of the RS 10,000 zone. Single-family development on these lots will be required to include an ADU.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p><b>Status:</b> Significant progress was made in 2025 regarding updating the City's ADU ordinance. The City is expected to update its ADU ordinance by Summer of 2026. The ADU Grant Program ended in 2024, therefore, no households were awarded the grant in 2025. Staff was unable to quantify this program, therefore we are entering "0" in column "H". <b>Responsible Agency:</b> Community Development Department/ Planning Division</p>	<p>Other</p>		<p><a href="https://www.claremontca.gov/files/assets/public/v1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf">https://www.claremontca.gov/files/assets/public/v1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf</a></p>

<p><b>Program 8</b> Two-Family Housing (SB 9)</p>	<p>Revise Subdivision Ordinance to comply with SB 9. The City will highlight opportunities for lot splits and additional unit creation in Tracts 4002.05 and 4002.06 (Highest Opportunity Areas) where large lots and low lot coverage lend themselves to SB 9 development. The City will conduct outreach to property owners in these tracts to enhance knowledge of new regulations and highlight opportunities for residential unit development. Develop a fair-housing fact sheet for inclusion in the Subdivision Application packet.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p><b>Status:</b> In progress. <b>Responsible Agency:</b> Community Development Department.</p>	<p>Other</p>		<p><a href="https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf">https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf</a></p>
<p><b>Program 9.</b> Employee Housing</p>	<p>The City will revise its Zoning Ordinance to comply with the Employee Housing Act.</p>	<p>10/15/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p><b>Status:</b> In progress. <b>Responsible Agency:</b> Community Development Department/ Planning Division</p>	<p>Other</p>		<p><a href="https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf">https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf</a></p>
<p><b>Program 10.</b> Objective Design Standards for Project Review (SB 330)</p>	<p>The City will revise existing design review criteria and procedures and develop and implement objective design standards for qualifying projects to ensure City review complies with the requirements of SB 330. The City will test standards to ensure the full range of densities can be achieved midway through the planning period. If the development standards prevent the maximum planned for densities from being achieved, the City will revise development standards to ensure that maximum densities can be achieved.</p>	<p>10/15/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p><b>Status:</b> In 2025, the City contracted RRM Design Group to develop the Objective Desing Standards. A draft objective design standards was being developed. <b>Responsible Agency:</b> Community Development Department/ Planning Division</p>	<p>Other</p>	<p>1</p>	<p><a href="https://portal.laserfiche.com/Portal/DocView.aspx?id=304342&amp;repo=r-634094de&amp;searchid=7d54770e-64bd-429a-968c-629c7edf20ef">https://portal.laserfiche.com/Portal/DocView.aspx?id=304342&amp;repo=r-634094de&amp;searchid=7d54770e-64bd-429a-968c-629c7edf20ef</a></p>
<p><b>Program 11</b> Faith-Based Organization Housing Site Working Group</p>	<p>Create the FBO Housing Site Working Group within six months of the adoption of the Housing Element Update and begin holding working meetings to begin building capacity of local FBOs and advance development proposals for rezoned FBO sites. Advertise FBO Housing Site Working Group meetings on the City webpage and in the City Manager's Weekly Newsletter</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p><b>Status:</b> The FBO Housing Site Working Group meets routinely outside the City Hall for regional efforts to increase housing supply through housing development on FBO sites. The City's staff liason established communication with a FBO contact person from Housing Claremont in 2024, however, Housing Claremont went through a leadership change in 2025 and became unresponsive towards the end of 2025. <b>Responsible Agency:</b> Community Development Department.</p>	<p>Meetings</p>		<p><a href="https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf">https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf</a></p>

<p><b>Program 12</b> Transitional Housing/Supportive Housing</p>	<p>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.</p>	<p>10/15/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p><b>Status:</b> In progress. The City experienced a long delay during the Housing Element Update review process with HCD. Since the City did not receive certification of the Housing Element from HCD until September, 2024, the expectation to complete updating various sections of the zoning code in October of 2024 was not feasible. However, the City is in the process of completing this task. <b>Responsible Agency:</b> Community Development Department/ Planning Division</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf">https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf</a></p>
<p><b>Program 13</b> Park Fees Reductions/Waivers</p>	<p>Expand the park fee reduction/waiver program to include a parkland fee waiver for projects that provide at least 10% low-income units. The parkland fee shall be waived for the low-income units only.</p>	<p>Revise park fee reduction/waiver program by December 31, 2023</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p><b>Status:</b> In progress. No application for Park Fee Reductions/Waivers were received in 2025. <b>Responsible Agency:</b> Community Development Department</p>	<p>Units</p>		<p><a href="https://www.claremontca.gov/files/assets/public/v/1/financial-services/documents/claremont-uf-adopted-6-24-25.pdf">https://www.claremontca.gov/files/assets/public/v/1/financial-services/documents/claremont-uf-adopted-6-24-25.pdf</a></p>
<p><b>Program 14</b> Reasonable Accommodation</p>	<p>Revise its Zoning Ordinance to provide a process to review and approve/deny reasonable accommodation requests.</p>	<p>10/15/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p><b>Status:</b> In progress. <b>Responsible Agency:</b> Community Development Department/Planning Division</p>	<p>Other</p>	<p>1</p>	<p>Not yet available</p>
<p><b>Program 15</b> Affordable Housing on Small Lots</p>	<p>Offer incentives to encourage development of affordable housing on small lots. Develop a package of incentives to encourage and facilitate lot consolidation.</p>	<p>Develop incentives by December 31, 2023,</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p><b>Status:</b> No applications for lot consolidation was received in 2025. <b>Responsible Agency:</b> Community Development Department.</p>	<p>Units</p>		<p>No application for lot consolidation was received in 2025.</p>
<p><b>Program 16</b> Conservation of At-Risk Housing</p>	<p>Monitor the Section 8 contract status of Access Village and Claremont Village Apartments. 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. Assist tenants to obtain Section 8 vouchers from the County of Los Angeles. •The City will reach out to property owners on a bi-annual basis to ensure that they understand and comply with the new state requirements regarding notifying tenants of their intent to convert to market rate housing. The City will monitor the Section 8 contract status of these two developments on an annual basis.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p><b>Status: Ongoing.</b> The City has active contract with the LA County Housing Authority to monitor Section 8 contracts of the two developments that offer Section 8 rental assistance within the City. <b>Responsible Agency:</b> City Manager's Office, Community Development Department.</p>	<p>Units</p>	<p>173</p>	<p><a href="https://www.claremontca.gov/City-Services/Housing/Affordable-Housing/Rental-Housing">https://www.claremontca.gov/City-Services/Housing/Affordable-Housing/Rental-Housing</a></p>

<p><b>Program 17</b> Vacancy Survey</p>	<p>Conduct vacancy surveys on an annual basis. Based on the results of the survey, the City will evaluate and modify strategies for preserving existing affordable units, if necessary.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p><b>Status:</b> The Planning Division conducts the survey bi-annually. <b>Responsible Agency:</b> Community Development Department/Planning Division</p>	<p>Other</p>	<p>1</p>	<p>N/A</p>
<p><b>Program 18</b> Homebuyer Assistance</p>	<p>Publicize program information on City website, via City Social Media accounts, 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.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p><b>Status:</b> Completed. We are unable to quantify the outcome with unit options provided in the scroll down menu in Column G, therefore we have entered "0" for Column "H". <b>Responsible Agency:</b> Community Development Department</p>	<p>Other</p>		<p><a href="https://www.claremontca.gov/City-Services/Housing/Affordable-Housing/Home-Ownership">https://www.claremontca.gov/City-Services/Housing/Affordable-Housing/Home-Ownership</a></p>
<p><b>Program 19</b> Marketing of Affordable Units to Local Workforce and Diverse Buyers and Renters</p>	<p>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. City will consider local and regional housing registries and ensure marketing materials are implemented to reach renters and buyers of diverse demographics (race, ethnicity, income, disability, familial status, etc.).</p>	<p>On an ongoing basis and as new developments are completed.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p><b>Status:</b> The City advertised the four affordable units at Descanso Walk to major Claremont employers, who then distributed the information to their employees. The City also required Olson Company to give priority in the lottery process to people who live or work in Claremont. <b>Responsible Agency:</b> Community Development Department</p>	<p>Units</p>	<p>4</p>	<p><a href="https://www.claremontca.gov/Business-Development/Projects/Development-Projects/Olson-Housing-Project-Descanso-Walk">https://www.claremontca.gov/Business-Development/Projects/Development-Projects/Olson-Housing-Project-Descanso-Walk</a></p>

<p><b>Program 20</b> Section 8 Rental Subsidies</p>	<p>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. The City will expand the Section 8 program within 12 months of adopting its Housing Element Update. The City will continue to work with the County and community groups on an ongoing basis as needed to make Section 8 rental assistance available to qualified renters. The City will focus on updating the way it communicates with existing and potential renters regarding Section 8 housing vouchers. The City will employ social media platforms, update the City's website, and include news and updates regarding the Section 8 program in the City Manager's Newsletter, which is published on a weekly basis.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p><b>Status:</b> The City continues to direct residents who contact the City to the Los Angeles County Development Authority for Section 8 vouchers. The City also shares information about the State's source-of-income protection law so residents understand their rights when using a voucher. Outreach in 2025 was limited. <b>Responsible Agency:</b> Community Development Department.</p>	<p>Units</p>	<p>171</p>	<p><a href="https://www.claremontca.gov/City-Services/Housing/Affordable-Housing/Rental-Housing">https://www.claremontca.gov/City-Services/Housing/Affordable-Housing/Rental-Housing</a></p>
<p><b>Program 21</b> Tenant/Landlord Handbook</p>	<p>Provide information, as requested, to residents and landlords on their legally protected housing rights.</p>	<p>On an ongoing basis, as needed</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p><b>Status:</b> Ongoing. The City performs this task when need arises. Unable to track how many households visited the City's website for to view the tenant assistance page, therefore we are entering "0" in column H. <b>Responsible Agency:</b> City Manager's Office.</p>	<p>Households</p>		<p><a href="https://www.claremontca.gov/City-Services/Housing/Tenant-Assistance">https://www.claremontca.gov/City-Services/Housing/Tenant-Assistance</a></p>
<p><b>Program 22</b> Maintain Residential Capacity</p>	<p>The City Planning Division will continue to monitor residential capacity pursuant to SB 166 on an ongoing, project-by-project basis as development applications are received. Should a 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 rezone sufficient sites to accommodate the shortfall within six months of the developments' approval.</p>	<p>Rezoning to accommodate any shortfalls to take place within six months of the approval of a development that reduces residential capacity needed to accommodate remaining need for lower income households.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p><b>Status:</b> The City rezoned with buffer to accommodate any potential shortfalls. The City is also monitoring residential capacity on an ongoing basis. <b>Responsible Agency:</b> Community Development Department/ Planning Division</p>	<p>Units</p>	<p>1,711</p>	<p><a href="https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-opportunity-mapbook.pdf">https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-opportunity-mapbook.pdf</a></p>

<p><b>Program 23</b> Efficient Project Review under SB35</p>	<p>Develop and make available on the City's website a SB35 eligibility checklist and application form. Develop Objective Development Standards</p>	<p>Completed and posted by December 31, 2023.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p><b>Status:</b> The SB35 eligibility checklist has been completed and the Objective Design Guidelines is in progress. In 2025, the City contracted RRM Design Group to develop the Objective Desing Standards.We are unable to quantify the outcome with unit options provided in the scroll down meny in Column G, therefore we have entered "0" for Column "H". <b>Responsible Agency:</b> Community Development Department/Planning Division</p>	<p>Other</p>		<p><a href="https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/planning/sb-33035-form-fillable.pdf">https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/planning/sb-33035-form-fillable.pdf</a></p>
<p><b>Program 24</b> Low Barrier Navigation Centers</p>	<p>The City will amend the Zoning Code to comply with AB 101. The City will amend the Zoning Code to meet the parking requirements set out in AB 139.</p>	<p>Revise Zoning Code by October 15, 2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p><b>Status:</b> in progress. The City experienced a long delay during the Housing Element Update review process with HCD. Since the City did not receive certification of the Housing Element until September, 2024, the expectation to complete updating various sections of the zoning code in October of 2024 was not feasible. However, the City is in the process of completing this task. <b>Responsible Agency:</b> Community Development Department/ Planning Division</p>	<p>Persons</p>		<p>Not yet available</p>
<p><b>Program 25</b> Emergency Shelters</p>	<p>Revise the zoning code to comply with SB 2, AB 139, and AB 2339.</p>	<p>Revise Zoning Code by July 31, 2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p><b>Status:</b> in progress. The City experienced a long delay during the Housing Element Update review process with HCD. Since the City did not receive certification of the Housing Element from HCD until September, 2024, the expectation to complete updating various sections of the zoning code by July of 2024 was not feasible. However, the City is in the process of completing this task. <b>Responsible Agency:</b> Community Development Department/ Planning Division</p>	<p>Persons</p>		<p>Not yet available</p>

<p><b>Program 26</b> Renter Protection Program</p>	<p>The City will implement the Temporary Housing Stabilization and Relocation Program, which is funded through the end of 2026. Assist 24 very low-income households through the rental subsidy program. Increase outreach to neighborhoods with disproportionate housing needs as identified in the AFFH analysis.</p>	<p>Increase outreach to neighborhoods with disproportionate housing needs by December 31, 2023, and assist 24 low-income households per year. Implement the Temporary housing Stabilization and Relocation Program on an ongoing, as-needed basis as funding permits.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p><b>Status:</b> Ongoing. The Temporary Housing Stabilization and Relocation Program is currently providing 150+ monthly rental subsidies to low, very low, and extremely low income households. The City does not do targeted outreach to specific neighborhoods, but the City does do outreach to the entire city using various methods and partnering with landlords/property managers so that they can share program information with their tenants who may be struggling. <b>Responsible Agency:</b> City Manager's Office</p>	<p>Households</p>	<p>150</p>	<p><a href="https://www.claremontca.gov/City-Services/Housing/Tenant-Assistance">https://www.claremontca.gov/City-Services/Housing/Tenant-Assistance</a></p>
<p><b>Program 27</b> Family and Senior Emergency Fund for Low-Income Families</p>	<p>Assist 250 households in need with emergency funds. Provide referrals to other supportive services and housing assistance. Publicize program information on City website, at City Hall, and at other public locations such as the Aging Next drop-in counter. Increase outreach to neighborhoods with disproportionate housing needs as identified in the AFFH analysis.</p>	<p>Increase outreach to neighborhoods with disproportionate housing needs by December 31, 2023, and provide emergency assistance on an ongoing basis as needed and as funds are available.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p><b>Status:</b> Ongoing. The City assisted 7 households with the Family Emergency Fund, and 1 individual with the Senior Emergency Fund. <b>Responsible Agency:</b> Recreation and Human Services Department</p>	<p>Households</p>	<p>7</p>	<p><a href="https://www.claremontca.gov/Activities-Recreation/Senior-Programs/Social-Resource-Programs">https://www.claremontca.gov/Activities-Recreation/Senior-Programs/Social-Resource-Programs</a></p>
<p><b>Program 28</b> Homeless Plan</p>	<p>Provide referrals to nonprofit organizations. Publicize program information on City website, at City Hall, and at other public locations. Work collaboratively with the Claremont Police Department and local agencies on the Claremont Homeless Plan Implementation, Homeless Pilot Program and PACT.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p><b>Status:</b> Ongoing. <b>Responsible Agency:</b> Recreation and Human Services Department</p>	<p>Persons</p>	<p>74</p>	<p><a href="https://www.claremontca.gov/City-Services/Housing/Homeless-Response-and-Resources">https://www.claremontca.gov/City-Services/Housing/Homeless-Response-and-Resources</a></p>
<p><b>Program 29</b> Support Services and Resources for the Homeless</p>	<p>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.</p>	<p>Ongoing through the City's budget process and through applying to grant programs with an annual evaluation of the effectiveness of the program</p>	<p>6th Cycle</p>	<p>Ongoing through the City's budget process and through applying to grant programs with an annual evaluation of the effectiveness of the program.</p>	<p><b>Status:</b> 61 individuals served in 2025 by Tri-City Community Navigator, 86 individuals served by L.A. CADA homeless outreach team. <b>Responsible Agency:</b> Recreation and Human Services Department</p>	<p>Persons</p>	<p>61</p>	<p><a href="https://portal.laserfiche.com/Portal/DocView.aspx?id=306848&amp;repo=r-634094de">https://portal.laserfiche.com/Portal/DocView.aspx?id=306848&amp;repo=r-634094de</a></p>
<p><b>Program 30</b> Community-Based Organization Funding</p>	<p>Annually evaluate funding available and allocate resources based on priority of needs.</p>	<p>Evaluate funding availability prior to the beginning of the subsequent Fiscal Years and determine resource allocation in the City budget process.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p><b>Status:</b> \$160,000 in ARPA funds awarded to 31 agencies, including 10 that specifically provide services to the homeless services/critical need. <b>Responsible Agency:</b> Recreation and Human Services Department</p>	<p>Other</p>	<p>31</p>	<p><a href="https://portal.laserfiche.com/Portal/DocView.aspx?id=304344&amp;repo=r-634094de">https://portal.laserfiche.com/Portal/DocView.aspx?id=304344&amp;repo=r-634094de</a></p>





<b>Jurisdiction</b>	Claremont	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table F**

#### Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									









<b>Jurisdiction</b>	Claremont
<b>Reporting Period</b>	2025 (Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle 10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

**Table K**

**Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

<b>Does the Jurisdiction have a local tenant preference policy?</b>	No	
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>		
<b>Notes</b>		



