

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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**RECEIVED****SEP 12 2024****City Manager's Office**

September 10, 2024

Adam Pirrie, City Manager
City of Claremont
207 Harvard Avenue
Claremont, CA 91711

Dear Adam Pirr:

RE: City of Claremont 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the City of Claremont housing element which was adopted June 25, 2024 and received for review on July 22, 2024. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review. HCD received Resolution 2024-35, Ordinance 2004-03, and correspondence dated September 5, 2024, outlining Non-Substantive Change to the Zoning Code Amendment #21-Z01(Ord. No. 2024-03) from the City regarding rezoning to accommodate the regional housing needs allocation (RHNA) for review.

HCD is pleased to find the adopted housing element in substantial compliance with Housing Element Law (Gov. Code, § 65580 et seq) as of date of this letter. The adopted element was found to be substantially the same as the revised draft element that HCD's April 30, 2024 review determined met statutory requirements. This finding is based on, among other things, completion of the rezoning provisions within Program 4 (Provision of Adequate Sites).

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

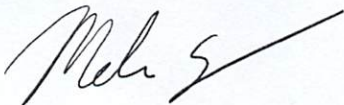
- Program 4 (Provision of Adequate Sites)
- Program 6 (Density Bonus)
- Program 7 (Accessory Dwelling Units)
- Program 10 (Objective Design Standards for Project Review)
- Program 13 (Park Fees Reductions/Waivers)
- Program 14 (Reasonable Accommodations)
- Program 26 (Renter Protection Program)
- Program 33 (Residential and Community Care Facilities)

The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585(i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the dedication and work put into the housing element update and review process. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact me, at Melinda.Coy@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', with a long horizontal stroke extending to the right.

Melinda Coy
Proactive Housing Actionability Chief