



City of Claremont

Housing Element

(2021 – 2029)

PUBLIC REVIEW DRAFT #4.1

April 2024

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Section 1: Introduction

Community Context

Nestled at the base of the San Gabriel Mountains, under the towering Mt. San Antonio, on territory inhabited by the Tongva-Gabrielino indigenous peoples who called it Torojoatngna, Claremont distinguishes itself through its cohesive collection of distinct neighborhoods which house a diverse array of residential, institutional, and business communities. At the heart of Claremont's enviable reputation are the world-renowned and highly ranked Claremont Colleges.

The City's planning area includes its 13.47-square-mile corporate boundaries and 2.18-square-miles under the jurisdiction of Los Angeles County within its assigned sphere of influence (SOI).

Unincorporated territory within the SOI includes portions of land located between the north and northwest city limits and the Angeles National Forest. Two small unincorporated islands are also included with the city's SOI. One is located in the northeastern area just west of Mt. Baldy Road. The other is located in an area northwest of the intersection of Mountain Avenue and Baseline Road. The SOI area is surrounded by Pomona and La Verne SOIs to the west and south, San Bernardino County to the east and the Angeles National Forest to the north. Neither the City nor the Los Angeles Local Agency Formation Commission have an application for annexation on any portion of the SOI.

Historically, the city's informed and engaged citizenry has set the stage for careful and deliberate planning that has produced its distinct neighborhoods, village-like feel, status as a leading center of learning, well-maintained built and natural environment, and social, cultural, and economic nodes. With many areas designed to human scale, Claremont's buildings promote the aesthetic enhancement of public spaces through design. While an appreciation of its rich history and effective historic preservation efforts allows residents and visitors to enjoy Claremont's unique sense of place, the City recognize the need to adapt for the future and play our role in the addressing the urgent need to plan for new housing.

To that end, the City has proactively planned for new housing over the past two decades, resulting in new developments near the City's Village core (Village Expansion Specific Plan Area), near the central intersection of Foothill and Indian Hill Boulevards (Old School House), and along the Base Line Road corridor. Taken together these developments provide almost 600 housing units, including units affordable to moderate income households. Additionally, the City has been supportive of

opportunities for new housing that are distributed throughout the community through the creation of Accessory Dwelling Units, approving a continually increasing number of such units since 2017. The City's most recent major planning effort, the Village South Specific Plan, would transform the underutilized formally industrial area directly to the south of the historic Village and Village Expansion area into a vibrant, transit-oriented, pedestrian-scaled mixed-use district with 700 new residential units, over 100,000-square feet of commercial space and a new public realm with high-quality, locally sensitive, architecture.

With this 6th Cycle Housing Element Update, the City is proud to carry forward the tradition of thoughtful, broad-minded planning to create conditions that will result in new housing for individuals and families across the socioeconomic spectrum. This Housing Element Update identifies properties that are ripe for sensitive redevelopment and rezones them to facilitate the additional density needed to satisfy the City's housing obligations. It also sets forth a suite of programs that will support the creation of new housing while protecting the City's existing residents, affirmatively furthers fair housing and preserving the City's special sense of place that makes it a desirable place to live, work and visit.

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 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.

The California Department of Housing and Community Development (HCD) requires local jurisdictions to identify enough future housing sites in the inventory to not only cover the jurisdiction's 6th Cycle RHNA, but to also provide for an additional buffer capacity above the RHNA. The buffer capacity is required to accommodate realistic production rates of affordable housing units; plus having the buffer can allow for instances when a smaller residential project may have to be considered for a given property. The "No Net Loss" Law (Government Code Section 65863) requires maintenance of sufficient sites to meet the RHNA for all income levels throughout the planning period. The recommendation from HCD is to adopt a housing site inventory with a buffer to accommodate development shortfalls. A 20 percent buffer over the allocated RHNA is recommended by HCD but is not a requirement and is only a recommendation and is at the discretion of the city to determine the percentage. Claremont has elected to provide a 15 percent buffer.

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 people of all economic groups in Claremont. 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 eight required elements. 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. Local agencies are often challenged 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.

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, assisted housing developments.

The Housing Element establishes the mandated specific actions, objectives, and timelines for addressing the above requirements in the Housing Plan section.

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 in Claremont.

Consistency Between Elements

As required by State law, internal consistency is required among the various elements of the General Plan, including the Housing Element. The City will maintain consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

Safety Element Update

Pursuant to State law, the City is updating the Safety Element concurrent with the Housing Element update to include analysis of public safety hazards, including fire hazards, climate change, flood, geologic, seismic, and traffic. It will then adopt policies to reduce the potential loss of life from these hazards. The Safety Element will address new State requirements, including addressing climate change adaptation and resilience.

Environmental Justice

As part of the Housing Element update, policies concerning environmental justice have been crafted to address the existing conditions and improve circumstances for disadvantaged communities. The term disadvantaged communities refer to "an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation."

In the context of environmental justice planning, disadvantaged communities are those areas throughout California which most suffer from a combination of economic, health, and environmental burdens. The Housing Element's Affirmatively Furthering Fair Housing analyses describes the efforts to address environmental justice through housing sites and housing programs to lessen the exposure of residents to the impacts of unhealthy environments.

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.). 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 in this section.

Public Outreach Overview

The City conducted an extensive public outreach program aiming to involve all residents, property owners, developers, affordable housing advocates, and other community stakeholders early in the development of its Housing Element. Due to the COVID-19 pandemic, the City conducted outreach via virtual platforms, as appropriate for the safety of community members. Public participation for the 2021-2029 Housing Element included a series of virtual and in-person Town Hall meetings, study sessions, an online survey, and informational materials posted on the City's website. Key outreach components are summarized in the following section. A summary of the public comments received during the planning process is also included in Appendix A.

Virtual Community Meetings

The City conducted an extensive public outreach program aiming to involve all residents, property owners, developers, affordable housing advocates, and other community stakeholders early in the development of its Housing Element. Due to the COVID-19 pandemic, the City conducted outreach via virtual platforms, as appropriate for the safety of community members.

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. Key outreach components are summarized in the following section. A summary of the public comments received during the planning process is also included in Appendix A.

Meeting #1 (Virtual)

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.

Meeting #2 (Virtual)

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.

Meeting #3 (Virtual)

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.

Environmental Impact Report (EIR) Scoping Meeting

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.

Additional Outreach Activities

Housing Element Survey: An online surveying platform was used throughout the Housing Element public process to generate input about how the City should respond to housing issues. The public participation process 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. 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. A detailed summary of Public Engagement, including the online survey results and map.social summary, is provided in Appendix A.

Once completed, the Draft Housing Element was posted on the City's website and sent to the State Department of Housing and Community Development (HCD) for public review and comment. The City received a comment letter from HCD dated February 7, 2022, requesting corrections and clarifications. Subsequent drafts of the Housing Element completed, posted on the City website with notification to the Housing Element Update interest list and resubmitted to HCD in November 2022, February 2023, and April 2023. On June 6, 2023, the Draft Housing Element was presented at a public hearing before the Planning Commission during which numerous public comments on the draft Housing Element Update was received, the Planning Commission voted unanimously approving a motion to recommend City Council approval of the Draft Housing Element. Notice of the Planning Commission hearing was sent to the Housing Element Update interest list, was posted to the dedicated Housing Element Update page on the City website and was mailed to property owners located within a 500-foot radius of each Opportunity Site. Based on comments received from HCD a final draft of the Housing Element Update was completed on June 26, 2023. On June 29, 2023, notice of the July 11, 2023, City Council public hearing where the final draft Housing Element Update to the Housing Element Update interest list, was posted on the City website and was sent to property owners within a 500-foot radius of each Opportunity Site. On July 11, 2023, the City Council held a public meeting to review, receive public comment and consider the Draft Housing Element and adopted the 2021 – 2029 Housing Element.

At the July 11, 2023, public hearing, which lasted over seven hours, the City Council heard numerous public comments, much of which focused on Opportunity Sites in North Claremont, north of Base Line Drive. The Council voted to adopt the Housing Element and directed staff to work with HCD to explore modifying the adopted element to amend the permitted densities on sites in the South Claremont and North Claremont in a manner that would remain in compliance with Housing Element Law and would spread densities to other sites without reducing the total number of units planned for North Claremont. This current draft articulates the City's revised approach and is responsive to HCD feedback received since the Housing Element's adoption regarding alternative approaches to increasing housing production in North Claremont by adding other opportunity sites in North Claremont's Highest Resource census tracts. In this draft, the City describes the ADU-Ready RS 10,000 Overlay for Opportunity Sites in North Claremont (See pages 103-107). The Overlay is designed to facilitate and encourage the development of North Claremont's vacant lots at a higher density than what current zoning permits, through single-family development that is required to include an ADU. As described in detail later in this draft, the Overlay takes into account recent permitting trends, current and future City efforts to stimulate ADU development, the lot sizes, and configurations to produce more housing, including more housing for moderate-income households, over what is planned for in the adopted Housing Element Update.

Continued Outreach Moving Forward

To ensure the success of Claremont's housing policies and programs moving forward, it is important that the City continues to engage the community and receive ongoing feedback. Outreach efforts will continue to be conducted by the City's Planning Division after the adoption of the Housing Element throughout the eight-year planning period. The outreach will include:

- Utilizing the City's website and social media outlets to increase information and public education on fair housing programs and services available to residents, including tenant assistance, eviction assistance, and COVID-19 tenant resources.
- Continuing to maintain the AB 987 Affordable Housing Database regarding rental housing in Claremont, provided in accordance with the requirements of AB 987 passed by the California State Legislature.
- Regularly contacting property owners of lower income apartment complexes to provide education materials about the benefits of the Housing Authority of the City of Los Angeles (HACoLA) Section 8 voucher program.

- Promoting and providing outreach and education opportunities to residents on the ADU development process, best practices and ADU grant funding availability.
- Conducting a housing presentation every two years at the Claremont City Hall to educate the public on the services available to residents through the L.A. County Development Authority.
- Continue to partner with the Neighborhood Legal Services of Los Angeles County (NLS-LA (Neighborhood Legal Services of Los Angeles)) which provides free legal services to low-income residents.
- Continue to track and monitor affordable housing units, locations, and quality.
- Initiate and facilitate Faith-Based Housing Site Working Group meetings (See: Program 11)
- Assign a City planner as the point of contact to organize and facilitate workshops and provide updates on opportunities and programs on a regular basis through the City manager's newsletter.

Section 2: Community Profile

Population Characteristics and Trends

The following section describes and analyzes the various population characteristics and trends in Claremont.

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 considerably after 1980. Multiple economic recessions and continued population growth in Southern California since then have led to periods of intense downturn in housing construction but increase in persons and households with unmet housing needs.

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%
Source: 1910-2020 US Census		

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 0.9 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, 2010, and 2020 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%
Total Population	32,905		34,713		36,090		4.0%
Median Age	35.8		38.6		39.5		

Sources: 1990, 2000, 2010, and 2020 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 2020. 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%

Sources: 2000 US Census 2019 ACS 5-Year Estimates

Employment Profile

An assessment of the community's needs must consider the type of employment held by 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 Claremont and the county are still recovering from the effects 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

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.

Table 8-8: Households Type: 2000, 2010, and 2019

Household Type	2000	2010	2019	% 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

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:

- **Extremely Low-Income** Households earn up to 30 percent of the MFI.
- **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.

Extremely Low-Income Households

Housing extremely low-income residents (below 30 percent of area median income) can be challenging. HUD's CHAS dataset provides an abundance of data on such households in Claremont. Table 8-10 provides a breakdown of extremely low-income households by race and ethnicity. In Claremont, the race/ethnicity that makes up the largest portion of extremely low-income households is Black, non-Hispanic residents (30.2 percent compared to the total population, which makes up 10.7 percent of extremely low-income households). In the SCAG region, the race/ethnicity that makes up the largest portion of extremely low-income households is Black, non-Hispanic residents (27.1 percent compared to 17.7 percent of total households). Of the 11,705 total households, 4,035 were renter-occupied of which 19.3 percent are below 30

percent HUD Area Median Family Income (HAMFI) a group that is particularly vulnerable to rising rents.

Table 8-10: Extremely Low-Income Households

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	7,435	630	8.50%
Black, non-Hispanic	530	160	30.20%
Asian and other, non-Hispanic	1,652	189	11.40%
Hispanic	2,104	274	13.00%
TOTAL	11,721	1,253	10.7%
Renter-Occupied	4,035	780	19.30%
Owner-Occupied	7,670	475	6.20%
TOTAL	11,705	1,255	10.7%

Housing Choice Vouchers (HCV) represent a significant resource for extremely low-income households as HUD policy requires that at least 70 percent of all new HCV be available to this income group. To help address the housing needs of extremely low-income households, the City will designate that the senior planner will act as the liaison to the community focusing on housing related matters, such as affordable housing, homelessness, and community outreach. The senior planner will explore funding opportunities to support affordable housing development and rehabilitation and provide outreach and education around the services the City, the County of Los Angeles, and other regional organizations provide.

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 8-11 shows the extent of overcrowding conditions 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 as the rates in 2000 were particularly high for renters and have dropped significantly from their peak of 8.4 percent.

Table 8-11: 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 8-12 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 8-12: 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.

Special Housing 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. Pursuant to Government Code, § 65583, subd. (a)(7), this section provides an analysis of elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelters.

Senior Households

Seniors or the elderly (persons aged 65 and older) are people with special needs. Of Claremont's 4,250 such households, 11.5% earn less than 30% of the surrounding area income, (compared to 24.2% in the SCAG region), 22.4% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region). 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. Seniors live in predominantly owner-occupied housing units (68.8%) followed by renter-occupied housing (32.2%).

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%).

Special needs for the elderly stem from three different sources: (1) relatively low fixed incomes; (2) high health care costs; and (3) physical disabilities. A low fixed income makes it difficult for many of the elderly to obtain adequate housing. This is further compounded by rising health care costs, which are a product of health problems associated with aging. If an elderly person is disabled, health care costs may be even higher, and housing may be more difficult to find due to accessibility issues. Other special needs relevant to this demographic group include transportation and home modification such as wheelchair ramps, enlarged doorways, modified bathrooms and kitchens.

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.

There are 32 state-licensed residential elderly care facilities in Claremont with a capacity of 1,330 beds. Capacity ranges from 454 in Pilgrim Place to 24 six-bed facilities.

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 to 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.

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 8-13. 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 8-13: 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.

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 most commonly occurring household size is of two people (34.4%) and the second-most commonly occurring household is of one person (23.9%). Claremont has a higher share of single-person households than the SCAG region overall (23.9% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (0.8% vs. 3.1%).

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 have 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 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. Increasing the capacity for additional housing would increase housing supply and options potentially alleviating the shortage that causes overcrowded households.

Large households in Claremont have access to existing housing programs and services for lower- and moderate-income persons, including Housing Choice Vouchers, and from the various community and social services provided by non-profit organizations in the region and described in the Housing Resources section.

Single Guardian/Parent Households

Female-headed households often require special attention to ensure adequate affordable childcare, health care, and housing assistance in light of systemic gender discrimination against women. Of Claremont's 11,711 total households, 10.9% are female-headed (compared to 14.3% in the SCAG region), 4.4% are female-headed and with children (compared to 6.6% in the SCAG region), and 1.1% are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

ACS data shows that the percentage 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. It did highlight the fact that gender-based barriers exist 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.

Persons 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 8-14 presents the number and proportion of Claremont residents with one or more disabilities. Approximately 3,778 persons, or 10.5 percent of the population in Claremont had one or more disabilities. The proportion of persons with disabilities increased with age, alongside Claremont's increasing share of senior residents. Cognitive and ambulatory difficulties are the most common forms of disability experienced by residents in Claremont.

Table 8-14: 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

Persons 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 developmental disabilities surface 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 in Table 8-15 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 8-15: 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 consideration 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 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 located in Central Claremont 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. Of these, 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 people. The care facilities are licensed by the Los Angeles County Department of Health Services and can be found in all areas of Claremont.

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 preschools 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. The colleges collectively have an enrollment of 9,000 students, have 3,600 faculty and staff, and occupy 540 acres of land at the heart of the city. 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, which are incorporated comprehensively in the Housing Element including the Housing Plan.

Homelessness

As the cost of housing in Southern California continues to rise, homelessness has become more prevalent. In the 2022 Greater Los Angeles Homeless Street Count, there were 56,078 individuals counted as persons experiencing homelessness in all of Los Angeles County. Twenty-six individuals experiencing homelessness were counted in the same census in Claremont, all of whom are unsheltered. Neighboring jurisdictions of Pomona and La Verne counted 716 and 41.

City of Claremont

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 work 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 nearby Pomona, which assists women and children victimized by domestic violence in eastern Los Angeles County and western San Bernardino County.

Claremont 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 from 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. In 2021, the PACT interacted with 265 individuals, 20 of which are repeat clients, 129 of which are unsheltered, 17 of which are regular Claremont residents and 112 are passing through.

Interagency Coordination

The City of Claremont closely coordinates its homelessness services with other San Gabriel Valley jurisdictions, including the County of Los Angeles. Working primarily with San Gabriel Valley Council of Governments (SGVCOG) and the San Gabriel Valley Regional Housing Trust (SGVRHT), Claremont's unhoused population has access to programs funded by Measure H, a voter-approved initiative that increased sales taxes to fund housing for persons experiencing homelessness. The SGVRHT has supported the construction of Genesis LA, a 15-unit permanent supportive housing for low-income and homeless seniors in Claremont, West Mission Apartments in nearby Pomona, which will house 10 individuals experiencing homelessness, and a 52-bed navigation center in Covina. Cumulatively these facilities in and around Claremont augments existing and innovative homeless services operated by the SGVCOG, which includes core programs that help individuals find permanent supportive housing, shelters, medical and care assistance, and support workforce participation.

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, Claremont 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)

Farmworkers

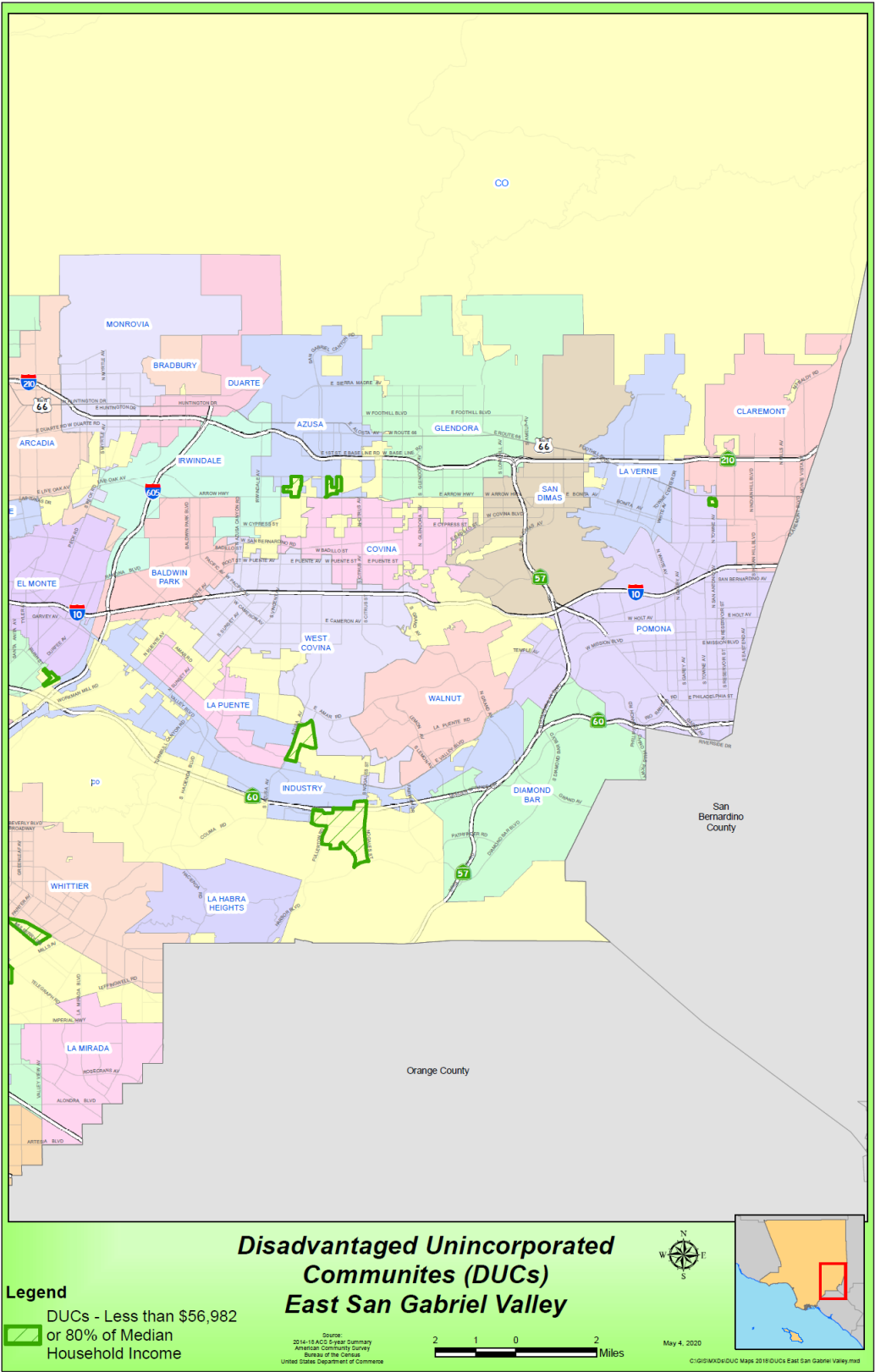
Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm workers work in the fields, processing plants, or supporting activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, defined as those whose travel prevents them from returning to their primary residence every evening. Permanent and seasonal farmworker data is available only at the county level. According to the 2017 Census of Agriculture, there were 3,266 farmworkers in Los Angeles County. Of the farmworkers countywide, 1,749 (54 percent) were employed 150 days or more and 1,517 were employed for less than 150 days.

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 various permanent affordable housing programs that are identified in the Housing Resources section.

Disadvantaged Unincorporated Communities

Senate Bill 244 (SB 244) provides procedural requirements for local governments to update their Land Use and Housing Elements to analyze and address disadvantaged unincorporated communities. 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 8-16 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 Claremont.

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 in Central Claremont between Foothill Boulevard and Foothill Freeway, and North Claremont. These homes are likely manufactured or prefabricated homes that are dispersed and not concentrated in a mobile home park.

Table 8-16: 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

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 8-17 shows 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.

According to City Code Enforcement records from 2017 to present, the City has 10 open cases of homes that have been reported and/or monitored for being deteriorated and in need of rehabilitation. In addition, approximately 65 code enforcement cases for homes needing rehabilitation (un-repaired structures and detrimental/unsightly conditions) were abated, bringing those homes in compliance. City staff estimates that there are an additional 5 homes not identified in code enforcement records that need rehabilitation in Claremont.

Table 8-17: Year Housing Built

Jurisdiction	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 2022. The goal used for crime analysis in multi-family buildings is 0.25 crimes/unit/year, and during 2021, 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 8-18 and 8-19 provide 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 8-18: 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 8-19: 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 8-20. 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 8-20: 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 8-21 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 8-21: 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 8-22 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 8-22: 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
Mountain Village Senior Apartment	Senior	84	21 low-income units	1&2 bedroom	Density Bonus	Earliest date of conversion: 2019 no notice filed to date
Total		622				
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 has been 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 United States Census Bureau for Department of Housing and Urban Development (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 dataset is presented as an estimate between 2013-2017 using what was originally raw ACS data. The CHAS data are presented in Table 8-23. 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 as shown on Table 8-23.

- 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 8-23: Household by Type, Income and Housing Problem

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 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 costs 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.

Cable Airport Land Use Compatibility

The City of Claremont policies comply with State aeronautics law, which limits housing decisions in any State designated Airport Influence Area (AIA). Cable Airport is in the San Bernardino County City of Upland, adjacent to the eastern boundary of Claremont between Foothill Boulevard to the South and Baseline Road to the North. While Cable Airport is not in the city of Claremont, portions of the Cable Airport Influence Area (AIA) extend into Claremont and are identified in the Cable Airport Land Use Compatibility Plan as Zones B1, B2, B3, D, and E. Zones B1 and B2 are identified as "Inner Compatibility Zones" and are classified with High and Moderate Risk Levels, respectively. The plan disallows or significantly limits housing in these zones.

Claremont policies comply with the Cable Airport Land Use Compatibility Plan for the portion of the AIA, which is in Claremont, as well as with any future compatibility plan adopted by the County of Los Angeles and the City of Claremont. Proposed changes to the general plan, specific plans, zoning regulations, and housing proposals located within the Claremont portion of the Cable Airport AIA will require Los Angeles County Airport Land Use Commission review and recommendation."

Transparency in Development Regulations

The City of Claremont complies with the requirement to ensure transparency in development regulations. It provides a range of information related to development regulations and procedures both on its website and through public counter service, which is available at City Hall. The 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. The Planning Division webpage provides information on Zoning, General Plan, and Specific Plans. Planning Permits, Fees, and form can be found at:

<https://www.ci.claremont.ca.us/government/departments-divisions/planning-division/permits>.

Land Use Controls

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.

High Density Residential 30 Overlay

The High Density 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 by location.

- **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.

Specific Plans

Over the past 15 year the City has adopted several specific plans that encourage housing development at multiple densities and for various income groups. The City's specific planning efforts have resulted in new housing opportunities in the City's amenity-rich core at higher densities than typically found throughout the City. The Old School House, the Village Expansions, and the Village South Specific Plans are described below:

Specific Plan for Old School House (OSH)/Claremont Inn Specific Plan

The OSH specific plan was adopted in 2006 and is intended to provide for the physical, economic, and social revitalization of the project area of approximately 21 acres located at the northwest corner of the intersection of Indian Hill and Foothill Boulevards in the heart of Claremont. Notably, the specific plan area includes the Old School House (historic home of Claremont High School) and the Claremont Inn (now a Double Tree Hotel). Current uses of the property include the adaptive reuse of the Old School House building for commercial use, a grocery store, and restaurants in a new building. Currently under construction are 95 townhome condominium units on 4.7 acres (20.3 du/ac) and 30 rental units in a new apartment building on 1.8 acres (16.5 du/ac) as well as a new parking structure that serves the apartment building and commercial uses in the area. The specific plan called for a total of 126 residential units, which are being built now, and are anticipated to be complete in 2023. These units, currently under construction, are accounted for in Section 4 – Housing Resources, and credited towards the City's RHNA allocation.

Village Expansion Specific Plan (VESP)

The Village Expansion Specific Plan (Specific Plan Area 8) was adopted in 2001 and encompasses the area to the west of Claremont Village. The intent of the plan to provide for the orderly development and redevelopment of the area to the west of Claremont Village in a manner that builds upon the synergies of Claremont historic Village core providing opportunities for growth while maintain the character and pedestrian scale of the Village. In addition to providing for new opportunities for retail, service and office uses in a pedestrian setting, the VESP provides for residential uses, including multifamily apartment buildings, attached, and detached single-family dwellings and live/work units.

The VESP (Village Expansion Specific Plan) contains five sub-areas/land use designation, four of which allow residential uses:

- Residential Mixed Use (RMX)
- Residential (R)
- Commercial Mixed Use (CMX)
- Mixed Use (MX)

- Public (P) (residential uses not permitted)

RMX By-Right Permitted Uses:

- Single-family development
- Multifamily Development,
- Live/Work Lofts
- Senior Living

Permitted Density: 1 du/2,000-SF of lot area or 15.1-22.0 du/ac.

R Permitted Uses (with approval of Special Housing Use Permit):

- Single-family development
- Multifamily Development
- Live/Work Lofts
- Senior Living

Permitted Density: 1 du/2,100-SF of lot area or 15.1-22.0 du/ac. Maximum of 4 dwelling units per building.

Existing residential use in R subzone:

Village Walk Townhomes – 173 units on 11.3 acres or 15.3 du/ac.

CMX By-Right Permitted Uses (not permitted on ground floor):

- Live/Work Lofts
- Apartments above commercial space

Permitted Density: No maximum density. Minimum unit size of 400-SF

MX By-Right Permitted Uses:

Multifamily Development

Live/Work Lofts

Apartments Above commercial space

Permitted Density: No maximum density. Minimum unit size of 400-SF

Village South Specific Plan (VSSP)

Adopted in 2021, the Village South Specific Plan guides future land use and shapes new sustainable, mixed-use, transit-oriented development within the Village South Specific Plan area, which encompasses the 24-acre “mega block” located to the south of the Claremont Village and Village Expansion areas. The current availability of several large industrial and highway-oriented commercial parcels represents a unique opportunity to not only expand the pedestrian-oriented environment, offerings, and synergies of the existing Village, but also to connect and weave together the Village with adjoining and nearby neighborhoods and seize the opportunities created by the extension of the L Line light-rail transit that is planned for Claremont.

Environmental, Economic, Fiscal, Social and Political Sustainability underpins the vision for the VSSP, which when implemented, will result in a vibrant, dynamic, urban, and human-scale environment for living, working, shopping, dining, and enjoyment. Housing is a core component of the vibrant mix of uses envisioned for the VESP area. Only with a concentration of residents to support the vibrant public realm and dynamic mix of uses in the context of an urbanized walkable environment, will the VSSP's overarching vision be able to be accomplished. The City sees the implementation of the VSSP as a key strategy to meeting the City's RHNA allocation. The VSSP provides for two- and three-story buildings along the VSSP Indian Hill Boulevard and Arrow Highway frontages, and taller buildings in the interior of the VSSP area. The resultant permitted densities range from 40 du/ac along the area's frontages up to 57 du/ac at the interior of the site, representing some of the highest densities in the city, in recognition of the unique opportunity for dense, transit-oriented development the VSSP represents. The City has approved all three development phases of the Village South area. The new residential units are accounted for in the "Entitled Projects" subsection of Section 4 – Housing Resources.

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 8-24 summarizes the General Plan residential land use designations and implementing residential zones.

Table 8-24: 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 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 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 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 8-25 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 40 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. For projects located within one-half mile of public transit atop, the City shall not impose or enforce any minimum automobile parking requirement on a residential, commercial, or other development project pursuant to AB 2097.

Table 8-25: 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	35 ft/ 3 stories	<720 sf: 1.5 >720 sf: 2.25 Visitor: 0.5
RM 3,000	12,000 sf	W - 75 ft D - 110 ft.	F - 25 ft. S/R - 8 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 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	25 ft/ 2 stories	<720 sf: 1.5 >720 sf: 2.5 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	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
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. The City complies with all current amendments to Density Bonus law. 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 (Zoning) of the Claremont Municipal Code identifies the permitting and processes required on housing developments. Residential uses in Claremont include single-family dwellings, accessory dwelling units, apartments, row homes manufactured housing, residential care facilities, multi-family dwellings transitional and supportive housing, community housing and community housing project, and mixed-use. Table 8-26 summarizes the different types of residential uses permitted, conditionally permitted, or not permitted in all zoning districts.

Table 8-26: Housing Types by Zoning District

Residential Uses	RR, RS, HC, AV	AV, H	RM,	MU	CP	HDRO	IE	IR	CN, CL, CM, CH, CV	B/IP
Single-family dwellings	P	P	P	--	CUP	P	--	--	--	--
Condominiums	--	--	P	P	CUP	P	P	P	--	--
Apartments	--	--	P	P	CUP	P	P	P	--	--
Accessory Dwelling Units	P	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. Program 4 includes a zoning code text amendment to permit these facilities by-right in the MU zoning districts so as to remove constraints for these facilities.

*** 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.

**** Program 25 provides for a zoning code text amendment to permit emergency shelters by-right in the MU3 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

Condominiums are permitted by right in the RM, MU and HDRO districts and may be permitted in the CP and CV with approval of a Conditional Use Permit and in certain Specific Plan (SP) districts.

Multifamily Rentals/Apartments

Apartment units are permitted by right in the RM and HDRO Districts and are permitted with approval of a Conditional Use Permit (CUP) in the CP District. Apartments in conjunction with commercial development are permitted by-right in mixed-use (MU) districts and with approval of a CUP in all of the commercial districts besides the Commercial Freeway (CF) zone. Apartments are also permitted in the following Specific Plan Areas: Village Expansion Specific Plan, Village South Specific Plan, Old School House Specific Plan.

Accessory Dwelling Units (ADUs)

Accessory Dwelling Units (ADUs) represent an important affordable housing option for 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 allows 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. This draft has also been revised in response to the City Council's direction in adopting the Housing Element Update to add Opportunity Sites in North Claremont. The ADU-Ready RS-10,000 Overlay proposed for Opportunity Sites 41, 42, 43, 44, 46, 47, 48, 49, 50, 51 and 52 would allow the large,

mostly vacant residential lots to be subdivided pursuant to the standards of the RS 10,000 (single-family with a minimum lot size of 10,000-square feet). Subsequent development would be required to include an ADU. The City also supports the development of ADU's through the ADU Grant Program, where the City provides forgivable loans for the development of an ADU that is rented to a moderate-income household for at least three years.

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 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 Ordinance to comply with the Employee Housing Act.

Single-Room Occupancy

SROs (Single Room Occupancy) are regulated in the Zoning Ordinance under the term boarding and/or rooming house defined as a structure containing a single-family dwelling unit and not more than five (5) sleeping rooms for rent to no more than five (5) persons. Meals may be provided in connection with such renting, or the kitchen may be commonly used. Rooms shall not be rented for less than 30 days. Boarding houses shall not include health and care facilities, rest homes, or establishments designed or used for transient occupancy such as hotel, motel or bed and breakfast establishment.

Boarding and/or rooming house is conditionally permitted in the RM – Medium Density Residential Districts and imposes the standards that the use may not contain no more than four (4) sleeping rooms for rent to no more than five (5) persons. Meals may be provided to boarders in connection with the renting of rooms or common kitchen facilities may be provided. Rental rooms shall not contain kitchens. Rental rooms shall not be rented for periods of less than 30 days. No more than two (2) people shall occupy one rental room. One parking space shall be provided for each rental room.

Residential and Community Care Facilities (Group Homes)

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. In Claremont's Zoning Ordinance, single-family and/or one-family dwelling shall mean a detached building containing one dwelling unit designed, used, or intended for the exclusive occupancy by one household.

Pursuant to State law, Claremont permits by-right licensed residential care facilities serving six or fewer persons in all its residential zoning districts. The zoning code states that a residential facility does not have to possess a state license to operate.

Claremont has four licensed day care facilities and an unknown quantity of unlicensed ones. Licensed residential care facilities serving seven or more persons are conditionally permitted in all residential districts except HC and AV. The conditional use permit requirement for these facilities in single-family residential zones (RS) does not represent a constraint, given that multi-family are otherwise not permitted in these zones. The procedural and substantive requirements for residential care facilities in the other districts in which these facilities are conditionally permitted are no more stringent than those for other conditional uses. Additionally, Program 4 commits to amending the zoning code to allow residential care facilities serving seven or more persons as permitted by-right in the Mixed Use (MU) zoning districts, further alleviating constraints on housing for persons with disabilities.

Additionally, Section 16.306(R) of the Zoning Ordinance, allows for a large day care home (as defined in Health and Safety Code Section 1597) in single-family dwellings are allowed with a Special Use and Development Permit (SUDP) a staff-level discretionary approval. Zoning restrictions include a minimum 1,000-foot distance from another large day care facility. Off-street parking is not required for either staff or customers. Furthermore, Section 16.306 emphatically states that “all large family day care homes shall comply with the development standards of the districts in which they are located and with other standards and regulations in this title which are applicable to single-family residential development.” The SUDP requirement does not represent a constraint on the provision of these kinds of facilities, as other residential uses that are larger or more dense than single-family dwellings are not permitted whatsoever in the City’s single-family residential zones.

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.

Compliance with State Requirements

The Department of Housing and Community Development (HCD) released its Group Home Technical Advisory (Group Home TA) in December 2022. The California Department of Social Services (DSS) licenses residential and community care facilities and regulation of these facilities has an impact on the availability of adequate housing for persons with disabilities. Group homes help persons with disabilities live in deinstitutionalized settings that facilitate their integration into local communities. The substance of the HCD Group Home TA and Claremont’s compliance is evaluated in Residential and Community Care Facilities (Group Homes), Transitional and Supportive Housing, and Constraints on People with Disabilities (non-zoning constraints).

According to the HCD Group Home TA guidance, local policies that require all group homes with more than six residents to obtain conditional use or other permits inappropriately turn state laws designed to remove constraints on small, licensed group homes, into constraints on the many other group homes that do not require state licenses. It also states that single-family residences that do not provide licensable residential care services should be allowed in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences.

Title 16 (Zoning) currently does not define “group homes” or “residential care facility”, or “community care facility”. Section 16.303.010 of the Municipal Code lists several groups homes as requiring approval of a conditional use permit:

- Residential Districts (RS, RR, H, RM, HC, EQ, and AV Districts), Assisted living, congregate care, group care, rehabilitation, community care, and other similar residential and health care facilities intended for the care of persons in need of medical or nursing care, personal care, developmental and supportive services, supervision, or assistance essential for sustaining the activities of daily living, except in the HC and AV Districts where such uses shall not be permitted. (However, the provisions of this chapter shall not apply to care facilities that serve a limited number of persons and which the State Health and Safety Code and the Welfare and Institutions Code state shall be permitted in all residential zones without a conditional use permit.) (08-05)

Group homes are prohibited in the HC and AV districts and small group homes are permitted in all residential zones. There are no additional development standards that are imposed on group homes that are not applicable to residential uses of the zone. Claremont's CUP requirement is consistent with Group Home TA guidance which state that "Group homes operating as single-family residences that provide licensable services to more than six residents may be subject to conditional use or other discretionary approval processes."

Section 5115 of the Lanterman Developmental Disabilities Services Act Division 4.5 (commencing with Section 4500), declares and establishes that persons with mental health disorders or physical disabilities are entitled to live in normal residential surroundings and should not be excluded therefrom because of their disability. The section establishes the statewide policy that the use of property for the care of six or fewer persons with mental health disorders or other disabilities is a residential use of the property for the purposes of zoning: "A State-authorized, certified, or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes. Program 33. Residential and Community Facilities (Group Homes) has been included to update Title 16 (Zoning) Section 16.900.150 to be consistent with The Department of Housing and Community Development (HCD) Group Home Technical Advisory guidelines.

Health and Safety Code sections 1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed, residential-care facilities in any area zoned for residential use, and may not require licensed, residential-care facilities for six residents or less to obtain conditional use permits or variances that are not required of other

family dwellings. Program 33. Residential and Community Facilities (Group Homes) has been included to update Title 16 (Zoning) Section 16.900.150 to be consistent with The Department of Housing and Community Development (HCD) Group Home Technical Advisory guidelines.

Title 16 contains no other provision that imposes additional development or standards on residential and community care facilities (licensed and unlicensed), including distance requirements, limits on capacity, and off-street parking. Pursuant to the Implementation of Program 33, Title 16 will be in conformity to fair housing rules that prohibit zoning rules that discriminate based on the characteristics of occupants, treat group homes as housing and subject to the same standards as other homes in their respective zoning districts.

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

Transitional Housing/Supportive Housing

According to the Group Home TA, in contrast to supportive housing, transitional housing may limit the length of stay and is not required to provide supportive services (though may be linked to them) and is not limited to residents within the target population. If a group home operates in ways that qualify it as either supportive or transitional housing, jurisdictions must comply with Housing Element Law's additional protections for these types of housing.

Title 16 of the Municipal clearly defines transitional and supportive housing and its provisions state that they are to be considered a residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Supportive Housing is defined in Section 16.900.832:

- *Supportive housing* shall mean housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities

Services Act (Division 4.5 (commencing with Section 4500) of the [Welfare and Institutions Code](#)), and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. This type of housing shall be permitted as residential use, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. ([Government Code](#) Section 65582.) (17-07).

Transitional Housing is defined in Section 16.900.850:

- *Transitional housing and transitional housing development* shall mean buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. This type of housing shall be permitted as residential use, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. ([Government Code](#) Section 65582.) (17-07)

These definitions are consistent with SB 745 (2014) which states that supportive and transitional housing “shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.” 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.

If supportive housing meets the specifications of Government Code section 65650 et seq, it must be treated as “a use by-right in all zones where multifamily and mixed uses are permitted” By-right approval means that the use cannot require a conditional use permit or other discretionary review, even if a permit is required for other residential dwellings of the same type in the same zone. This nondiscretionary (i.e., ministerial) approval requirement renders the proposed use statutorily exempt from the California Environmental Quality Act if the project “complies with written, objective development standards and policies.”

As shown on Table 8-26, Title 16 is compliant in treating transitional and supportive housing in a manner that is no different from other residential uses in residential and mixed-use districts. There are no additional development standards or restrictions places on transitional and supportive housing, including parking.

Emergency Shelters

No emergency shelters are currently located within the City. However, the City is part of a Cohort, formed in 2019 in partnership with the cities of Pomona, La Verne, and Tri-City Mental Health Services to implement the cities' homeless plans. As part of the Cohort, the City currently has access to two crisis beds at the Hope for Home (H4H) shelter in Pomona, which provides homeless services through its collaborative partnership approach. The beds are filled via referrals from the Tri-City Navigator Program, which operates in Claremont. In addition to H4H, the City has been actively working with Inland Valley Hope Partners (IVHP) to secure family rooms at their Our House Family Shelter in Pomona through grant funding awarded through the San Gabriel Valley Council of Governments (SGVCOG). In September 2022, IVHP completed a renovation of the shelter, which includes two expanded capacity family rooms that consist of five to seven additional beds that will be prioritized for unsheltered Claremont families. In addition, 16 shelters with space for 536 beds currently operate in nearby Pomona, which has 457 unsheltered persons as of 2022.

These collaborative efforts begin to address the needs of Claremont's population of unsheltered persons experiencing homelessness. According to the Los Angeles Homeless Services Authority, 26 unsheltered persons experiencing homelessness were counted on its 2022 census. The figure is the highest recorded for Claremont for unsheltered persons.

The City facilitates the development of emergency shelters by allowing them by-right in the Institutional Educational and Institutional Residential zoning districts. While the IE - Institutional Educational District provides for the development and enhancement of campuses for schools and colleges, affiliated institutions, places of assembly, and associated housing for students, staff, and faculty as is coterminous with the Claremont Colleges campus, the IR - Residential District provides for the development and enhancement of residential development that provides housing for seniors and others with special needs, together with affiliated service and health care facilities, facilities used for religious worship, and secondary uses that serve residents or users of an established permitted use. The IR district primarily houses two retirement home compounds: Claremont Manor and Pilgrim Place. Like much of Claremont, the IE and IR zoning districts are mostly built or serve as open space and outdoor research areas for the City's numerous educational and residential institutions. That is why the City has developed Program 25 – Emergency Shelters, which commits to amending the Claremont Municipal Code to permit emergency shelters in the Mixed Use 3 (MU3) zoning district to ensure there is adequate sufficient capacity for the use, in compliance with the provisions of AB 2339. Additionally, Program 25 includes amending parking standards for emergency shelters based on staffing level only, in compliance with AB 139.

The Mixed Use 3 zoning district is located on the north and south sides of Foothill Boulevard between Mountain and Towne Avenues. The MU3 district allows for both commercial as well as residential uses and intends to encourage the development and redevelopment of these districts to quality, dynamic, pedestrian-oriented environments that allow for a combination of commercial, office, service, entertainment, and residential uses. There are 25 acres of land in MU3 district and uses in the zone are primary older, low-intensity, low-scale commercial retail and restaurant as well as office uses surrounded by surface parking lots. As a major commercial corridor, the MU3 district is replete with amenities, including grocery stores,

laundromats, and medical offices. It is also served by Foothill Transit's 188 and 292 bus lines. Assuming a gross floor area of 200-square feet per bed, a majority of the approximately 30 parcels in the MU3 zone would be adequate to accommodate the 26 emergency shelter beds needed to serve Claremont's unhoused population. Parcels in the MU3 district range from approximately 5,000-square feet for the smallest parcels to over 150,000-square feet for the largest ones. The aging (i.e., 30 years or older) commercial properties in the MU3 district could either be redeveloped or adapted to accommodate an emergency shelter of approximately 5,000-square feet as they display factors such as aging buildings, low lot coverage and vacancies in commercial tenant spaces. Furthermore, existing structures in the MU3 district are suitable to be adaptively reused to serve as an emergency shelter given their size and their age. For instance, properties such as 981, 985, 956, 950, 937, 863 & 855 W Foothill Boulevard all have buildings built over 30 years ago that range in size from 4,500 to 7,000-square feet, which would be adequate in size to support an emergency shelter with at least 26 beds through adaptive reuse. Additionally, the MU3 zoning district is suitable for emergency shelters because shelters are compatible with a range of uses and amenities that are common in suburban communities and are generally located along or near commercial corridors such as human service/medical, administrative/professional buildings, retail/restaurant, parks as well as residential neighborhoods adjacent to commercial corridors.

There are no caps on how many beds an emergency shelter can provide in these zoning districts. One off-street parking space is required for every three beds. Emergency shelters are subject to the same development standards that apply to other developments within these districts. Parking standards for emergency shelters shall be based on staffing levels only, pursuant to AB 139. No individual or household may be denied occupancy in an emergency shelter because of an inability to pay. The section of the Zoning Ordinance further states that facilities, which in this section of the Zoning Ordinance applies to supportive and transitional housing as well, shall be operated under the authority of a governing agency or private, non-profit organization that provides, or that contracts with recognized community organizations to provide, emergency shelters and transitional housing, and which, when required by law, is properly registered and licensed.

The Housing Plan also includes Program 24 to amend the Zoning Code to comply with State laws including specifying that low barrier navigation centers are allowed by right in areas zoned for mixed-use and nonresidential zones permitting multi-family in order to comply with the requirements of AB 101.

Inclusionary Housing Policy

The City's Inclusionary Housing Ordinance was adopted in July 2006, and recently updated in September 2021. The Ordinance requires that both rental and for-sale projects:

- Must provide five percent of the units in all newly constructed developments to be low-income units.
- Must 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.

In May 2023, the City updated the affordable housing in-lieu fee making it commensurate with the price of providing affordable housing units increasing the amount of funding for housing programs supporting affordable housing preservation and development in the Claremont.

Incentives

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

- Density bonuses are 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.

Constraints for People with Disabilities

Housing element law requires that in addition to the needs analysis for people with disabilities (provided in Section 2: Community Profile), the housing element must analyze potential governmental constraints to the development, improvement, and maintenance of housing for people with disabilities; demonstrate local efforts to remove any such constraints; and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

Policies and procedures should:

- Ensure compliance with fair housing laws.
- Include a provision for group homes with more than six residents, specifically for people with disabilities, other than those residential zones covered by state law.
- Include a broadened definition of family that 1) provides zoning code occupancy standards specific to unrelated adults and 2) complies with fair housing law.

Land Use Control

Section 16.900.330 of the Zoning Ordinance 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 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.

HCD's Group Home TA cautions jurisdictions from equating group homes with boardinghouses. It states, "Group homes' shared communal purposes to provide peer and other support for their occupants' disability-related needs and to help integrate them into their local communities makes this an inapt comparison. Boardinghouses do not provide communal housing designed to support the needs of persons with disabilities."

Section 16.900.150 defines board and/or rooming house in the following:

- A *boarding and/or rooming house* shall mean a structure containing a single-family dwelling unit and not more than five (5) sleeping rooms for rent to no more than five (5) persons. Meals may be provided in connection with such renting, or the kitchen may be commonly used. Rooms shall not be rented for less than 30 days. Boarding houses shall not include health and care facilities, rest homes, or establishments designed or used for transient occupancy such as hotel, motel or bed and breakfast establishment.

Program 33. Residential and Community Care Facilities (Group Homes) has been included to amend Section 16.900.150 to be consistent with The Department of Housing and Community Development (HCD) released its Group Home Technical Advisory guidelines.

Building Codes

Building procedures are 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

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons

an equal opportunity to use and enjoy their home. An example of a reasonable accommodation request to allow covered ramps in the setbacks of properties that have already been developed on the behalf of a resident with disability.

HCD's Group Home TA states that "A request for a reasonable accommodation may only be denied if: (1) The individual on whose behalf the accommodation was requested is not an individual with a disability; (2) There is no disability-related need for the requested accommodation (in other words, there is no [connection] between the disability and the requested accommodation); (3) The requested accommodation would constitute a fundamental alteration of the services or operations of the person who is asked to provide the accommodation. (4) The requested accommodation would impose an undue financial and administrative burden on the person who is asked to provide the accommodation; or (5) The requested accommodation would constitute a direct threat to the health or safety of others (i.e., a significant risk of bodily harm) or would cause substantial physical damage to the property of others, and such risks cannot be sufficiently mitigated or eliminated by another reasonable accommodation.

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. Program #14 – Reasonable Accommodations will provide a process to review 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.
- Right-of-way and roadway widths, street sections, sidewalks, bikeways, trails, medians, parkways, street trees, driveways, and related street facilities are designed and constructed, and dedicated according to the General Plan, the conditions of approval imposed on the tentative tract or parcel map, and City design standards.

- The City may require dedication or an irrevocable offer of dedication of land within the subdivision for local transit facilities such as bus turnouts, benches, shelters, landing pads and similar items that directly benefit the residents of the subdivision.
- According to the City's Public Works Construction Standards, residential street width standards are 28 feet without parking and 36 feet with parking, and collector road width standards are 32 feet without parking and 40 feet with parking.
- 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, unless exempted pursuant to the Municipal Code.

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 will expand the park fee waiver to include a parkland fee waiver for low-income units in projects that provide at least 10% low-income units (Program 13).

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 8-27. According to the City's Building Department, fees charged by the City are moderate compared to surrounding and similar communities.

Table 8-27 Planning and Development Fees for Residential Projects

Planning and Processing Fees	Fee/Deposit
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
Development/Permit Fees	Fee/Deposit
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.

As a means of further assessing the cost that fees contribute to development in Claremont, the City has calculated total Planning, Building, and Public Works Fees associated with three common types of residential development in the community: a two-unit duplex, a 36-unit condominium development, and a 30-unit apartment building. The cost analysis assumes a building valuation of \$300/square foot and 25% of assumed building valuation is assumed for valuation of site improvements.

As indicated in table 8-28, per-unit fees for a prototypical duplex run \$31,446 whereas prototypical fees run \$23,140 per condominium unit, and \$15,983 per apartment unit. The City has used a Class 32 Categorical Exemption for infill development under the California Environmental Quality Act (CEQA), which reduces the costs associated with the preparation of an environmental impact document.

Table 8-28 Residential Development Fees for Prototypical Projects

Type of Fee	Duplex (1,200 SF each)	Condominium Project (36 units, average 1,300 SF each)	Apartment Project (30 Units, average 700 SF each)
<i>Assumed Building Valuation: \$300/SF 25% of Assumed Building Valuation is assumed for valuation of site improvements</i>	\$720,000	\$14,040,000	\$6,300,000
Planning Fees*			
Architectural Design Review (for New Multi-Family Development)	\$3,000	\$3,000	\$3,000
Tentative Tract/Parcel Map	\$0	\$10,000	\$10,000
Final Map	\$0	\$7,000	\$7,000
Variance	\$1,500	\$1,500	\$1,500
Conditional Use Permit	\$2,500	\$2,500	\$2,500
Public Notification	\$0	\$0	\$0
Categorical Exemption (infill)	\$0	\$0	\$0
Sub Total	\$7,000	\$24,000	\$24,000

Building Fees			
Building Permit	\$6,446	\$110,475	\$51,156
NPDES	\$4,139	\$4,139	\$4,139
Demolition			
Grading	\$9,165	\$142,365	\$61,965
Plan Check	\$5,157	\$88,380	\$40,020
School Fees (\$2.97 per sq. ft.)	\$7,128	\$138,996	\$62,370
Transportation Impact Fee	\$420	\$8,640	\$6,300
Quimby/Park Development Fees (\$4,400/unit)**	\$8,800	\$158,400	\$132,000
Sub Total	\$41,255	\$651,395	\$357,950
Engineering Division Fees			
Tract Map Plan check	\$0	\$3,884	\$3,884
Grading Plan check	\$11,349	\$94,599	\$44,349
Sewer Fees (\$1,643.50/unit)	\$3,287	\$59,166	\$49,305
Sub Total	\$14,636	\$157,649	\$97,538
Total Project Fees	\$62,891	\$833,044	\$479,488
Fees Per Unit	\$31,446	\$23,140	\$15,983
Estimated Per Unit Development Cost	\$325,000	\$425,000	\$400,000
% of Unit Development Cost	9.68%	5.44%	4.00%

* Planning Division fees are deposits. Projects are charged at cost of staff and any consultant review. Planning Division fees are set at a level that typically corresponds to a typical project's actual review cost.

** The Claremont Municipal Code provides for waivers of all or a portion of the parkland fee for certain kinds of projects. See also Housing Program 13 to expand parkland fee waivers.

There are multiple development and permit fees that reflect economies of scale for multifamily residential development in Claremont. For example, Transportation Impact fees are lower for multi-family residential developments, compared to single-family residential, and are lowest for senior housing projects. City Sewer Connection fees are also lower for multi-family residential development compared to single-family residential development. Additionally, in 2017, the City Council approved a Parkland Fee Reduction for the 292-unit student housing project for Keck Graduate Institute

(KGI). The City also reduced the parkland fee amount for Claremont Graduate University (CGU) student housing project.

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.

Processing time for residential projects varies based on the level of review required by the Claremont Municipal Code as well as the complexity of the project. The City strives to streamline application and review process to the greatest extent possible, while ensuring that residential projects have a high-quality design and are compatible with its surroundings.

The City's architectural review process is applicable to all new development including residential projects. Claremont Municipal Code Chapter 16.300 sets forth the architectural review criteria against which development projects are evaluated. Like the CUP criteria, the design review criteria pertain to performance standards, not uses. The intent of the City's design review criteria is to ensure that new development is properly designed, is a positive addition to the City's built environment, enhances Claremont cultural heritage and sense of place, and considers energy conservation and sustainability. The following criteria are employed in reviewing proposed development:

Conformity with Development Standards - 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.

General Plan Consistency - 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.

Compatibility of Form with Surrounding Development - 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.

Compatibility of Quality with Surrounding Development- 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.

Internal Consistency of Design - 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.

Privacy - The proposed development is designed to respect the privacy of adjacent residential properties to the greatest extent possible.

Internal Circulation - The site plan and design of the proposed development provide for adequate and safe vehicular, pedestrian, and bicycle circulation.

Sustainability - 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.

Tree Preservation - The proposed development is designed to preserve and/or retain significant mature trees on-site 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.

Light and Air - 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).

Environmental Protections - 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.

Health and Safety - 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. These design standards have been effectively applied in reviewing projects that provide high-quality, livable housing units that contribute to the City's sense of place, are compatible with their surroundings, promote sustainable building and planning practices, and are consistent with the City's policies and regulations.

The Rural Claremont and Architectural Landscape Standards (RCALS) supplement the development standards and architectural and site plan review criteria for projects in the Rural Residential (RR) zoning district. The intent of the RCALS is to preserve and

enhance the rural character of the RR zoning district, which is located in the northeast portion of the City. These standards, which are not binding, and work in concert with the architectural and site plan review criteria described above, encourage close consideration of orientation and siting of residential structures to take advantage of mountain views, promote appropriate solar orientation, discourage the use of excessive outdoor lighting, paving and grading, and encourage the use of native landscaping and architectural detailing that relates to the natural and historic qualities of the neighborhood.

The City acknowledges that the City's historic emphasis on thorough and intensive design review that incorporates the input of the Architectural Commission, and the public can be seen as a potential constraint on housing supply. Affordable housing supply has the potential to be constrained due to the use of discretionary, subjective design standards rather than objective design standards. Of the review criteria listed above, those pertaining to Compatibility of Form and Compatibility of Quality with Surrounding Development can be seen as constraints to housing supply due their subjective nature and due to the fact that larger and denser buildings will be necessary in order for the City to meet its housing goals. In order to mitigate the potential constraint of applying subjective design standards that are discretionary in nature to qualifying housing projects (i.e., those submitted pursuant to SB 330), the Housing Element includes Program 10 – Objective Design Standards for Project Review.

Currently, CMC Chapter 16.300 sets forth the review responsibilities for various kinds of residential and non-residential development. Residential development typically takes one of three paths, depending on the scope of the project, ministerial building permit plan check review, staff-level discretionary review, or Commission-level discretionary review at a public hearing. According to Chapter 16.300, the following review requirements currently apply:

New Single-Family Residences in the City's RS and RR zoning districts require staff-level Architectural review. Additions to single-family residential structures that have the potential to drastically change the appearance of the home when viewed from the public right-of-way or have the potential to have negative impacts on surrounding properties may also require staff-level design review. Additions to existing homes where the potential to impacts to surrounding properties is low, such as additions to the rear of the home, do not require design review and go straight to building permit plan check. Planning Division staff is responsible for determining if additions to single-family residential structures require staff-level design review.

Multi-family development – New buildings and structures in all districts besides RS, RR and H districts (i.e., multi-family development) as well as single-family dwellings on five or more lots in the RS, RR and H districts, as well as new Residential Unit developments require review and approval by the Architectural Commission.

Accessory Dwelling Units - Design review for Accessory Dwelling Units takes place in a ministerial staff-level process using objective designs set forth in CMC Chapter 16.333.

In Claremont, the review process typically takes two to three months for a typical new single-family project, one to two months for an Accessory Dwelling Unit, and six to twelve months for a typical multi-family project. The below section describes a typical City review for a residential project.

Review Process

Pre-application process and Preliminary Review

The City has a policy of offering three hours of staff time for preliminary consultation prior to any formal submittal at no cost. Planning staff typically takes the lead on a preliminary consultation and works to solicit project-related feedback and permitting requirements from the Engineering and Building Divisions. This policy aids applicants in their project due diligence and ensures the applicant understands the regulatory and design considerations necessary for project entitlement and serves to identify potential project issues at the project outset, review responsibilities and overall timeline. In doing so, this informal, no-fee preliminary consultation reduces the amount of review time between project application and final staff or Commission review, minimizes development costs by providing comprehensive recommendations on an initial proposal form the various divisions, and encourages the efficient, aesthetic, and desirable use of land that considers surrounding development.

In addition to offering up to three hours of free staff consultation prior to an application's submittal, the City offers and highly recommends a Preliminary Review of a development project by the Architectural Commission. Preliminary Review by the Architectural Commission takes place soon after a project's formal submittal at one of the Commission's duly-notice public hearings, which take place on the second and fourth Wednesday of each month. The Preliminary Review hearing allows the Architectural Commission, Staff, and the public to provide input on a project's design at a preliminary stage prior to taking any formal action to approve or disapprove the project. Staff takes the feedback received at the Preliminary Review hearing into account as they work with the applicant in the project's review. The Preliminary Review process serves to facilitate a smoother and swifter review process by allowing the applicant to identify the Commission and the public's critical concerns on a project and work to resolve them before coming back to the Commission to seek a formal approval. The City has found these Preliminary Review procedures to be beneficial to a streamlined review process in that reduces entitlement risk and allows for critical project issues to be resolved early in the design review process.

Taken together, the pre-application consultation and preliminary review processes serve to ensure that the design review findings, which are subjective in nature, do not

pose a tacit form of discretionary review, facilitating the timely review of housing development projects.

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

The above review requirements assume the units is being built by-right and does require the approval of a subdivision, zone change and General Plan amendment, development agreement, Conditional Use Permit, or Variance, which require review and approval by the Planning Commission as well as the City Council in certain instances.

Variances are only required of housing projects that seek approval for a deviation from strict interpretation of the Zoning Code's development standards when practical difficulties, unnecessary hardships, or results inconsistent with the general intent and purpose of the Zoning Code and General Plan exist. Since 2016, the City has only reviewed and approved Variance applications related to new housing development. In 2017, the Planning Commission approved a variance for reduced lot widths, reduced setbacks and for the payment of an in-lieu instead of physically undergrounding overhead utilities adjacent to the three-lot subdivision. The City does not foresee the need for the approval of Variances to facilitate housing production on the opportunity sites identified in the element given that development standards for the sites will be tailored to permit the maximum allowable density on the site and given that density bonus waiver and concessions may be employed to obtain relief from development standards when affordable units are provided.

The approval of a Conditional Use Permit (CUP) for a housing development is only required in limited instances. A variety of housing types are permitted in the City's Commercial Professional (CP) zones with the approval of a CUP. Affirmatively making all of the required CUP findings, described below, ensures that the housing project is appropriate for the commercial zoned property, and provides quality housing opportunities in a manner that is not detrimental to surrounding commercial properties. Two Opportunity Sites (1, 38) to which the 30 du/a overlay zone is proposed to be applied are in the CP zone. Residential development on these sites will not require approval of a CUP. CUP approval is also required for residential development (that is combined ground floor commercial uses) in the Claremont Village zoning district. In this case, the CUP requirement is intended to ensure that housing is

appropriately integrated into the City's mercantile core and that important retail opportunities are not compromised. There are two Opportunity Sites (12, 13) located in the CV Zoning District. Residential development on these sites will not require approval of a CUP.

Average processing time for residential projects, including those that require only staff review, as well as those that require Architectural Commission are described below. The below table also takes into account housing projects that may require review by the Planning Commission, and/or City Council. The below times assume that applicants are responsive and respond to staff comments and corrections in a timely manner:

Process	Reviewing Body	Typical Timeline
Plan Check/Building Permit (no design review required)*	Planning Staff, Building Staff	2-6 weeks
Staff Level Design Review	Planning Staff	4-8 weeks
Architectural Commission Review	Planning Staff, Architectural Commission	8-12 weeks
Conditional Use Permit (if required)**	Planning Staff, Planning Commission	10-14 weeks
Variance (if required)**	Planning Staff, Planning Commission	10-14 weeks
Tentative Parcel or Tract Map (if required)	Planning Staff, Planning Commission, City Council	14-24 weeks
Source: <i>City of Claremont</i>		

*All development projects require Plan Check/Building Permit review. The timeframe for this review should be added when determining the length for the City's other review processes.

SB 35 Streamlining

SB 35 (Government Code section 65913.4) allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. The bill creates a streamlined approval process for qualifying infill developments in localities that have failed to meet their regional housing needs allocation (RHNA), requiring a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for discretionary entitlements granted by the Planning Commission.

Since the adoption of this section of the Government Code, the City has not yet received development applications under these provisions. Implementation of

Program 23 – Efficient Project Review Under SB35 will ensure qualifying projects are subject to streamline review pursuant to the requirements of SB 35, including a staff-level review for compliance with applicable objective plans, regulations, policies, and development standards. If the project is in compliance, Staff will issue an approval within the required timeline.

Objective Design Standards

The City commits to creating a set of Objective Design Standards through the implementation of Program 10. The Objective Design Standards would be applied to a housing development project that includes two or more residential units, or a mix of commercial and residential uses where two-thirds of the project's square footage is used for residential purposes. Additionally, transitional, or supportive housing projects would be subject to the Objective Design Standards. The Objective Design Standards would be to create clearer criteria for the design and evaluation of residential projects with the goal of streamlining the approval process and accelerating housing production. In addition to including design criteria written as objective design standards, it would also include guidelines that while not binding, would guide a project toward outcomes that meet the City's expectations for how site, building, infrastructure, and other improvements should be designed.

The City will seek the input of the Planning and Architectural Commissions in developing Objective Design Standards so that their suggestions are incorporated in the standards given that the Commissions' roles in reviewing would be more limited than under the City's existing discretionary design review process. The City envisions a design review process that allows applicants to benefit from a streamlined review process if the project is determined to be in compliance with all applicable and objective plans, regulation, policies, development standards and Objective Design Standards. Projects would still require review by the Architectural Commission, but unless findings of specific, adverse impacts can be made, the project would be approved subject to reasonable conditions that do not limit overall density. The City also envisions an opportunity for applicants to deviate from the requirements set forth in the Objective Design Standards but would require that projects follow the established discretionary design review process described above.

Conclusion

In summary, Claremont is committed to the implementation of timely processing of entitlement requests and permitting for a variety of housing that provide high-quality living environments that enhance the City's built environment and community character. The City is committed to revising and enhancing review procedures, including the development and implementation of Objective Design Standards in order to alleviate potential constraints to housing development.

Building Code and Enforcement

The Claremont Building and Division is responsible for the following:

- Reviewing all construction plans to make sure they comply with City building, health, and safety codes.
- Inspecting all permitted construction projects
- Investigating accessibility complaints

The Community Improvement Division is responsible for the following:

- Proactive code enforcement, abatement, and community improvement strategies

The City of Claremont enforces the code provisions of the 2019 California Building Code (CBC). The CBC establishes construction standards necessary to protect public health, safety, and welfare, and the local enforcement of these codes does not unduly constrain development of housing. The CBC also mandates energy efficiency as well as provisions for access for persons with disabilities. Compliance with the CBC should not significantly add to the cost of construction since the CBC is mandated to be enforced statewide and costs should be relatively uniform across the State of California. The City's Building Division enforces the code provision of the 2019 California Building Code. The department is responsible for reviewing construction documents to ensure they comply with City building, health, and safety code; inspecting all permitted construction projects; and Investigating accessibility complaints. The Community Improvement Division is responsible for providing proactive code enforcement, abatement, and community improvement strategies. The City's Code Enforcement operation is complaint driven. Additionally, the City provides a Housing Rehabilitation program to provide low-moderate income (up to 80% of the Los Angeles County median income), single-family, owner-occupied households assistance with improvements that have been determined necessary for eliminating blight and correcting building and health code violations.

The Community Improvement Division enforces all City code requirements and investigates code violation complaints. A documented City Code violation can result in a warning, notice of violation, fine, and even legal action. The City has adopted these codes in their entirety and has not made any substantive local amendments or revisions that would impact on the cost and supply of housing.

Local Ordinances

Short-term Rental

The City prohibits short-term rentals of less than 30 days to fight against housing being used for short-term rentals. Illegal short-term rental activity on platforms such as Airbnb, Vrbo, and others is monitored and addressed based on staff capacity and when complaints are received. The enforcement of the prohibition of short-term rentals

discourages property owners from listing housing units or portions of housing units from being listed as short-term rentals, helping ensure they continue to provide long-term housing for Claremont residents.

Crime Free Multi-Family Housing Ordinance

In 2006, the Committee for Safe and Healthy Housing was established by a group of Claremont residents with the goal of promoting improvements in the quality of life and reducing the crime-rate in the City's multi-family apartment complexes. The committee was formed in response to deteriorating conditions along with increased criminal activity at some of the older apartment complexes in the city. In 2009, the City Council approved the Crime Free Multi-Family Housing Program, modifying and adapting the model successfully used across the country to meet the needs of Claremont's residents. The goal of the program is to enhance livability and improve the safety of the City's 26 multi-family apartment complexes with at least ten residential units, which together make up approximately 30 percent of the City's housing stock. In 2012, the City Council adopted the Multi-Family Rental Housing Ordinance, with the goal of ensuring maintenance of the City's multi-family housing stock and to provide an additional mechanism for the City to enforce its codes and reduce criminal activity in the city's apartment complexes. The Crime Free Multi-Family Housing Program and Multi-Family Rental Housing Ordinance work together in concert to facilitate improved communication between the managers of the city's apartment complexes, better track criminal activity stemming from the city's apartment complexes, increase capacity for addressing nuisance and crime activity as well deteriorating conditions through the sharing of resources, and improve the ability of apartment managers, the City and residents to respond when problem conditions arise. From 2009 to 2021, the number of Part 1 Crime and vandalism reports per hundred units has decreased by 38.5 percent, demonstrating that these efforts have enhanced the safety and livability of the city's apartment complexes.

The Crime-Free Multi-Family Housing Program is primarily implemented by the volunteer Committee for Safe and Healthy Housing with support from the City. Their implementation activities include attending apartment management training, holding biannual meetings with apartment owners, managers and residents and developing a training workbook for apartment managers and property owners. Since 2009, the Committee, in partnership with the Police Department, has presented 22 half-day training programs. Resident participation in these meetings is robust, with anywhere from a dozen to 100 residents attending these meetings receiving suggestions and community-based strategies for enhancing their individual units and properties. Multi-family apartment complexes voluntarily self-certify to join the Program. To date, five apartment complexes have voluntarily joined the program and have been certified through the program. All multifamily complexes are encouraged to join the program, including market-rate and affordable properties. Of the five complexes who joined and certified through the voluntary program, two were subsidized through federal tax

credits (Courier Place and Claremont Villas Senior Apartments), and one of which also received HUD HOME funds to facilitate its development (Courier Place). Courier Place is a mixed population development serving families and seniors, while Claremont Villas serves seniors. The process to becoming certified starts with a site walk conducted by a member of the Committee for Safe and Healthy Housing and a volunteer Claremont Police Department liaison. At the site walk with the apartment manager, the Committee member and Police Department liaison take notes on recommendations to improve the grounds. They prepare a report with recommendations and best practice strategies to address potential or existing nuisance conditions that exist on-site and provide it to the apartment manager. Equipped with information and strategies from the training and a list of recommendations, the apartment is designated as a certified crime-free complex. Certified complexes report robust resident involvement, and enhanced community capacity for increased accountability to ensure nuisance conditions continue to be mitigated on an ongoing basis. The Claremont Police Department assists in implementing the voluntary Crime-Free Multi-Family Housing Program by tracking crime statistics and providing an annual update to the City Council. The annual reporting provides a foundation to determine if additional resources need to be directed or re-directed to a specific area. The five apartment complexes that have voluntarily completed the steps to self-certify are all rental complexes, three of which provide affordable units, either seniors, families, people with disabilities, or a combination of seniors and families. The Claremont Police Department monitors Part 1 crimes, vandalism, domestic violence, and child abuse occurrences that take place on the premises of all the City's multi-family properties, including those that did not self-certify through the program. As a voluntary program, the Crime-Free Multi-Family Housing program is not enforced; rather self-certified apartments remain certified by maintaining low-crime conditions at the developments. The program does not require or encourage property owners to require the disclosure of personal information before accepting tenants. Rather, it is focused on capacity-building, promoting best practices, trouble-shooting nuisance, and criminal activities through environmental design as well as effective monitoring, and on data tracking and analysis.

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. The 2020 Urban Management Water Plan prepared by the Golden State Water Company, GSWC provides water service to an area with a current population of 36,713 and projects a population of 39,840 by 2045. Projected populations in GSWC's

service area were based on growth rate projections obtained from data provided by SCAG. The data provided by SCAG was based on their "The 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy of the SCAG", dated September 2020, and incorporates demographic trends, existing land use, general plan land use policies, and input and projections through the year 2045 from the Department of Finance (DOF) and the U.S. Census Bureau for counties, cities, and unincorporated areas within Southern California. The UWMP does not identify any potential water shortages within its planning horizon. It identifies two water projects slated to be completed are two new water wells that would cumulatively increase water supply by 2,800 gallons per minute.

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 the 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 is 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, most residential zones in the city of Claremont establish a range of allowable density, expressed as dwelling units per acre (du/ac). Project in Claremont are typically developed at 75% - 100% of residential capacity. 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 8-29 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 8-29: 2020 Disposition of Loan Applications Los Angeles–Long Beach–Glendale MSA

Purpose	Total Applications	% Originated	% Denied	% Withdrawn	% Incomplete
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.cfpb.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 from 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.

Mitigating Nongovernmental Constraints

The suite of Housing Programs set forth in Section 6 aim to alleviate governmental constraints through streamlining permit processing procedures and providing additional certainty in the review process, particularly for affordable housing development, and reducing fees and exactions for affordable dwelling units. Additionally, the City has developed programs that aim to mitigate non-governmental constraints, recognizing that while the City has limited influence on factors such as land, labor, and construction costs, it does have some leverage in instituting policies and programs to address and mitigate constraints. The following programs mitigate nongovernmental constraints that create a gap in the City's ability to meet RHNA by income category.

Program 5 - Inclusionary Housing

The City's high land costs, along with construction and labor costs constrain affordable housing production in Claremont. The City's Inclusionary Housing requirement, which was amended in 2019 to require that 5% of a housing project's units are affordable to low-income households (in addition to a 10% Moderate Income requirement), mitigates market constraints but implementing a requirement for market rate housing projects to provide below-market rate units regardless of the project's location in the city. Program 5 works in concert with the State Density Bonus program (Program 6 – Density Bonus) to incentivize the inclusion of below-market rate units that the market would otherwise not produce given above-described market factors.

Program 6 – Density Bonus

The City complies with California State Density Bonus law and encourages the use of density bonus provisions by providing information and technical assistance to interested developers. The City's Inclusionary Housing requirements work in concert with the Density Bonus program to require and incentivize the inclusion of below-

market-rate units in market-rate projects that would otherwise not be included without government intervention due to market constraints.

Program 7 – Accessory Dwelling Units

The City has identified ADUs as a core strategy in meeting RHNA and in enhancing housing mobility by introducing new housing units in the City's built-out lower density neighborhoods. Since ADUs are not able to accomplish the same economies of scale as denser multifamily developments, the City has developed Program 7 to facilitate and spur the construction of ADUs throughout the city. While the City has seen a consistent and significant increase in the amount of ADU applications submitted and approved since 2019, there is a drop-off in the number of ADUs that are permitted and construction. In addition to streamlining ADU application review, the City has created an ADU grant program to provide grants of up to \$20,000 for homeowners who construct an ADU or a JADU to mitigate this drop-off and help ensure that ADUs that are entitled through the ministerial Planning process end up being built.

Additionally, Program 7 includes a commitment to establish a monitoring program for entitled ADUs to facilitate their construction. Through the program, City staff would reach out to those who received approvals from the Planning Division to monitor construction progress. The program will also include follow-up dialogue with those who did not commence construction or those who failed to complete their projects in order to develop an understanding of the factors that inhibited the project and to help identify measures the City can take to improve project completion rates.

Program 4 – Provision of Adequate Sites

In addition, Program 4 also works to mitigate nongovernmental constraints that create a gap in the City's ability to meet RHNA. By increasing permitted residential density on the Opportunity Sites, the City has introduced the ability for developers to accomplish the economies of scale associated with higher density residential development mitigating market constraints such as high land costs and high labor and construction costs.

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 an 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 15 percent buffer has been established 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. These new housing units are divided into five income categories as follows:

Table 8-30 - Regional Housing Needs Allocation 2021 - 2029	
Income Group	Number of Units
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 8-31 summarizes Claremont's credits and the remaining housing need through October 15, 2029.

Table 8-31 RHNA Credits and Remaining Need

Income Group	RHNA	Potential ADU*	Entitled	Pipeline (Under Review)	Permitted	Remaining Need	15% No Net Loss	Remaining Need	RHNA Percentage
Extremely Low-Income (< 30 percent MFI)	278	0	48	0	0	230	35	265	16%
Very Low-Income (31–50 percent MFI)	278	0	0	0	22	256	38	294	16%
Low-Income (51–80 percent MFI)	310	78	4	2	5	221	33	254	18%
Moderate-Income (81–120 percent MFI)	297	106	2	2	2	183	27	210	17%
Above Moderate-Income (>120 percent MFI)	548	44	685	33	58	(272)	0	0	32%
Total	1,711	126	843	37	87	890	134	1,024	100%

*Not including ADUs developed through the ADU-Ready RS 10,000 Overlay. This figure only includes organic ADU development based on existing trends.

Anticipated Accessory Dwelling Units

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). As

a result, the City has seen consistent increases in ADU permitting and construction since then. In 2018, the City only entitled one ADU and issued building permits for three ADUs. In 2019, the number of ADU entitlements granted jumped to 19, while the number of ADU building permits issued increased to nine. Despite the onset of the Covid-19 pandemic, the number of ADU entitlements and permits jumped again in 2020, to 30 and 16, respectively. In 2021, the City entitled 28 ADUs and issued building permits for 28, continuing the trend of increased ADU production. Finally, in 2022, the City entitled 33 ADUs and issued building permits for 22. The number of applications for Accessory Dwelling Unit Permit applications has also steadily increased from 23 in 2019 to 52 in 2022 as general knowledge of ADUs and best practices in creating ADUs has increased throughout both the general public and the development community.

While the City anticipates a continued organic uptake in the development of ADUs through the current planning period, it is also being proactive in promoting and incentivizing the production of ADUs in recognition that ADUs are a core component in meeting the City's RHNA. Furthermore, Claremont's existing ADUs are distributed throughout the City, including in the city's High and Highest Resources TCAC Opportunity Areas, and represent an important way for the City to support affirmatively furthering fair housing. A map of the location of every ADU for which a building permit was issued between 2015 and October 2022 is included as Appendix D. shows the even distribution of ADUs throughout the City. Recent trends, structural and environmental factors, and current and upcoming City efforts to promote ADU development all support a growth factor for the 6th Cycle planning period. In applying a 1.15 growth factor, the City anticipates permitting at least 126 accessory dwelling units during the 6th Cycle planning period. The growth factor considers the average number of ADU's permitted from 2018 through 22, the time during which the City updated its ADU regulations allowing ADU's on a residential property. It also assumes a slight uptick in ADU production in the latter part of the planning period to an average of 22 ADUs per year. This assumption is justified through its numerous characteristics that lend themselves to a higher realistic development capacity of ADUs than in many other parts of the region. They include:

Lot Size and Development standards

Claremont's minimum lot size is 7,500 square feet, and a significant portion of the City's residential lots are 13,000 square feet or greater, up to 1-acre parcels in the City's Rural Residential (RR) zoning district in the area north of Base Line Road. With lot coverage maximum's that range from 20% in the Rural Residential zone to 35-40% in the City's other residential zoning district, even the larger suburban style homes that exist do not reach maximum allowable lot coverage, leaving a considerable amount of land available for the development of either attached or detached ADUs. The RR district also requires large setbacks (20-foot rear setbacks and side setbacks that must be no less than 35% of lot width) in an effort to maintain the rural and open feel of the area.

Changes to State law that allow ADUs as close as 4-feet away from side and rear property lines unlock development potential for portions of lots that previously were not able to be developed. Even on properties with little remaining allowable lot coverage, there exists ample room to construct an ADU of up to 800 square feet. Claremont's Zoning Code requires two covered parking spaces for each single-family residence. Driveways are permitted to have a width of up to 30-feet or 35% of lot width, whichever is greater, within the front setback area, which ranges from 20-30 feet in depth. It is common for larger homes in the City to have three-car garages and driveways of equal width that provide access to covered parking. Taken together, there is ample room for storing vehicles on-site, which leaves opportunities for garage conversions to ADUs without significantly impacting homeowners' ability to park their vehicles.

Median Household Incomes – Nearly 60% of Claremont's housings have an income in excess of 100% AMI, as opposed to less than 40% in Los Angeles County as a whole. This higher level of disposable income can facilitate ADU construction based on the ability to self-finance, or better leverage resources for development. Additionally, a majority of the City is identified as a High or Highest Resource TCAC Opportunity Area, which supports the argument that ADUs are a core component of affirmatively furthering fair housing. It is also worth noting that while the City is well-resourced, the high cost of housing presents challenges for older residents who wish to downsize, but also age in place, and for younger families who may wish to live closer to aging parents. In the City's recent experience, ADUs that are not rented at market rate are almost always intended for aging individuals who wish to age in place or for young families or children who wish to live close to their parents. In summary, ADUs meet a unique housing demand other housing typologies do not meet as effectively.

In recognition of the important role ADUs play in meeting Claremont's current and future housing needs, the City has been proactive in implementing ways to encourage ADU development. In January 2023, the City approved an ADU grant program that allocates \$400,000 dollars of American Rescue Plan Act (ARPA) funds to provide grants of up to \$20,000 to homeowners who construct an ADU or a JADU. The money is allocated in the form of a forgivable loan that becomes a grant if the ADU is rented to a moderate-income person or family for a minimum three-year term. The newly implemented program has already garnered widespread interest and has been publicized through the City's social media channels and in the local newspaper.

Beyond the ADU grant program, the City has been able to reduce ADU permitting timeframes through standardizing internal review practices. In concert with the grant program, the City continues to implement a proactive public information outreach campaign and has a dedicated webpage on the City website for ADUs. The City webpage is a one-stop tool where the development standards, submittal requirements and a summary of the review process is provided. The City also maintains

robust Planning and Building Division counter hours (counter service is available at all times that City Hall is open) where individuals can easily obtain information and directions regarding these requirements. The City also collects and monitors data on ADU production and ADU rents both through the Annual Progress Report, and internally, that allows for a better understanding of ADUs role in the Claremont housing market which will in turn allow the City to provide more effective outreach and continue tweaking review processes to identify and eliminate bottlenecks. These efforts are summarized in Housing Program 7, which also includes monitoring and the production and affordability of ADUs and commits to making adjustments if the assumptions made here are not met.

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 the LA County II study area. The analysis resulted in affordability assumptions for jurisdictions in this study area, which 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 assumptions of the 126 ADU's projected to be built 78 will be for lower-income households, 4 for moderate-income households, and 44 would be assumed at above-moderate households.

Additionally, this draft, which is prepared following the adoption includes the ADU-Ready RS 10,000 Overlay, which is proposed to be applied to every vacant parcel in North Claremont. The ADU-Ready RS 10,000 Overlay, described in detail in the Housing Opportunity Sites Inventory section commencing on Page 103, is anticipated to yield 48 units in the city's highest resourced Census tracts, including 24 ADUs. Because the 24 ADUs anticipated through the Overlay would be required to be built as part of development on the Opportunity Sites receiving the Overlay, they are not included in the 126 ADU's accounted for based on organic ADU uptake given Claremont's ADU permitting trends.

Entitled Projects

Active entitlement projects are separate from the Opportunity Sites Inventory and counted as credit units and not as potential sites.

As of February 2023, the City entitled a total of 125 housing units at the Old School House development (Foothill and Indian Hill Boulevard) which are currently under construction. 30 units are in a three-story apartment building that has been completed as of the time of this writing. The remaining 95 are in attached townhome style units whose construction is substantially complete as of the time of this writing. Of the units, 19 qualify as moderate income and 106 units qualify as above moderate income. This

was reached through an affordable housing agreement recorded on the deed to the properties.

Additionally, the City entitled a 15-unit permanent supportive housing project located on Base Line Road called the Claremont Gardens owned and operated by Tri-City Mental Health. All units are deed restricted for ELI (Extremely Low Income) households.

In December of 2022 and in January 2023 the City issued final approvals for the Tract Maps and Architectural and Site Plans for the Village South Specific Plan area. The project, a transit-oriented development that re-envision and redevelops the underutilized formerly industrial land just south of the Claremont Village with dense mixed-use development, new public streets, and public spaces as well as a variety of commercial uses includes 700 residential units, including 105 units affordable to Moderate Income households. With many of the residential units being studios and one-bedroom units, the project will provide new housing opportunities that the development community has not produced in the city in the recent past.

Larkin Place

While the City approved the site plan and architectural design of Jamboree Housing Projects 33-unit supportive housing development located at 731 W Harrison Avenue in January of 2022, the City failed to grant an easement over adjacent City-owned property that would have allowed for vehicular access to a parking lot at the rear of the long, narrow property. In June 2023, the City approved entitlements for the permanent supportive housing with a revised site plan at a staff-level in a ministerial process. The project is currently in building permit plan check. Additionally, the City has provided information and data for Jamboree Housing's TCAC application for funding for the project.

Olson Company Project

Located at 1030 W Foothill Boulevard. In September and October, the City's Architectural Commission, Planning Commission and City Council approved architectural design and site plan, as well as the tentative tract map for the 56-unit townhome development. The project includes a 20% density bonus and height waiver in exchange for the provision of four low-income units and the payment of an in-lieu fee for a fractional unit. The four low-income units are to be maintained and managed as affordable units in perpetuity. The for-sale project's unit mix is described below.

Proposed

52 - Above Moderate Units

4 - Low Income Units

56 Total Units

Projects Under Review

As of September 2023, the following projects were under review by the City. They are described below, and the anticipated affordability mix is included as the projects are subject to the City's Inclusionary Housing Ordinance:

Arbor Pointe

Located at the vacant parcel near the intersection of Monte Vista Avenue and the I-210 Freeway. The City issued an SB 330 Consistency Letter and a correction letter in June 2022 to the applicant for the proposed project, whose unit mix is described below.

Proposed

13 - SFR (including 1 LI and two Mod)

11 - ADU

13 - JADU

37 Total Units

Remaining Need

After accounting for ADUs, the remaining need is 1,024 units assuming a 15% no net loss buffer. 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) 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 68 parcels grouped in 31 distinct groupings of contiguous parcels totaling 69.03 acres that represent the “Opportunity Sites”. The city has identified 44 parcels for rezoning. Of the 44 parcels identified for rezoning 24 parcels are currently zoned residential uses, and their densities will be increased. An additional 20 parcels will accommodate future housing primarily through the application of Mixed-Use and Multifamily Overlays 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.

The Sites Inventory is divided into four sections of the City, which roughly breakdown according to the City's neighborhoods and the census tracts that make up the City. A description of each City section, its zoning districts, general characteristics, and a

summary of the distribution of opportunity sites with anticipated housing units by income category is described below:

North Claremont – [Tracts 4002.05 and 4002.06](#)

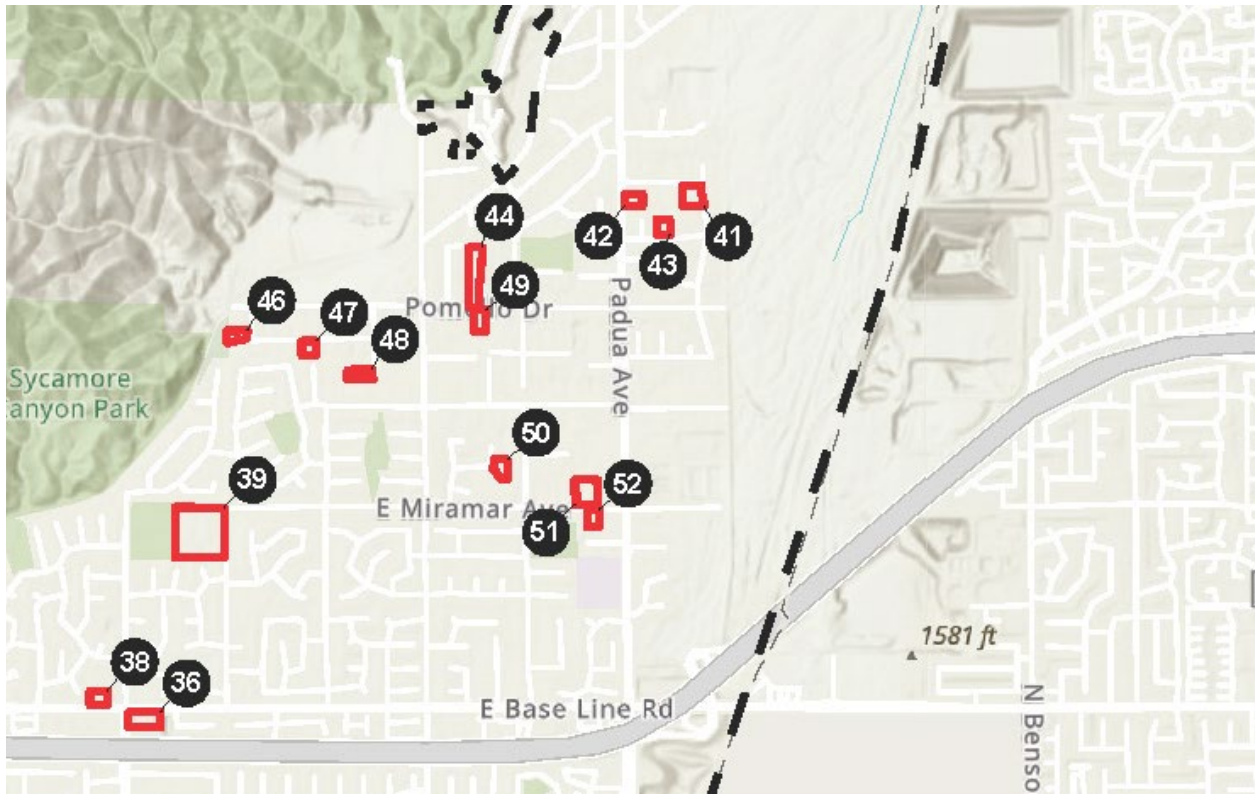
North Claremont is generally north of Base Line Road, bounded by the City and County border on the east and Webb Canyon Road on the west. To the north, the City border is located in the San Gabriel Mountains. North Claremont is predominantly comprised of single-family residential properties in the City's large lot zoning designations (Rural Residential RR 35,000, RS-13,000 and RS-20,000). One Planned Unit Development in the Claraboya neighborhood has the Medium Density Residential Zoning Designation RM 4,000. Additionally, large portions of North Claremont are zoned Wilderness Park and serve as a preserved open space and habitat area, and other large portions are zoned Park/Resource Conservation, where the Pomona Valley Protective Association spreading grounds are located.

Both tracts in North Claremont are identified as Highest Resource TCAC Opportunity Areas, and both have median household incomes in excess of \$125,000. The area is characterized by a historic trend of formerly agricultural uses that dominated the non-hillside portions of the area becoming large single-family residents located on large lots. The City has identified several housing opportunity sites in North Claremont in an effort to create housing opportunities that have been out of reach to many. The housing opportunity sites are some of the few remaining vacant and underutilized residential parcels in North Claremont, including the La Puerta site, a decommissioned school property. Nearly 300 residential units across four separate developments were constructed on the south side of Base Line Road over the past 10 years.

ADU-Ready RS-10,000 Overlay

To implement this strategy, the City has developed the ADU-Ready RS 10,000 overlay, which increases the density on almost every remaining vacant parcel as well as on one parcel developed with a small residence and light agricultural use. The Overlay will apply to 11 Opportunity Sites, comprised of 12 individual parcels. The sites are depicted in Figure 8-1 below and include Opportunity Sites 41-44 in the adopted HEU. Each parcel is located in the Rural Residential – 35,000 (RR 35,000) zoning district which makes up a majority of the residentially developed northeast portion of the city. None of the parcels are located in hillside areas subject to the City's hillside ordinance.

Figure 8-1: Opportunity Sites



The RR 35,000 zoning district is a single-family zoning designation with a minimum lot size requirement of 35,000-square feet. The area is characterized by large homes, generous setbacks, limited improvements in public rights-of-way, and close proximity to the San Gabriel Mountains. The Overlay would be applied to each of the above parcels, the smallest of which is 32,400-square feet, allowing them to subdivide pursuant to the standards of the RS 10,000 zoning district. The RS 10,000 zoning classification is an existing classification in the Claremont Municipal Code that requires minimum lot sizes of 10,000-square feet and has setback, lot coverage and floor area requirements typical of the city's residential neighborhoods as described in Table 8-25 above. Currently, no portion of North Claremont is zoned RS 10,000. The ADU-Ready RS 10,000 Overlay would amend the standards of the RS 10,000 zone to require that all single-family residential development on the properties include an ADU in order to introduce additional, more affordable units to North Claremont. The overlay would allow for flexibility in the ADU's typology (i.e., attached, detached) to best meet the needs of the owners/residents. The City would build upon the early success of Claremont's ADU Grant Program to incentivize the development of ADU's in the overlay zone that would be rented to a moderate-income household for a designated period.

The ADU-Ready RS 10,000 Overlay has the potential to create more moderate-income units than what was included in the adopted Housing Element Update. The adopted HEU includes Opportunity Sites 41-44, three vacant parcels and one underdeveloped parcel in the RR 35,000 zone. The adopted HEU calls for rezoning these sites to the existing Medium Density Residential RM 4,000 (one unit/4,000-SF of lot area) which yields a total of 48 units, as described in Table 8-32 below. (Note that the table below corrects the affordability assumptions for these sites in the adopted HEU. The adopted HEU assumed a greater proportion of Moderate Units vs Above Moderate Units on these lots. It is more realistic to assume the opposite for potential multifamily housing development on these sites. The revised assumption only affects Moderate Income and Above Moderate-Income Units and does not change the number of units. For example, the adopted HEU assumed 10 moderate income units and 4 above moderate-income units. Table 8-32 includes the revised, realistic affordability blend for these sites).

Table 8-32 – Adopted Housing Element, Unit Yield Opportunity Sites 41-44

	Acreage	Mod Income Units	Above Mod Income Units	Total
OS 41	1.62	4	10	14
OS 42	0.81	2	5	7
OS 43	0.82	2	5	7
OS 44	2.71	6	14	20
Total		14	34	48

At 100% capacity (i.e., every lot would be developed), the 11 opportunity sites that would receive the ADU-Ready RS 10,000 Overlay, based on their sizes and dimensions, would yield a total of 96 units. The City envisions that the single-family residence developed through the Overlay is an Above Moderate-Income Unit and the required ADU is a Moderate-Income Unit, producing a total of 48 Above Moderate-Income Units and 48 Moderate Income Units. The City does not assume that all 11 lots will be developed through the ADU-Ready Overlay in the 6th Cycle planning period. The City proposes applying a 50% capacity adjustment based on the development trends for vacant lots in the city's Rural Residential zoning district as described below. Even with a 50% capacity adjustment, this alternate approach to North Claremont Opportunity Sites would produce an additional 10 moderate income units over what was planned for in the previous draft element that was determined to be statutory compliant by HCD in July 2023 (Third Revision). See Table 8-33. The unit yields below do not account for the potential of further subdivision of these lots pursuant to Senate Bill 9, which could further increase unit yield on these sites.

Table 8-33 – Unit Yield: Adopted HEU vs ADU-Ready RS 10,000 Overlay (50% Capacity Adjustment)

	Mod Income Units	Above Mod Income Units	Total
Adopted HEU (OS 41-44)	14	34	48
Overlay (OS 41-44, 46-52)	24	24	48
Difference	+10	-10	

Permitting Trends

A majority of North Claremont, and the northeastern portion of the City where the RR 35,000 zoning district is located was developed in the 1990's, 2000's and 2010's. Since then, far fewer vacant lots zoned for residential use remained. From 2012-2023, there has been an average of one vacant lot development per year in the RR 35,000 zone, with 10 properties developed over this 10-year term. Given that there are five years left in the 6th Cycle planning period, the City finds that the 50% is an appropriate and realistic capacity adjustment for the ADU-Ready RS 10,000 Overlay.

Permitting trends also support the notion that residential development on North Claremont's large lots includes ADUs. In 2018, the City amended its ADU regulations to allow ADUs on every residential lot. The three most recent examples of vacant lot development in the RR 35,000 zone, all either completed or entitled since 2020, include an ADU. This is in addition to widespread ADU on North Claremont lots with existing homes since 2018 (see pages 100-103 above, and Appendix D). With a trend demonstrating the viability of ADUs as part of new development in North Claremont, along with the suitability of North Claremont's vacant lots to be developed through the new Overlay, as described below, the City is confident that the Overlay will unlock new residential development potential in the City's highest resources Census tracts producing more above moderate income and moderate-income housing units than the adopted HEU's approach.

Lot Sizes and Configurations

The sizes and configurations of North Claremont's vacant lots lend themselves well to development pursuant to the development standards of the RS 10,000 zoning district. Every vacant lot receiving Overlay is at least 32,400-square feet in size with slight variations in their depth and width. The vacant lots vary, some are located mid-block, some are located on corners. In every case, they could be subdivided pursuant to the minimum lot dimensions and lot size of the RS 10,000 zone to create at least three readily developable lots on each existing vacant parcel.

The concept embodied in the ADU-Ready RS 10,000 Overlay has been proven in the city, where an example of this type of subdivision exists. Formerly one lot of approximately 35,000-square feet, the properties at 1501-1505 N Garey Avenue were subdivided and developed with single-family residences. A small cul-de-sac was created to provide vehicular access to two of the three new lots, as the original lot was located at the interior of the block. The three-lot subdivision is shown below and can serve as an example of the development the City seeks to stimulate in North Claremont through the ADU-Ready RS 10,000 Overlay.

1501-1505 N Garey Avenue

Central Claremont - [Tracts 4017.05, 4018.01, and 4018.02](#)

Central Claremont is generally bound by Foothill Boulevard on the south and Base Line Road on the north, the City's western border (Williams Avenue) to the west, and the City and County border on the east, to the east of Monte Vista Avenue. Central Claremont is dominated by single-family residential zoning (RS 10,000) and some areas zoned Medium Density Residential (RM 2,000, RM 3,000, and RM 4000). The Condit, Towne Ranch, Chaparral and Claremont Club neighborhoods are in Central Claremont. Commercial and mixed-use zoning districts are concentrated along the Foothill Boulevard corridor (Commercial Highway and Mixed Use 3) as is the Old School House/Claremont Inn Specific Plan area where 125 housing units are currently under construction. A larger central portion of Central Claremont is devoted to the Bernard Field Station, an institutionally owned open space and research resource along with California Botanic Garden. A portion of the eastern side of Central Claremont is zoned for Business/Industrial Park use.

Of the 673 units identified in Central Claremont 450 are lower income (48%), 83 are moderate income (26%), and 140 are above moderate income (31%). Opportunity Sites in Central Claremont are predominantly located along the Foothill Boulevard commercial corridor where aging commercial centers present opportunities for redevelopment into housing and mixed-use housing. Locating housing along the commercial corridor provides access to services and amenities and promotes housing mobility in an area that is mostly built out with single-family neighborhoods. The City's strategy for Central Claremont is to promote density and the recycling of underperforming commercial properties along the Foothill Boulevard corridor and also take advantage of the opportunity presented by the decommissioned golf course property on Indian Hill Boulevard.

Claremont Core - [Tracts 4019.02 and 4019.01](#)

The Claremont Core area is generally bound by Foothill Boulevard on the north, the Metrolink Rail right-of-way on the south, the city's western border on Towne Avenue and Cambridge Avenue on west and the City's eastern border along Claremont Boulevard and slightly to the east on the east side. The Claremont Village, the city's mercantile and social core is in this area, as is the Village Expansion district, which was built out with townhomes and commercial development in the early 2000's. The eastern portion of the Claremont Core is the site of the Claremont Colleges. The Pilgrim Place retire community occupies a significant portion of the eastern part of the Claremont Core. The Historic Claremont, and Old Claremont, with their numerous residential historic resources makes up the central portion of the Claremont Core along with other single-family residential neighborhoods. The Claremont Core also features a significant amount of multifamily residential development along the Bonita Avenue corridor.

Tract 4019.02 is identified as a Highest Resource TCAC Opportunity Area while tract 4019.01, which is occupied almost entirely by Claremont Colleges is identified as a High Resource TCAC Opportunity Area. Of the 513 units identified in the Claremont Core, 254 are lower income (27%), 118 are moderate income (37%), and 141 are above moderate income (31%). Opportunity sites in the Claremont core are mostly oriented around the Claremont Village and the Village Expansion district, which are both walkable and located adjacent to transit opportunities. Opportunity sites in and around the Claremont Village are proposed to have densities of up to 60 du/a in recognition of the fact that the Claremont Core is the most urbanized part of the City. Two opportunity sites are located on the south side of Foothill Boulevard, which also provides easy access to amenities and services. The City's strategy for the Claremont Core is to build upon the area's historic roots, amenity rich areas, and transit access to create opportunities for denser urbanized living.

South Claremont – [Tracts 4020.01](#) and [4020.02](#)

South Claremont is generally bound by the Metrolink rail right-of-way on the north, the City boundary along American Avenue on the south, Milles Avenue, which is the City and County border, on the east, and Mountain Avenue and Cambridge Avenue on the west, which form the City's western border. The two tracts are the only Moderate Resource TCAC Opportunity Areas. Portions of South Claremont are identified as areas with Hispanic Majorities, whereas the rest of Claremont has White majority populations. A majority of South Claremont is zoned for single-family residential, but the smaller lot size RS 8,000 zoning designation. Commercial zones are oriented around the Indian Hill Boulevard Commercial corridor. The San Jose Avenue corridor has both commercial (Commercial Professional), single-family residential (RS 8,000) and multifamily residential (RM 2,000) zoning. The westerly portion of the area south of the I-10 freeway is zoned Commercial Freeway (CF) the only part of Claremont that has this zoning designation. A portion of the northwestern part of South Claremont is zoned for Business/Industrial Park Use. The Village South Specific Plan area, which is to be redeveloped into a transit-oriented district with 700 housing units is located along Indian Hill Boulevard in South Claremont. South Claremont can be characterized as the highest density area in Claremont and is the area that has the highest percentage of rent-burdened households. Of the 302 units identified in the South Claremont, 142 are lower income (15%), 42 are moderate income (13%), and 118 are above moderate income (26%). The City avoids clustering housing opportunity sites in South Claremont in favor of distributing sites in the High and Highest Resourced parts of the City in an effort to affirmatively further fair housing. Opportunity Sites in South Claremont are either in the Village South Specific Plan area, which the wholesale redevelopment of the area to a transit-oriented district is well underway, or on sites owned by Faith-Based Organizations, or on sites for which developers and/or property owners have expressed interest.

Realistic Capacity Assumptions

As stated previously, 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.

The projects listed below include existing and developments under construction, and pipeline projects of a similar affordability level within the jurisdiction. These projects demonstrate specific trends, factors, and other evidence that led to the assumption that the typical density will achieve 75 percent of the maximum du/ac, by providing typical densities for each project, and an estimated number of units for each site, adjusted based on the land use controls and site improvements.

Recent Existing Developments

1. Meadow Park (Base Line & Towne)
 - Units: 95 units on 6 acres
 - Density: 15.6 DU/acre
 - Zoning: RM 3,000 District (Medium Density Residential)
 - General Plan Land Use Designation: Residential 15 General Plan Designation (density range: 6.1 – 15.0 DU/acre)
2. Gable Crossing (Baseline between mountain & Indian Hill)
 - 60 units on 4.07 acres
 - Density: 14.8 DU/acre
 - General Plan Land Use Designation: Office/Professional GP District. Residential use approved through conditional use permit.
 - Zoning: Commercial Professional (CP) (maximum permitted density: 15 DU/acre)
3. Serrano - Baseline & Mountain
 - 94 units on 7.8 acres
 - Density: 12.05 DU/acre
 - General Plan Land Use Designation: Office/Professional GP District. Residential use approved through a conditional use permit.
 - Zoning: Commercial Professional (CP) (maximum permitted density: 15 DU/acre)
4. Citrus Glen – Base Line & Monte Vista
 - Units: 50 units on 3.31 acres
 - Density: 15.1 DU/acre

- Zoning: RM 3,000 District (Medium Density Residential)
- General Plan Land Use Designation: Residential 15 General Plan Designation (density range: 6.1 – 15.0 DU/acre)

Under Construction/Entitled

5. Colby Circle/OSH – Specific Plan - General Plan Mixed Use
 - Units: 95-townhome units and 30 apartment units on 4.6 acres
 - Density: 20.5 DUA
 - General Plan Land Use Designation: Indian Hill/Foothill Mixed-Use General Plan Land Use Designation area (maximum density: 22 DU/acre)
6. 365 W San Jose Boulevard
 - 12 units on .70 acres
 - Density: 17.1 DU/Acre
 - General Plan Land Use Designation: Commercial Professional
 - Residential use approved through a conditional use permit.
 - Zoning: Commercial Professional (CP) (maximum permitted density: 15 DU/acre)
7. 1030 W Foothill Boulevard – Olson Company
 - 56 units on 3.05 acres
 - Proposed Density: 18.4 DU/acre.
 - Zoning: Mixed Use 3 (MU3)
 - General Plan Land Use Designation: Mixed Use – West Foothill Boulevard Mixed Use (maximum residential density 15 DU/acre)
8. 731 Harrison Avenue – Jamboree Housing
 - 33 units on 0.55 acres
 - Density: 59.8 DU/acre
 - Zoning: Institutional Residential (IR)
 - General Plan Land Use Designation: Institutional (maximum residential density 30 DU/acre)

The City also accounted for the likelihood of 100 percent nonresidential development on Opportunity Sites that allow 100 percent nonresidential uses. An evaluation of the above-described projects indicates a trend of housing development on projects zoned for commercial use. The Gable Crossing, Serrano and 365 W San Jose all obtained approval of a Conditional Use Permit to allow housing on commercially zoned land. That the developers and property owners pursued and obtained and discretionary approval to construct housing on these properties, rather than develop the once underutilized properties with a more intensive commercial use suggests a trend that the market favors housing development over nonresidential commercial

development, particularly in a community like Claremont where the rental vacancy and home prices exceed those found in surrounding communities.

Other project examples support the conclusion that properties with zoning that allows for 100 nonresidential uses will be converted into housing rather than maintaining or intensifying existing nonresidential uses. The 12.4-acre portion of the Village South Specific Plan area, where 700 housing units were recently approved by the City, sat as underutilized land zoned for Business/Industrial Park use for years. Once the City embarked on the multi-year specific planning effort for the area, developer interest in the land spiked, culminating in the sale and assemblage of the property by the current developer Village Partners.

The City's recent experience with the 1030 W Foothill Boulevard site also supports the conclusion that there is an unmet market demand for housing and not commercial development. Following the demolition of the restaurant on the property in 2019, the City engaged with developers to spur retail commercial development on the property, which is zoned Mixed Use 3, a zoning designation that encourages ground floor retail with housing above. After multiple unsuccessful attempts to facilitate a project with a significant commercial component, The Olson Company approached the City with a project that is 100 percent residential. The project, which was approved in September 2023, satisfies the City's requirement for a commercial component by providing 12 live/work units along the property's Foothill Boulevard frontage. New commercial development and/or redevelopment of existing commercial centers over the past 10 years has been limited in Claremont. Outside of the Village South project, which includes ground floor retail, new public and private open space areas, along with live/work units and apartment style units, the only recent major commercial development activity in the City has been the construction of a new auto dealership in the Commercial Freeway zoning district located south of the I-10 Freeway and an application to redevelop an existing hotel property located near the intersection of San Jose Avenue and Indian Hill Boulevard. Considering this trend, and in light of increase in permitted density on the City's Opportunity Sites, it can be concluded that property's that allow 100 nonresidential uses are far more likely to be redeveloped into housing than they are to be redeveloped into more intense commercial uses.

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 at least 30 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 be redeveloped.

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 of less than half an acre was 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.

Airport Compatibility Zone constraints removed properties from consideration if the properties are in the most restrictive airport land use zones: A, B1, B2, C, C1, and C2. Housing in these zones is disallowed or significantly limited, as set forth in the Cable 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.

Suitability of Non-Vacant and Underutilized Sites

Because nonvacant sites comprise more than half of Claremont's inventory, Govt Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development. The City has evaluated past experience in converting existing uses to higher density residential development, market trends and conditions, and the City's past planning efforts in order to demonstrate that existing conditions at the City's nonvacant opportunity sites will not be an impediment to developing higher density residential development. The City of Claremont is essentially built out. There is little vacant unentitled land remaining to accommodate new multifamily residential development. In order to accommodate its fair share of regional housing growth, the City has identified a number of nonvacant sites to accommodate its remaining RHNA for all income levels.

Over the past two decades, the City has pursued efforts to accommodate new residential and mixed-use development, focusing on increasing residential density around the Village, at the Indian Hill Boulevard/Foothill Boulevard node, and along Base Line Road corridor. Whether through the development and adoption of specific plans (Village Expansion Specific Plan, Old School House) or through permitting residential uses on properties zoned for commercial uses (Base Line Road corridor, where nearly 300 units have been constructed since 2014), the City continues to set the stage for a significant new amount of transit-oriented, higher density mixed-use residential development in the underutilized formerly industrial land located to the south of the Village through the Village South Specific Plan.

In working to identify further opportunities to create new housing units, the City examined several specific factors for nonvacant parcels in identifying the Opportunity Sites for housing including the age of structures, improvement to land value ratio, underutilized land (i.e., lot coverage), existence of declining uses, property owner or developer interest, potential for lot consolidation, compatibility with surrounding uses and community input in the public participation process. 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). Details for each site are provided in Appendix C - Opportunity Sites Inventory Mapbook.

In order to demonstrate that the above-described site selection factors effectively indicate the likelihood that Opportunity Sites will be redeveloped into housing during the 6th Cycle planning period and that the existing uses do not represent an impediment to their potential redevelopment, the City looked to Claremont's recently constructed, pending and pipeline housing projects where existing uses were converted. The below table 8-32 shows how the site selection factors applied to sites that have been successfully converted to housing or are in the process of being converted. Common factors can be identified in evaluating existing and pending housing projects in Claremont; each project converted properties with high lot vacancies and aging buildings, which lends themselves to a low improvement-to-land ratio, into housing.

Table 8-34 Suitability on Non-Vacant Sites in Claremont

Jurisdiction	Project Name	Location	Zoning	Gross Acreage	Year Approved	Built Density	Number of Units	Affordability	Previous Use	Applicable Site Selection Factors (prior to redevelopment)
Existing Projects - Claremont										
1	Claremont	Meadow Park	Base Line Rd & Towne Ave	RM 3,000	6	2014	15.6 du/acre	95	13 - Moderate Income Units	Agricultural use - Similar Existing Uses in Sites Inventory - Building Age - Low Improvement-to-Land Ratio - Lot Vacancy
2	Claremont	Gable Crossing	Base Line Rd between Mountain & Indian Hill Avenues	Commercial Professional	4.1	2014	14.8 du/acre	60	8 - Moderate Income Units	Decommissioned school, former agricultural use - Similar Existing Uses in Sites Inventory - Building Age - Low Improvement-to-Land Ratio - Lot Vacancy
3	Claremont	Serrano	Baseline Rd & Mountain Ave	Commercial Professional	7.8	2015	12.05 du/acre	94	14 - Moderate Income Units	School District administrative office and maintenance yard - Similar Existing Uses in Sites Inventory - Building Age - Low Improvement-to-Land Ratio - Lot Vacancy
4	Claremont	Citrus Glen	Base Line Rd & Monte Vista Ave	RM 3,000	3.3	2013	15.1 du/acre	50	7 - Moderate Income Units	Agricultural Use with Historic Structures - Similar Existing Uses in Sites Inventory - Building Age - Low Improvement-to-Land Ratio - Lot Vacancy
Under Construction - Claremont										
6	Claremont	Old School House/Colby Circle	Foothill Blvd and Indian Hill Blvd	Specific Plan	4.6	2017	20.5 du/acre	125	19 - Moderate Income Units	Hotel and surface parking - Similar Existing Uses in Sites Inventory - Building Age - Low Improvement-to-Land Ratio - Lot Vacancy
Pipeline Projects - Claremont										
7	Claremont	Village South	Indian Hill Blvd between Arrow Hwy and Metrolink ROW	Specific Plan	12.4	2023	56.5 du/acre	700	105 - Moderate Income Units	Underutilized industrial uses (glass tubing manufacturing), former car dealership, vacant land - Similar Existing Uses in Sites Inventory - Building Age - Low Improvement-to-Land Ratio - Lot Vacancy
8	Claremont	Olson Company	Foothill Blvd and Towne Ave	Mixed-Use 3	3.1	Pending	18.4 du/acre	56	5 - Low Income Units	Restaurant and surface parking - Similar Existing Uses in Sites Inventory - Building Age - Low Improvement-to-Land Ratio - Lot Vacancy
9	Claremont	Larkin Place	731 Harrison Ave	Institutional Residential	0.6	Pending	59.8 du/acre	34	33 - Extremely Low Income Units	Vacant Institutional - Similar Existing Uses in Sites Inventory - Building Age - Low Improvement-to-Land Ratio - Lot Vacancy
10	Claremont	Claremont Place	956 W Base Line Rd	RM 3,000	0.9	2021	16.6 du/acre	15	15 Extremely Low Income Units	Single-Family Residential - Similar Existing Uses in Sites Inventory - Building Age - Low Improvement-to-Land Ratio

Additionally, the kinds of former uses found on converted housing sites can be found on non-vacant properties identified in the Sites Inventory. For instance, the Old School House/Colby Circle project located near the Foothill Boulevard corridor entailed the demolition of aging, vacated wing of an existing hotel that was built in the 1970s and underutilized surface parking fields that served the hotel to make way for a 30-unit three-story apartment building and 95 townhome-style units. Not dissimilar is the Olson Company project at 1030 W Foothill Boulevard that is currently under review by the City, where an aging restaurant building, and large surface parking lot was demolished to make way for a 56-unit townhome project. The City anticipates similar outcomes on the following Opportunity Sites, which share many of the same characteristics: Sites 12, 13, 14 19 (underutilized parking), Sites 23a, 23b, 27, 29 (aging commercial buildings with underutilized surface parking) and Site 40 (underutilized portion of hotel property). Similar conclusions can be drawn in looking at recently completed projects on Base Line Road (Meadow Park, Gable Crossing, Serrano, Citrus Glen) which converted former school and agricultural properties to provide new housing opportunities in the northern part of Claremont, which prior to that point had only seen single-family residential development. The City anticipates similar outcomes on Opportunity Sites 39 and 41. The Larkin Place project at 731 W Harrison Avenue provides an example of an underutilized portion of institutionally owned property that was identified in previous Housing Element updates that is becoming housing. The City anticipates similar outcomes on Opportunity Sites 1, 2, 4, 15, 24, 31, 32, 36.

Examples of recycled projects from nearby communities shown in Table 8-33 also demonstrate redevelopment trends affecting parcels similar to those included in the sites inventory. Recently approved and pending projects in communities adjacent to and/or similar to Claremont demonstrate how properties with existing uses similar to those on Opportunity Sites have successfully been converted into housing. These past experiences show that the trend of recycling underutilized commercial, industrial, and institutional uses will continue here in Claremont and will intensify with the increases to allowable density proposed in this Housing Element Update and the implementation of housing programs.

Table 8-35 Suitability on Non-Vacant Sites in Neighboring Communities

Jurisdiction	Project Name	Location	Zoning	Year Approved	Property Size	Previous Use
1 Montclair	Vista Court Apartments	8951 Monte Vista Ave	Specific Plan With R1 Overlay	Completed Project North Montclair SP 2009	23 Units	Commerical/Industrial - Auto Mechanic
2 Montclair	Aqua Ridge Senior Living	9631 Monte Vista Ave	Administrative Professional	2014	90 Units	Admin Professional / Single story low density medical use
3 Upland	Sage at 9th Phase 1	1337 Bowen St	Multi Family Res - RM 20	Under Construction	52 Two-Story Town Homes / 4.3 Acres	industrial zoning
4 Upland	Sage at 9th Phase 2	1332, 1336, 1344 E 9th St	Multi Family Res - RM 20	Under Construction	26 Two-Story Town Homes / 1.6 acres	3 SFRS & Boat Repair
5 Upland	7th Street Apartments (Kiva Apartments)	1252 E. 7th Street	Multi Family Res - RM 20	Construction documents are under review	64 units	industrial zoning / industrial building
6 Upland	Rose Glen	1400 E. Arrow Hwy	SF Residential - RS 4,000	Planning Entitlements Under Review	64 units Two-Story	Lumber Yard
7 Pomona	Pomona Corridor Housing	2075 & 2093 N Garey Ave	Workplace Gateway Segment Pomona Corridor SP	Approved 2014 / Completed 2018	33 units	Commercially Zoned
8 Pomona	875 W Orange Grove/8358-009-006	875 W Oragne Grove	R-1-6,000	Under Construction	32 units	Public Assembly - Church of the Brethren house of worship

The Opportunity Site selection process also considers broader development trends affecting Claremont and the region more broadly, as described below.

National/Regional

Changing demand for in-line retail environments

E-commerce has grown quickly as a share of all retail in the US in comparison to brick-and-mortar outlets. In the United States e-commerce share of retail grew from 7% to over 13% from 2010 to 2021. While the brick-and-mortar share of all retail in the US is still over 80%, not all retail environments are the same. One approach to combatting online retail sales erosion is for developers and retail operators to create services and environments that cannot be replicated online. Claremont has long had a desirable retail environment found in the historic Claremont Village, where its pedestrian scale lends itself to a park-once environment for retail sales and the attendant provision of service uses such as restaurants. The City continues to proactively encourage the creation of local environments that emphasize a sense of place and special programming, whether in the Village Expansion Area, at the Old School House or in the Village South Specific Plan area, where a pedestrian-oriented, transit-accessible mixed-use neighborhood is taking shape. With the continued proliferation of these kinds of retail environments, the City's older commercial corridors having concentrations of both retail and personal services become more marginal. As part of its inventory of available sites, the City has identified several properties, primarily along the City's Foothill Boulevard corridor, currently developed with marginal retail uses that do not offer the experience-oriented environment necessary to sustained success. As consumer retail preferences continue to evolve, and the City's experience-oriented retail environments continue to thrive, the City expects to see more existing retail properties develop into mixed-use or purely residential projects, creating a more economically sound development strategy than maintaining an existing marginal retail corridor. The City's strategy to create new housing opportunities builds upon prior efforts to facilitate the creation of high-quality mixed-use environments (see the pipeline project at 1030 W Foothill Boulevard) and considers the broader trend affecting retail described above.

New Development Opportunities Presented at the Properties of Faith-Based Organizations

In California, decision-makers have identified Faith-Based Organizations (FBOs) as an important partner in solving the state's housing crisis. Recent changes in California state law have made it easier for faith-based organizations to develop affordable housing on their property. By building affordable housing, faith-based organizations can receive significant benefit in supporting the organization's charitable mission, as well as provide revenue that can stabilize the organization's finances while helping cities meet their affordable housing production goals set forth in the Regional Housing

Needs Allocation (RHNA). California law provides relief from certain development standards such as parking to facilitate affordable housing development on residentially zoned religious properties. Locally, the City has identified a unique opportunity for creating new housing opportunities, including affordable housing opportunities on properties owned by local FBOs. A total of eight of the City's Opportunity Sites are such properties. Increases to allowable density permitted through the HEU process, in addition to the incentives for affordable housing provided through the State's Density Bonus Program, create the potential for higher density affordable housing developments. The City has noted a number of projects on properties owned by FBO's throughout California in cities such as Pasadena, Placentia, Garden Grove, San Diego, Long Beach and elsewhere that have either been developed, are under construction, or have received planning entitlements.

On certain Opportunity Sites that are religious properties, the City has noted a decline in the church's use, (from 2000 to 2020 the percentage US Adults reporting they are member of a religious institution decreased from 68% to 47%) and parking fields that are empty for majorities of the week. These sites are distributed throughout the City's residential neighborhoods, providing a balance to other Opportunity Sites which are concentrated along commercial corridors. The City believes the redevelopment of underutilized properties owned by FBO's, through the local HEU process and aided by recent changes to State law, are an important part of its strategy to create new affordable units. To support the development of new housing on properties owned by FBO's the City will initiate Housing Program 13 – Faith-Based Organization Housing Site Working Group, which aims to building capacity amongst local FBO, provide guidance and streamlining in the local permitting process and help connect local FBO's with new funding opportunities. In advance of the Housing Element Update's certification and adoption, and in advance of the proposed rezoning pursuant to the update, the City has initiated a dialogue with the Claremont Interfaith Council, a group of local FBO's that meets regularly to promote interfaith understanding and collaboration, regarding the inclusion of property's owned by FBO's in the Opportunity Sites Inventory, anticipated timeline for adoption of the Housing Element Update, the 17implications for these properties and what the City hopes to accomplish through Housing Program 11.

Local

Development pressure from Village South redevelopment

The Village South Specific Plan (VSSP) represents a multi-year planning effort that sets the stage for the wholesale revitalization of currently underutilized industrial parcels located directly to the south of the thriving and dynamic Historic Village and Village Expansion areas. The VSSP specific plan will result in pedestrian-scaled, urbanized development that takes advantage of the nearby Metrolink rail line and forthcoming

Gold Line extension as well as its proximity to the Village. The first three phases of the VSSP area's redevelopment are currently under review for 700 units of new housing and 110,000 SF of commercial space. As these projects become realized, the development pressure on adjacent properties, and those adjacent to it, will increase. The City anticipates that the redevelopment of the VSSP area will transform and grow Claremont's economic and social core through the application of well-conceived development and design standards that result in quality architecture and built environments. As the character of the area changes, residents and business move in and activity increases, the low-scale existing uses along the Indian Hill Boulevard corridor will become less compatible and more marginalized. The City's strategy for providing sufficient housing in the 2021-2029 planning period seizes upon this once-in-a-lifetime redevelopment opportunity.

Oversaturation of restaurant uses and new opportunities for service uses in walkable environments.

A 2017 retail marketplace profile for the City revealed a surplus of food and drink services in comparison to demand. Consistent with the above-described trend of creating experience-oriented retail environments as an economic development strategy, the City has strived to create such environments for hospitality uses as well. Food services uses are thriving in the pedestrian-oriented environments of the Historic Claremont Village, the Village Expansion area, and Old School House, and are anticipated to thrive in the Village South Specific Plan area once developed. Both retail and food service businesses benefit from a park-once model where visitors and residents can shop and dine without having to drive from one location to another. With an existing market surplus of food services uses in Claremont, the City anticipates that the older automobile-oriented restaurant properties, located primarily along the Foothill Boulevard corridor, will continue to become more marginalized, particularly as they replicate a service being provided in the City's pedestrian oriented mixed-use nodes. In recognition of these market factors, the City's strategy for providing sufficient housing opportunities identifies increasingly marginal restaurant properties as opportunities for redevelopment into much-needed housing.

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 considered 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 630, 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.

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 2,953 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 housing units to plan for. Since RHNA uses June 30, 2020, as a baseline for growth projections for the planning period, the City can include new units for which building permits or certificates of occupancy were issued since June 30, 2020, credits toward the RHNA. Table 8-34 summarizes Claremont's applicable RHNA credit and the remaining RHNA need through October 15, 2029.

Table 8-36 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.

Table 8-34 Sites Adequacy									
Income Group	RHNA	Potential ADU	Credits	Remaining Need	15% No Net Loss	Remaining Need		Sites Capacity	Surplus
Extremely Low-Income (< 30 percent MFI)	278	0	48	230	35	265	813	929	116
Very Low-Income (31–50 percent MFI)	278	0	22	256	38	294			
Low-Income (51–80 percent MFI)	310	78	11	221	33	254			
Moderate-Income (81–120 percent MFI)	297	4	110	183	27	210	210	307	97
Above Moderate-Income (>120 percent MFI)	548	44	776	(272)	0	0	0	459	459
Total	1,711	126	967	890	134	1,024	1,024	1,695	672

Note = Site capacity of 1,695 accounts for the 50% built-out assumption for the ADU-Ready Overlay Properties in North Claremont.

With the anticipated ADUs, entitled projects, and projects under review, the City has an unmet RHNA need of 890 units. When factoring in a 15 percent no-net loss buffer the City has an unmet RHNA need of 1,024 units (559 extremely and very low-income units, 254 low-income units, 210 moderate-income, and 0 above moderate-income units due to a surplus of 1,093 units achieved through ADU, Permitted, Entitled, and Pipeline Projects currently under review. The City has identified 51 parcels for rezoning. Of the 51 parcels identified for rezoning, 41 are currently zoned residential uses, and their densities will be increased. An additional 20 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.

Sites for a Variety of Housing Types

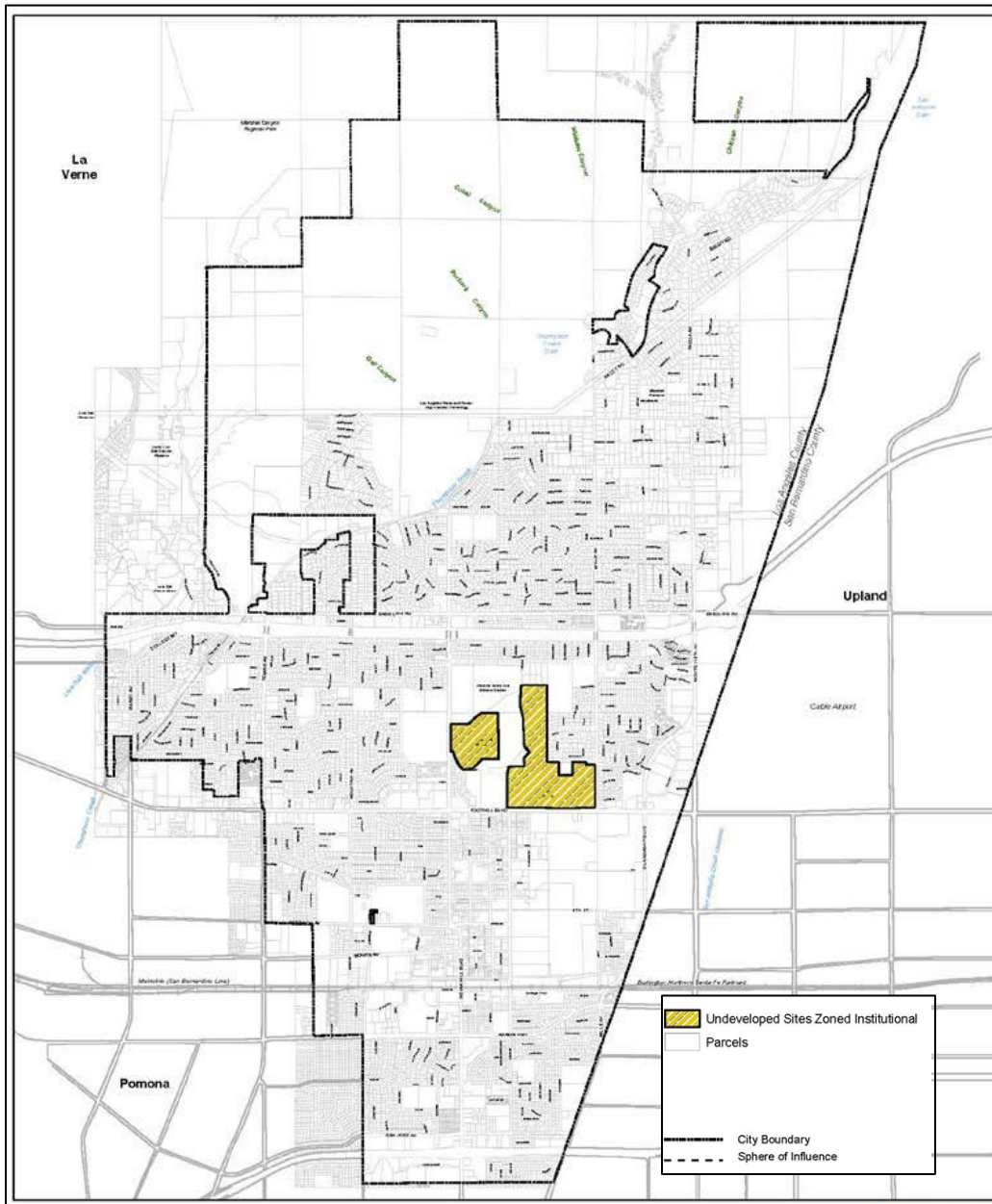
The City has sites to encourage and facilitate a variety of housing types including emergency shelters, transitional housing, supportive housing, and single-room occupancy housing.

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 provides 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 city's urbanized area. 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.

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 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 permitted 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 a 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. Claremont 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, 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:

3.2 Pedestrian Enhancements

Increase pedestrian activity by adding improvements that make walking more safe, convenient, and enjoyable. Improvements should include sidewalks, accessibility ramps, benches, bulb-outs at intersections, landscaping, and convenient transit stops. Streets should be viewed from a complete streets perspective where all modes of transportation (auto, transit, bicycle, and walking) and people with all abilities are considered and accommodated.

3.3 Micro-Mobility Enhancements and Education

Increase bicycling by adding improvements that make bicycling more safe, convenient, and enjoyable. Improvements should include bike route wayfinding, additional protected bicycle lanes and paths, and additional bicycle racks. Education efforts should include outreach to schools and the broader community with periodic bicycle training classes at all schools regarding cycling safety.

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 buildings. 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 Claremont 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)

Additionally, Claremont was recognized by the San Gabriel Valley Council of Governments (SGVCOG) in 2021, receiving SGVCOG's Silver Energy Champions Award.

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.

Eligible Activities: Planning

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.

Eligible Activities: Rehabilitation, Homebuyer Assistance, Economic Development, Homeless Assistance, Public Services

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. In May 2023, the City updated affordable housing in-lieu fee making it commensurate with the price of providing affordable housing units increasing the amount of funding for housing programs supporting affordable housing preservation and development in the Claremont.

Eligible Activities: Rehabilitation, Homebuyer Assistance, Economic Development

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.

Eligible Activities: Homebuyer Assistance, Economic Development

American Rescue Plan Act (ARPA)

On March 11, 2021, President Biden signed a \$1.9 trillion economic recovery bill called the American Rescue Plan Act (ARPA). Local Governments are encouraged to use their allocated ARPA funds to mitigate the negative economic impacts of the

pandemic and aid households and businesses that were disproportionately and negatively impacted by COVID-19 and the public health emergency.

The City of Claremont will receive a funding allocation of \$8.7 million in American Rescue Plan Act Funds, receiving its first disbursement of half the allocated funding on July 9, 2021. The second half of the funds will be allocated to the City one year following the first disbursement.

Eligible Activities: Economic Development

Low-income Housing Tax Credit (LIHTC)

Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.

Eligible Activities: New Construction

Multi-Family Housing Program (MHP)

www.hcd.ca.gov/fa/mhp/

Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower income households.

Eligible Activities: New Construction, Rehabilitation, Preservation, Conversion of nonresidential to Rental

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. This report compares Claremont and its environs (“Greater Claremont”), Los Angeles County, and jurisdictions comprising the Southern California Association of Governments (SCAG).

The Housing Element’s strategies to alleviate segregated patterns of housing and proactively lessen the potential for segregation are rooted in meaningful policies and action that incorporate the State’s direction on AFFH as outlined in AB 686.

Key Data and Background Information

In 1887, the Santa Fe Railroad was established in between Los Angeles and San Bernardino with the hope that it would stimulate a real estate and population boom . In anticipation of the expected population boom, a local land company built their Hotel Claremont to the area. Instead of being the success the developers envisioned, Hotel Claremont was abandoned and given, along with 260 vacant lots, to the recently founded Pomona College Pomona College, setting the stage for the revitalization of the area, and becoming the origin of the City of Claremont.

The founders of Pomona College strived to create a college that emulated the New England style of teaching and education, which was eventually reflected in the community, including its local government. The City was incorporated on October 3, 1907. Since then, Claremont has grown to a population of 37,266 according to the 2020 decennial census.

The City of Claremont is located in the San Gabriel Valley Region in Los Angeles County and has prominent natural features in the northern portion. These include the Claremont Hills Wilderness Park, located at the base of the San Gabriel Hills, and provide a backdrop to the community. Two major freeways, the I-210 Foothill Freeway, the I-10 San Bernardino Freeway, and Foothill Boulevard, which is a part of the Historic Route 66, run through Claremont.

Demographic Roots in Claremont

The 1969 Claremont General Plan emphasized the maintenance of the city's distinct character, both within the built environment and its residents. The General Plan responded to the perceived threats from the growing Black population, along with the large influx of a wealthy white population moving to Claremont from Orange County, in which largely white Claremont residents perceived as less concerning. The outcome of the General Plan ensconced racial segregation in the local and regional context with nearby Pomona's Black population growing much larger than Claremont's. Today, surrounding jurisdictions have a much larger concentration of non-white residents compared to Claremont, where all but one census tract in Claremont is predominantly white.

Redlining in Claremont

Claremont and its property owners participated and benefited from racially discriminatory land use and zoning policies that created barriers for communities of color to live in white neighborhoods. One example of these policies is redlining. Redlining was enforced through the Homeowners Loan Corporation (HOLC) which created "security maps" to determine the neighborhoods that would receive federal home loans from the Federal Housing Administration.

The HOLC's redlining Map of Los Angeles illustrates two areas in the middle portion of Claremont in between Foothill Boulevard and Arrow Highway as yellow or "declining" and would not have qualified for subsidized federal home loans. The neighborhood in between Foothill Boulevard and the Metrolink was made up of the East Barrio (Arbol Verde) and the West Barrio, which consisted of Mexican migrant workers. The area in-between the Metrolink and Arrow Highway was considered a subsistence homestead, primarily comprised of low-income families, and was ranked "declining" due to the presence of substandard construction. The northern area, adjacent to Foothill Boulevard was outlined in blue or "still desirable" due to the area's proximity to Pomona College and Scripps College.

The HOLC's maps used assorted colors to outline neighborhoods based on a variety of factors which determined desirability and worth of investment. However, the main factor in determining this was race and ethnicity. Predominantly, neighborhoods of color were outlined in red, hence the term "redlining" which translated to

neighborhoods with greatest risk, and the HOLC refused to provide home loans to these neighborhoods while subsidizing the mass development of sprawling subdivisions outside of American city centers.

Another federal program, the Federal-Aid Highway Act of 1956, funded the construction of 41,000 miles of freeways. Many freeway routes planned by highway engineers and politicians ran through cities, resulting in divided neighborhoods, and in several documented cases here in Southern California, destroyed the wealth, neighborhoods, and properties of communities of color. The US Congress passed the Housing Act of 1949 and the Urban Renewal Act of 1954, which provided federal funds to purchase and clear “blighted” urban neighborhoods and these laws were used to declare communities of color as “blighted” justifying their demolition. Some of the lasting effects of freeways are still evident today, with the decrease in mobility and access to community amenities or jobs, as freeways are often located right in the middle of communities and create barriers to access. Neighborhoods that abut highways are subjected to much higher levels of air pollutants and noise. These neighborhoods are often low-income communities of color.

Community Engagement

During the Housing Element Update process, the City of Claremont conducted public engagement efforts to gather feedback regarding future housing development. As required by State law, all economic segments of the City are provided with an opportunity to review and comment on the Housing Element Update. The Housing Element Update public participation process consisted of multiple community meetings, a page on the City's website which includes updates, two community surveys and a link to an online, interactive mapping tool called **map.social**. Map.social allows community members to share their comments and housing preferences through placing different icons on a map of the City, illustrating where community members feel are good and bad locations for housing, potential housing locations, public safety, environmental justice comments and “other” comments.

Public comments pertaining to Affirmatively Furthering Fair Housing were gathered from the various Housing Element Update public engagement efforts and are paraphrased below:

- **Map.Social** One resident voted opportunity Site 32 as a good location for housing stating it is close to schools, shopping, and bus routes, while another voted it as a bad location stating that it would increase paved surfaces, taking away from green space and increase negative environmental impacts.
- Site 30 has one vote for good location, reflecting its proximity to shopping, grocery and transit as an opportunity for higher density for students and young professionals who desire walkability. Another resident voted this site as a bad location for housing

recognizing historic presence here and stating housing development on this site would remove a valuable live performance theater.

- Site 24 has one vote in favor of developing housing here stating it has an excellent opportunity to work with the Claremont Colleges to develop student/faculty housing due to its proximity to the campus and shopping.
- Site 21 has one vote for bad location stating that supportive housing should not be located adjacent to a park and school and also mentions Larkin Park already has a prominence of homelessness and drug use. There is an additional comment for site 21 stating proposed housing on this site should be consistent with the existing neighborhood context which contains a senior center and park, and housing should target the families with children and senior's demographic.
- Site 18 received 2 votes supporting housing here, one stating this site is a great opportunity to re-do the parking lot to fit cottage court housing typologies here to fit neighborhood character, provide affordability and located near the Claremont Village. The other comment states this site is a great opportunity to increase density through incentivizing ADU's to owners.
- Site 13 received one vote supporting housing stating this site poses a great opportunity for a 2-3 story cottage-court community with vegetation screening from the train. Another resident voted in disfavor for housing development on site 13 stating 2-3 stories would further segregate low-income residents and there needs more development of "flats".
- Site 12 received one vote in favor of housing development recognizing its proximity to the Metrolink. Another comment was against the development of housing on site 12 however, this community member stated that there is need for more affordable housing that is not segregated into one area.
- Site 14 received one vote in favor of housing development recognizing an opportunity for higher density with the assumption that parking demand is not necessarily high here, and an opportunity to create a gateway into Claremont with lots of greenery. Another comment was against the development of housing on site 14 however, this community member stated that there is need for more affordable housing that is not segregated into one area.

Assessment of Fair Housing Issues

Fair Housing Enforcement and Outreach

Fair housing complaints in a jurisdiction can indicate housing discrimination. Fair housing issues are caused by discrimination against an individual based on disability, race, national origin, familial status, disability, religion, or sex when renting or selling a home.

The U.S. Department of Housing and Urban Development's (HUD) Office of Fair Housing and Equal Opportunity (FHEO) is a federal agency that is responsible for eliminating housing discrimination, promoting economic opportunity, and achieving diverse and inclusive communities.

The U.S. Department of Housing and Urban Development's (HUD) Office of Fair Housing and Equal Opportunity (FHEO) is the federal agency responsible for eliminating housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities. FHEO activities include investigating fair housing complaints, conducting compliance reviews, ensuring civil rights in HUD programs, and managing fair housing grants.

The Housing Rights Center (HRC) serves the County of Los Angeles and provides services to the City of Claremont to report Fair Housing complaints and other services regarding fair housing complaints to the residents of Claremont.

Between the fiscal years of 2016-2020, the Housing Rights Center provided services to 99 Claremont residents. Tenant/landlord services were provided to 87 residents, about 88% of all services provided between 2016-2020, while discrimination inquiries were made by 12 households (12%). Most HRC services were provided to extremely low-income households, (67%) while Ethnicity demographics show that most HRC services were provided to residents who are not Hispanic/Latino (77%), and Racial demographics show most HRC services were provided to residents who identify as "other" race (46%). Additionally, about 11% of disabled residents and about 20% of senior resident received services.

Of the tenant/landlord services provided, substandard housing services were the most common (15%), followed by notices (14%), then rent increase services (13%), and security deposit and seeking housing services (7%).

Of the 12 discrimination inquiries, 3 cases were opened, 7 were counseled and 2 were referred. 4 of these inquiries were based off a physical disability, 4 from a mental disability, 2 were based on race, 1 was based on age, and 1 was based on gender.

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 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.

The Housing Constraints section of the Housing Element concludes that after a comprehensive review of the City's zoning and building code, there are no barriers to accessible housing for persons with disabilities. The City's building and zoning code allow for special provisions that meet the needs of persons with disabilities without the need for variances. The City does not enforce additional permitting, zoning, and building codes, only those allowed by State law.

As part of the building permit application, an applicant can request reasonable accommodation and no formal hearing process before any board is required. The City provides materials at the public counter to inform residents of this service. Additionally, the City will amend the Zoning Code to provide for reasonable accommodation requests.

A housing resources page is provided on the City's website including a link to "Stay Housed LA," an organization that provides tenants with information about their rights and available legal assistance.

AFFH Outreach

As previously described in the Public Outreach Overview the City held a series of Virtual Community Meetings. The Virtual Community Meetings included an overview of what AFFH is and how it relates to the City, current conditions within the City and potential actions to address AFFH issues. Claremont is committed to continuing to engage the segments of the population that reside in the neighborhoods with relatively concentrated poverty for ongoing input related to housing and community development needs and access to opportunities such as education and transportation. The City intends to complete additional outreach as it works to obtain certification of this Housing Element as well as continuing community engagement during the planning period.

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. The selection of opportunity sites carefully considers fair housing issues that are present, and which are unique for each tract analyzed in this report.

Table 8-3 Sites Inventory identifies 52 opportunity sites totaling approximately 75.2 acres that would yield 1,742 net new units, with more than 1,249 units identified to support lower income and moderate-income households. The selection of opportunity sites has carefully considered fair housing issues that are present, and which are unique for each tract analyzed in this report. The Sites Inventory equitably distributes opportunity sites, with all census tracts assigned to accommodate a share of opportunity sites for all income levels. Specifically, most of the opportunity sites (and associated capacity) are in the Highest and High Resource tracts in the City. The sections on Integration and Segregation and Access to Opportunity analyses and describes both local and regional consideration that helped create the Sites Inventory that affirmatively furthers fair housing. Overall, the Sites Inventory strategy promotes variety and location of housing, enhancing mobility, access to opportunities, and promote integration of communities.

See Next page for Table 8-37: RHNA Distribution by Claremont Areas and Summary of Population and Household Characteristics by Tract

Table 8-37: RHNA Distribution by Claremont Areas and Summary of Population and Household Characteristics by Tract

Tract	Net New Units	Lower Income	Moderate Income Capacity	Above Moderate Income	% LMI Population	Non-White % Population	Disability % Pop	% Overcrowded HH	Owner Cost-Burden	Renter Cost-Burden	Opportunity	At-Risk of Displacement	Median Household Income in past 12 months (inflation-adjusted dollars to last year of 5-year range)	Median Household Income in past 12 months (inflation-adjusted dollars to last year of 5-year range)	Children in Married-Couple Households (%)	Population 18 Years and Over in Households Living with Spouse (%)	Children in Female Householder No Spouse/Partner Present Households (%)
North Claremont																	
4002.05	36	0	18	18	12.5	48.1	8.2	0.0	43.3	0.0	Highest	N	\$201,250.00	5.6	89.6	69.2	10.4
4002.06	171	83	46	42	20.8	39.9	7.9	0.6	29.0	45.2	Highest	N	\$133,715.00	3.6	83.8	66.2	9.4
Central Claremont																	
4017.05	71	24	23	24	66.2	43.4	19.2	2.0	31.9	60.1	High	Vulnerable	\$86,856.00	13.5	78.1	47.2	16.5
4018.01	402	303	33	66	30.1	44.8	12.9	2.0	38.3	58.8	High	N	\$104,643.00	10.8	72.4	50.3	15.2
4018.02	200	123	27	50	30.1	44.4	12.9	2.0	38.3	58.8	High	N	\$104,643.00	10.8	72.4	50.3	15.2
Claremont Core																	
4019.01	184	94	31	59	12.2	43.4	2.6	6.3	0.0	26.9	High	N	\$79,327.00	18.6	100.0	39.3	0.0
4019.02	329	160	87	82	37.9	39.9	10.9	3.8	26.4	34.3	Highest	N	\$96,466.00	20.9	92.0	54.9	8.0
Southern Claremont																	
4020.01	116	57	20	39	65.8	67.9	10.9	2.5	38.5	58.7	Moderate	Vulnerable	\$83,409.00	8.1	63.5	40.6	20.2
4020.02	186	85	22	79	33.9	53.0	16.3	3.2	41.3	75.1	Moderate	Vulnerable	\$55,946.00	18.1	62.3	34.7	22.1
Total	1,695	929	307	459	34.4	47.2	11.3	2.5	31.9	46.4			\$105,139.44	12.2	79.3	50.3	13.0

Integration and Segregation

Existing Residential Landscape

Claremont's housing types include primarily single-family residential, both detached and attached (76%), multi-family residential (24%) and a small portion of mobile homes (0.2%). Single-family residential land uses are located throughout the city North Claremont (north of Base Line Road) and Central Claremont (between Foothill Boulevard south of Base Line Road) consists predominantly of single-family residential development, with recently built townhomes along the Base Line Road corridor. The area north of Baseline Road is set up against the base of the San Gabriel Mountains and is zoned primarily for several classes of low-density single-family and residential estates with an emphasis on connections to multiple open space and park areas. To enhance housing inclusivity and mobility, Opportunity sites in this area include seizing upon opportunities presented by vacant sites and allowing additional density on them while continuing to implement a strong suite of programs to facilitate the development of Accessory Dwelling Units.

Claremont's multifamily residential zoning districts (represented by its RM – Medium-Density Residential designation) are found primarily in Claremont Core and Southern Claremont, where a majority of the City's amenities such as the Claremont College campus, downtown Claremont, Metrolink station and rail-right-of-way, are found. This area also contains nearly all residential care facilities and zoning for emergency shelters. Single-family residences are still the predominant use in Claremont Core and Southern Claremont but adjacent to a variety of other residential densities, non-residential uses, and institutional uses such as Claremont Colleges.

The Housing Element implements strategies to affirmatively further fair housing, linking opportunity sites with populations with diverse and special needs to have comfortable access to the array of services located in Claremont Core and Southern Claremont. These strategies also work to diminish risk of gentrification in Southern Claremont, by distributing opportunity sites equitably in all of Claremont's neighborhoods.

Race and Ethnicity

The 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) recruited a team of researchers known as 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)." The policy recommendations were

based off an Opportunity Map created by the Task Force that identifies state-wide characteristics that support positive economic, educational, and health outcomes for low-income families and in particular, long-term outcomes for children.

Race and Ethnicity in Claremont: 2010-2020

Table 8-35 depicts the change in racial and ethnic demographics in Claremont from 2000 to 2020 and includes a comparison with Los Angeles County. The 2020 decennial US Census shows that the white population of Claremont composes the majority of its residents, and that the City's population has remained relatively constant over this period. In prior census counts, Claremont was predominantly made up of White, non-Hispanic or Latino residents, and their share of the population have been consistently decreasing since at least 2000, while the non-white population have been correspondingly increasing. The percentage of Hispanic residents nearly doubled in Claremont during this period, although it is still about half of the overall Hispanic population in Los Angeles County. The analysis follows the definitions for race and ethnic groups provided by the US Census. For the purposes of the following analysis the use of the term "White, non-Hispanic or Latino" or "White" refers to people who identify as having origins in Europe, the Middle East, or North Africa, the term Hispanic or Latino identify groups of any race with ancestry from Spain or Latin America, and the term "non-white" refers to those who are not White, non-Hispanic or Latino.

Figure 8-3 and Table 8-38 shows that some areas of Claremont have populations of between 41 and 60 percent non-white residents, however, white is the predominant population in all census tracts except the two in Southern Claremont. The only white-majority census tracts, 4019.02 and 4019.01, surround the Claremont Colleges campuses and the Historic Claremont neighborhood. Between West Foothill Boulevard and the Metrolink rail right-of-way, 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 and Montclair borders.

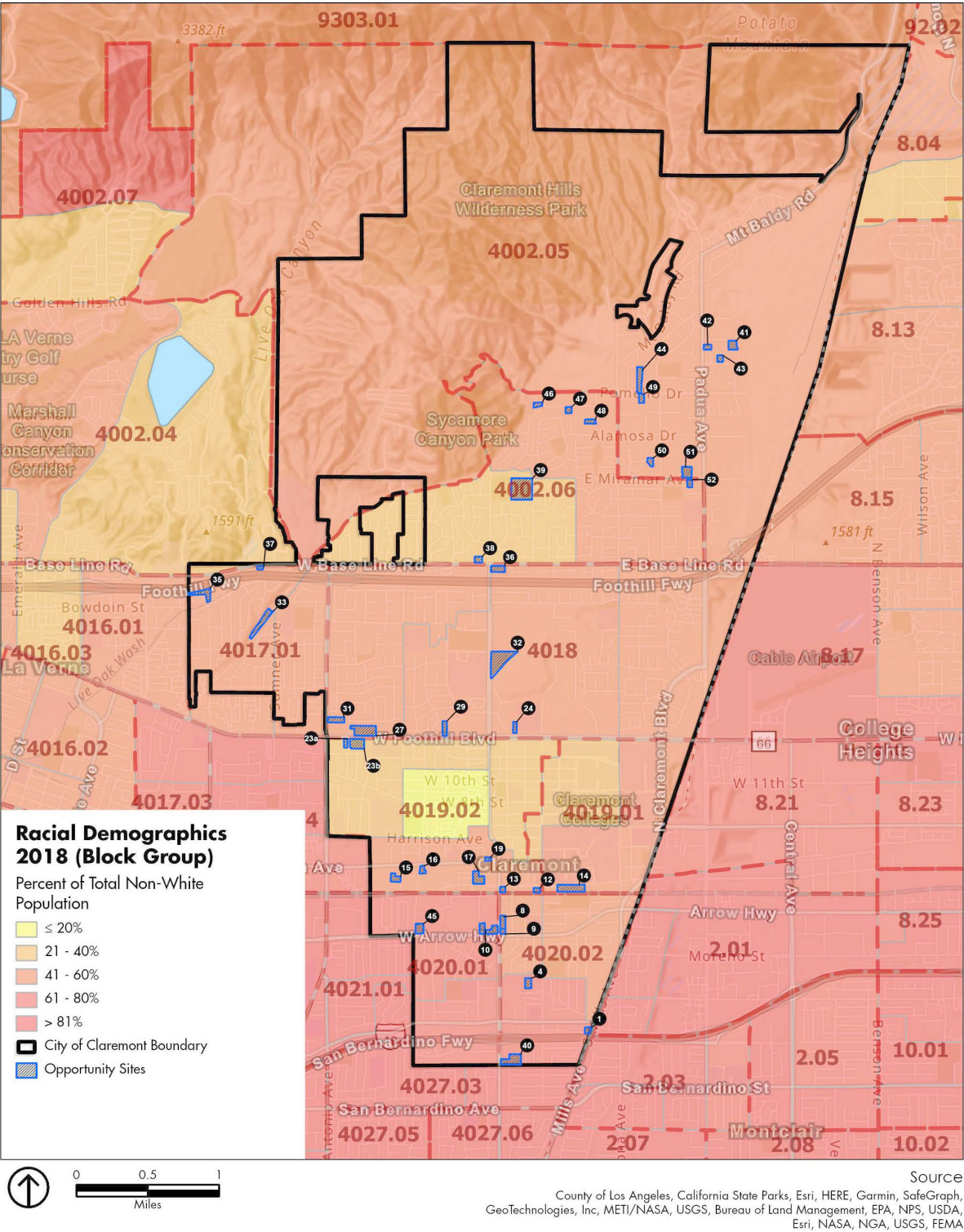
Table 8-38: Race and Ethnicity in Claremont 2000-2020

Race/Ethnicity	2000		2020		
	Number	Percent	Number	Percent	L.A. County %
White, non-Hispanic or Latino	26,226	73.8%	18,049	50.7%	25.9%
Black or African American	1,961	5.5%	2,612	7.3%	9.3%
American Indian and Alaska Native	447	1.3%	887	2.5%	8%
Asian and Pacific Islander	4,607	13.0%	5,279	19.4%	17.3%
Some other race	2,275	6.4%	3,857	0.8%	25.4%
Hispanic (any race)	5,221	11.9%	8,245	23.2%	48.3%
Total Population	35,516	-	37,266	-	-

Sources: 2000 US Census and 2020 US Census

Note: totals do not always add up to 100%

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



Referring to Table 8-39, racial demographics in Claremont are slightly different than in the County of Los Angeles. 23.9 percent of Claremont is Hispanic/Latino, whereas 49.1 percent of the 2019 population in Los Angeles County is Hispanic/Latino. Census tract 4020.01 contains the highest concentration of Hispanic/Latino population in the city (40 percent), while neighboring cities such as Montclair in San Bernardino County) and Pomona contain census tracts with predominantly Latino populations.

Figure 8-4 shows the proposed opportunity sites located in all census tracts. North Claremont is subject to development constraints, including the large area of land that is designated as Parks and Resource Conservation or Wilderness Park zoning. Additionally, large areas of North Claremont are zoned as Hillside development which requires low-density housing to preserve natural resources, open space and avoid impacts from steep slopes, along with other site constraints. Additionally, the primary residential zoning located north of the Foothill Freeway is low-density single-family residential allowing for one unit per acre or single-family residential with a minimum lot size of 13,000 square feet. Despite these limitations, the Sites Inventory includes more than 200 planned housing units, primarily through rezoning.

As shown on Table 8-39, the Sites Inventory identifies 45 opportunity sites located in every tract in Claremont. This approach is representative of Claremont's strategy to affirmatively meet multiple fair housing objectives to address existing and potential segregation and disparities in opportunities. Additional density is planned for on parcels in North Claremont, which would help achieve local and regional integration with regards to race/ethnic considerations. In addition, the Sites Inventory plans for several hundred units in the heart of Claremont which enables the type of inclusive housing where diverse racial/ethnic demography of residents are able to leverage the rich array of educational, transit, social, and economic services, and infrastructure.

Table 8-39: RHNA Distribution and Percent of Non-White Populations in Claremont

Tracts	RHNA Distribution by Income Levels				Non-White %
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	48.1
4002.06	171	83	46	42	39.9
Central Claremont					
4017.05	72	24	23	24	43.4
4018.01	402	303	33	66	44.8
4018.02	200	123	27	50	44.4
Claremont Core					
4019.01	184	94	31	59	43.4
4019.02	329	160	87	82	39.9
Southern Claremont					
4020.01	116	57	20	39	67.9
4020.02	186	85	22	79	53.0
Total	1695	929	307	459	47.2

Sources: City of Claremont, California Department of Housing and Community Development, US Census Bureau ACS Community Survey, California Tax Credit Allocation Committee, and Houseal Lavigne

Note: totals do not always add up to 100%

Figure 8-5 shows that white is the predominant race/ethnic category in all, but three blocks located in Southern Claremont. Apart from one tract in Southern Claremont, all other tracts are predominantly white. Of the 9,158 Hispanic/Latino 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%). As shown in Table 8-3 below, opportunity sites are generously provided in all areas of the city, including more than 82% in areas outside Southern Claremont, while continuing to maintain adequate growth in housing for that area.

Table 8-40: RHNA Distribution and Percent of Hispanic/Latino

Tracts	RHNA Distribution by Income Levels				Hispanic/Latino %
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	13.1
4002.06	171	83	46	42	21.2
Central Claremont					
4017.05	72	24	23	24	30.8
4018.01	402	303	33	66	25.8
4018.02	200	123	27	50	25.8
Claremont Core					
4019.01	184	94	31	59	21.1
4019.02	329	160	87	82	23.2
Southern Claremont					
4020.01	116	57	20	39	44.5
4020.02	186	85	22	79	33.0
Total	1695	929	307	459	

Sources: City of Claremont, California Department of Housing and Community Development, US Census Bureau ACS Community Survey, California Tax Credit Allocation Committee, and Houseal Lavigne

Note: totals do not always add up to 100%

Figure 8-5: Hispanic/Latino

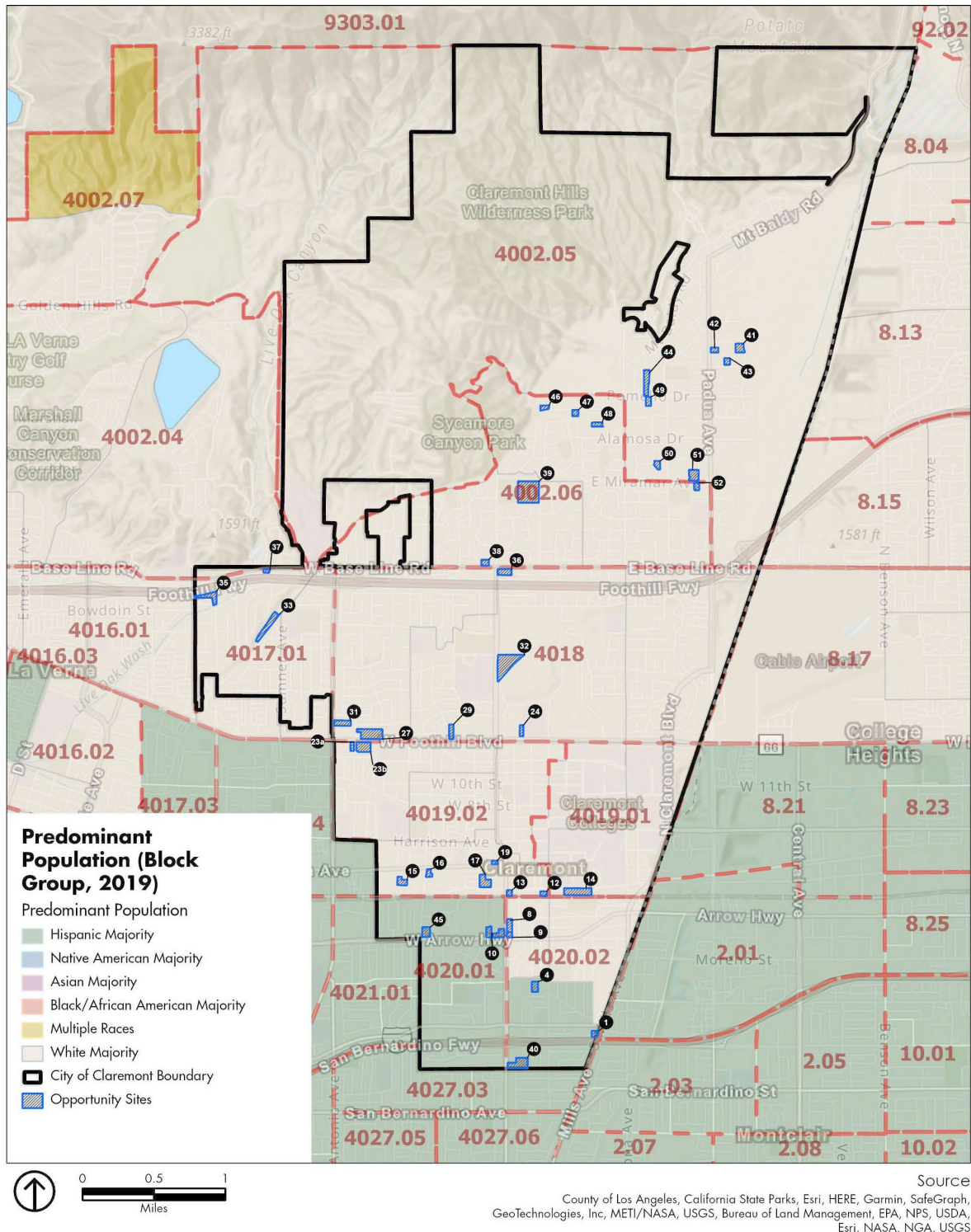


Figure 8-6: Areas of Non-White Populations in the Greater Claremont

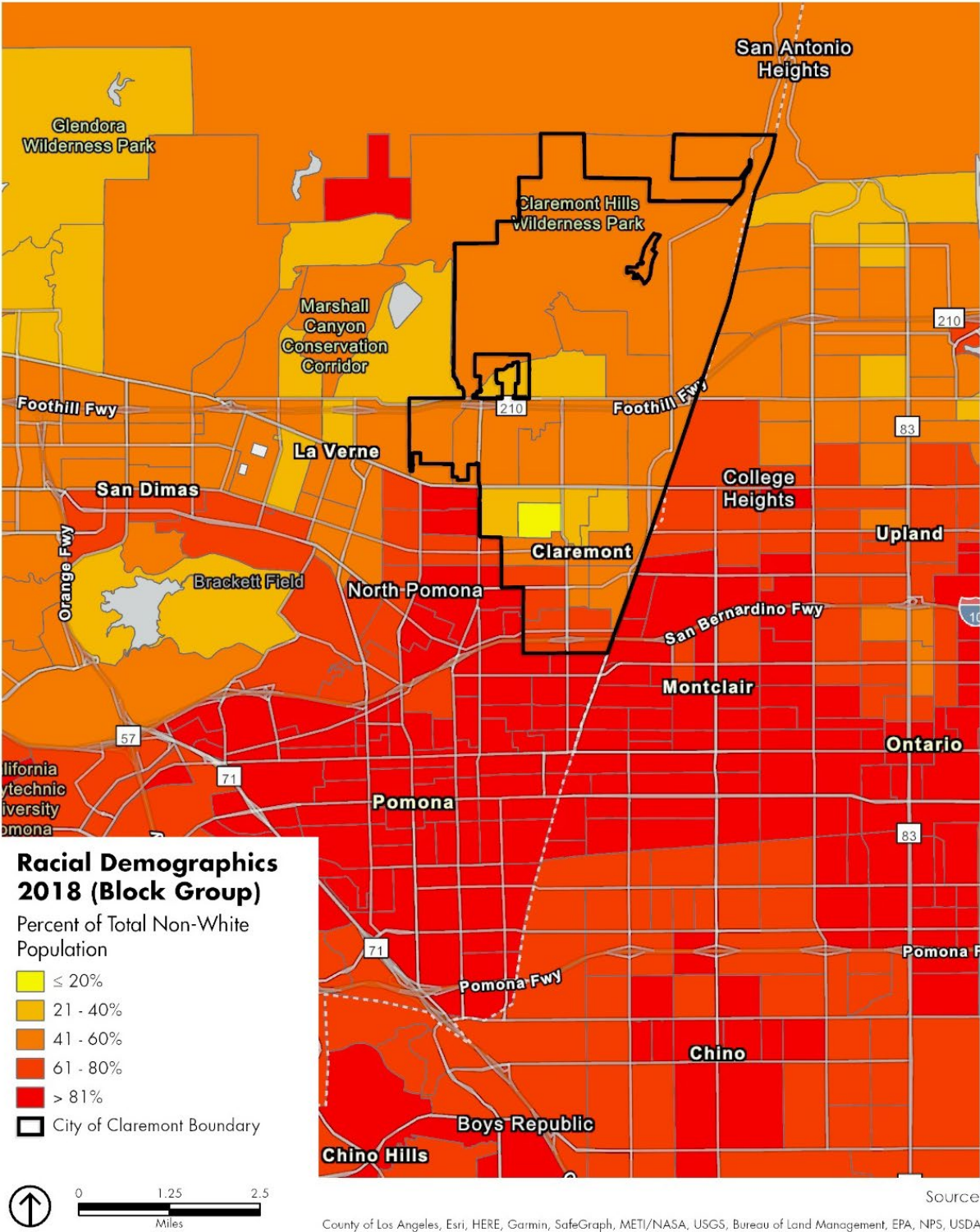


Figure 8-6 shows the areas of non-white population in the communities surrounding Claremont. Southern Claremont and areas in adjacent jurisdictions form a band of predominantly Latino populations in the Pomona Valley. Most census areas in Pomona and Montclair have non-white populations greater than 81 percent. Referring to Table 8-40 above, opportunity sites are equitably distributed, with locations in census tracts that are both predominantly white and non-white. With Claremont having the largest proportion of white population amongst the surrounding jurisdictions, the Sites Inventory's contribution of more than 1,000 medium-high density units in predominantly white census areas offers the potential to promote diversity and desegregate housing patterns.

Persons with Disabilities

According to the US Census, 5.6 percent of Claremont's civilian noninstitutionalized population lives 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. According to the HUD AFFH mapping tool, Claremont does not have a high concentration of residents with disabilities in Racially/Ethnically Concentrated Areas of Poverty (R/ECAP). Within the San Gabriel Valley Region, the cities of Pomona, Diamond Bar and El Monte contain R/ECAP areas with moderate concentrations of residents with disabilities ranging from 18 to over 65 years old. Central Los Angeles County, northern Los Angeles County near Palmdale, and Santa Ana have moderate concentrations of residents with disabilities aged 18-64.

Figure 8-7: Population with Disabilities

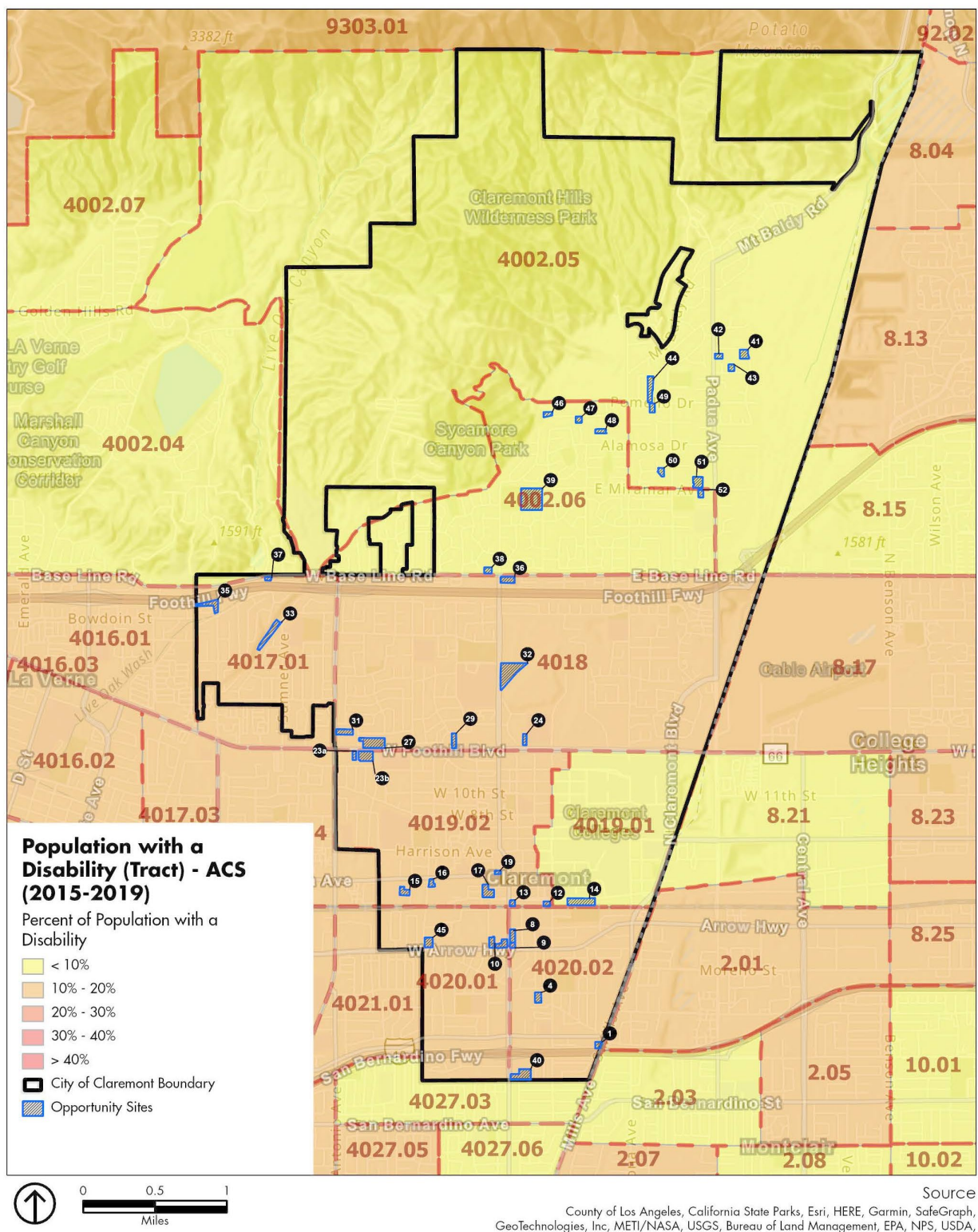


Figure 8-7 shows RHNA housing opportunity sites throughout the community in relation to the area's share of residents with disabilities. Nearly all sites (92 percent) are in areas where 10 to 20 percent of residents have disabilities, and the remaining 8 percent of sites are in the <10 percent category. The distribution of these sites balances the special housing needs and accessibility of services as appropriate for each tract. Renter-occupied units make up 29.7 percent of the housing stock in tract 4017.01 and 30.4 percent of households reside in renter-occupied units. The Sites Inventory plans for housing in all areas of Claremont. Table 8-41 illustrates the available sites are planner for areas with above-average proportions of population with disabilities, which are Central Claremont and Southern Claremont. New housing, especially multi-family housing, will comply with ADA accessibility requirements. Furthermore, to avoid segregation and increase access to services important to persons with disabilities, more than 500 units are identified in Claremont Core, the most urbanized and amenitized portion of Claremont, including access to high-quality public transit.

Table 8-41: RHNA Distribution and Percent of Disability Population

Tracts	RHNA Distribution by Income Levels				Disability % of Population
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	8.2
4002.06	171	83	46	42	7.9
Central Claremont					
4017.05	72	24	23	25	19.2
4018.01	402	303	33	66	12.9
4018.02	200	123	27	50	12.9
Claremont Core					
4019.01	184	94	31	59	2.6
4019.02	329	160	87	82	10.9
Southern Claremont					
4020.01	116	57	20	39	10.9
4020.02	186	85	22	79	16.3
Total	1695	929	307	459	11.3

Sources: City of Claremont, California Department of Housing and Community Development, US Census Bureau ACS Community Survey, California Tax Credit Allocation Committee, and Houseal Lavigne

Figure 8-8: Percent of Population with Disabilities in the Greater Claremont

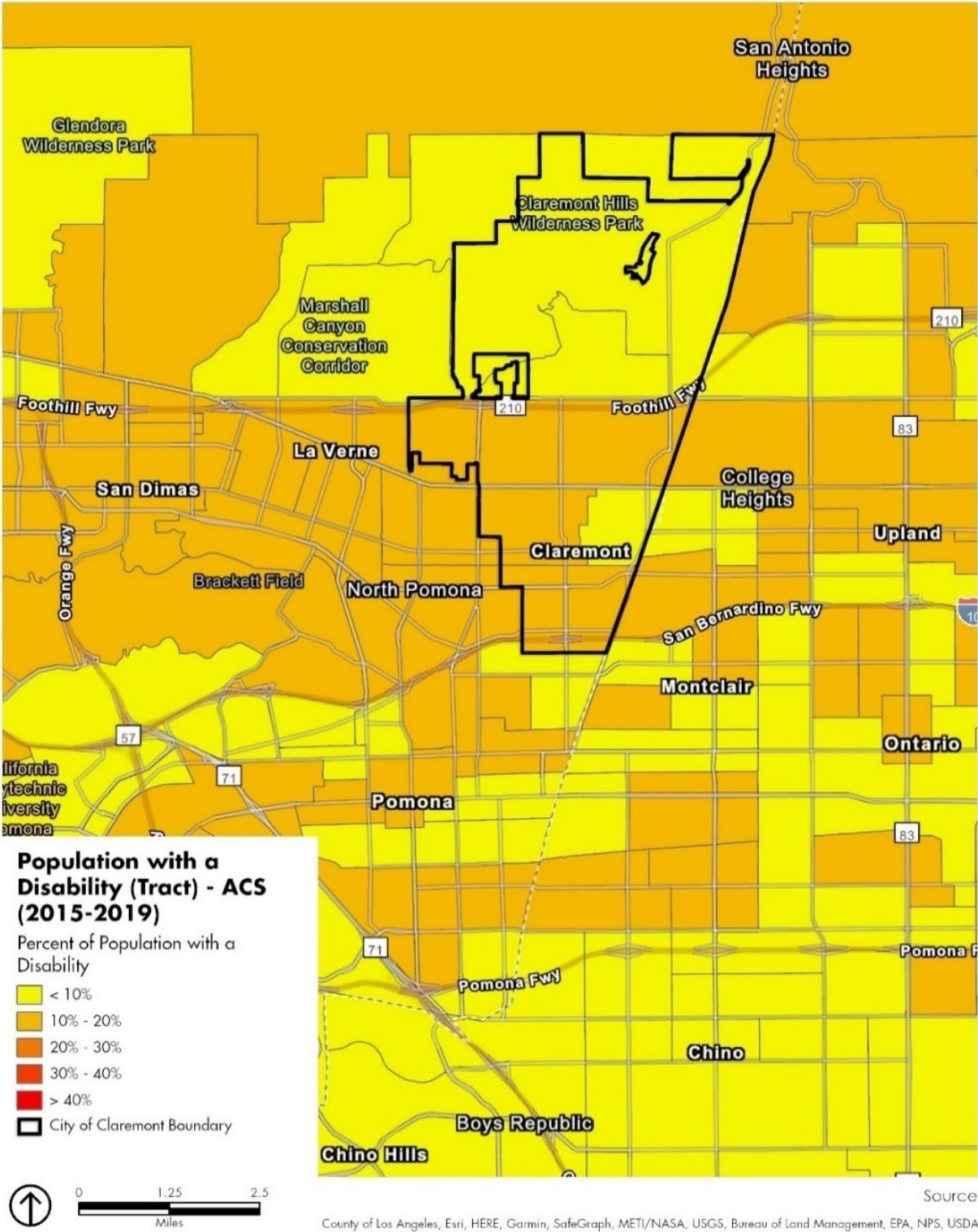


Figure 8-8 shows the regional context of populations living with disabilities. North Claremont and neighboring areas in adjacent jurisdictions have large areas where residents experience low rates of disabilities, while the middle third of the map stretching from Upland to San Dimas have more consistent clusters of census tracts with higher rates of person with disabilities. Regionally, there does not seem to be notable variations in the proportion of disabled individuals with none showing proportions higher than 20%.

The Sites Inventory plans for housing in all areas of Claremont and largely along a continuous belt of census areas located between the I-10 and I-210 freeways. Table 8-39 illustrates consideration of augmenting available sites in areas with the above-average proportions of population with disabilities, which are Central Claremont and Southern Claremont. This approach will potentially introduce new accessible units in areas with the highest needs. However, to avoid segregation and increase access to services important to persons with disabilities, more than 500 units are identified in Claremont Core, the most urbanized and amenitized portion of Claremont .

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 excessive noise. Different measures 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. Female-headed households also face housing insecurities and other services such as facilities for day care and health care. Female-headed households with children tend to have lower incomes, constricting available housing, higher exposure to cost-burdened housing, and/or vulnerability to unsafe living situations due to domestic violence. Using HCD's AFFH Mapping Tool, data on the proportions of persons over the age of 18 living alone, persons over the age of 18 living with a spouse, children living in a married couple household and children living in a single guardian household are identified, helping to illustrate segregation issues within a community.

- Census tract 4002.06 of North Claremont and census tracts 4019.01 and 4019.02 located in the middle of the City have the largest population of children living in married/coupled households, more than 80 percent.
- The remaining tracts have 60 to 80 percent of children living in married/coupled households which is most common in the San Gabriel Valley.
- Census tracts 4020.01 and 4020.02 have 20-40 percent of children living in female-headed households with no spouse/partner present while all other census tracts have less than 20 percent of children living in female-headed households with no spouse/partner present.

Table 8-42 shows the trend in household types in Claremont. The percentage of households with children is decreasing, and households with senior citizens (aged 65) is increasing. Relevant policy considerations for planning for housing for the next eight years incorporate these two shifts in household characteristics to address disabilities, multigenerational housing, and housing for single-member households among a few.

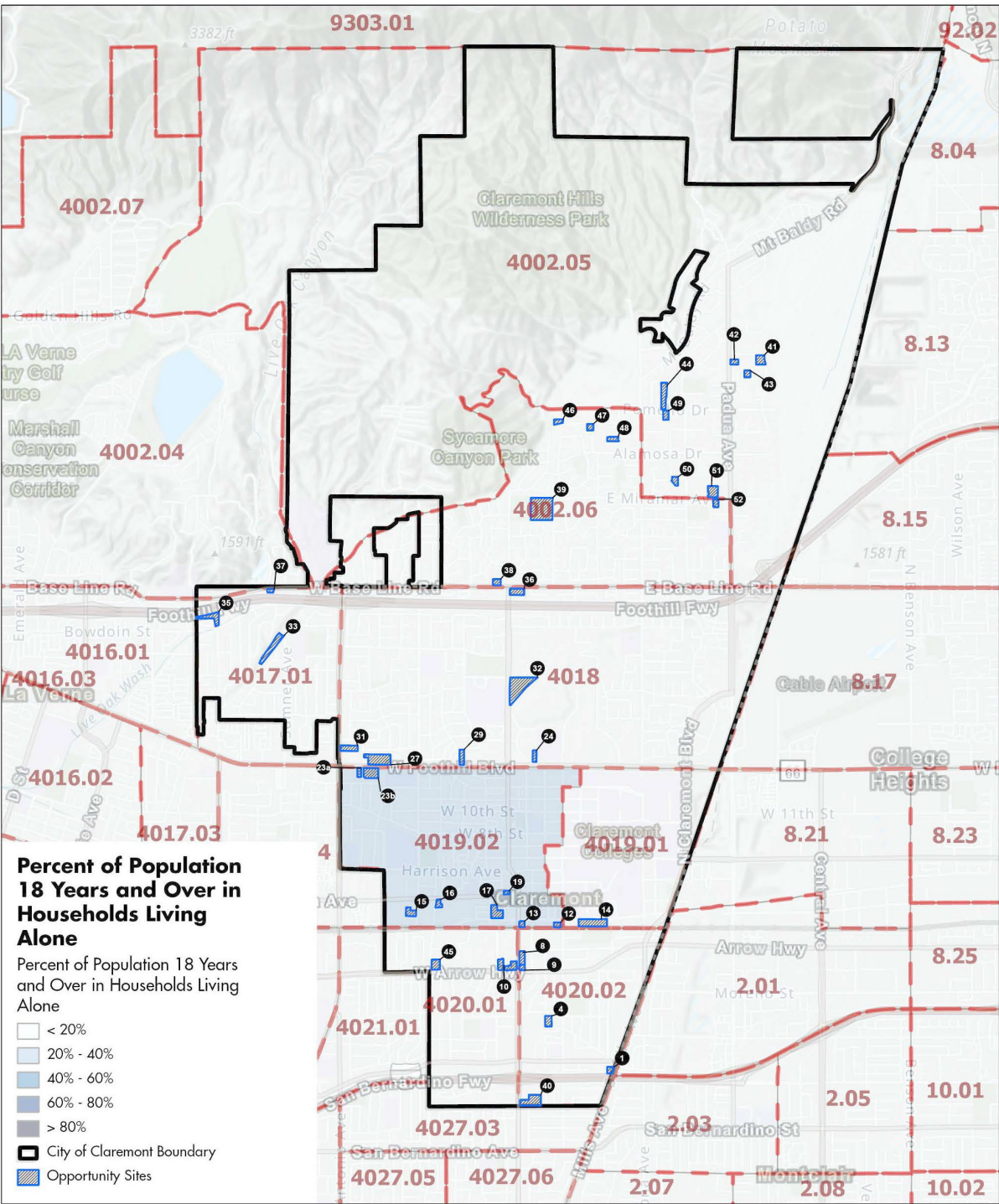
Table 8-42: Households by Type and Size 2000-2019

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 8-9: Percent of Households of Adults Living Alone



Source
County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

Twenty-three percent of Claremont households are occupied by one adult. Adults who live alone could sometimes indicate a population requiring special needs, such as people experiencing homelessness or in supportive and transitional housing. Other situations illustrated in regional maps of households living alone include areas with a high population of queer individuals, college-age adults, and unmarried persons.

Figure 8-9 shows that the only census tract in Claremont where 20-40 percent of households are comprised of adults living alone is tract 4019.02. This tract is immediately adjacent to the Claremont College campus and the share of this group is comparable to other college-adjacent tracts such as the ones surrounding the campuses of UCLA, Cal State Long Beach, Cal State Northridge, Caltech in Pasadena, and University of Redlands. Large retirement communities are also in this area providing beds for almost 1,000 seniors. The RHNA housing sites located here increase the housing stock that is most accessible to the concentration of population with special housing needs such as college-age and senior adults living alone. The Sites Inventory shown in Table 8-43 also increases the housing available to meet a wide range of multi-person household arrangements such as families, single-parent households, and households with children.

Table 8-43: RHNA Distribution and Percent of Households with Adults Living Alone

Tracts	RHNA Distribution by Income Levels				% Households of Adults Living Alone
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	5.6
4002.06	171	83	46	42	3.6
Central Claremont					
4017.05	72	24	23	24	13.5
4018.01	402	303	33	66	10.8
4018.02	200	123	27	50	10.8
Claremont Core					
4019.01	184	94	31	59	18.6
4019.02	329	160	87	82	20.9
Southern Claremont					
4020.01	116	57	20	39	8.1
4020.02	186	85	22	79	18.1
Total	1695	929	307	459	12.2

Sources: City of Claremont, California Department of Housing and Community Development, US Census Bureau ACS Community Survey, California Tax Credit Allocation Committee, and Houseal Lavigne

Note: totals do not always add up to 100%

Figure 8-10: Percent of Spousal Households

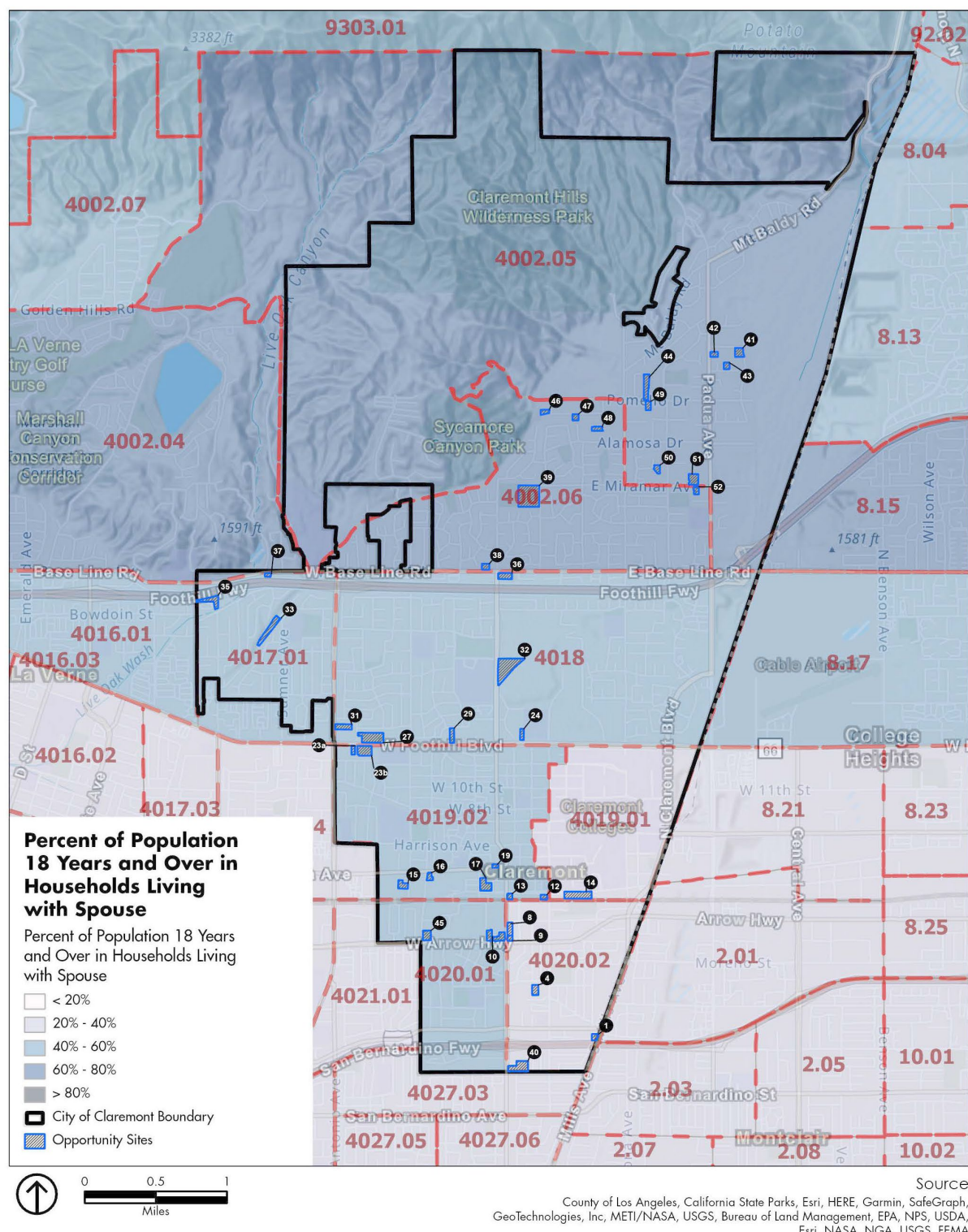


Figure 8-10 shows that the highest concentration area of adults living with a spouse (60 to 80 percent) reside north of Foothill Freeway (census tracts 4002.06 and 4002.05). Census tracts 4019.01 and 4020.02 southeast of the city have the lowest concentration (20 to 40 percent). This is consistent with the rest of the San Gabriel Valley, as households that contain adults living with a spouse are varied, with a high concentration of census tracts (60-80 percent) of spousal households found in the cities of Glendora, West Covina, Diamond Bar and San Gabriel, and a high concentration of census tracts with 20-40 percent of spousal households in the cities of El Monte, Baldwin Park, and Pasadena. The opportunity sites are equitably distributed through all tracts enabling spousal households of all incomes with increased housing resources that meet their needs, including accommodating potential addition of children in the household.

Table 8-44: RHNA Distribution and Percent of Households with Spouse

Tracts	RHNA Distribution by Income Levels				% Spousal Households
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	69.2
4002.06	171	83	46	42	66.2
Central Claremont					
4017.05	72	24	23	24	47.2
4018.01	402	303	33	66	50.3
4018.02	200	123	27	50	50.3
Claremont Core					
4019.01	184	94	31	59	39.3
4019.02	329	160	87	82	54.9
Southern Claremont					
4020.01	116	57	20	39	40.6
4020.02	186	85	22	79	34.7
Total	1695	929	307	459	50.3

Sources: City of Claremont, California Department of Housing and Community Development, US Census Bureau ACS Community Survey, California Tax Credit Allocation Committee, and Houseal Lavigne

Note: totals do not always add up to 100%

Figure 8-11: Percent of Children in Married Couple Households

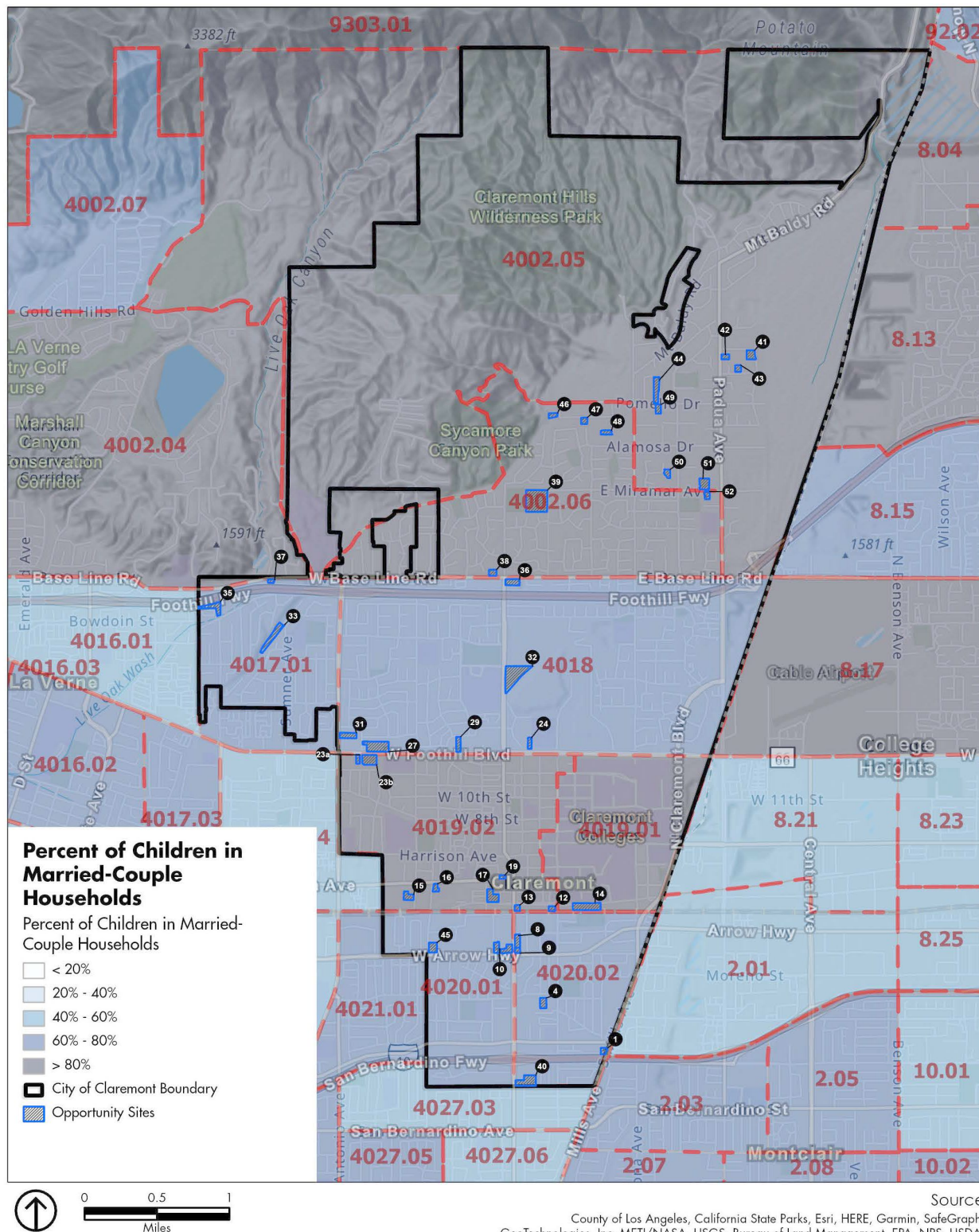


Figure 8-11 shows that much of Claremont's households with children are in married-couple households. Most of the city is comprised of areas where greater than 80 percent of households with children are led by a married couple (census tracts 4002.06, 4002.05, 4019.02 and 4019.01). The areas with a smaller percentage are between West Foothill Boulevard and the Foothill Freeway, and south of the Metrolink tracks; both between 60 and 80 percent (census tracts 4017.01, 4018, 4020.01 and 4020.02). Areas in the region that are not consistent with Claremont's proportions are areas in western Pomona, northern San Dimas, southern Covina, Baldwin Park, and El Monte which contain large areas or clusters of census tracts with 40-60 percent of households with children are led by a married couple. The RHNA sites are equitably distributed amongst all of Claremont's tracts. Central Claremont and Southern Claremont have the lowest proportion of families with children. Introducing additional housing opportunities in these areas will enhance housing choice and affordability, accommodating families with children, particularly young families.

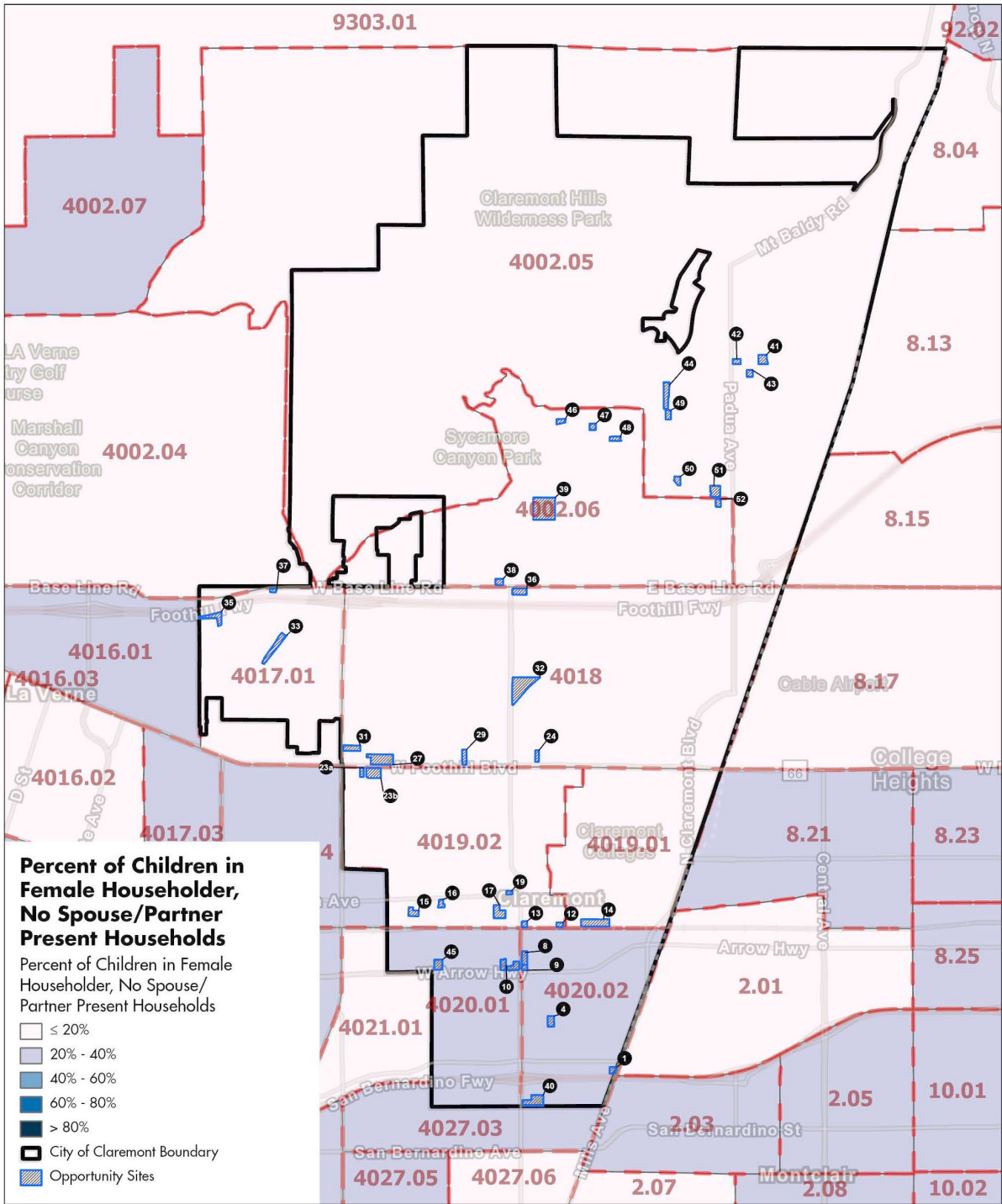
Table 8-45: RHNA Distribution and Percent of Children in Married-Couple Households

Tracts	RHNA Distribution by Income Levels				Children in Married Couple Households %
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	89.6
4002.06	171	83	46	42	83.8
Central Claremont					
4017.05	72	24	23	24	78.1
4018.01	402	303	33	66	72.4
4018.02	200	123	27	50	72.4
Claremont Core					
4019.01	184	94	31	59	100.0
4019.02	329	160	87	82	92.0
Southern Claremont					
4020.01	116	57	20	39	63.5
4020.02	186	85	22	79	62.3
Total	1695	929	307	459	79.3

Sources: City of Claremont, California Department of Housing and Community Development, US Census Bureau ACS Community Survey, California Tax Credit Allocation Committee, and Houseal Lavigne

Note: totals do not always add up to 100%

Figure 8-12: Percent of Children in Female Householder, No Spouse/Partner Present Households



Source
County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

Figure 8-12 illustrates that census tracts 4020.01 and 4020.02 have the highest rates of children living with single parents. These tracts also have the lowest median incomes per household - \$85,441 and \$55,648, respectively. Female-headed households with children tend to have lower incomes, constricting available housing, and higher exposure to cost-burdened housing. The Sites Inventory identifies sites for inclusive housing in this area as it is a well-connected and richly amenitized region of Pomona Valley, which helps alleviate specific burdens of single-parent families by offering access to childcare, jobs, schools, and educational opportunities.

Table 8-46: RHNA Distribution and Percent of Children in Female Householder, No Spouse/Partner Present Households

Tracts	RHNA Distribution by Income Levels				Children in Female Householder, No Spouse/Partner Present Households %
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	10.4
4002.06	171	83	46	42	9.4
Central Claremont					
4017.05	72	24	23	24	16.5
4018.01	402	303	33	66	15.2
4018.02	200	123	27	50	15.2
Claremont Core					
4019.01	184	94	31	59	0.0
4019.02	329	160	87	82	8.0
Southern Claremont					
4020.01	116	57	20	39	20.2
4020.02	186	85	22	79	22.1
Total	1695	929	307	459	13.0

Sources: City of Claremont, California Department of Housing and Community Development, US Census Bureau ACS Community Survey, California Tax Credit Allocation Committee, and Houseal Lavigne

Note: totals do not always add up to 100%

Income

The ability to attain housing is a direct result of a household's income. It is therefore important to analyze income in the context of different geographies when planning

for housing growth. Identifying areas of different incomes can help illustrate how individuals in those areas are influenced by their surroundings and what can be done to overcome patterns of segregation that may be present.

Table 8-47 compares households by income as a percentage of the area median income (AMI). Compared to Los Angeles County, Claremont has lower percentages of households in all AMI groups below the area median income (100%) , 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 County's (\$68,044).

Table 8-47 Households by Area Median Income

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%	3,295,200	100.0%

Source: HUD CHAS 2013-2017

Identifying low- or moderate-income (LMI) geographies and individuals is important to understanding patterns of segregation. Table 8-48 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.

Table 8-48: RHNA Opportunity Site Parcels by Low and Moderate Population

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 8-13: Median Income in Claremont

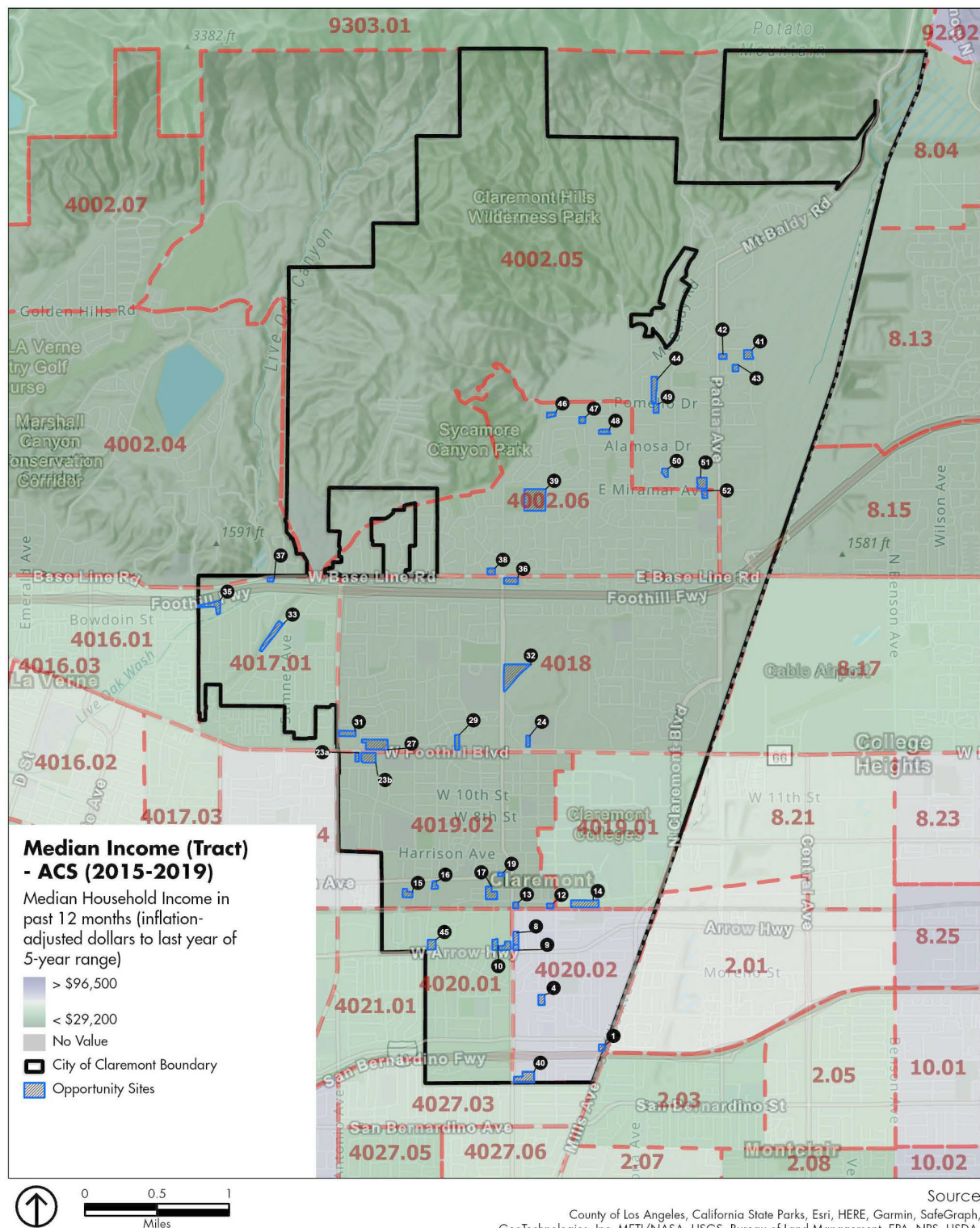


Figure 8-13 shows census areas in comparison to the median state income of \$87,100. One tract, 4020.02, has a median household income of \$65,675, significantly below the tract with the next lowest median household income (\$75,313 in nearby 4019.01). The predominant zoning designation is Medium-Density Residential in 4020.02 which is among the city's densest and 4019.01, which is occupied by the campuses of Claremont College. A handful of establishments contribute to the area's lower median income; it is home to residents of low-income and senior living projects such as Courier Place Apartments and Claremont Villas Senior Apartments and other senior and family affordable housing apartments, along with students and faculty of Claremont College. Claremont's northern area has median incomes exceeding \$125,000 and up to \$213,194 (Tract 4020.05). Tracts closer to Montclair, Pomona, and La Verne show income levels closer to the state's average.

The Sites Inventory as shown in Table 8-49 assigns approximately 500 units, suitable for lower and moderate-income housing at the three tracts with the highest median household incomes allowing the opportunity for these areas to grow into mixed-income neighborhoods. To avoid segregation and exacerbation of existing geographic concentration, almost all opportunity sites that accommodate low- to moderate-income households are placed outside of the two tracts that have the lowest median household income.

Table 8-49: RHNA Distribution and Median Household Income

Tracts	RHNA Distribution by Income Levels				Median Income
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	\$201,250.00
4002.06	171	83	46	42	\$133,715.00
Central Claremont					
4017.05	72	24	23	24	\$86,856.00
4018.01	402	303	33	66	\$104,643.00
4018.02	200	123	27	50	\$104,643.00
Claremont Core					
4019.01	184	94	31	59	\$79,327.00
4019.02	329	160	87	82	\$96,466.00
Southern Claremont					
4020.01	116	57	20	39	\$83,409.00
4020.02	186	85	22	79	\$55,946.00
Total	1695	929	307	459	\$105,139.44

Sources: 2000 US Census and 2020 US Census

Note: totals do not always add up to 100%

Figure 8-14: Median Income in the Greater Claremont

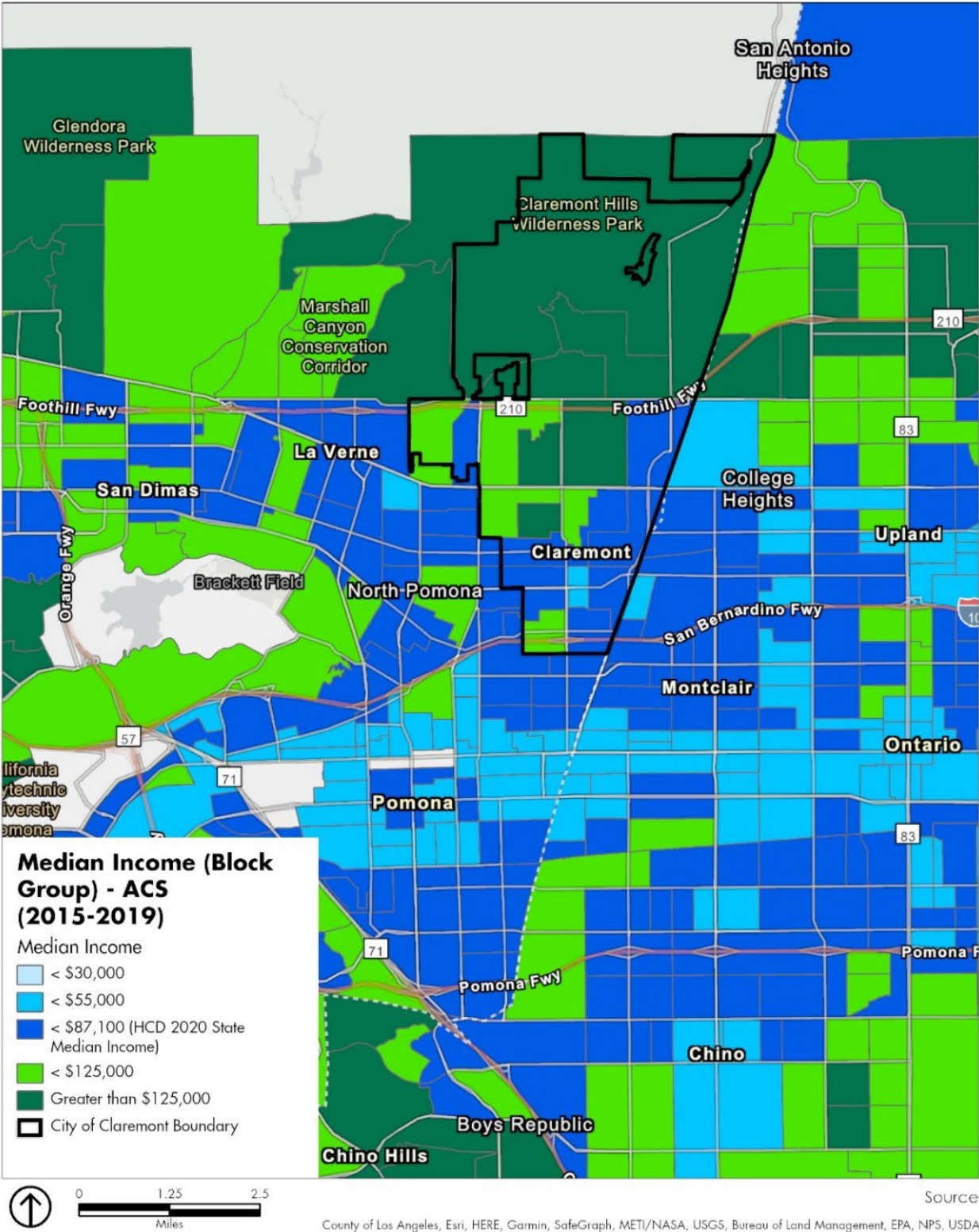


Figure 8-14 shows the regional context of median incomes. The map shows that in the region around Claremont, levels of median household income is a gradient of declining incomes as one looks further away from higher-income areas located north of the I-210 freeway. Lower-income areas dominate the landscape of Pomona and Montclair. The Sites Inventory improves existing fair housing opportunities in the region by distributing most of Claremont's housing opportunities in its higher income household areas as shown in Figure 8-14.

Figure 8-15: Low- and Moderate-Income Areas

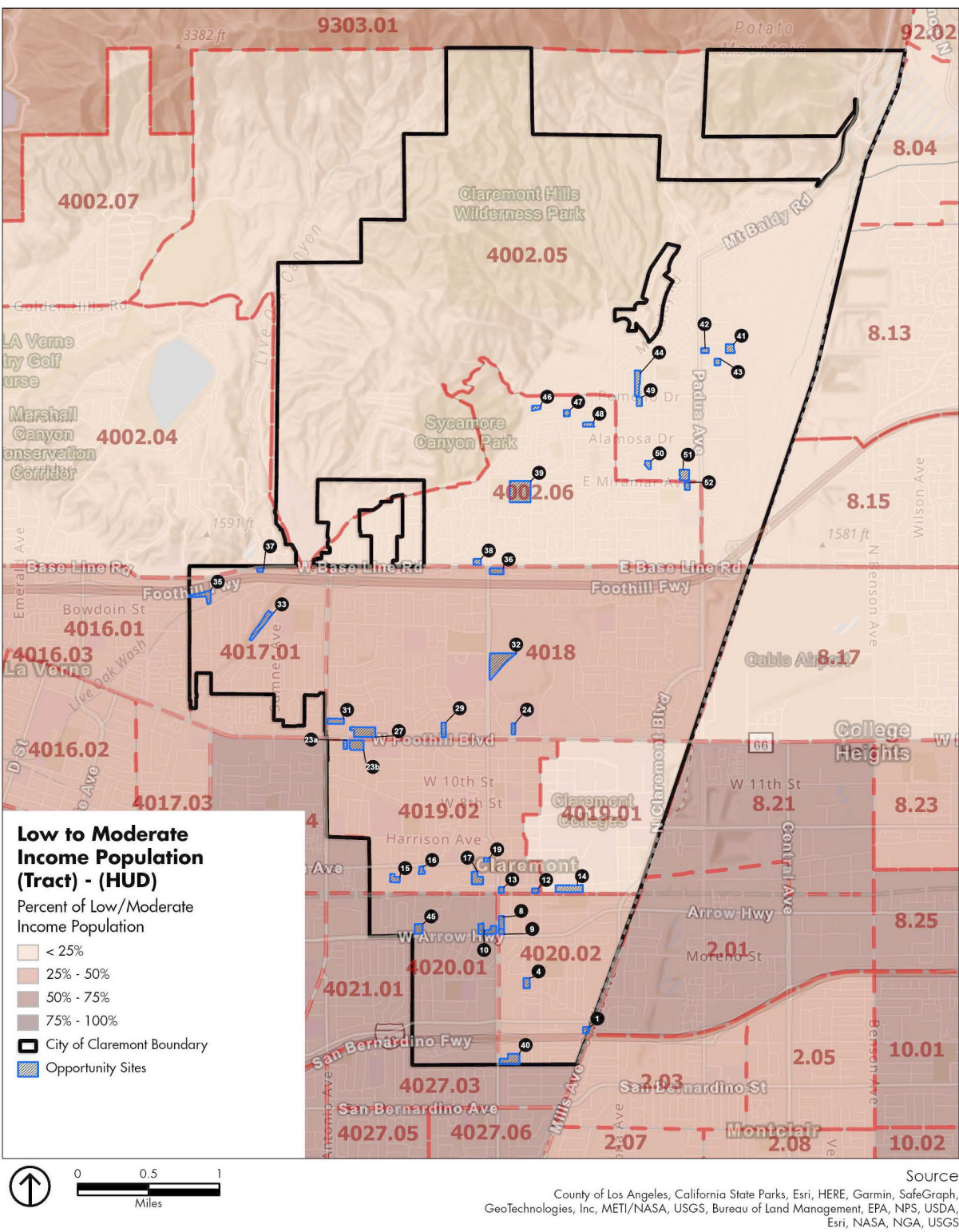


Figure 8-15 shows that most of the proposed opportunity sites fall in the areas where 25-50 percent of residents have low-to-moderate incomes (LMI). The Sites Inventory assigns approximately 500 units, most identified for low- to moderate-income residents in the three tracts with the lowest rates of LMI, increasing the opportunity for these areas to grow into mixed-income neighborhoods. To avoid segregation and exacerbation of existing geographic concentration of low- to moderate-income households, almost all opportunity sites that accommodate low- to moderate-income households are placed outside the southwest corner of the city, which already has the highest proportion of low- and moderate-income households.

Table 8-50: RHNA Distribution and Low- and Moderate-Income

Tracts	RHNA Distribution by Income Levels				LMI %
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	12.5
4002.06	171	83	46	42	20.8
Central Claremont					
4017.05	72	24	23	24	66.2
4018.01	402	303	33	66	30.1
4018.02	200	123	27	50	30.1
Claremont Core					
4019.01	184	94	31	59	12.2
4019.02	329	160	87	82	37.9
Southern Claremont					
4020.01	116	57	20	39	65.8
4020.02	186	85	22	79	33.9
Total	1695	929	307	459	34.4

Sources: City of Claremont, California Department of Housing and Community Development, US Census Bureau ACS Community Survey, California Tax Credit Allocation Committee, and Houseal Lavigne

Area of High Segregation and Poverty

The Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) designates Area of High Segregation and Poverty as a measure of disparities in race/ethnicity and poverty rates. Census tracts and block groups that have both a poverty rate of over 30 percent are designated as being racially segregated are filtered into the "High Segregation & Poverty" category. Measurements of the area incorporate regional (SCAG) comparisons making it a more robust identifier than conventional R/ECAP.

Figure 8-16: TCAC Area of High Segregation and Poverty in Claremont

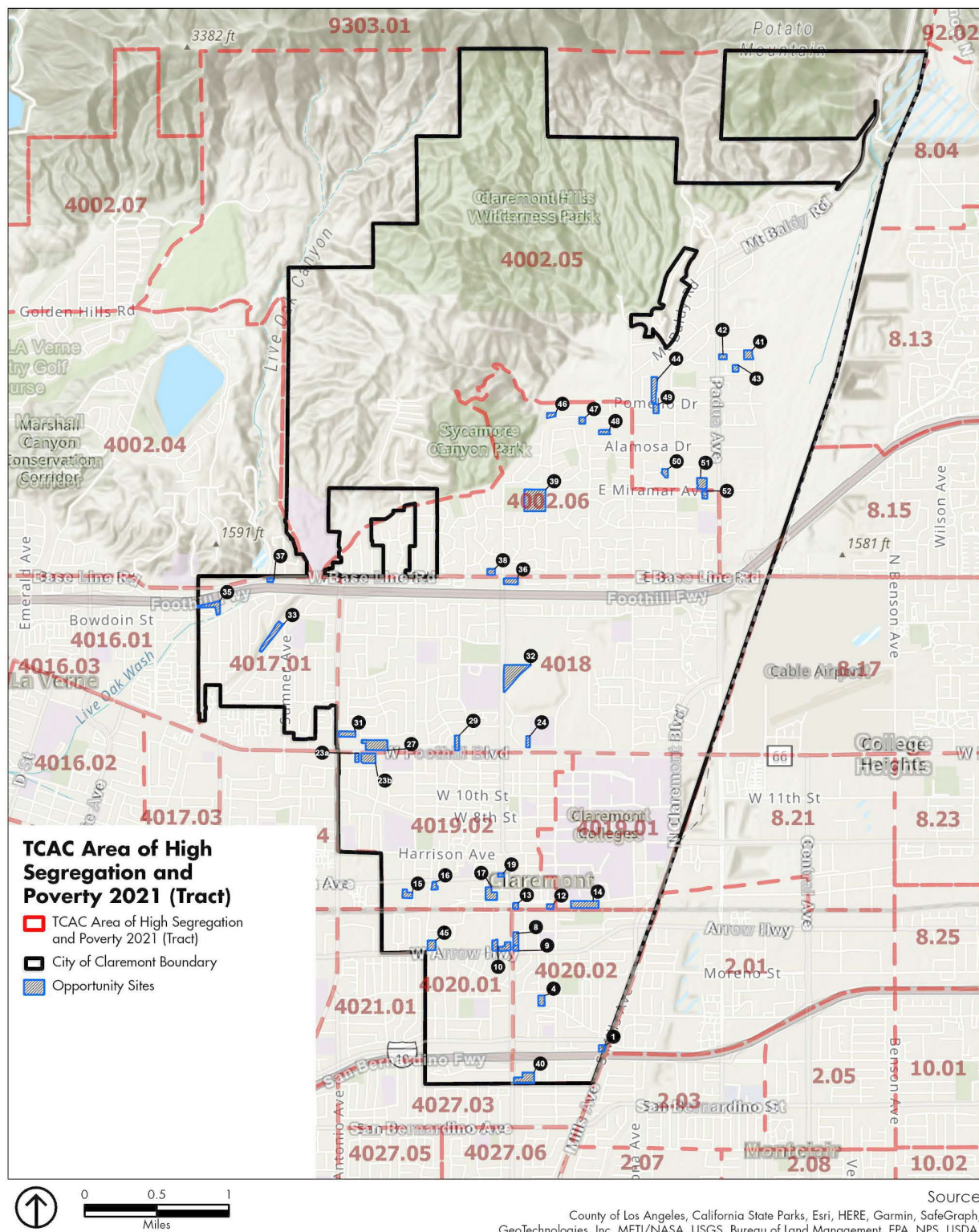


Figure 8-16 shows that there is no Area of High Segregation and Poverty in Claremont and that the closest one is in central Pomona. The Sites Inventory equitably distributes its housing resources to mitigate against the potential emergence of high segregation and poverty. As shown in the discussion of R/CAA, more than 200 units are identified in North Claremont and almost 700 units in Central Claremont and Claremont Core. In this manner, diversification of population demographics can take place in all areas of the city without depriving any area of housing resources.

Table 8-51: RHNA Distribution and High Segregation and Poverty

Tracts	RHNA Distribution by Income Levels				High Segregation and Poverty
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	No
4002.06	171	83	46	42	No
Central Claremont					
4017.05	72	24	23	24	No
4018.01	402	303	33	66	No
4018.02	200	123	27	50	No
Claremont Core					
4019.01	184	94	31	59	No
4019.02	329	160	87	82	No
Southern Claremont					
4020.01	116	57	20	39	No
4020.02	186	85	22	79	No
Total	1695	929	307	459	

Sources: City of Claremont, California Department of Housing and Community Development, US Census Bureau ACS Community Survey, California Tax Credit Allocation Committee, and Houseal Lavigne

Note: totals do not always add up to 100%

Figure 8-17: TCAC Area of High Segregation and Poverty in Greater Claremont

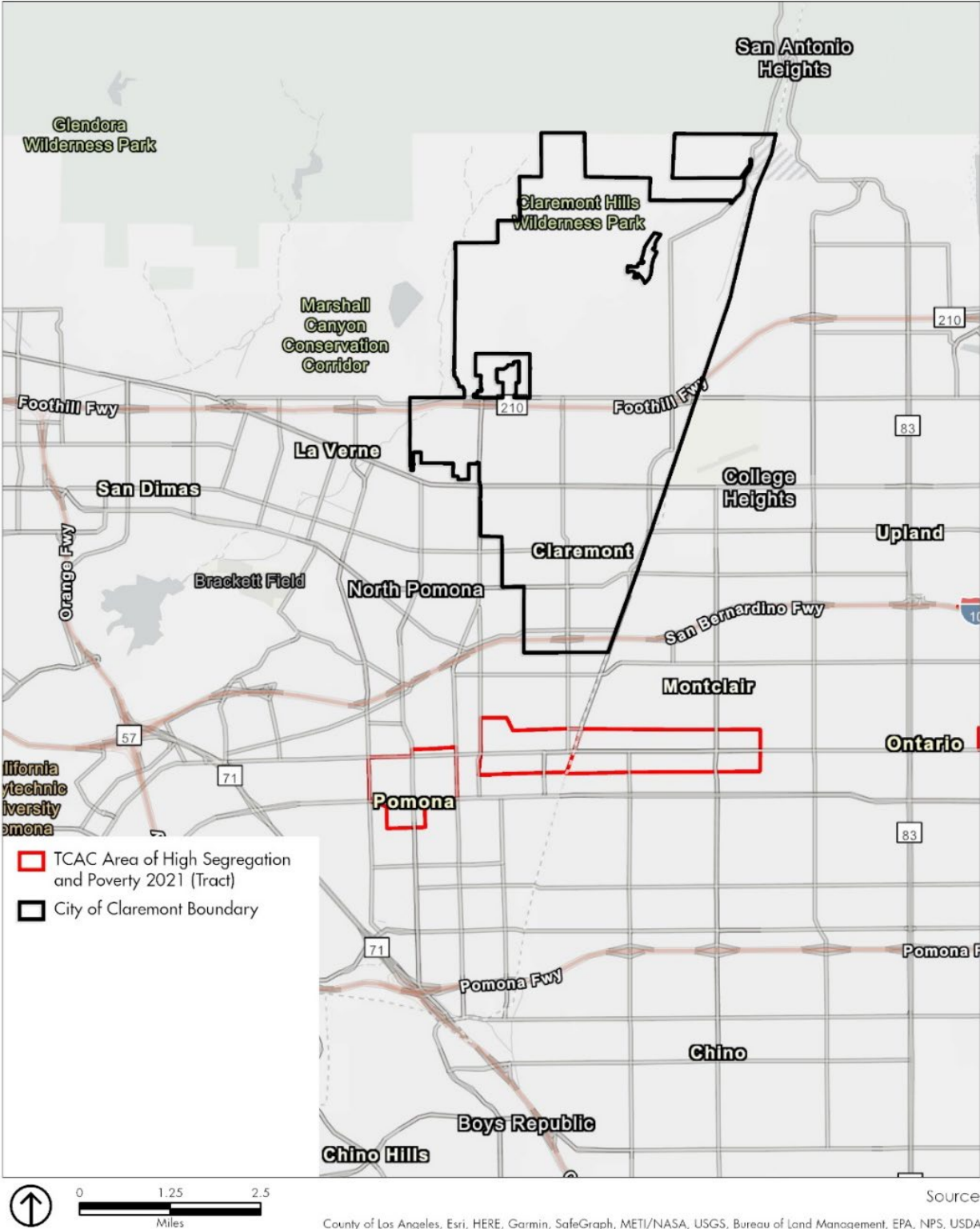


Figure 8-17 illustrates that multiple TCAC Area of High Segregation and Poverty exist in Pomona and Montclair centered around Holt Boulevard/ East Holt Avenue. The Sites Inventory's opportunity sites would add to regional efforts to reduce the potential emergence of high segregation and poverty. Claremont's opportunity sites, most of which are identified for low- to moderate-income households in its High to Highest Resource Areas, assist in meaningful actions for integrated communities regionwide.

Disadvantaged Communities

A portion of the Greenhouse Gas Reduction Fund must be set aside for disadvantaged communities as identified by the California Environmental Protection Agency. Section 39700 of the Health and Safety Code states that these 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.

This section of the Housing Element Update identifies the areas of Claremont that are disproportionately exposed to the burden of pollution. According to the Office of Environmental Health Hazard Assessment, CES 4.0, Claremont has four tracts of high pollution burden scores, two of its southernmost tracts (4020.01 and 4020.02), one tract in Central Claremont (4018.00), and the tract encompassing the Claremont College campus (4019.01). These tracts covering a significant portion of Claremont's urbanized area and its high-quality transit areas would place at the 87th, 89th, and 83rd percentile respectively in the worst scoring pollution burden score in the state. However, there are no areas of the city where economic hardship is among the highest in the state. According to the OEHHA, the average pollution burden percentile of Claremont is 75 and average population characteristics percentile is 29.4. There are only 35 parcels out of more than 10,000 in Claremont that are industrial land uses, and none are heavy industrial. High pollution scores stemming from air pollution, most likely from freeways in these three areas, and contaminated drinking water plague Claremont and neighboring jurisdictions. Most of the opportunity sites are located in areas of low pollution burden scores.

Figure 8-18: Disadvantaged Communities

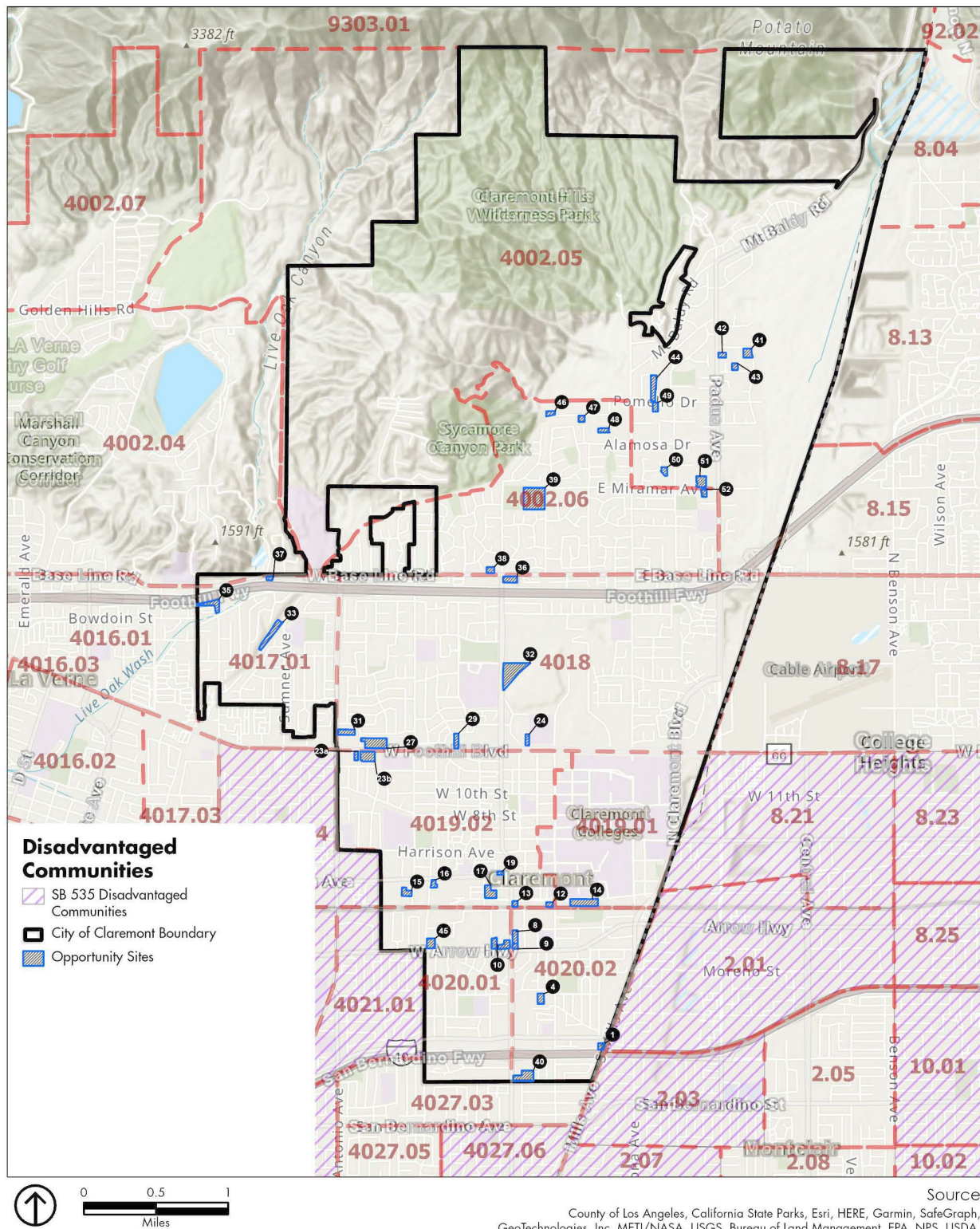


Figure 8-18 shows that there are no SB 535-designated disadvantaged communities in Claremont, that is, none that meet the definition under Section 39700. However, disadvantaged communities in neighboring jurisdictions (Pomona, Montclair, Upland, and unincorporated Los Angeles County) abut Claremont. The selection of opportunity sites ensures that its and the region's residents have housing available in areas outside disadvantaged communities. The location of sites in the city, which are predominantly outside high-pollution burden areas, improves housing choices in healthier neighborhoods.

Table 8-52: RHNA Distribution and CES 3.0

Tracts	RHNA Distribution by Income Levels				Disadvantaged Community	CES 3.0 Score
	Net New Units	Lower Income	Moderate Income	Above Moderate Income		
North Claremont						
4002.05	36	0	18	18	No	17.6
4002.06	171	83	46	42	No	28.9
Central Claremont						
4017.05	72	24	23	24	No	43.7
4018.01	402	303	33	66	No	51.1
4018.02	200	123	27	50	No	54.0
Claremont Core						
4019.01	184	94	31	59	No	0.0
4019.02	329	160	87	82	No	37.5
Southern Claremont						
4020.01	116	57	20	39	No	58.1
4020.02	186	85	22	79	No	67.3
Total	1695	929	307	459		

Sources: City of Claremont, California Department of Housing and Community Development, US Census Bureau ACS Community Survey, California Tax Credit Allocation Committee, and Houseal Lavigne

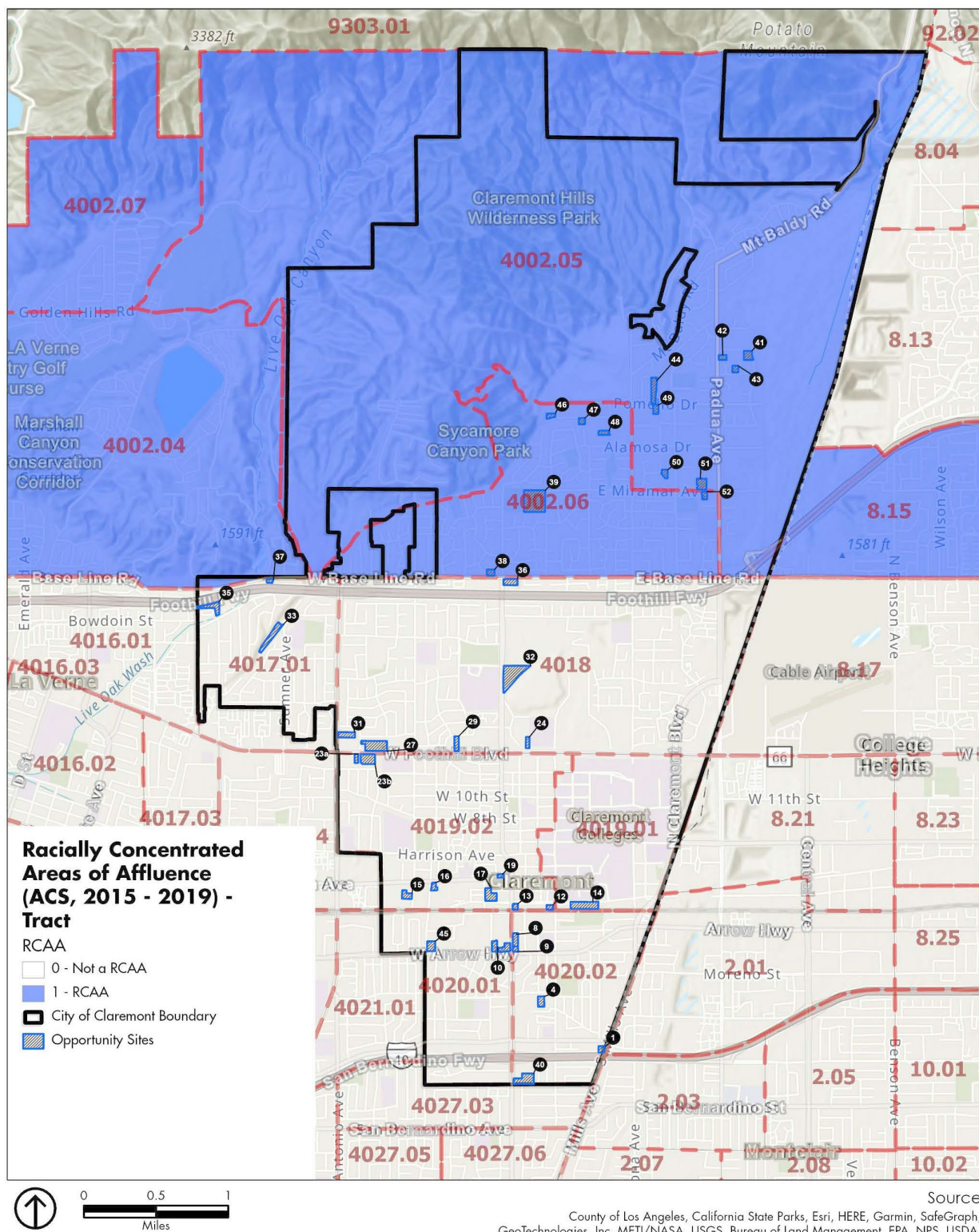
Note: totals do not always add up to 100%

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/CAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. The Demographic Roots in Claremont and Redlining in Claremont subsections found at the beginning of the AFFH analysis provides a narrative of how racist housing policies were applied in Claremont.

HCD has created a version of the RCAA metric to better reflect California's relative diversity and regional conditions, and to aid local jurisdictions in their analysis of racially concentrated areas of poverty and affluence pursuant to AB 686 and AB 1304. The Department's R/CAA metric is provided as a resource to be paired with local data and knowledge - jurisdictions are encouraged but not required to use the RCAA layer provided by HCD in their housing element analyses. Census tracts with an LQ (Location Quotient) of more than 1.25 and a median income 1.5 times higher than the COG (Council of Governments) AMI (or 1.5x the State AMI, whichever is lower) were assigned a numeric score of 1 (Is a RCAA). Regionally, the average percentage of total white population for jurisdictions in the SCAG region is 31.7%. HCD applies a 1.5 multiplier to the average AMI of SCAG, which was \$76,024, to determine the second criteria.

Figure 8-19: Racially Concentrated Areas of Affluence



Claremont's two R/CAAs tracts are located north of Base Line Road. Using data provided by the HCD, the white population and median income of 4002.05 and 4002.06 is 48.9 percent, \$201,250 and 52 percent, \$133,715, respectively. Higher proportions of white populations are found outside these two R/CAA tracts in areas surrounding the Claremont College campus. As shown on the map and on Table 8-53 more than 200 units for all income levels are identified in the Sites Inventory for the R/CAA tracts, which affirmatively further fair housing by diminishing existing segregation of race and income in this part of Claremont. This specific strategy of distributing new housing resources in areas where there are above-average white population and higher household income levels advances local and regional approaches to desegregate neighborhoods locally and regionally.

Table 8-53: RHNA Distribution and R/CAA

Tracts	RHNA Distribution by Income Levels				R/CAA
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	Yes
4002.06	171	83	46	42	Yes
Central Claremont					
4017.05	72	24	23	24	No
4018.01	402	303	33	66	No
4018.02	200	123	27	50	No
Claremont Core					
4019.01	184	94	31	59	No
4019.02	329	160	87	82	No
Southern Claremont					
4020.01	116	57	20	39	No
4020.02	186	85	22	79	No
Total	1695	929	307	459	

Sources: City of Claremont, California Department of Housing and Community Development, US Census Bureau ACS Community Survey, California Tax Credit Allocation Committee, and Houseal Lavigne

Note: totals do not always add up to 100%

Figure 8-20: Income and Race in the Greater Claremont

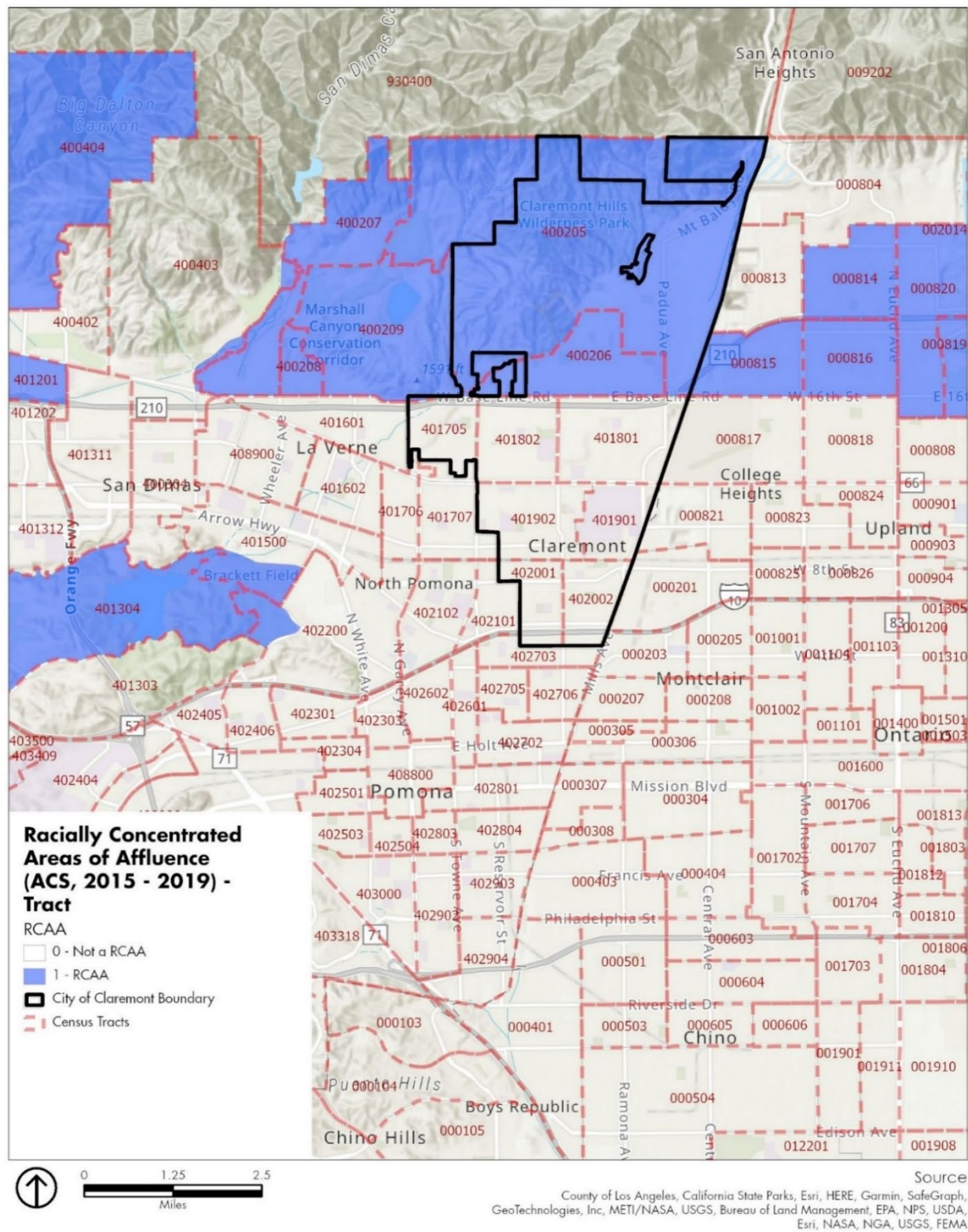


Figure 8-20 shows the correlation between areas with higher proportions of non-white residents and lower income levels. Claremont has two R/CAA census tracts, 4020.06 and 4020.05. There are multiple R/CAAs in neighboring jurisdictions (La Verne, Upland, and County of Los Angeles unincorporated communities near Claremont and La Verne) located north of Base Line Road/West 16th Street. Many other higher-income areas in the northern portions of the City have significant to majority non-white populations, but in proportions that are lower than the SCAG regional average giving the two R/CAAs a Location Quotient of 1.544 (4020.05) and 1.638 (4020.06). Compared to Claremont, the Location Quotient score for the abutting R/CAA tracts in La Verne is 1.77 (4020.07) and 1.877 (4020.09), and in Upland, 1.499 (00815). More than 200 units of housing opportunities are in Claremont's R/CAA tracts contributing to meaningful actions that would reduce existing local and regional segregated housing patterns based on race/ethnic identity and poverty conditions.

Access to Opportunities

As discussed earlier, the California Fair Housing Task Force created indicators for the 2021 TCAC/HCD opportunity maps 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 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 8-50 shows the full list of indicators.

Table 8-54: 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 2021 TCAC/HCD Opportunity Maps,	

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. Designation of these areas are reviewed and amended annually and may result in modifications in an area's designation during the planning period of the Housing Element. The Sites Inventory takes into consideration the various indicators used by TCAC in mapping resource areas and are analyzed in the AFFH resulting in placement of opportunity sites that offer broad-based improvement in local and regional access to high opportunity areas through the planning period. Composite Index Scores that are above 0.05 is placed in High Resource category and above 0.443 is placed in the Highest Resource category. Table 8-50 identifies three tracts located north of Foothill Boulevard and up to the San Gabriel Mountains in the Highest Resource category.

Table 8-55: Greater Claremont Census Tracts by TCAC/HCD Resource Category

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

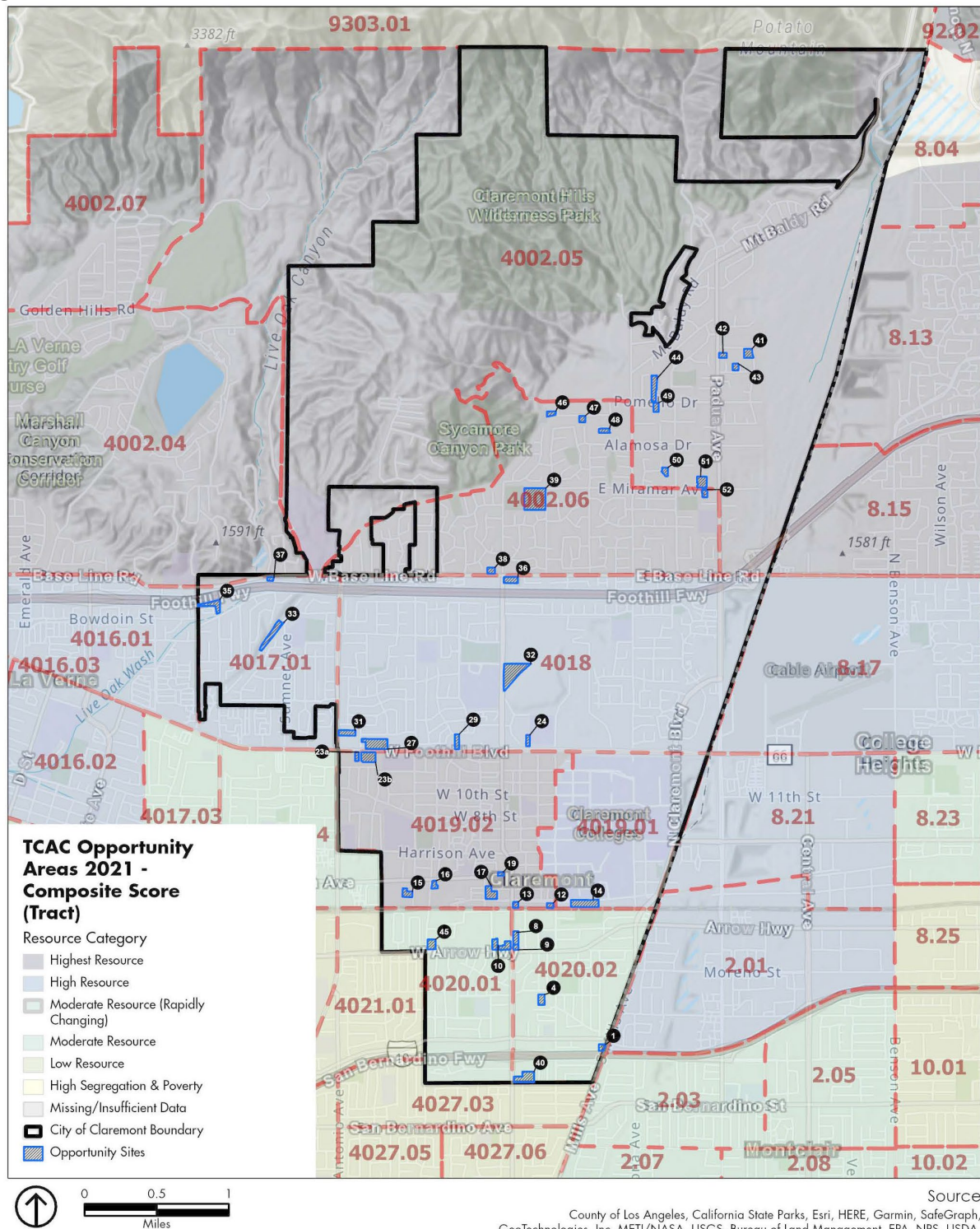
Source: California Tax Credit Allocation Committee (TCAC); California State Department of Housing and Community Development (HCD)

TCAC Opportunity Areas

Figure 8-21 shows that RHNA sites are well distributed among the different resource categories, from Moderate to Highest resourced. Several opportunity sites are located near the Claremont Metrolink station, which, according to SCAG, is a high-quality transportation area (HQTa). These opportunity sites are located within Claremont Village South Specific Plan area, the Village Expansion Specific Plan area and in the Claremont Village itself. These sites take into consideration its regional context and proximity to the Claremont Metrolink station, and the pedestrian-oriented, highly amenitized nature of this core part of Claremont. Locating these opportunity sites supports the Village South Specific Plan's vision to create a concentration of jobs, housing, retail, and cultural activities through a vibrant, mixed-use, transit-oriented, village-scaled community. The goals outlined in the Plan include providing for a mix of land uses to easily accommodate different users while also being sensitive to the local economy and market shifts over time, create beautiful public spaces and a pedestrian-friendly environment, facilitate new development with development standards that will meet the Plan's vision, provide a cohesive active transportation network to accommodate complete streets and multiple transportation modes that connect to the Keck Graduate Institute (KGI) campus to the west, neighborhoods located to the south and east along with the Village and Metrolink station located to the north and east. This is intended to promote a walkable and pedestrian-friendly neighborhood while increasing economic development through a hub that combines transit with commercial uses and increases housing opportunities for different income groups. The other opportunity sites located in the Moderate Resource tracts are located on properties owned by faith-based organizations where opportunities to develop lower-income housing aligns with these organizations' missions or are located on properties where there has been stated property owner interest in residential development.

Other opportunity sites are distributed throughout Claremont's High and Highest Resource tracts as shown in Table 8-56. These sites consist of properties along prominent commercial corridors where increasingly marginal properties present opportunities for residential and mixed-use redevelopment, properties owned by faith-based organizations, and on increasingly rare undeveloped properties, including in North Claremont, where the ADU-Ready RS 10,000 Overlay will allow for existing large lots will be allowed to be subdivided and developed with homes and ADUs.

Figure 8-21: TCAC Opportunity Areas (Composite Score)



Source
County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

Table 8-56: RHNA Distribution and TCAC Opportunity Category

Tracts	RHNA Distribution by Income Levels				Opportunity Category
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	Highest
4002.06	171	83	46	42	Highest
Central Claremont					
4017.05	72	24	23	24	High
4018.01	402	303	33	66	High
4018.02	200	123	27	50	High
Claremont Core					
4019.01	184	94	31	59	High
4019.02	329	160	87	82	Highest
Southern Claremont					
4020.01	116	57	20	39	Moderate
4020.02	186	85	22	79	Moderate
Total	1695	929	307	459	

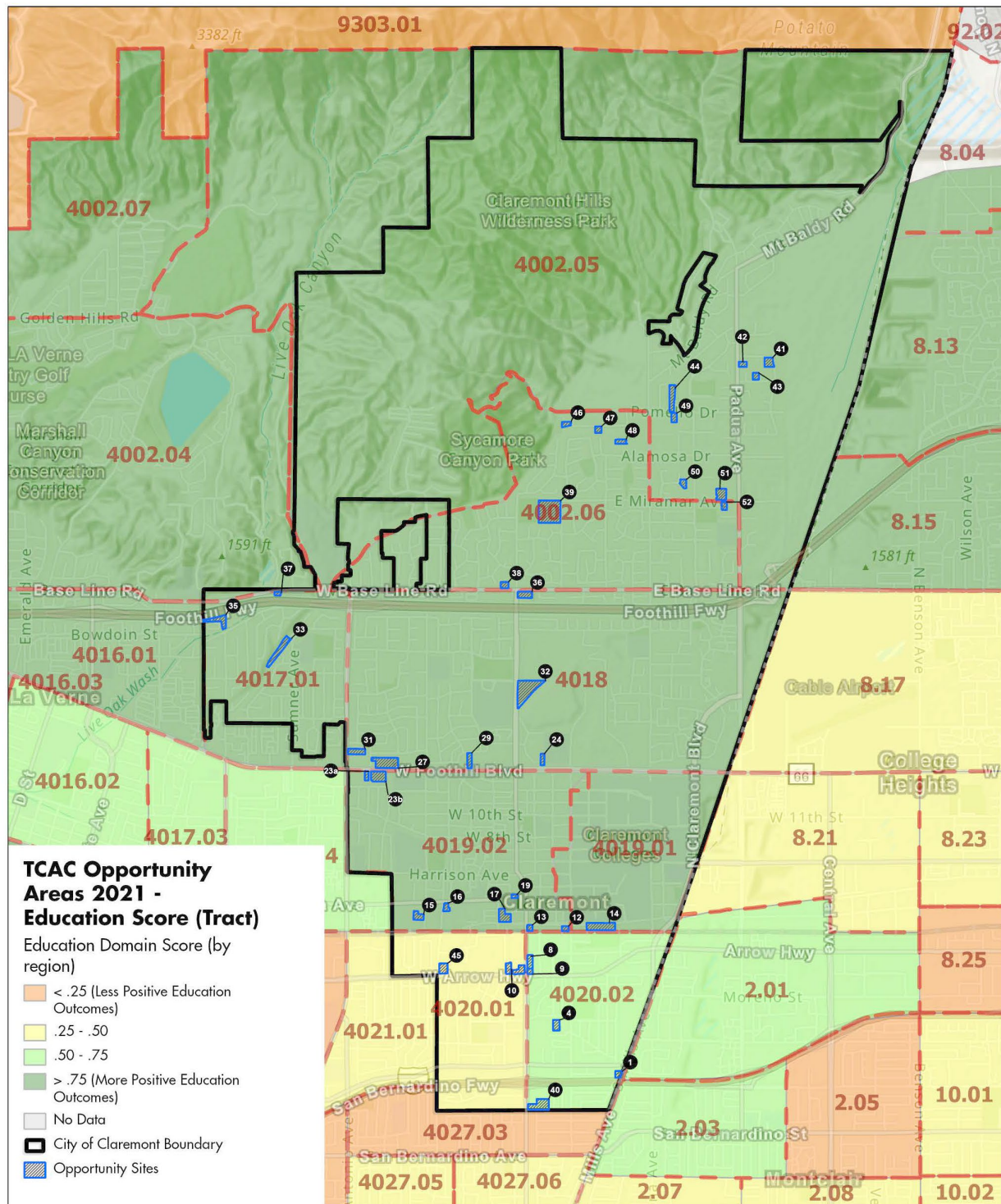
Sources: City of Claremont, California Department of Housing and Community Development, US Census Bureau ACS Community Survey, California Tax Credit Allocation Committee, and Houseal Lavigne

Note: totals do not always add up to 100%

Education Opportunities

TCAC 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. According to the County Analysis of Impediments to Fair Housing (AI), non-Hispanic White and Asian residents generally have greater access to schools with high levels of proficiency, while Black and Hispanic residents generally lived within proximity to schools with low levels of proficiency in the Urban County Area.

Figure 8-22: TCAC Education Opportunities



Source
County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS

Figure 8-22 demonstrates that areas north of the Metrolink tracks have the highest education score rating, with a score of .75 and higher, while the southernmost tracts have moderate scores. No areas received very low scores, but some areas of nearby Pomona and Montclair have less positive educational opportunities. Claremont is served by the Claremont Unified School District. In 2019, the Claremont Unified School District served 6,945 students and in 2020 students belonged to the following racial groups: 43.2 percent Hispanic/Latino, 32.3 percent White, 4.4 percent African American, 12.3 percent Asian, less than one percent American Indian or Alaskan Native, Native Hawaiian, or Pacific Islander, and Filipino. According to the California School Dashboard, in 2019, the Claremont Unified School District was 34.5 points above standard in English Language Arts and .07 points above standard in Mathematics. Additionally, the Claremont Unified School District had a high school graduation rate of 94.3% with 5.1% of students being English learners and 35.8% of students being socially disadvantaged.

Table 8-57: RHNA Distribution and TCAC Education Domain

Tracts	RHNA Distribution by Income Levels				Education Domain
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	0.91
4002.06	171	83	46	42	0.86
Central Claremont					
4017.05	72	24	23	24	0.83
4018.01	402	303	33	66	0.83
4018.02	200	123	27	50	0.89
Claremont Core					
4019.01	184	94	31	59	0.84
4019.02	329	160	87	82	0.78
Southern Claremont					
4020.01	116	57	20	39	0.50
4020.02	186	85	22	79	0.63
Total	1695	929	307	459	

Sources: City of Claremont, California Department of Housing and Community Development, US Census Bureau ACS Community Survey, California Tax Credit Allocation Committee, and Houseal Lavigne

Note: totals do not always add up to 100%

Economic Opportunities

The US Census “On The Map” Work Area Profile Report data from 2018 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 to work at these institutions. The 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).

Claremont'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 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).

The economic opportunity score is measured by two factors, job proximity and labor market engagement. According to the Analysis of Impediments (AI), job proximity scores for non-Hispanic White, Black and Pacific Islander residents were similar, while scores for Hispanic residents were slightly lower. In contrast, the labor market engagement index scores were consistently much higher for non-Hispanic White and Pacific Islander residents and lower for Black and Hispanic residents.

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 8-23: TCAC Economic Opportunities

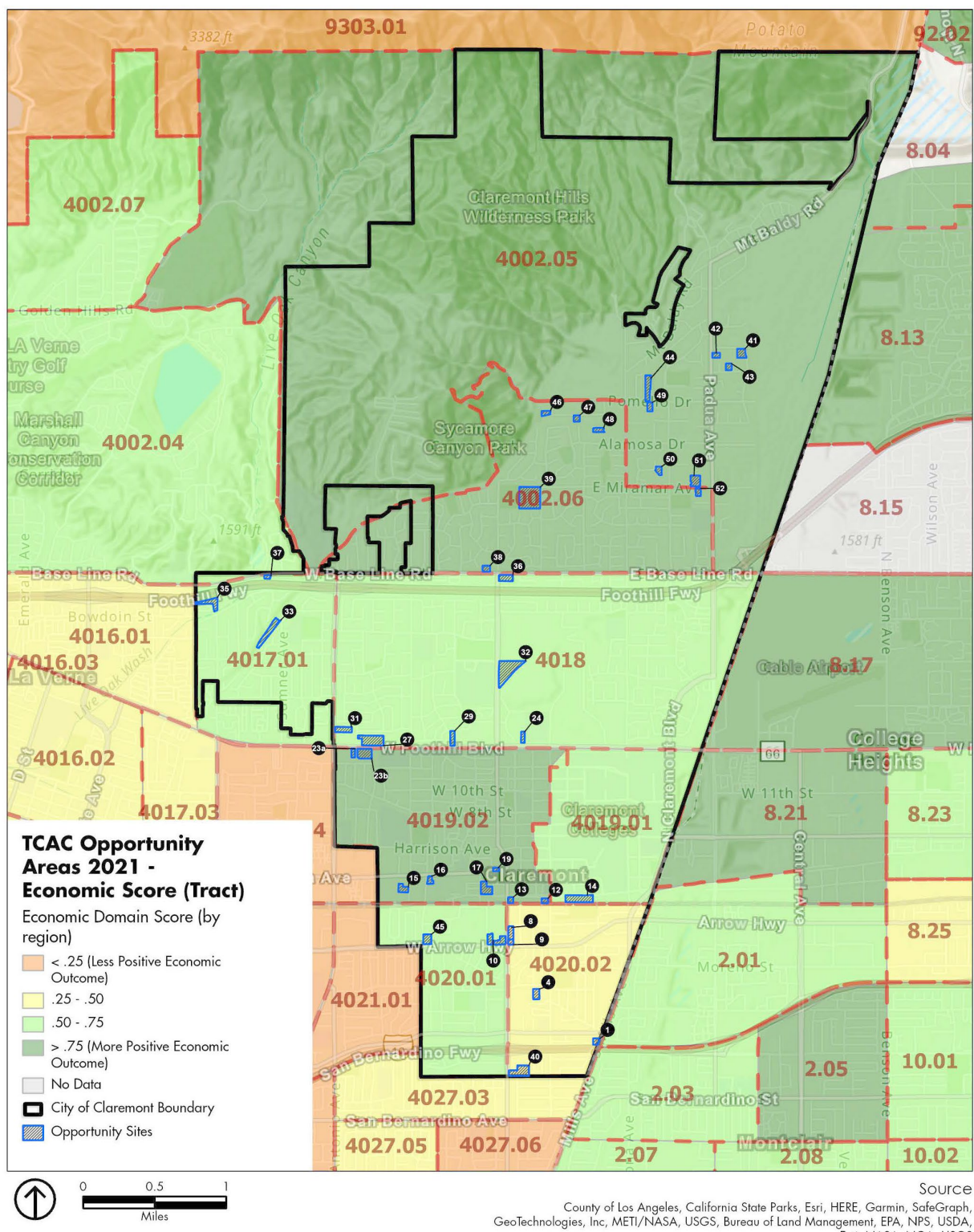


Figure 8-23 shows the census tracts by economic domain scores. The pattern of high to moderate scores is like the Educational Opportunities scores in Figure 8-24; moderate and lower scores exist only in the south near the Pomona border, and scores north of this area have more positive economic outcomes. 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. This is consistent with the County's Analysis of Impediments (AI) countywide job proximity scores for various races, as the areas with the highest economic opportunities also have the largest concentration of white residents. Claremont Core, where much of the economic opportunities is located contains the highest proportion of opportunity sites in any area of Claremont.

Additionally, according to SCAG's Local Profile for Claremont, there were 18,849 jobs in 2017 which is a 0.8 percent increase from the 18,697 jobs in 2007. According to the State economic development department, the City of Claremont had an unemployment rate of 8.9 percent compared to the state's 10.9 percent, as of March 2021. SCAG's Demographics and growth forecast reports there will be 20,200 jobs in Claremont by 2045. The education sector has been consistently the primary employment sector since 2007 and increasing from 47.3 percent in 2007 to 53.2 percent in 2017, which is an indicator that the Claremont Colleges will continue to present a large portion of future job opportunities. Additionally, there are multiple specific plan areas planned, including the Claremont Village South Specific Plan, which aim to create new jobs near public transit.

Table 8-58: RHNA Distribution and TCAC Economic Domain

Tracts	RHNA Distribution by Income Levels				Economic Domain Score
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	0.85
4002.06	171	83	46	42	0.78
Central Claremont					
4017.05	72	24	23	24	0.59
4018.01	402	303	33	66	0.59
4018.02	200	123	27	50	0.71
Claremont Core					
4019.01	184	94	31	59	0.67
4019.02	329	160	87	82	0.84
Southern Claremont					
4020.01	116	57	20	39	0.60
4020.02	186	85	22	79	0.46
Total	1695	929	307	459	0.67

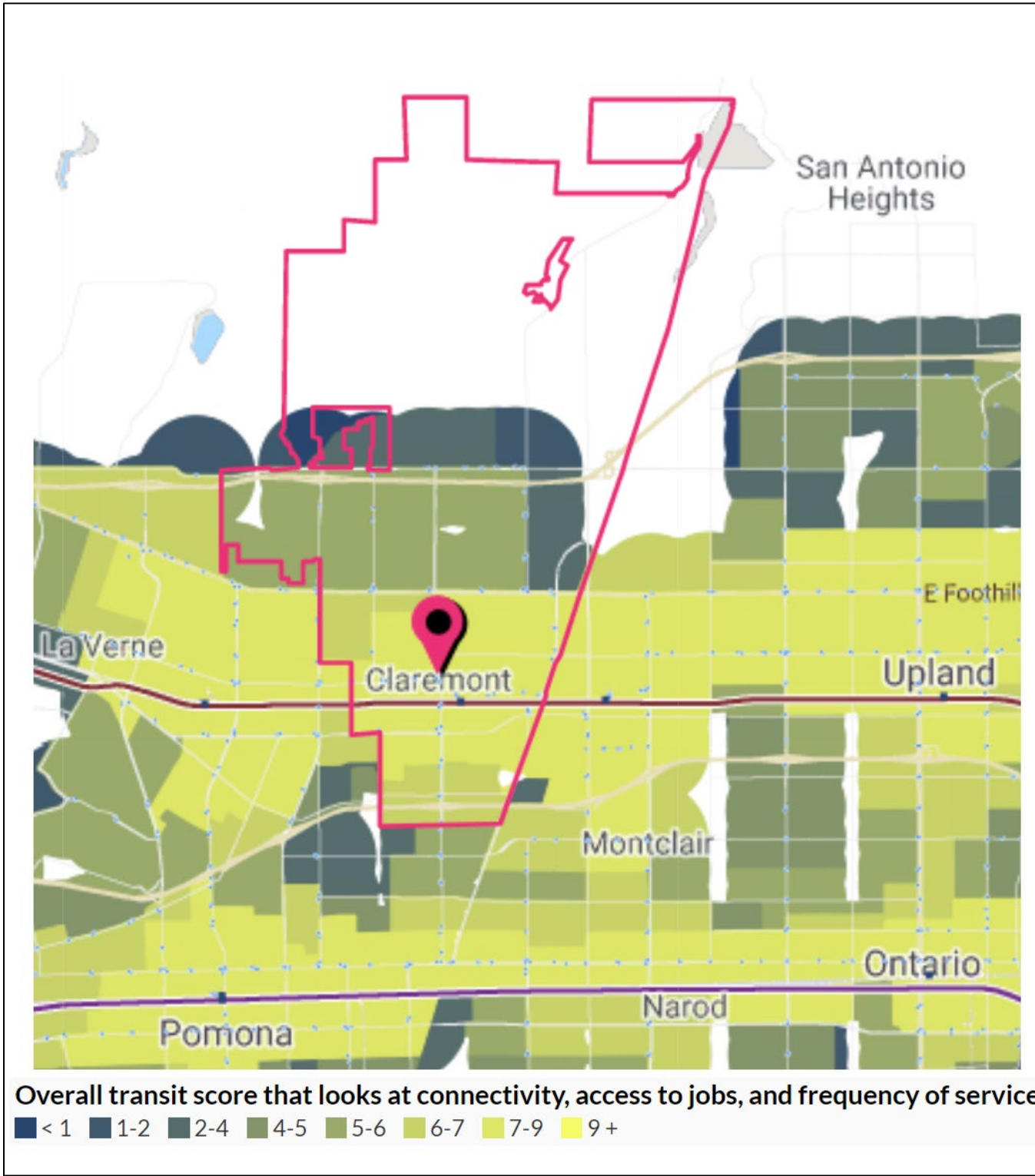
Sources: City of Claremont, California Department of Housing and Community Development, US Census Bureau ACS Community Survey, California Tax Credit Allocation Committee, and Houseal Lavigne

Note: totals do not always add up to 100%

Transportation Opportunities

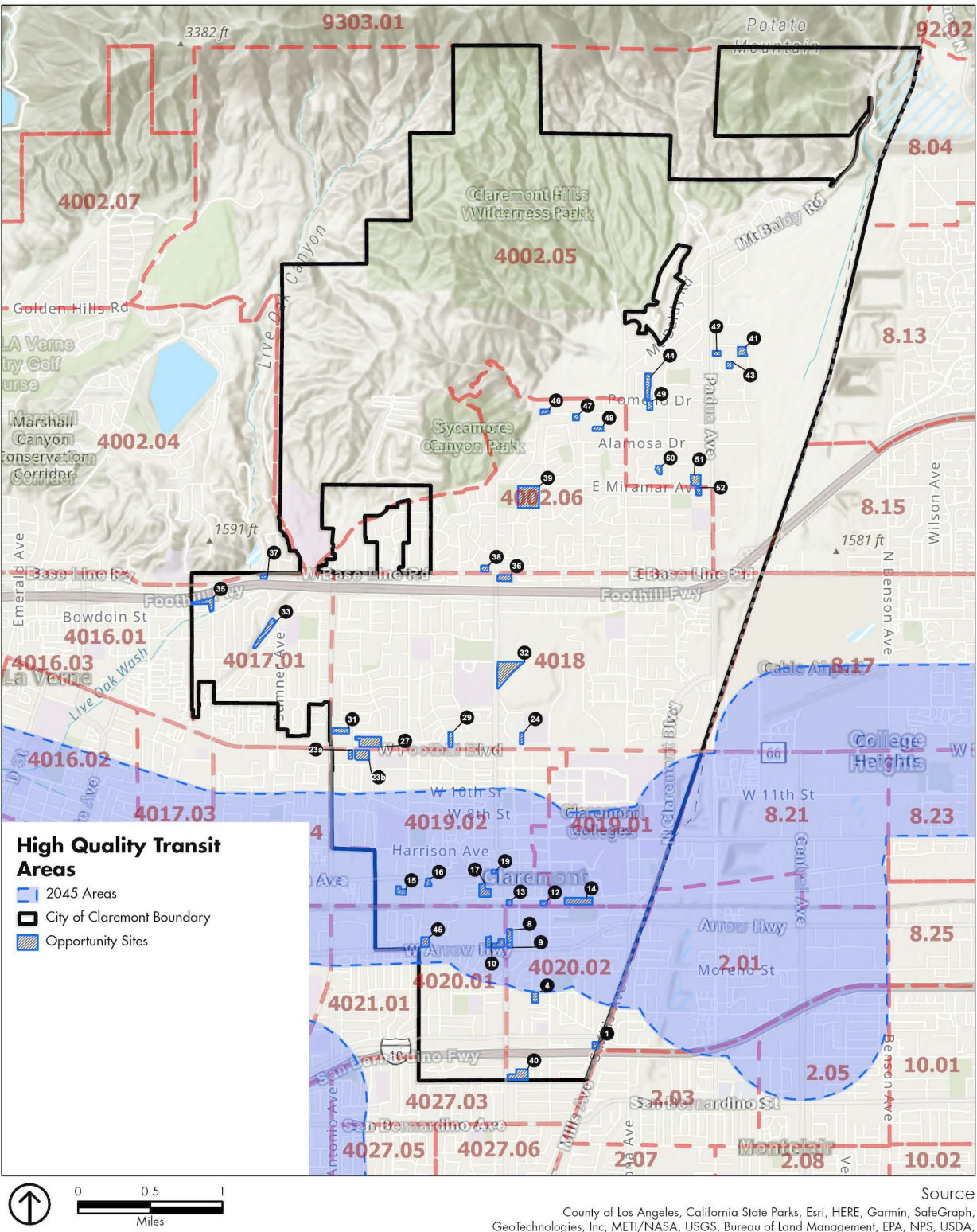
While transportation is not a component of the HCD composite method, commute times and travel options are critical components to accessing jobs, education, and opportunities. *AllTransit*, a platform created by the Center for Neighborhood Technology (CNT), explores metrics that reveal the social and 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. Opportunity sites are predominantly within areas scored highly by *AllTransit*.

Figure 8-24: All Transit 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.” As already shown and analyzed in the following section High Quality Transit Area, the location of opportunity sites balances the need for desegregated housing patterns in identifying sites in areas with less connectivity but predominantly white and affluent, while fully embracing inclusive housing along transit corridors and high connectivity according to AllTransit, primarily in Claremont Core and Southern Claremont, that would augment access by potential residents to local and regional resources.

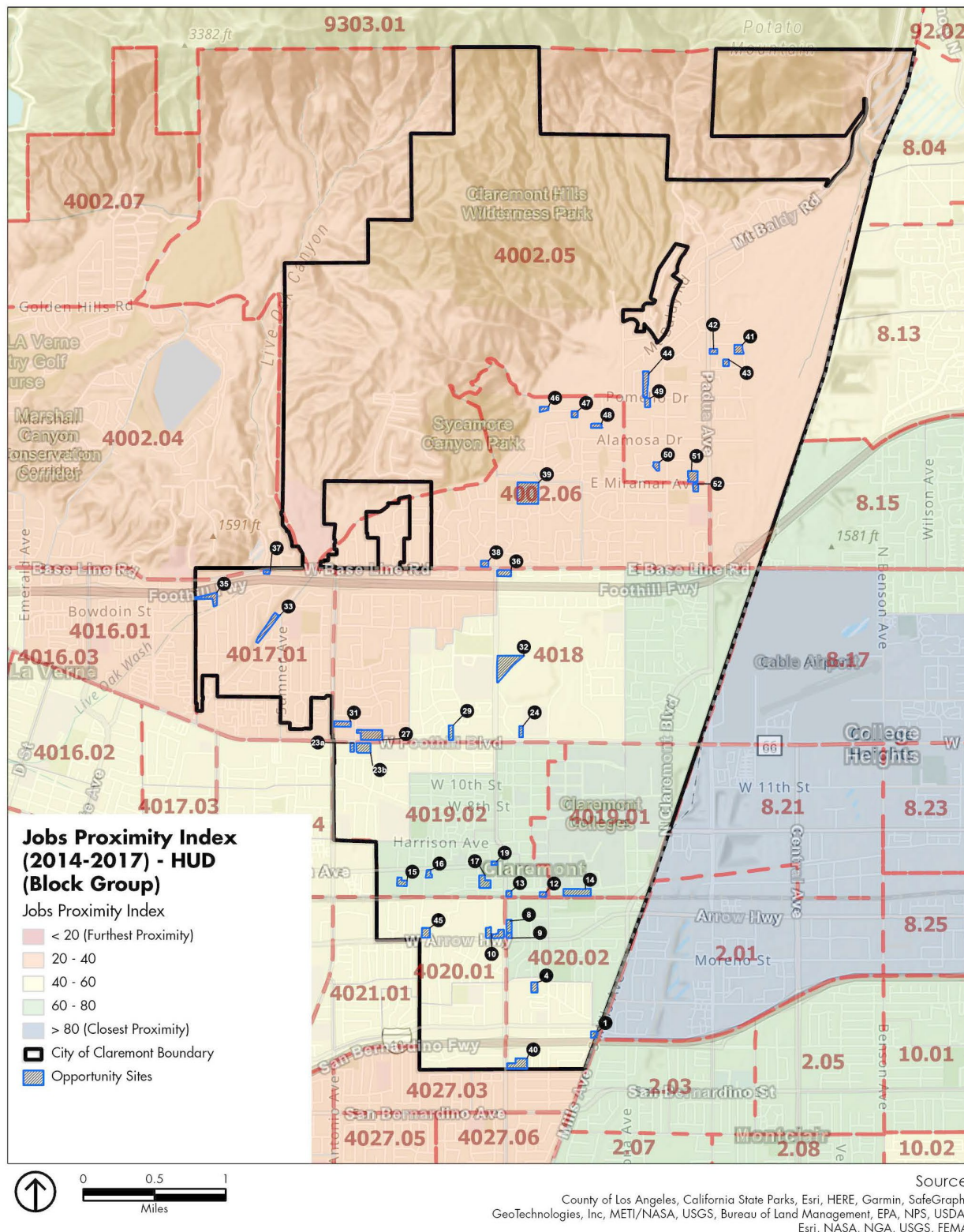
Figure 8-25: High Quality Transit Areas (HQTAs)



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 8-25 demonstrates that HQTAs make up a significant portion of Claremont's core due to its proximity to the location of Metrolink rail facilities. The Los Angeles County Metropolitan Transportation Authority (Metro) has progressed with plans to extend the L Line to Claremont aligning with the City's prioritizing sustainable communities through the Housing Element and overall General Plan.

As shown in Figure 8-25, there is a cluster of opportunity sites in the HQTAs located between Arrow Highway and West 8th Street that take advantage of transit options. Potential residents housed in this area would be able to increase access to lower-cost local and regional connections to jobs, resources like healthcare and education, as well as reduce the need to own and drive vehicles to get to destinations. Sites outside the HQTAs are served by at least four Foothill Transit bus routes connecting directly to or enabling transfers to Claremont's neighborhoods in between Foothill Boulevard and the I-10 freeway.

Figure 8-26: Jobs Proximity Index



The Job Proximity Index provided by the US Department of Housing and Urban Development (HUD) can be used to show transportation needs geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. Figure 8-26 shows that Claremont Core has the highest jobs proximity index score. With almost 700 units identified in the Sites Inventory, potential residents can take advantage of closer access to jobs with the added benefit of accessing these jobs using transit. The Metrolink rail station and several bus stations are located between here and bordering Upland to the east.

Table 8-59: RHNA Distribution and Jobs Proximity Index

Tracts	RHNA Distribution by Income Levels				Jobs Proximity Index
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	0.85
4002.06	171	83	46	42	0.78
Central Claremont					
4017.05	72	24	23	24	0.59
4018.01	402	303	33	66	0.59
4018.02	200	123	27	50	0.71
Claremont Core					
4019.01	184	94	31	59	0.67
4019.02	329	160	87	82	0.84
Southern Claremont					
4020.01	116	57	20	39	0.60
4020.02	186	85	22	79	0.46
Total	1695	929	307	459	0.67

Sources: City of Claremont, California Department of Housing and Community Development, US Census Bureau ACS Community Survey, California Tax Credit Allocation Committee, and Houseal Lavigne

Note: totals do not always add up to 100%

Environmental Impacts

Prior discussion on Disadvantaged Communities focused on pollution burden scores among census areas. This section provides additional measures of environmental health by census area using TCAC's Environmental Domain Score, which is directly correlated with CES 3.0 scores. According to the Office of Environmental Health Hazard Assessment, Claremont has four tracts of high pollution burden scores, two of its southernmost tracts (4020.01 and 4020.02), one tract in Central Claremont (4018.00), and the tract encompassing the Claremont College campus (4019.01). These tracts covering a significant portion of Claremont's urbanized area and its high-quality transit areas would place at least the 76th percentile respectively in the worst scoring pollution burden score in the state. However, there are no areas of the city where economic hardship is among the highest in the state. According to the OEHHA, the average pollution burden percentile of Claremont is 75 and average population characteristics percentile is 29.4. There are only 35 parcels out of more than 10,000 in Claremont that are industrial land uses, and none are heavy industrial. High pollution scores stemming from air pollution, most likely from freeways in these three areas, and contaminated drinking water plague Claremont and neighboring jurisdictions. Most of the opportunity sites are located in areas of low pollution burden scores.

Figure 8-27: TCAC Environmental Domain in Claremont

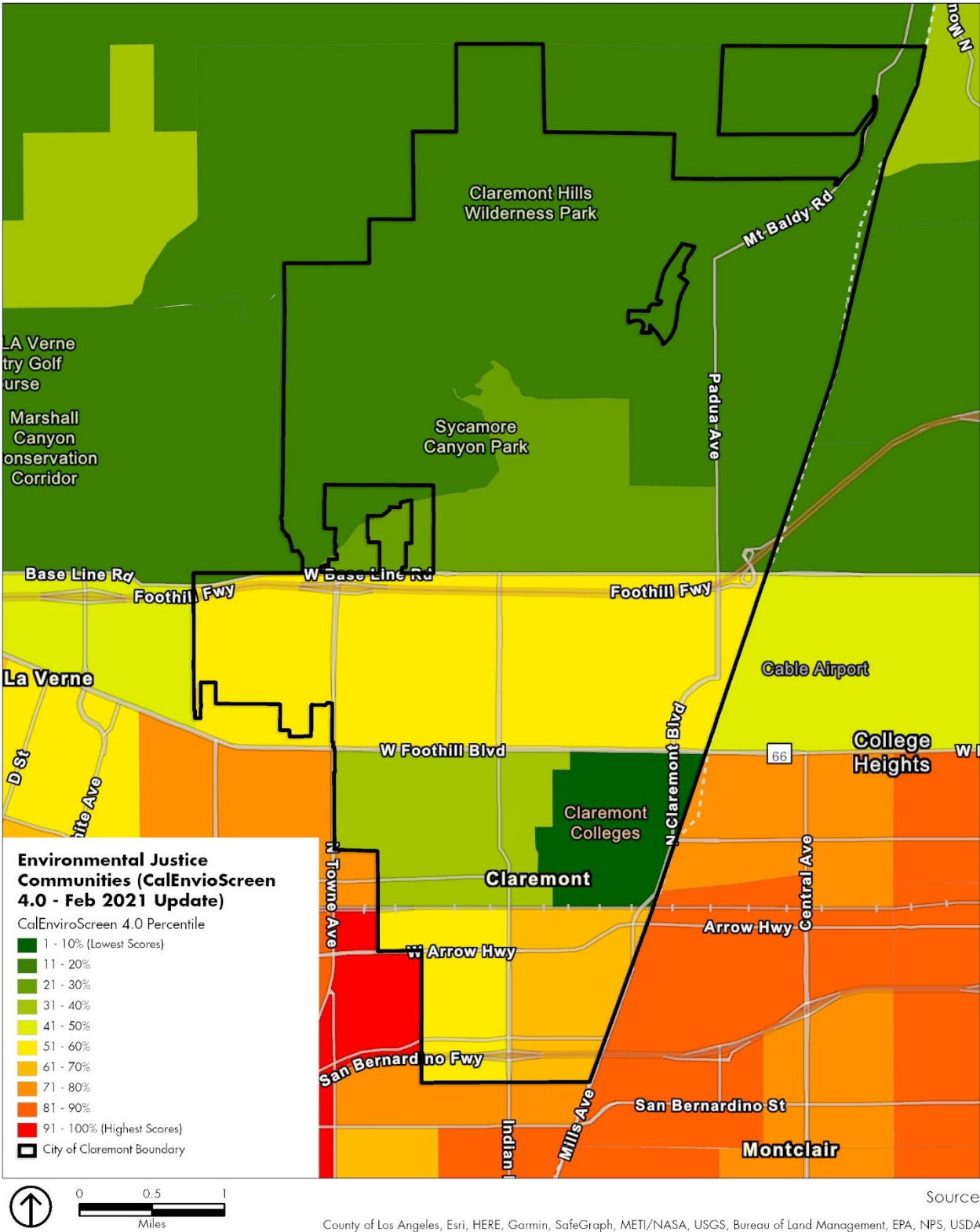


Figure 8-27 shows that North Claremont has better environmental domain scores than areas further south according to TCAC. According to the AFFH Data Viewer, census tract 4002.05 has the highest environmental domain score (0.54), while census tracts 4002.06, 4018, 4017.01, 4019.02 and 4019.01 have environmental domain scores ranging from .25-.5. The census tracts with the lowest scores are tracts 4020.01 and 4020.02 which have less positive environmental outcome scores (less than .25) and are both moderate resourced areas. There were no areas with scores above 0.75, which represents the best environmental outcomes among all tracts in California. Due to this mixed picture of environmental health, the Sites Inventory avoids concentrating housing near known sources of pollution such as freeways and heavy industrial facilities by locating most opportunity sites within residential neighborhoods.

Table 8-60: RHNA Distribution and Environmental Domain Score

Tracts	RHNA Distribution by Income Levels				Environmental Domain Score
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	0.54
4002.06	171	83	46	42	0.41
Central Claremont					
4017.05	72	24	23	24	0.30
4018.01	402	303	33	66	0.30
4018.02	200	123	27	50	0.27
Claremont Core					
4019.01	184	94	31	59	0.32
4019.02	329	160	87	82	0.39
Southern Claremont					
4020.01	116	57	20	39	0.17
4020.02	186	85	22	79	0.11
Total	1695	929	307	459	0.28

Sources: City of Claremont, California Department of Housing and Community Development, US Census Bureau ACS Community Survey, California Tax Credit Allocation Committee, and Houseal Lavigne

Note: totals do not always add up to 100%

Figure 8-28: TCAC Environmental Domain in Greater Claremont

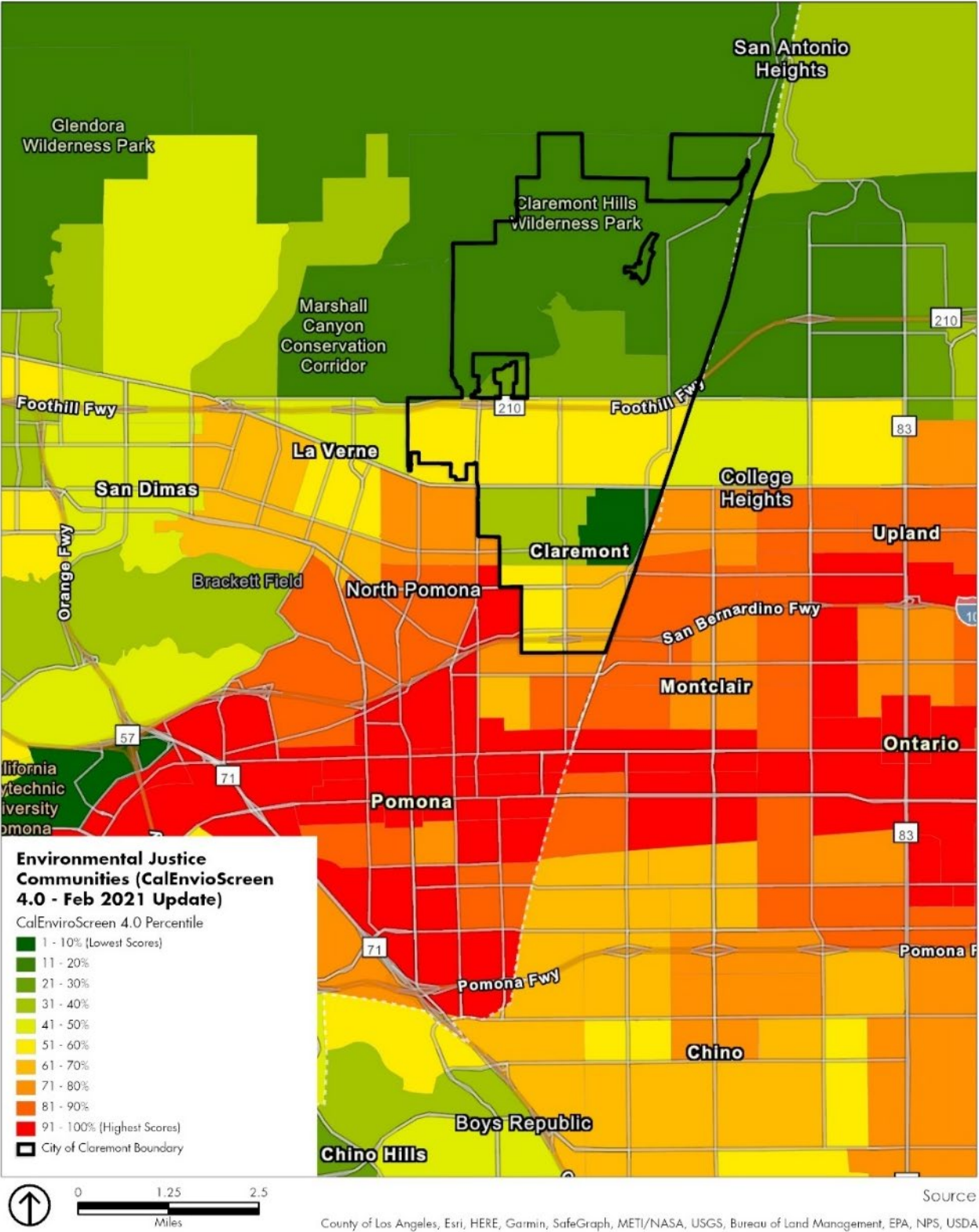


Figure 8-28 shows the regional context in terms of TCAC Environmental Domain Scores. Although areas by the I-210 freeway have relatively higher environmental domain scores, scores outside this area reflect lower scores due to their proximity to freeways. Consistent with the gradient of environmental scores is that is evident in Claremont, with the highest scoring areas located adjacent to the San Gabriel Mountains, and lower scores appearing further south. The rest of the San Gabriel Valley Region shows lower scores in the southern and middle areas of the region, especially adjacent to the San Bernardino Freeway, with higher scores near areas closest to the San Gabriel Mountains. The Sites Inventory takes into account the effects of locating housing in proximity to polluting sources. locating opportunity sites within residential neighborhoods rather than formerly industrial lands.

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 US 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)

As shown in Table 8-56, 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/Latino residents. In Claremont, Hispanic/Latino 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.

Table 8-61: Claremont Housing Problems by Tenure and Race

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

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 8-62 displays the rates of these housing problems and represents a departure from trends seen in Table 8-62. 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

Table 8-57: Housing Problems for Elderly and Large Households

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 8-63 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). Additionally, according to SCAG's Pre-Certified Local Housing Data report for Claremont, 53.8% of renter households spent 30 percent or more of their income on housing, compared to 55.3 percent in the SCAG region all together, according to HUD CHAS 2012-2016 data. 27.1 percent of renter occupied households in Claremont were extremely cost burdened, spending 50 percent or more of their income on housing, compared to 28.9% in the SCAG region. While the overall portion of cost burdened renter occupied households in Claremont is lower than the SCAG region as a whole, census tract 4020.02, as shown in Figure 8-31 below, contains 75.1 percent of renter occupied residents who are cost burdened, a higher overall percent compared to the SCAG region.

Table 8-63: Claremont Cost Burden by Tenure and Race

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 8-64 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.

Table 8-64: Cost Burden for Elderly and Large Households by Tenure

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 8-30: Cost Burdens in Renter Households

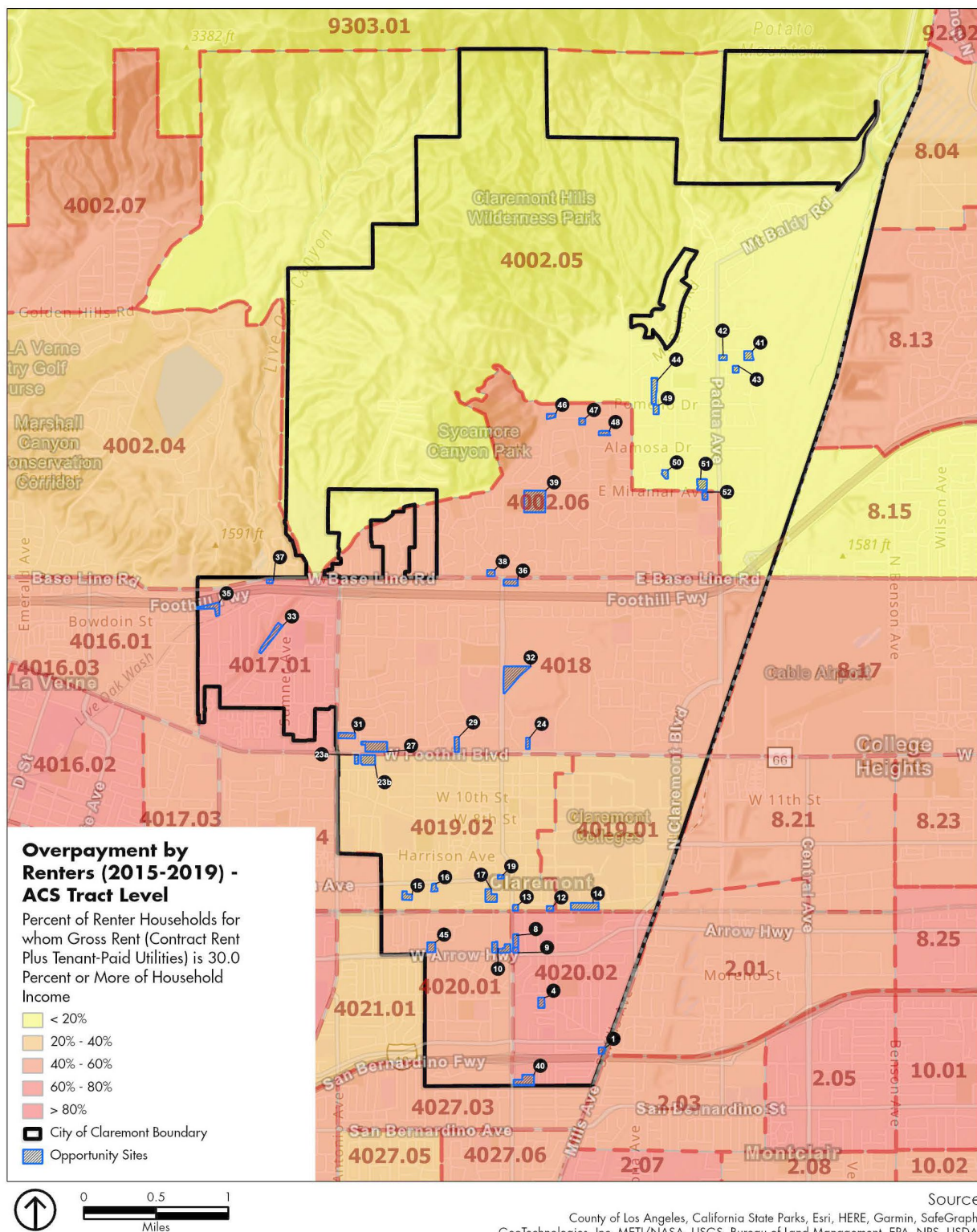


Figure 8-30, the highest concentration of cost burdened renters is in the southeast corner of Claremont, and in the west between Foothill Freeway and Foothill Boulevard. The areas of Claremont north of Sycamore Canyon have the lowest levels of cost burden (<20 percent). For cost-burdened owner-occupied 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. Increasing the housing supply broadly in all areas of Claremont is expected to result in not only increased variety of affordable housing types, but also access to higher-quality rental units at attainable prices.

Table 8-65: RHNA Distribution and Percent Cost-Burdened Renter-Occupied Households

Tracts	RHNA Distribution by Income Levels				Cost-Burdened Renter-Occupied HH
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	43.3
4002.06	171	83	46	42	29
Central Claremont					
4017.05	72	24	23	24	31.9
4018.01	402	303	33	66	31.9
4018.02	200	123	27	50	38.3
Claremont Core					
4019.01	184	94	31	59	0
4019.02	329	160	87	82	26.4
Southern Claremont					
4020.01	116	57	20	39	38.5
4020.02	186	85	22	79	41.3
Total	1695	929	307	459	35.1

Sources: 2000 US Census and 2020 US Census

Figure 8-31: Cost Burdens in Owner-Occupied Households

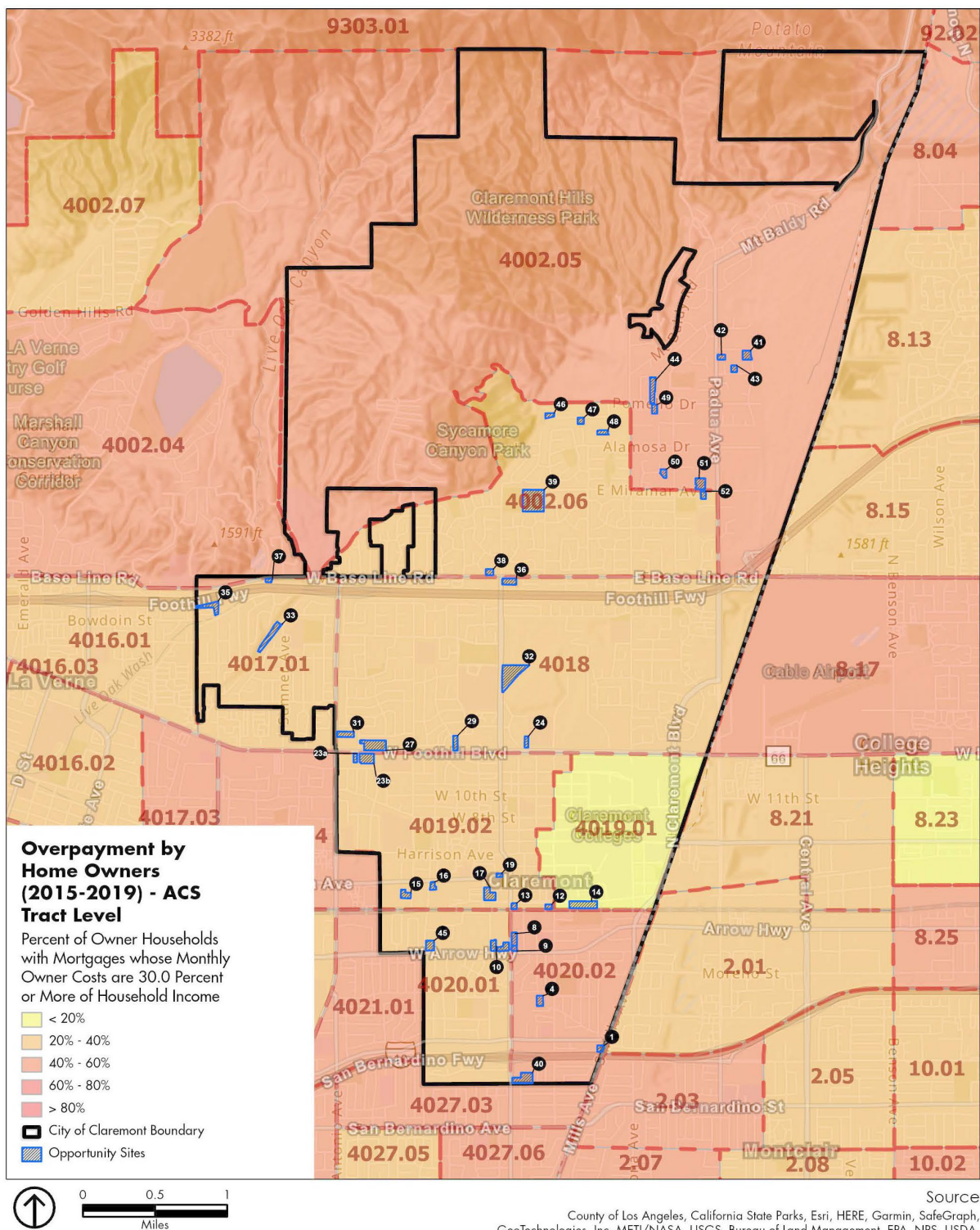


Figure 8-31 shows that the lowest rates of cost burden in Claremont exist around the Claremont Colleges. The highest rates of owner-occupied housing cost burden are found in the northern and southeast area.

Contributing factors to the high housing cost burden in the North Claremont neighborhoods include the predominantly single-family detached residential housing stock on above-average sized residential lots, where no existing affordable housing assets exist. The Sites Inventory will rezone eleven sites to higher densities in North Claremont reducing the minimum lot area per unit from 35,000 square feet to 10,000 square feet through the ADU-Ready Overlay. A total of 48 net new units would result from the implementation of the ADU-Ready Overlay, included 24 units for moderate-income households.

Southeast Claremont has the lowest median household income in Claremont \$65,675, just 58.6% of the city's median income of \$111,937. It is also lower than Los Angeles County's figure of \$76,367. Like northern Claremont, there are no existing affordable housing assets. These factors combined with the high rate of renter-occupied housing, produce high housing-cost burden. Table 8-61 accounts for Sites Inventory's number of units planned in Southern Claremont low- to moderate-income housing by 302 units.

Table 8-66: RHNA Distribution and Percent Cost-Burdened Owner-Occupied Households

Tracts	RHNA Distribution by Income Levels				Cost-Burdened Owner-Occupied HH
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	43.3
4002.06	171	83	46	42	29
Central Claremont					
4017.05	72	24	23	24	31.9
4018.01	402	303	33	66	31.9
4018.02	200	123	27	50	38.3
Claremont Core					
4019.01	184	94	31	59	0
4019.02	329	160	87	82	26.4
Southern Claremont					
4020.01	116	57	20	39	38.5
4020.02	186	85	22	79	41.3
Total	1695	929	307	459	35.1

Sources: 2000 US Census and 2020 US Census

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) and extreme overcrowding is defined as having more than 1.5 occupants per room. Overcrowding in a community can be an indicator for the lack of available housing in a community. 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). Additionally, SCAG reports overcrowding data from the 2014-2018 ACS comparing overcrowding in Claremont and the SCAG region. According to SCAG, 2.9 percent of renter occupied households in Claremont were overcrowded, while 1 percent were extremely overcrowded, compared to 15.6 percent of renter occupied households in the SCAG region reported as overcrowded and 6.4 percent extremely overcrowded. 1.1 percent of owner-occupied households in Claremont are overcrowded and 0.6 percent are extremely overcrowded. In the SCAG region, 4.9 percent of owner-occupied households are overcrowded, and 1.3 percent are extremely overcrowded.

Figure 8-32: Overcrowded Households in Claremont

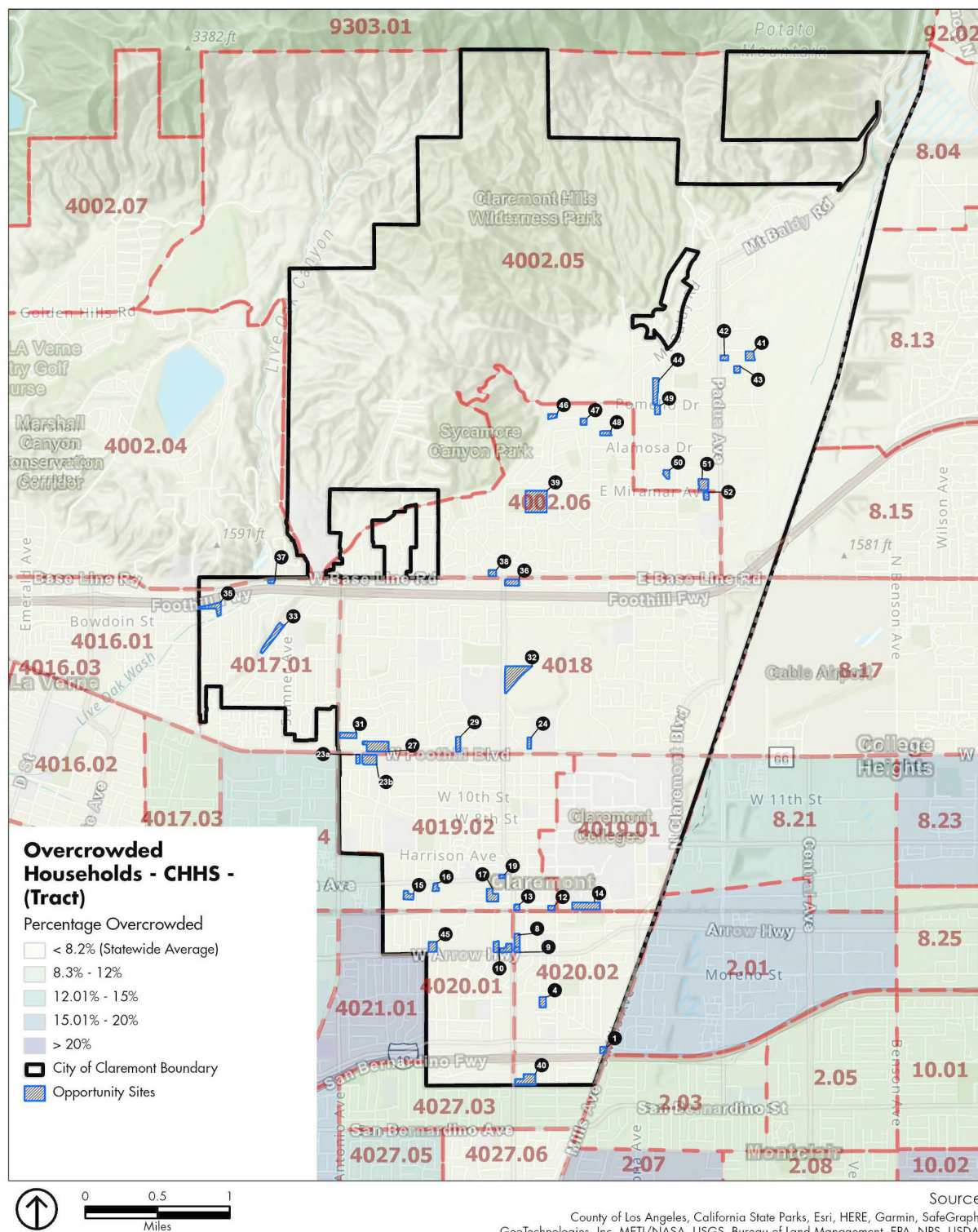


Figure 8-32 demonstrates that Claremont excels in maintaining a low overcrowding rate with rates lower than the state's average of 8.2 percent across the city. The highest percentage of overcrowded households is located at Tract 4019.01 at 6.33 percent, 14.17 less than the SCAG region's 20.5 percent). Much higher rates of overcrowding are found in nearby Pomona where overcrowding affects 15 percent or more of households in certain tracts. As shown on Table 8-62, the Sites Inventory identifies Claremont's contribution of 1756 net new units that will help relieve local and regional overcrowding by increasing the housing supply and affordability.

Table 8-67: RHNA Distribution and Percent Overcrowded Households

Tracts	RHNA Distribution by Income Levels				Overcrowded %
	Net New Units	Lower Income	Moderate Income	Above Moderate Income	
North Claremont					
4002.05	36	0	18	18	0.0
4002.06	171	83	46	42	0.6
Central Claremont					
4017.05	72	24	23	25	2.0
4018.01	402	303	33	66	2.0
4018.02	200	123	27	50	2.0
Claremont Core					
4019.01	184	94	31	59	6.3
4019.02	329	160	87	82	3.8
Southern Claremont					
4020.01	116	57	20	39	2.5
4020.02	186	85	22	79	3.2
Total	1695	929	307	459	2.6

Sources: 2000 US Census and 2020 US Census

Figure 8-33: Overcrowded Households in the Greater Claremont

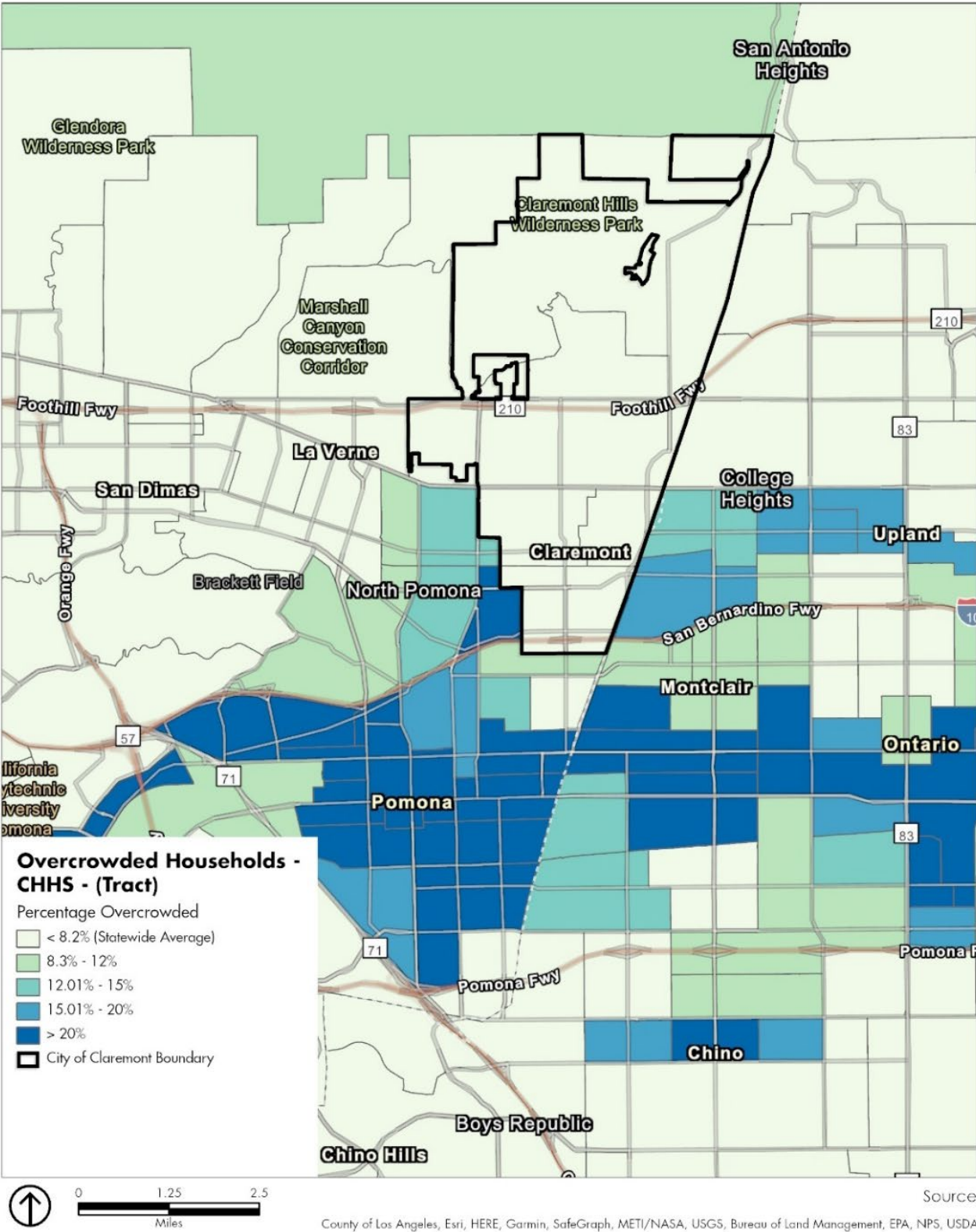


Figure 8-33 demonstrates the regional context of overcrowded households. Claremont and neighboring jurisdictions experience lower-than-state-average rates of overcrowding, but a central area stretching between Pomona and Ontario has very high rates. Chino and Upland also experience relatively high rates of overcrowding. Claremont's opportunity sites, which are distributed among all its areas, represent a considerable number of planned housing units, which in addition to those provided in neighboring jurisdictions in their housing elements, have the potential to make a significant dent in regional 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 8-68 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.

Table 8-68: RHNA Distribution and Percent with Substandard Housing

	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

According to SCAG's local profile data set, 75.2 percent of Claremont's housing stock was built prior to 1980, meaning most of Claremont's housing stock has reached the 30-year benchmark.

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).

According to Figure 8-33, census tracts 4020.01 and 4020.02 are vulnerable to displacement, which corresponds with census block groups that have lower median income levels compared to the rest of the City. In Claremont, there are six affordable housing sites which comprise a total of 197 units: 56 very low-income units, 102 low-income units and 39 moderate income units. Of the six sites, four are at risk of conversion, while two have annually renewing HACoLA (Section 8 Housing Choice Voucher Program) contracts. In the San Gabriel Valley Region, the area's most susceptible to displacement are Pomona, El Monte, and Pasadena.

Figure 8-34: Urban Displacement

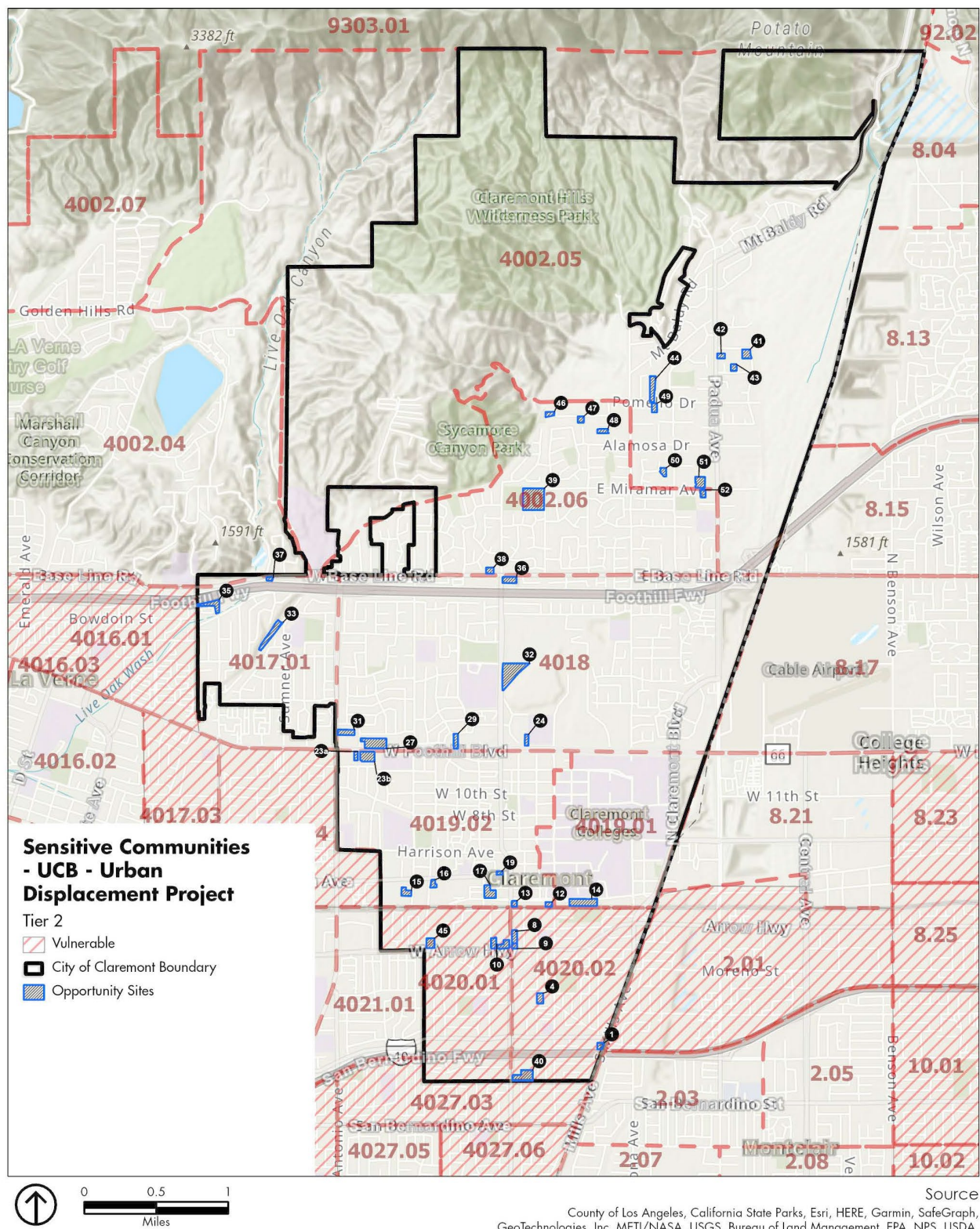


Figure 8-34 shows that in Claremont, only the areas south of the Metrolink tracks are considered vulnerable to displacement. Nearby areas across the border with La Verne, Pomona, and Montclair are also vulnerable. In Claremont, census tracts 4020.02 and 4020.01 are most vulnerable to displacement, while also having the highest portion of low- to moderate-income residents. This is particularly evident in tract 4020.01, with 65.75 percent of residents in the low- to moderate-income group. The Village South Specific Plan is in census tract 4020.01 and a small portion is located in 4020.02. The Village South Specific Plan prioritizes a concentration of jobs, housing and retail connected by improved multi-modal mobility and increased access to transit, in a human-scale and walkable environment. Careful selection of sites helps ensure that risk of displacement is minimized in these two areas.

Homelessness

According to the Los Angeles Homeless Services Authority's (LAHSA) 2020 point-in-time count, there were 66,436 persons experiencing homelessness in Los Angeles County, representing a 13 percent increase from 2019. Of the total population of persons experiencing homelessness in Los Angeles County, most were Hispanic/Latino, making up 36.1 percent of the total 2020 homeless population, while 33.7 percent were Black, and 25.5 percent were white.

The City of Claremont is served by the Los Angeles Continuum of Care (CoC), a regional planning body that funds and coordinates housing and services for homeless individuals and families. Because Claremont is served by the Los Angeles CoC, the LAHSA provides services for all persons experiencing homelessness who are in need of support. The 2020 Los Angeles County point-in-time count, conducted by the Los Angeles CoC, reported 17 individuals experiencing homelessness in Claremont. In July 2018, the City adopted the Homeless Services Plan, which outlines goals and actions that align with Los Angeles County's homelessness strategies in order to improve the quality of life of residents and businesses in Claremont. Additional City resources for persons experiencing homelessness are provided in the Special Housing needs section, in Section A.3.5, Special Housing Needs, of Section 2 – Community Profile.

Summary of Fair Housing Issues

Table 8-64 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 on the southern edge of the City.

As with many Southern California cities, Claremont's primary strategy to meet RHNA targets is through infill development and recycling underdeveloped sites. Fair Housing issues are most concentrated in census tracts 4020.01 and 4020.02, located in the

southern portion of the City, where there are higher concentrations of racial/ethnic minorities, LMI households, and cost burdened renters. These areas are also considered disadvantaged communities for the purpose of this analysis, at risk of displacement, and are categorized as moderate resource areas. Considering the AFFH factors mentioned above, the Census Tracts along the western and northwestern City boundary contain a higher concentration of low-income opportunity sites. Additionally, there are low-income and moderate-income opportunity sites distributed in areas of the City with higher median-incomes. The cluster of low-income opportunity sites off Indian Hills Boulevard and Arrow Highway in the northern portion of census tracts 4020.01 and 4020.02 are within a census block group consisting of the HCD 2020 State Median Income of < \$87,100 as shown in prior figures. The portion of this cluster of opportunity sites that is in census tracts 4020.01 and 4020.02 consists of the highest poverty levels in the City, at 10-20 percent.

Table 8-69: 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 disability compared to 9.9 percent in the County.
	Most of the RHNA opportunity sites are in areas with higher proportions of residents living with a disability.
FAMILIAL STATUS	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 raised by a single parent or guardian is in the southern tip of the City, south of the Metrolink rail tracks.
	4.6 of households are single-guardian households, and 23.6 of households are persons living alone.
INCOME	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 are two R/ECAAs in Claremont, both located north of Base Line Road (4002.06 and 4002.05)
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 area 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 greatest displacement risk exists in Southern Claremont, where Census Tracts 4020.01 and 4020.02 are identified as those where residents are vulnerable to displacement.

Identification and Prioritization of Contributing Factors

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

1. Insufficient Fair Housing Outreach (Housing Mobility)

There are certain special needs communities in Claremont who need fair housing resources, however, are unaware of what is available to them. This includes residents whose native language is not English, persons with disabilities, and low-income communities. Multiple surveys were conducted on the City's website as part of Housing Element Update outreach efforts which gathered information on demographics along with housing needs. Additionally, the Housing Rights center offers fair housing services information available in multiple languages, along with County programs for rental, homeownership, and housing rehabilitation assistance.

CONTRIBUTING FACTORS:

- Lack of a variety of media inputs media (e.g., meetings, surveys, interviews)
- Lack of accessibility to draft documents and material regarding services and programs available.
- Lack of digital access
- Lack of resources for fair housing agencies and organizations

2. Disparities in Access to Opportunities

According to the 2022 TCAC/HCD Opportunity Map, census tracts 4202.01 and 4202.02 have an opportunity category designated as moderate resource, meaning these areas have moderate access to economic, educational opportunities and are moderately impacted by environmental health factors (mid-range CalEnviroScreen score), No census tracts in the City are designated as low resource, meaning areas that have low access to economic and educational opportunities and a high CalEnviroScreen score.

CONTRIBUTING FACTORS:

- Access to equitable childcare
- Access to equitable healthcare
- 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
- Lack of affordable, accessible housing in range of unit sizes

3. Disproportionate Housing Needs, Including Displacement Risks

Census tracts 4020.01 and 4020.02 are categorized as being vulnerable to displacement (Figure 8-35) in the event of increased development or significant shifts in housing costs. The high vulnerability to displacement in these census tracts corresponds with census block groups that have lower median income levels compared to the rest of the City. In Claremont, there are six affordable housing sites. Of the six sites, four are at risk of conversion, while two have annually renewing HACoLA (Section 8 Housing Choice Voucher Program) contracts. In the San Gabriel Valley Region, the area's most susceptible to displacement are Pomona, El Monte, and Pasadena. The Village South Specific Plan is primarily located in census tract 4020.01 and partially in tract 4020.02, where there will be development of new mixed use housing opportunities and retail and commercial development near the Claremont Metrolink stop.

CONTRIBUTING FACTORS:

- The availability of affordable units in a range of sizes (such as lack of family housing)
- Displacement of residents due to economic pressures
- Land use and zoning laws
- Lack of public investments in specific neighborhoods, including services or amenities
- Age of housing stock

Implementation Actions

Table 8-70 AFFH Implementation Actions

Fair Housing Issue	Contributing Factors/ Priority	Meaningful Action/Programs	Timeline	Geographic Targeting	Eight Year Metrics
Fair Housing Outreach and Enforcement: <i>Strategies include expanding outreach and education about fair housing rights</i>					
Insufficient Fair Housing Outreach	<ul style="list-style-type: none"> Lack of accessibility to draft documents. Lack of resources for fair housing agencies and organizations 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 <p>Priority: High</p>	<p>Program 32. Tenant/Landlord Services Ensure fair housing resources are available on the City website, at City Hall, at City events, and at the City Recreation Center</p> <p>Increased promotion of planning processes and existing resources through City-wide bulletins, public events, and multi-platform online presence</p> <p>Expand Fair Housing resources information available at City Hall, City Community Center, on City website, and provide materials at City events as appropriate. Expand resources on website and handouts by September 2023 and update annually thereafter. Continue to use the Tenant/Landlord Handbook to promote compliance with state rental guidelines.</p> <p>Offer visuals to supplement technical planning ideas and offer multiple ways attendees can provide comments or ask questions during community outreach endeavors.</p>	<p>Develop strategy and enhance existing resources by September 2023 and update annually thereafter.</p> <p>By September 2023 and update annually thereafter</p>	Citywide	Currently, LACDA contract with the Housing Rights Center does not provide jurisdiction-specific service records. Advocate to LACDA to revise contract in 2023 to provide data by jurisdiction and increase fair housing services by 20 percent over eight years.

		<p>Community Outreach: Build upon City efforts to craft permanent tenant protection regulations (Two listening sessions were held in February 2023 where feedback from tenants and landlords on tenant protection policies was received) to hold at least one community outreach meeting per year focusing on fair housing issues. Meetings in the initial years will focus on South Claremont where the majority of the City's multifamily housing is located.</p> <p>Provide translation or subtitles during online community meetings or meeting recordings.</p> <p>Program 3. Building Relationships Between City and Housing Managers</p> <p>Provide resources and information regarding fair housing laws and available services at meetings with multifamily apartment managers and tenants in addition to providing recommendations regarding physical and managerial improvements.</p>		<p>Citywide, with a focus on Tracts 4020.01, 4020.02, 4019.02, 4019.01 where cost-burdened renters are located</p>	<p>Conduct at least one fair-housing related community meeting per year. Meetings in the next three years to focus on South Claremont</p>
		<p>Fair Housing Services: Continue referring fair housing complaints to the Housing Rights Center.</p>	Ongoing	<p>Citywide, with a focus on Tracts 4020.01, 4020.02, 4019.02, 4019.01 where cost-</p>	<p>Increase the number of individuals accessing fair housing services by 20 percent over eight years.</p>

		Continue providing housing counseling services for seniors through the Human Services Department Senior Case Management Services Program		burdened renters are located	
		Program 28. Homeless Plan 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. Continue to fund the Psychiatric Assessment Care Team (PACT). Continue participating in the Tri-City Mental Health Services Community Navigator Program.	Annually	Citywide with an emphasis on Census Tracts 4019.01 & 4019.02 where the concentration of people experiencing homelessness have historically been found.	Increase the number of people experiencing homelessness who are contacted and assisted by CBOs, PACT and Community Navigator by ten percent in eight years.
Housing Mobility: Strategies consist of removing barriers to housing in areas of opportunity and strategically enhancing access					
Lack of Housing Choice	<ul style="list-style-type: none"> Location and type of affordable housing. <p>Priority: Medium</p>	Program 4 (Provision of Adequate Sites): Provide for increased production of higher-density housing options, especially affordable housing (see also New Housing Choices in Areas of High Opportunity) Program 13 (Park Fees Reductions/Waivers): Expand the park fee reduction/waiver program to include a parkland fee waiver for projects that provide at least 10% low-income Units.	Complete re-zoning to provide for higher-density housing by November 15, 2023.	Citywide with emphasis in areas of high opportunity (Tracts 4002.05, 4002.06, 4017.05, 4018.0, 4018.02, 4019.02, 4019.01)	531 lower-income units in areas of high opportunity by 2029- Waive parkland fees for all low-income units developed by 2029. (Pursue 862 lower income units in planning period)

		<p>Program 7 (Accessory Dwelling Units): Facilitate development of ADUs with pre-approved plans.</p> <p>Disburse ADU Grant program funding in Fiscal Years 2023 and 2024. Evaluate funding opportunities for the years 2024-2029.</p> <p>Develop a fair-housing fact sheet for inclusion in ADU application packet.</p>	<p>Create plans by December 31, 2023.</p> <p>Disburse \$200,000 of grant funding by end of FY 2024 and evaluate new funding opportunities annually. By October 15, 2023</p> <p>Develop a fair-housing fact sheet by December 31, 2023.</p>	<p>Citywide with emphasis in areas of high opportunity (Tracts 4002.05, 4002.06, 4017.05, 4018.0, 4018.02, 4019.02, 4019.01)</p>	<p>Create 126 ADUs over eight years. Achieve at least 50% of ADUs in High Resources Areas</p>
		<p>Program 8 (Two-Family Housing SB 9). Revise Subdivision Ordinance to comply with SB 9.</p> <p>Highlight opportunities for SB 9 lot splits and development and conduct outreach to property owners in High and Highest Resource Tracts</p> <p>Develop a fair-housing fact sheet for inclusion in Subdivision Application packet.</p>	<p>Amend Subdivision Ordinance by May 31, 2024 (continue processing SB9 Lot Split applications pursuant to State law in the interim)</p> <p>Develop a fair-housing fact sheet by December 31, 2023.</p>		<p>Facilitate and process approximately 16 applications for lot splits and development pursuant to SB9. Pursue 50% of SB9 applications in High Resource Areas.</p>

	<p>Program 12 (Transitional Housing/Supportive Housing): Amend Zoning Ordinance</p> <p>Program 14 (Reasonable Accommodation): Revise its Zoning Ordinance to provide a process to review and approve/deny reasonable accommodation requests.</p> <p>Program 24. Low Barrier Navigation Centers - Amend Zoning Ordinance</p> <p>Program 9. Employee Housing</p>	Amend Zoning Ordinance by October 15, 2024	Citywide	Pursue 25% of affordable units to be set aside for special needs populations.
	Program 19 (Marketing of Affordable Units to Local Workforce and Diverse Buyers and Renters)	Ongoing as new developments are built.	Citywide, where new developments are completed.	All new developments to be marketed to the local workforce and affirmatively marketed to diverse populations in and around Claremont. Developers shall contact non-profits serving the City and surrounding areas to market available units to populations served by non-profits.

		Program 18. Homebuyer Assistance - The City will continue to promote the homebuyer assistance programs.	Ongoing, publish program information once a quarter and publicize workshop opportunities on an ongoing basis as workshops are held.		Maintain and increase by 10% the number of families accessing buyer assistance programs.
		Program 20. Section 8 Rental Subsidies Continue providing rental subsidies to very-low-income households. Expand outreach regarding the program and work with stakeholders to facilitate greater willingness to accept vouchers.	Ongoing. Update outreach approach by December 31, 2023, and publish on City Manager's Newsletter that focuses on Section 8 rental subsidies once per year.	Citywide	Assist 100 Claremont households annual and target 30% of vouchers to housing located in High and Highest Resource tracts.
New Opportunities in Higher Opportunity Areas: <i>Promoting housing supply, choices, and affordability in areas of high opportunity and outside of areas of concentrated poverty.</i>					
Lack of Housing Opportunities in Higher Resource Areas	<ul style="list-style-type: none">Location and type of affordable housing.Insufficient access to publicly supported housing for persons with disabilities.Community concerns about housing densities. Priority: Medium	Program 5 (Inclusionary Housing): Continue to implement the Inclusionary Housing Ordinance and monitor program impacts and accomplishments.	Ongoing, evaluate program impacts annually	Citywide with emphasis in areas of high opportunity	Pursue 531 units of lower-income housing in areas of high opportunity created by 531. Increase affordable homeownership by 20 units.
		Program 15 (Affordable Housing on Small Lots): Offer incentives to encourage development of affordable housing on small lots.	Develop incentives by December 31, 2023,	Opportunities for Lot Consolidation at Opportunity Sites in Census Tracts 4020.01, 4020.02, 4019.02, 4018.00	Facilitate the consolidation of lots to provide 20 lower income units by 2029
		Program 7 (Accessory Dwelling Units): Facilitate development of ADUs with pre-approved plans. Implement ADU Grant Program approved in January 2023.	Create plans by December 31, 2023 Disburse ADU funding annually until funds are exhausted.	Citywide with emphasis in areas of high opportunity (Tracts 4002.05, 4002.06, 4017.05, 4018.0, 4018.02, 4019.02, 4019.01)	Create 126 ADUs over eight years. (At least 50% of ADUs in high resources areas The city will issue 10 grants per year to subsidize moderate income ADU developments in 2023

		Create a fair-housing fact sheet to include in ADU permit application	Create Fact Sheet by December 31, 2023,		and 2024. Identify funding to continue the program through the planning period
		Program 8. Two-Family Housing (SB 9) - The City will revise its Subdivision Ordinance to comply with SB9.	Amend Subdivision Ordinance by May 31, 2024 (continue processing SB9 Lot Split applications pursuant to State law in the interim	Citywide with emphasis in high resources areas Tracts 4002.05, 4002.06,	Facilitate and process approximately 16 applications for lot splits and development pursuant to SB9. Pursue 50% of SB9 applications in High Resource Areas.
		Program 11 (Faith-Based Organization Housing Site Working Group): Proactively conduct outreach to FBO's to advance development proposals for rezoned FBO sites (Sites 1, 4, 15, 24, 31, 36).	Establish working group by December 31, 2023. Conduct outreach annually in subsequent years	The Faith- Based owned opportunity sites are located in Census Tracts 4020.02, 4019.02, 4018.00, 4002.06	Facilitate the creation of 150 lower income housing units on Faith-Based owned properties by 2029.
		Program 6. Density Bonus – Update City's Density Bonus Ordinance to incentivize development of low-income housing units.	Amend Zoning Ordinance by December 31, 2024.	Citywide with emphasis in areas of high opportunity (Tracts 4002.05, 4002.06, 4017.05, 4018.0, 4018.02, 4019.02, 4019.01)	Achieve three density bonus projects over eight years
		Program 4 (Provision of Adequate Sites): Provide for increased production of higher-density housing options, especially affordable housing (see also New Housing Choices in Areas of High Opportunity) Program 13 (Park Fees Reductions/Waivers): Expand the park fee reduction/waiver program to include a parkland fee waiver for projects that provide at least 10% low-income Units.	Complete re-zoning to provide for higher-density housing by November 15, 2023.	Citywide with emphasis in areas of high opportunity (Tracts 4002.05, 4002.06, 4017.05, 4018.0, 4018.02, 4019.02, 4019.01)	531 lower-income units in areas of high opportunity by 2029- Waive parkland fees for all low-income units developed by 2029. (862 lower income units in planning period)

Place-based Strategies to Encourage Community Conservation and Revitalization: Approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty such as targeted investment in neighborhood revitalization, preserving or rehabilitating existing affordable housing, improving infrastructure, schools, employment, parks, transportation, and other community amenities.					
<p>Affordable Housing throughout Claremont to promote housing Mobility.</p> <p>Need for conservation of affordable housing in Claremont</p>	<ul style="list-style-type: none"> Lack of public investments in specific neighborhoods, including services or amenities Lack of private investments in specific neighborhoods Lack of affordable, accessible housing in a range of sizes Lack of assistance available when transitioning from institutional settings to housing Lack of assisted housing accessibility Land use and zoning regulations Lack of availability and awareness of affordable units in a range of sizes <p>Priority: Medium</p>	<p>Prioritize capital improvement projects: In Summer 2022 the City adopted its 2022-24 Budget, which included the Operating and Capital Improvement Program Budget. The City has identified the following improvements, which support a place-based strategy to improve infrastructure in the City's moderate resource Census tracts or include improvements that will support future residents at the City's Opportunity Sites:</p> <ul style="list-style-type: none"> Accessibility Improvements (sidewalk and handicap ramp repair) Citywide Complete Streets Programs 	<p>Prior to end of 2022-2024 budget cycle</p> <p>By the end of 2025</p>		<p>Target completion of 15 accessibility improvements in the 2022-24 budget cycle in Census Tracts 4019.01, 4020.01 and 4020.02.</p> <p>Completion of Complete Streets Redesign of Towne Avenue. (Census Tracts 4017.05, 4018.02, 4019.02)</p>

			following years.		
		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.	Annually	Citywide with a focus on Moderate Resource Tracts 4020.01, 4020.02,	Provide rehabilitation assistance to four households annually for a total of 24 households over six years. Pursue at least 50% of assistance to households in Moderate Resource Tracts 4020.01, 4020.02
		Urban Forest: Build upon successful CalFire-funded reforestation efforts to continue recovering from January 2022 wind event and fortifying the urban forest.	Ongoing	Citywide	Achieve a net increase in the total number of trees lost (approximately 300)
		Program 16. Conservation of At-Risk Housing – Monitor Section 8 contract status of two developments that receive project-based Section 8 rental assistance.	Implement monitoring procedures by December 31, 2023, and conduct monitoring annually	Tract 4018.02 and 4020.02	Ensure nonprofit organizations are contacted and explore funding sources available to preserve affordability of the 173 units should the City receive a notice of intent to convert the units.

Protecting Existing Residents from Displacement:

Strategies that protect residents in areas of lower or moderate opportunity and concentrated poverty and preserves housing choices and affordability

Protecting Existing Residents from Displacement	<ul style="list-style-type: none"> Displacement of residents due to economic pressures such as rent and property tax increases. Limited knowledge of housing law and limited English proficiency Land use and zoning regulations <p>Priority: Medium</p>	Program 17. Vacancy Survey The City will continue to conduct apartment vacancy surveys of complexes in Claremont that contain 10 or more housing units.	Annually	Citywide	Complete survey on annual basis. Based on results of survey, evaluate, and modify place-based strategies for preserving existing affordable units, if necessary.
		Program 20. Section 8 Rental Subsidies- Extends rental subsidies via section ** Vouchers to very low-income households that spend more than 30 percent of their income on rent.	Annually	Citywide focusing on Higher Resource areas	Maintain and Increase use Housing Choice Vouchers by 10%
		Program 26. Renter Protection Program- The City will develop permanent eviction protection and rent control ordinances for consideration and adoption by the City Council by December 31, 2023	December 31, 2023.	Citywide focusing on Higher Resource areas	Develop and bring forward for City Council consideration permanent eviction protection and rent control ordinances.
		Program 27. 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.	Funds disbursed on a quarterly basis	Citywide emphasis on Moderate Census Tracts areas where there is high concentration of issues such as housing cost burden	Assist 250 households in need with emergency funds by 2029.

		<p>Fair Housing Services: Host workshops through the Housing Rights Center to provide information about renter's rights to tenants that are struggling to pay rent.</p> <p>Continue providing housing counseling services for seniors through the Human Services Department Senior Case Management Services Program.</p>	Annually	Citywide	<p>Provide information on available resources to at least 500 persons/families annually with services.</p> <p>Continue to provide housing counseling services to all seniors in need.</p>
		<p>Program 16. Conservation of At-Risk Housing – Monitor Section 8 contract status of two developments that receive project-based Section 8 rental assistance.</p>	Implement monitoring procedures by December 31, 2023, and conduct monitoring annually	Tract 4018.02 and 4020.02	<p>Ensure nonprofit organizations are contacted and explore funding sources available to preserve affordability of the 173 units should the City receive a notice of intent to convert the units.</p>

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 8-1.8: 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 Timeframe:

- 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.

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

Funding Source: CDBG

Timeframe: Annually allocate available funding for rehabilitation programs from 2021-2029.

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 by doubling the number of events held and conducting two outreach and capacity-building events per year in years 2025 and beyond. The goal of the program is to identify and recommend physical and managerial improvements to multifamily complexes, not to encourage changes to residents' tenancy status to avoid fair housing complaints.

Responsible Agency: Police Department

Funding Source: General Operating Fund

Timeframe: December 31, 2023

Program 3. 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:

- 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 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).
- As part of staff's routine housing inspections for City code compliance, the City will 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

Funding Source: General Operating Fund

Timeframe: Annually allocate available funding for continued meetings and coordination with managers and operators of multi-family residential projects.

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.

Program 4. Provision of Adequate Sites

For the 6th cycle Housing Element, the City of Claremont has been allocated a RHNA of 1,711 units, in the following income distribution: 556 extremely low/very low income; 310 low income; 297 moderate income; and 548 above moderate-income units. With anticipated ADUs, units already entitled, and projects under review, a total of 1,350 units (48 extremely low/very low income, 259 low income, 139 moderate income, and 904 above moderate-income units) are expected to be available during the planning period. Therefore, the City must identify adequate sites to accommodate the remaining RHNA of 1,024 units (559 extremely low/very low income, 254 low income, and 210 moderate income units). Based on the City current zoning, the City has identified adequate sites that can accommodate 173 moderate income units, adequate to fulfill its remaining moderate income RHNA. However, the City has a shortfall of 813 lower income units that the City will rezone and upzone appropriate sites to address this shortfall. The City has identified a list of appropriate sites (as shown in **Appendix C**) 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.

Objectives and Time Frame:

The City will rezone 59.3 acres of opportunity sites as necessary to allow for residential uses and for the identified residential densities by July 31, 2024.

- The City will revise its residential district standards as necessary to allow for the identified residential densities by July 31, 2024.
- 23 Opportunity Sites have been identified to provide opportunities for the development of units that are affordable to lower income households. these sites, which are all at least 0.5-acres in size:
 - Allow for the ministerial, by-right review of owner-occupied and rental multifamily projects in which 20 percent or more of the units are affordable to lower-income households.
 - Accommodate a minimum of 16 units per site.
 - Require a minimum density of 20 units per acre.
- At least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all the very low and low-income housing need, if those sites:
 - Allow 100 percent residential use, and

- Require residential use occupies 50 percent of the total floor area of a mixed-use project.
- Remove the 50% affordability requirement in the current HDRO and develop and implement standards for the MFR 30, MFR 60 and MU30 overlay zones by July 31, 2024.
- Execute a contract for a development feasibility study for Opportunity Site 35 by December 31, 2024.
 - Issue an RFP (REQUEST FOR PROPOSAL) for housing development (pending outcome of feasibility analysis) by **June 31, 2024**.
 - Develop a disposition agreement in accordance with the Surplus Land Act by December 31, 2024.
 - Initiate a specific planning effort to implement the density mix for Opportunity Site 39 by December 31, 2024.
- 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.
 - To facilitate subdivision and ADU development in the Overlay, the City will implement an outreach and education strategy that includes direct mailing to eligible property owners and local housing developers, conduct Q & A session(s) for interested parties, and to provide ongoing technical assistance for interested property owners. If by the end of 2026 that the City has not received/processed at least two applications, within six months (July 2027), the City will identify additional incentives or establish alternative strategies, including but not limited to rezoning, for promoting moderately priced housing in the high resource areas.
- Approve a zoning code text amendment to allow residential care facilities for seven or more persons as a by-right use in the Mixed-Use zoning district by December 31, 2024.
- In order to encourage and facilitate development on Opportunity Sites, the City will take the following actions:
 - Publish the City's Opportunity Sites in a prominent location on the City website.
 - Conduct annual outreach to developers and inform potential developers of the Opportunity Sites
 - Update the list of remaining Opportunity Sites on an annual basis in conjunction with the completion of the Annual Progress Report
 - Support development on Opportunity Sites by providing technical assistance and preliminary feedback to property owners and developers interested in developing Opportunity Sites

Responsible Agency: Community Development Department/ Planning Division

Funding Source: General Operating Fund

Timeframe: Complete rezoning actions and promote information on the Housing Opportunity Sites concurrent with or by July 31, 2024.

Program 5. 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 for-sale units be 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. In January 2023, the City worked with a consultant to complete a nexus study that updated the affordable housing in-lieu fee making it commensurate with the price of providing affordable housing units.

Objectives and Time Frame:

- 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.

Responsible Agency: Community Development Department/ Planning Division

Funding Source: Inclusionary administrative fee and inclusionary housing in-lieu fee

Timeframe: Monitor the creation of deed restricted affordable units and report on an annual basis

Program 6. 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 December 31, 2024.
- 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.

Responsible Agency: Community Development Department/ Planning Division

Funding Source: General Operating Fund

Timeframe: Update City Density Bonus Ordinance by December 31, 2024, to comply with State Density Bonus law and to facilitate deed-restricted affordable housing units.

Program 7. Accessory Dwelling Units (SB 13)

Accessory Dwelling Units (ADUs) represent an important affordable housing option to lower and moderate-income households. They also represent a key strategy in ensuring that affordable housing units are distributed throughout the City, promoting housing mobility. 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. In January 2023, the City approved an ADU grant program that allocates \$400,000 dollars of American Rescue Plan Act (ARPA) funds to provide grants of up to \$20,000 to homeowners who construct an ADU or a JADU. The money is allocated in the form of a forgivable loan that becomes a grant if the ADU is rented to a moderate-income person or family for a minimum three-year term. The newly implemented program has already garnered widespread interest and has been publicized through the City's social media channels and in the local newspaper.

Objectives and Time Frame:

- The City will revise its Accessory Dwelling Unit Ordinance to comply with SB 13 within 12 months of adopting its Housing Element Update.
- This program will continue to be implemented whenever property owners express an interest in developing an ADU on their property. 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.

Responsible Agency: Planning Division

Funding Source: General Operating Fund and American Rescue Plan Act (ARPA) funds

Timeframe: City will annually review changes to State law ADUs and update as appropriate throughout the planning period of 2021-2029. Complete the development of pre-approved ADU designs by December 31, 2023. Implement the ADU-Ready Overlay by February 15, 2023.

Program 8. 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. The City currently reviews SB 9 applications pursuant to State legal requirements.

Objectives and Time Frame:

- The City will revise its Subdivision Ordinance to comply with SB 9 within by May 31, 2024.
- In the Ordinance update process, 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 Subdivision Application packet by December 31, 2023.

Responsible Agency: Planning Division

Funding Source: General Operating Fund

Timeframe: Revise the Subdivision Ordinance by October 15, 2024, and conduct outreach through the ordinance update process.

Program 9. 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 within 12 months of adopting its Housing Element Update.

Responsible Agency: Planning Division

Funding Source: General Operating Fund

Timeframe: Revise the Zoning Code by October 15, 2024.

Program 10. 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 Chapter 16.300 of the Claremont Municipal Code and in the Rural Claremont Architectural and Landscape Standards, which apply to residential, commercial, industrial, and institutional buildings. The City will develop and implement objective design standards for projects creating at least two units and mixed-use projects where at least two-thirds of project square footage is for residential use.

Objectives and Time Frame:

- 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 by October 15, 2024.
- 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.

Responsible Agency: Planning Division

Funding Source: General Operating Fund

Timeframe: Amend Standards by October 15, 2024

Program 11. Faith-Based Organization Housing Site Working Group

Like other cities in Southern California and throughout the State, Claremont has identified opportunities to develop new housing opportunities for a range of income levels. Recent changes in California state law have made it easier for faith-based organizations to develop affordable housing on their property. By building affordable housing, faith-based organizations can receive significant benefit in supporting the organization's charitable mission, as well as provide revenue that can stabilize the organization's finances while helping cities meet their affordable housing production goals set forth in the Regional Housing Needs Allocation (RHNA). Several faith-based organizations in the City have registered their interest in developing affordable housing on their properties and have been included as Opportunity Sites. The creation of the FBO Housing Site Working group would help facilitate the creation of housing on properties owned by FBOs by assisting in the local permitting process, providing early feedback on development proposals, facilitate capacity building for local FBO's and helping identify funding opportunities for affordable housing.

Objectives and Time Frame:

- 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 by December 31, 2023.
- Advertise FBO Housing Site Working Group meetings on the City webpage and in the City Manager's Weekly Newsletter

Responsible Agency: Planning Division

Funding Source: General Operating Fund

Timeframe: December 31, 2023

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:

- 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, 2023, whichever is sooner.

Responsible Agency: Planning Division

Funding Source: General Operating Fund

Timeframe: Revise the Zoning Code by October 15, 2024.

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 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.

Responsible Agency: Community Development Department/ Planning Division

Funding Source: General Operating Fund

Timeframe: Revise park fee reduction/waiver program by December 31, 2023

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:

- The City will revise its Zoning Ordinance to provide a process to review and approve/deny reasonable accommodation requests.

Responsible Agency: Community Development Department/ Building Division

Funding Source: General Operating Fund

Timeframe: Revise the Zoning Code by October 15, 2024.

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:

- Offer incentives to encourage development of affordable housing on small lots.
- Develop a package of incentives to encourage and facilitate lot consolidation.
- Dedicate staff to facilitate communication between property owners to accomplish lot consolidation.

Responsible Agency: Community Development Department

Funding Source: General Operating Fund

Timeframe: Implement program by December 31, 2023

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 173 units in these two complexes are subsidized with Section 8 rental assistance.

Objectives and Time Frame:

- 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.
- 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.

Responsible Agency: Community Development Department/ Planning Division

Funding Source: Inclusionary housing in-lieu funds; HUD Section 8 vouchers; and others as available

Timeframe: City will implement a monitoring procedure by December 31, 2023.

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. Based on the results of the survey, the City will evaluate and modify strategies for preserving existing affordable units, if necessary.

Responsible Agency: Community Development Department/Planning Division

Funding Source: General Operating Fund

Timeframe: Ongoing on an annual basis to be completed yearly by December 31st.

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 with 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, 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.

Responsible Agency: Community Development Department

Funding Source: HOME funds; tax credits; private financial lenders

Timeframe: Publicize program information once a quarter and distribute workshop opportunities on an ongoing basis as workshops are held

Program 19. Marketing of Affordable Units to Local Workforce and Diverse Buyers and Renters

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. Additionally, the City will encourage the use of Affirmative Market Practices to ensure projects are marketed to diverse buyers and renters.

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.

- Affirmative Marketing and Regional Registry – Provide incentives for and utilize strategies to promote affirmative marketing plans in all new developments, particularly those in High and Highest Resource tracts. 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.).

Responsible Agency: Community Development Department/ Planning Division

Funding Source General Operating Fund

Timeframe: On an ongoing basis and as new developments are completed.

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 177 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.
- 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.

Responsible Agency: LACDA, CalHFA (California Housing Finance Agency), City of Claremont

Funding Source: HUD Section 8 Program

Timeframe: Update communication approaches regarding Section 8 rental subsidies by December 31, 2023. Publish a City Manager's Newsletter that focuses on Section 8 rental subsidies once per year.

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

Funding Source: CDBG

Timeframe: On an ongoing basis, as needed

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:

- 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.

Responsible Agency: Community Development Department/ Planning Division

Funding Source: Development Review Fees; Community Development Operating Budget

Timeframe: 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.

Program 23. Efficient Project Review under SB35

The City will develop an application form, checklist, and written policy or project review and approval guidelines to specify a SB 35 (2017) streamlining approval process and standards for projects as set forth under Government Code §65913.4 and consistent with HCD's updated Streamlined Ministerial Approval Process Guidelines.

Objectives and Time Frame:

- Develop and make available on the City's website a SB35 eligibility checklist and application form.
- Develop Objective Development Standards

Responsible Agency: Community Development Department/ Planning Division

Funding Source: General Fund

Timeframe: Completed and posted by December 31, 2023.

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.

- Support programs that provide decent and affordable housing for people with special needs.
- Encourage development of new housing in proximity to public services, transportation routes, and other community facilities.
- Encourage the provision of social services in conjunction with housing developed for lower-income, moderate-income, and special needs households.
- Support programs and activities, which increase the ability of the elderly and people with disabilities to remain in their homes.
- 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.
- 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 24. 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.

AB 139 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 provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and nonresidential uses in the same zone.

Objectives and Time Frame:

- 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.

Responsible Agency: Community Development Department/ Planning Division

Funding Source: General Fund

Timeframe: Revise Zoning Code by October 15, 2024

Program 25. Emergency Shelters

Pursuant to SB 2 (2007) emergency shelters are required to be permitted by right in industrial zoning districts and allow 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. AB 2339 adds additional specifics on how cities plan for emergency shelters. In order to comply with the requirements of AB 2339 and SB 2 the City will expand where emergency shelters are permitted by right, allowing them in the Mixed Use 3 (MU3) z) The analysis provided in Section 3 of this document demonstrates that there exists sufficient capacity in the MU3 zoning district to accommodate an emergency shelter to serve the approximately 25-30 individuals experiencing homeless in the city.

Objectives and Time Frame:

- Revise the zoning code to comply with SB 2, AB 139, and AB 2339.

Responsible Agency: Community Development Department/ Planning Division

Funding Source: General Fund

Timeframe: Revise Zoning Code by July 31, 2024

Program 26. Renter Protection Program

In October 2022, the City Council passed temporary urgency ordinances providing protecting renters against no-fault evictions and implementing rent control. In May 2023, the City Council passed a "Just Cause for Eviction" ordinance shielding tenants from certain no-fault substantial remodel evictions. Additionally, the City Council allocated \$1 million in American Rescue Plan Act (ARPA) money to fund a Temporary Housing Stabilization and Relocation Program to provide rent payment grants to tenants and money for owners to make needed improvements to keep renters in their homes while ensuring a high level of quality and livability in the City's rental housing stock.

The City will also continue to provide a Rental Subsidy Program for very-low-income senior households at the Claremont Villas Senior Apartments. The City will use inclusionary housing funds to enhance the subsidy program to expand its impact. The subsidy program enables income-qualifying 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 and remain in existing affordable housing stock.

Objectives and Time Frame:

- The City will implement the Temporary Housing Stabilization and Relocation Program, which is funded through the end of 2026. implement the
- 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.

Responsible Agency: Community Development Department/ Planning Division, City Manager's Office

Funding Source: General Operating Fund

Timeframe: 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.

Program 27. 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 work 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 250 households in need with emergency funds by 2029 (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 such as the Aging Next drop-in counter. (ongoing).
- Increase outreach to neighborhoods with disproportionate housing needs as identified in the AFFH analysis.

Responsible Agency: Human Services Department

Funding Source: Private donations

Timeframe: 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.

Program 28. Homeless Plan

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.

In 2021 the City was successful in obtaining grant funding through the SGVCOG in the amount of \$215,000. \$150,000 is allocated towards Homeless Plan Implementation, through engaging Inland Valley Hope Partners to secure family homes at the Our House Family Shelter in Pomona. \$50,000 is allocated towards contracting with a SHARE! Collaborative Housing to identify housing and provide supportive services to people experiencing homelessness.

In 2022, the City Council committed to spend \$175,000 annually for two years to cover expenses associated with maintaining the Psychiatric Assessment Care Team (PACT), which funds two trained and licensed mental health professionals who respond to certain non-emergency calls received by the police. In 2021, the PACT interacted with 265 individuals, 20 of which are repeat clients, 129 of which are unsheltered, 17 of which are regular Claremont residents and 112 are passing through.

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 Plan Implementation, Homeless Pilot Program and PACT.

Responsible Agency: Human Services Department; Police Department

Funding Source: General Operating Fund, ARPA funds, San Gabriel Valley Council of Governments (SGVCOG) grant funding

Timeframe: Ongoing through the City's budget process with an annual evaluation of the effectiveness of the program.

Program 29. 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. The City identified 26 individuals experiencing homelessness within City limits during the "point-in-time" homeless count. The City has the goal of assistance all of these individuals with support services and resources.

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

Funding Source: Los Angeles County funds; Claremont Unified School District funds; non-profit and other agency/organization funds; grants; General Operating Fund, San Gabriel Valley Council of Governments (SGVCOG) grant funding

Timeframe: Ongoing through the City's budget process and through applying to grant programs with an annual evaluation of the effectiveness of the program

Program 30. 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. Such actions will include allocating 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. 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

Funding Source: General Operating Fund; grants; CDBG funds

Timeframe: Evaluate funding availability prior to the beginning of the subsequent Fiscal Years and determine resource allocation in the City budget process.

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 through the implementation of 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. Services were 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 implement 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 update the Community Resource Directory at least bi-annually to provide a general list of available resources for families and seniors in Claremont and surrounding areas.

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

Funding Source: General Operating Fund; grants; CBDG funds

Timeframe: Ongoing with evaluation of progress in implementing the Youth and Family Master Plan at the end of each calendar year.

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 8-3.1: Publicize fair housing programs and services offered to the community by the City and other agencies.

Policy 8-3.2: Publicize and support fair housing programs and landlord/tenant mediation services to existing and potential residents of Claremont.

Policy 8-3.3: Affirmatively further fair housing and promote equal housing opportunities for persons of all socioeconomic segments of the community.

Policy 8-3.4: Promote housing along with supportive services to meet the special housing needs of seniors, people and families experiencing homelessness, and people with disabilities.

Policy 8-3.5: Encourage the provision of housing to meet the needs of families of all sizes.

Policy 8-3.6: Facilitate increased participation among traditionally underrepresented groups in the public decision-making process.

Policy 8-3.7: Provide outreach and education for the broader community of residents, residential property owners and operators regarding fair housing practices and requirements.

Program 32. Tenant/Landlord Services

The City will continue to contract with a fair housing service provider through the Los Angeles County Development Authority (LACDA) 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 LACDA.
- Publicize program information on City website, via social media platforms at City Hall, and at other public locations.

Responsible Agency: Community Development Department

Funding Source: CDBG

Timeframe: Ongoing with evaluation of effectiveness of fair housing services at the end of the year.

Program 33. Residential and Community Care Facilities (Group Homes)

Group homes help persons with disabilities live in deinstitutionalized settings that facilitate their integration into local communities. The substance of the HCD Group Home TA and Claremont's compliance is evaluated in Residential and Community Care Facilities (Group Homes), Transitional and Supportive Housing, and Constraints on People with Disabilities (non-zoning constraints). The Department of Housing and Community Development (HCD) released its Group Home Technical Advisory (Group Home TA) in December 2022.

Objectives and Time Frame:

- The City will amend Title 16 (Zoning) Section 16.900.150 to be consistent with The Department of Housing and Community Development (HCD) released its Group Home Technical Advisory (Group Home TA) in December 2022.
- The City will amend Title 16 (Zoning) to allow State-authorized, certified, or licensed family care home, foster home, or a group home serving six or fewer disabled persons in all residential zoning districts in the city.

Responsible Agency: Planning Division

Funding Source: General Operating Fund

Timeframe: Revise the Zoning Code by October 15, 2024.

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 8-3.1: Require new residential development to incorporate principles and practices of sustainable design and construction.

Policy 8-3.2: 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 34. 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 the 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

Funding Source: General Operating Fund; grants; CDBG

Timeframe: December 31, 2024

B. Quantified Objectives

Table B-1 presents the City's quantified objectives for construction, preservation, and rehabilitation for the 2021 to 2029 planning period that will be achieved through the policies and programs described above.

Table B-1
Quantified Objectives

Income Level	New Construction Goal	Rehabilitation Goal	Conservation Goal
Extremely Low	278	-	-
Very Low	278	5	63
Low	310	14	-
Moderate	297	5	54
Above Moderate	548	-	-
Totals	1,711	24	107

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 to the virtual meeting. Participants included longtime residents, affordable housing advocates, business owners, and faculty from 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

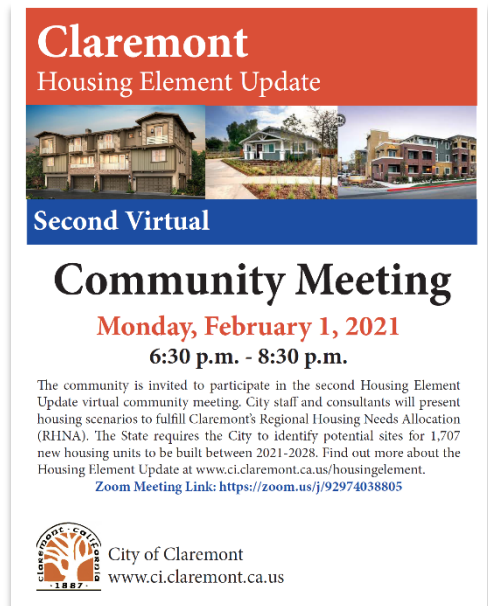
The workshop focused on the approach to the identification of housing sites and the factors analyzed. Several RHNA land use scenarios were discussed, and preliminary sites were identified. The community was then asked to provide feedback on these sites.

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 are 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 comment 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 questions 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 the 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)

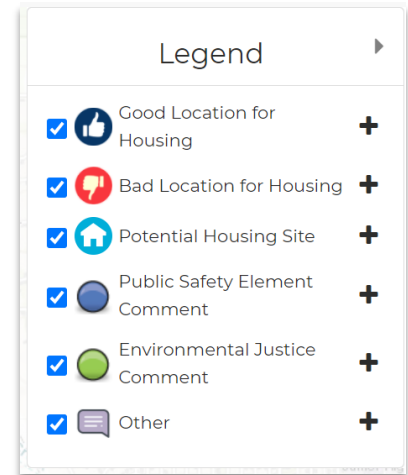
Strategy Choice	% of Respondents
Zoning should focus more housing near services like jobs, shopping, and transportation connections	62%
Zoning should promote more housing that blends into existing neighborhoods	48%
Zoning should promote minimizing traffic congestion and greenhouse gas emissions	35%
Zoning 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
 - Current Land Use (especially vacant)
 - Improvement Ratio (value of buildings / value of land)
2. Physical Site Characteristics
 - Lot Size
 - Year Built
3. Specific Opportunities
 - Transit Oriented Development (TOD)
 - Infill and ‘Missing Middle’ Housing
 - 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.

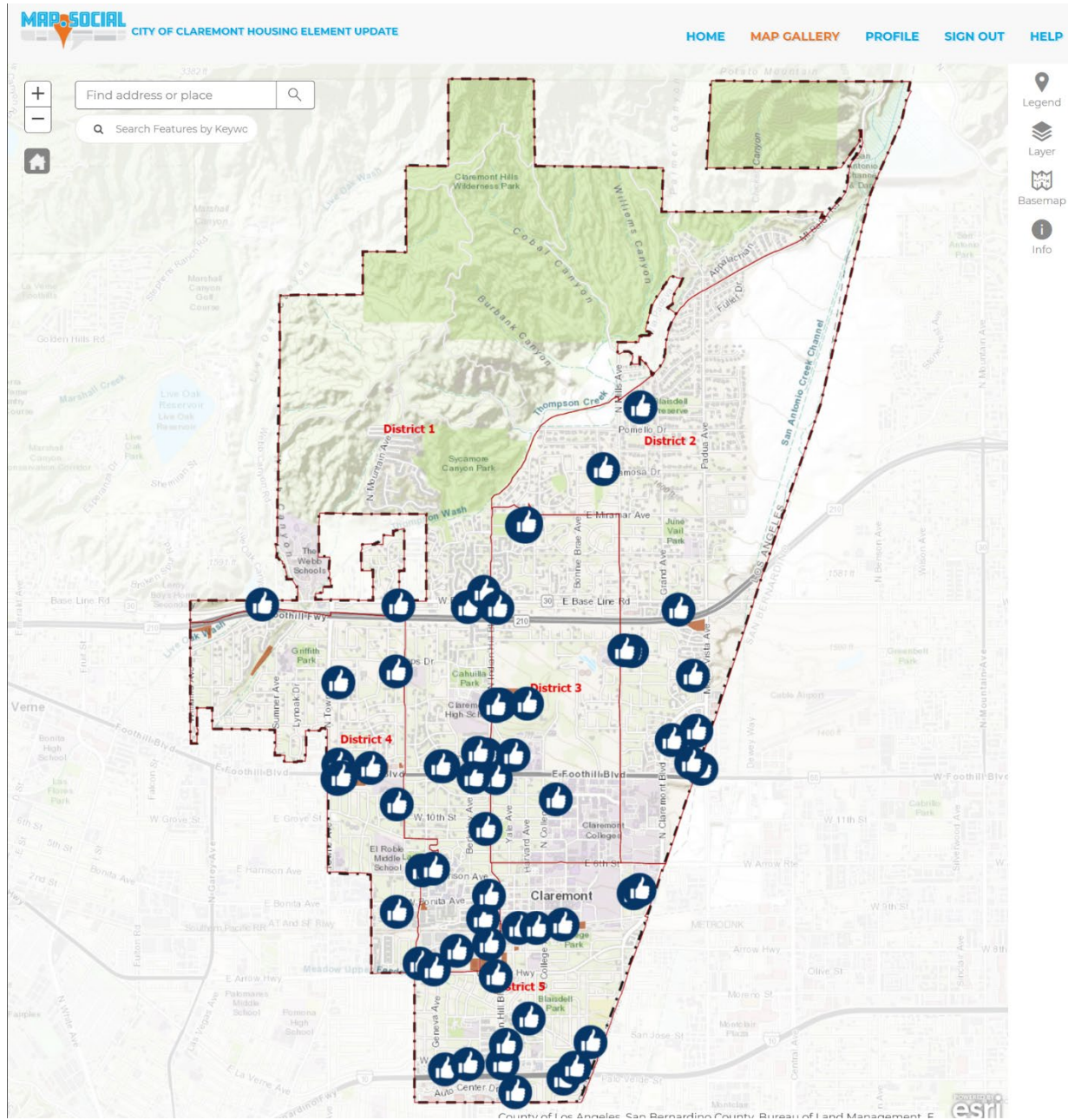
Note on overall conclusions: map.social collects location-specific comments and input, but the comments are open-ended. The comments are not recommendations or observations of the consultant. Each is included as written with minor edits for spelling or clarity.

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 BOULEVARD, 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 BOULEVARD, 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 AVENUE, 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 AVENUE, 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 does not have to solve the last-mile problem but is next-door to public transportation would open up huge opportunities.
731 HARRISON AVENUE, 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 BOULEVARD, 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 BOULEVARD, 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 AVENUE, 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 AVENUE, 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 AVENUE, 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 AVENUE, CLAREMONT, CALIFORNIA, 91711	Job center	Proximity to the largest employers in Claremont
901-1017 PADUA AVENUE, 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 are building in locations throughout this area - we should provide an opportunity for people to live and work in Claremont/Upland.
200-275 E AMERICAN AVENUE, 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 AVENUE, CLAREMONT, CALIFORNIA, 91711	Good site for housing	Near services, schools, healthcare. Existing residential neighbor adjacent.
670 W SAN JOSE AVENUE, CLAREMONT, CALIFORNIA, 91711	Good for housing	Near existing residential housing, elementary and pre-schools
548-580 W SAN JOSE AVENUE, 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 AVENUE, CLAREMONT, CALIFORNIA, 91711	Good for housing	Near existing residential housing
517 S COLLEGE AVENUE, 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 BOULEVARD, CLAREMONT, CALIFORNIA, 91711	Good for housing	Near existing residential housing, Pre-and K-12 schools, transit, and retail/groceries
1030 W FOOTHILL BOULEVARD, CLAREMONT, CALIFORNIA, 91711	Good for housing	Near existing residential housing, elementary school, transit, and retail/groceries
1350 N TOWNE AVENUE, CLAREMONT, CALIFORNIA, 91711	Good for housing	Near existing residential housing, elementary school, transit, and retail/groceries

1480 N CLAREMONT BOULEVARD, CLAREMONT, CALIFORNIA, 91711	Good for housing	Near existing residential housing, shopping center, preschool
1892-1898 N MILLS AVENUE, 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 BOULEVARD, CLAREMONT, CALIFORNIA, 91711	Good for housing	Open scape near existing residential neighborhood
1700 N TOWNE AVENUE, 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 there is 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 BOULEVARD, 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 AVENUE, 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

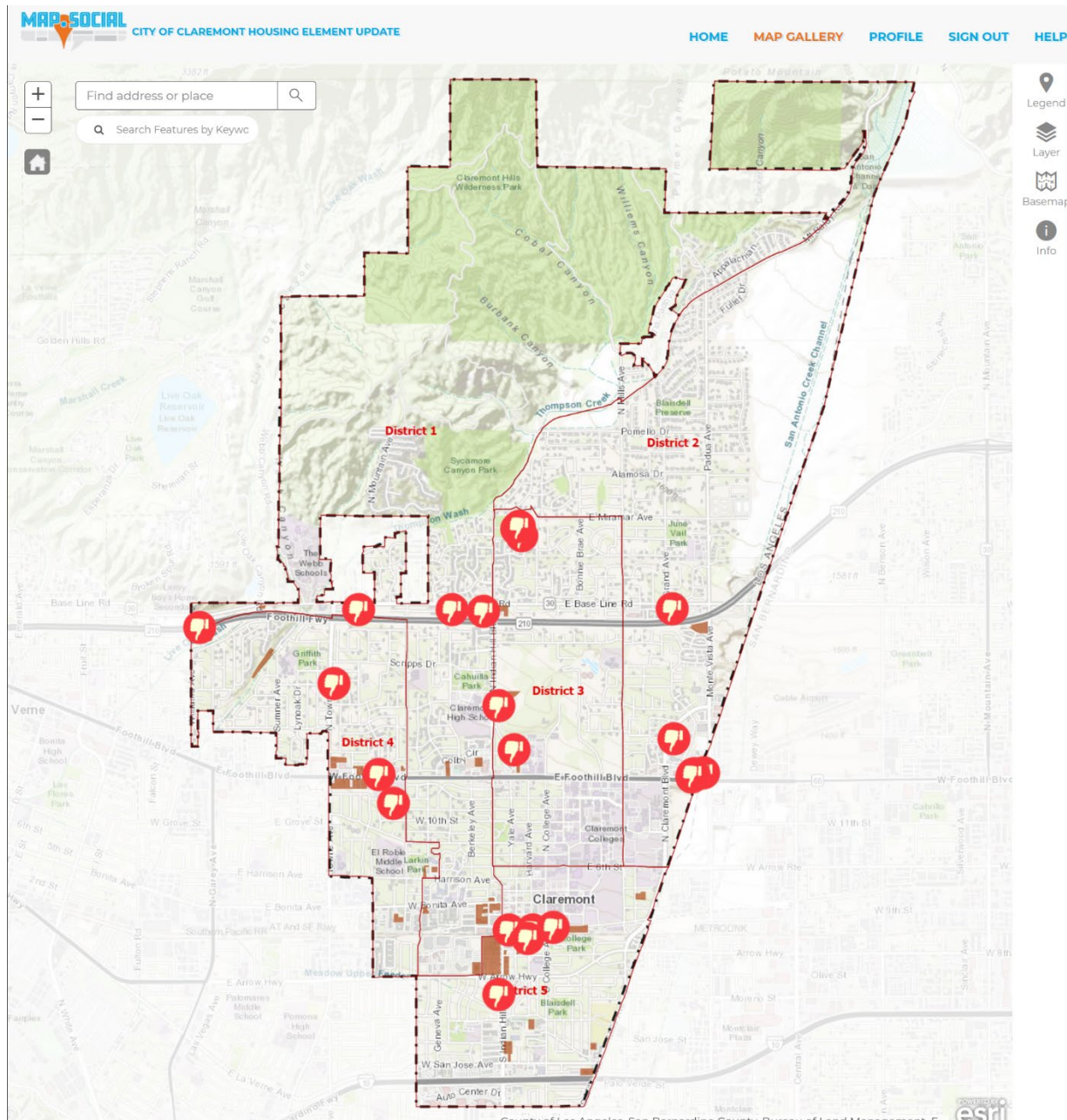
384 BROOKS AVENUE, CLAREMONT, CALIFORNIA, 91711	Preserve / protect / rebuild Arbol Verde neighborhood	Formerly lovely stable neighborhood block-busted by CMC, whole blocks destroyed. College owners should be responsible owners. Historic, affordable neighborhood near Metro transit, downtown, colleges. Protect existing neighborhoods!
2307-2499 FORBES AVENUE, 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 being 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 BOULEVARD, 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 AVENUE, 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 AVENUE, 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 BOULEVARD, 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 BOULEVARD, 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. 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 AVENUE, 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 city's 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 on parking. Existing ownership and zoning classification were also noted.



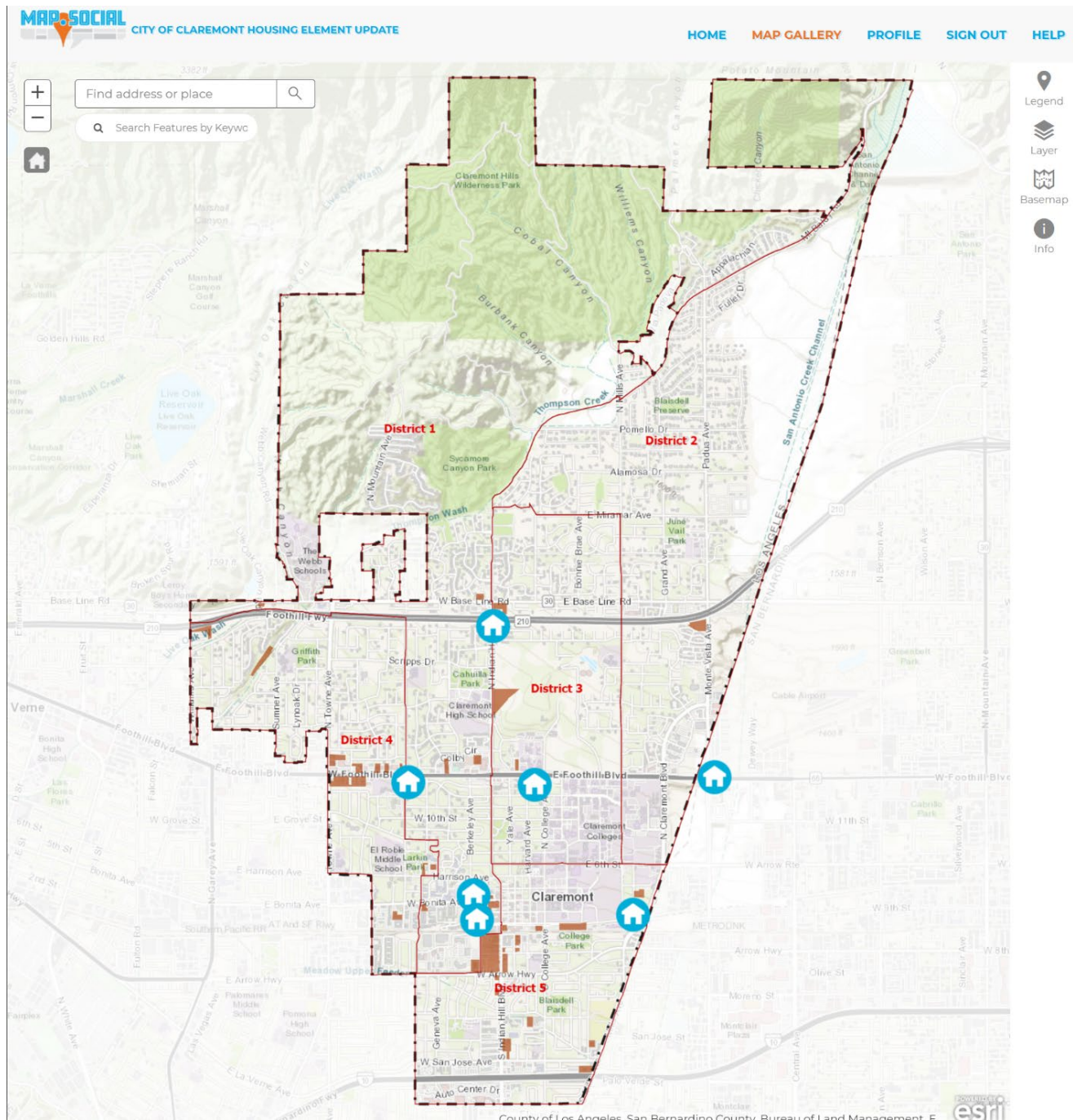
ADDRESS / LOCATION	TITLE	COMMENT
GOOD SHEPHERD LUTHERAN CHURCH	Good Shepherd Lutheran Church	This is an active church and parking lot that serves the community.
E FOOTHILL BOULEVARD, CLAREMONT, CALIFORNIA, 91711	Airport Departure Zone w/ High Noise	Very high noise levels, safety concerns due to proximity 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 BOULEVARD, 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 AVENUE, 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 BOULEVARD, 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 BOULEVARD, 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 BOULEVARD, 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 AVENUE, 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 BOULEVARD, 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 BOULEVARD, 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 Tonga 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 Boulevard. 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

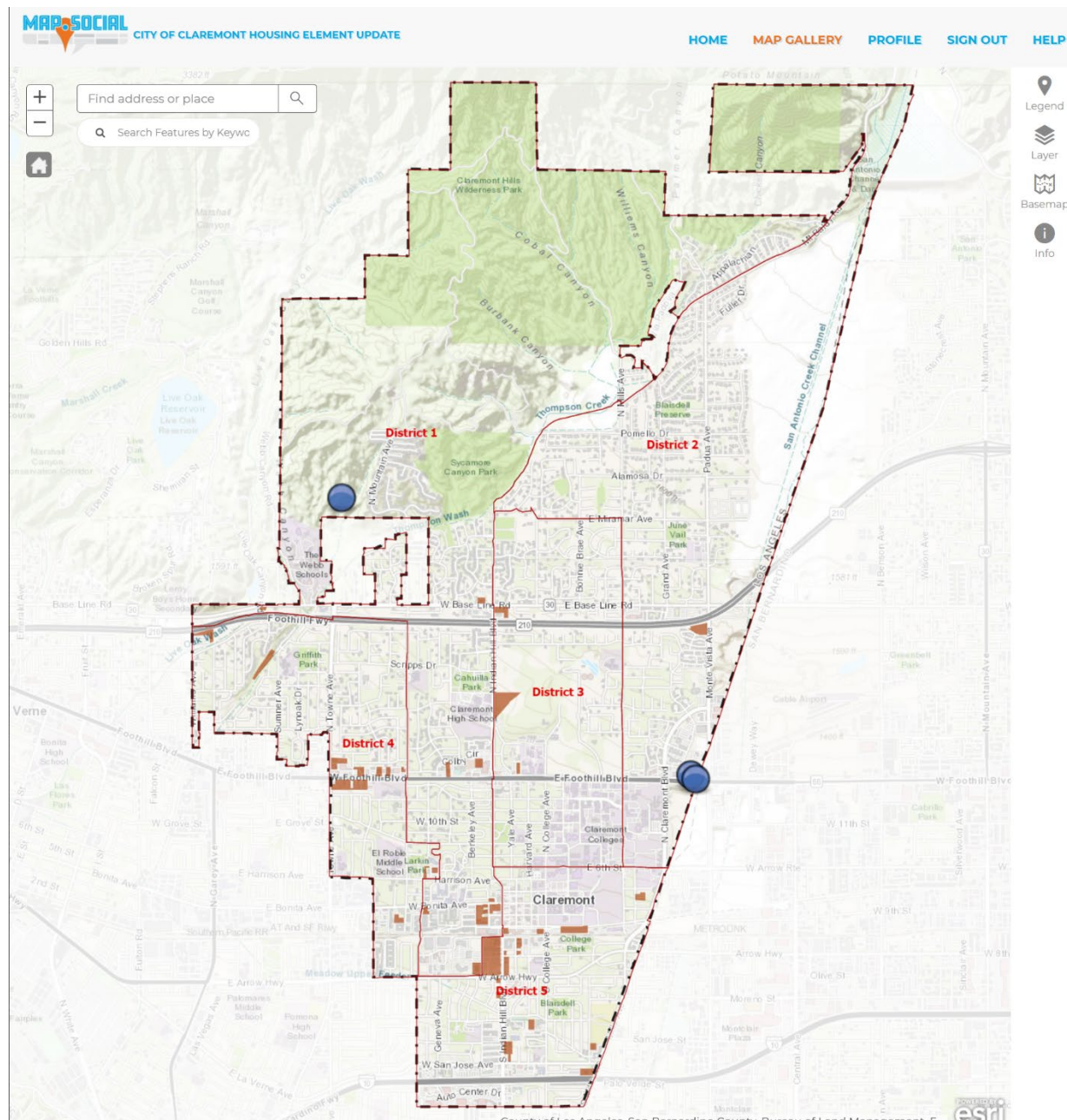
Participants submitted seven comments regarding "Potential Housing Sites." The first comment in this category was posted on December 18, 2020, and the last on June 24, 2021. Each of the potential housing sites was identified south of the Foothill Freeway.



ADDRESS / LOCATION	TITLE	COMMENT
1978 N INDIAN HILL BOULEVARD, CLAREMONT, CALIFORNIA, 91711	Potential Housing site	Residential
W FOOTHILL BOULEVARD, 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 AVENUE, 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 AVENUE, CLAREMONT, CALIFORNIA, 91711	1254 Harvard	Office building plus parking. Possibly zoned for residential as well

Public Safety Element Comment

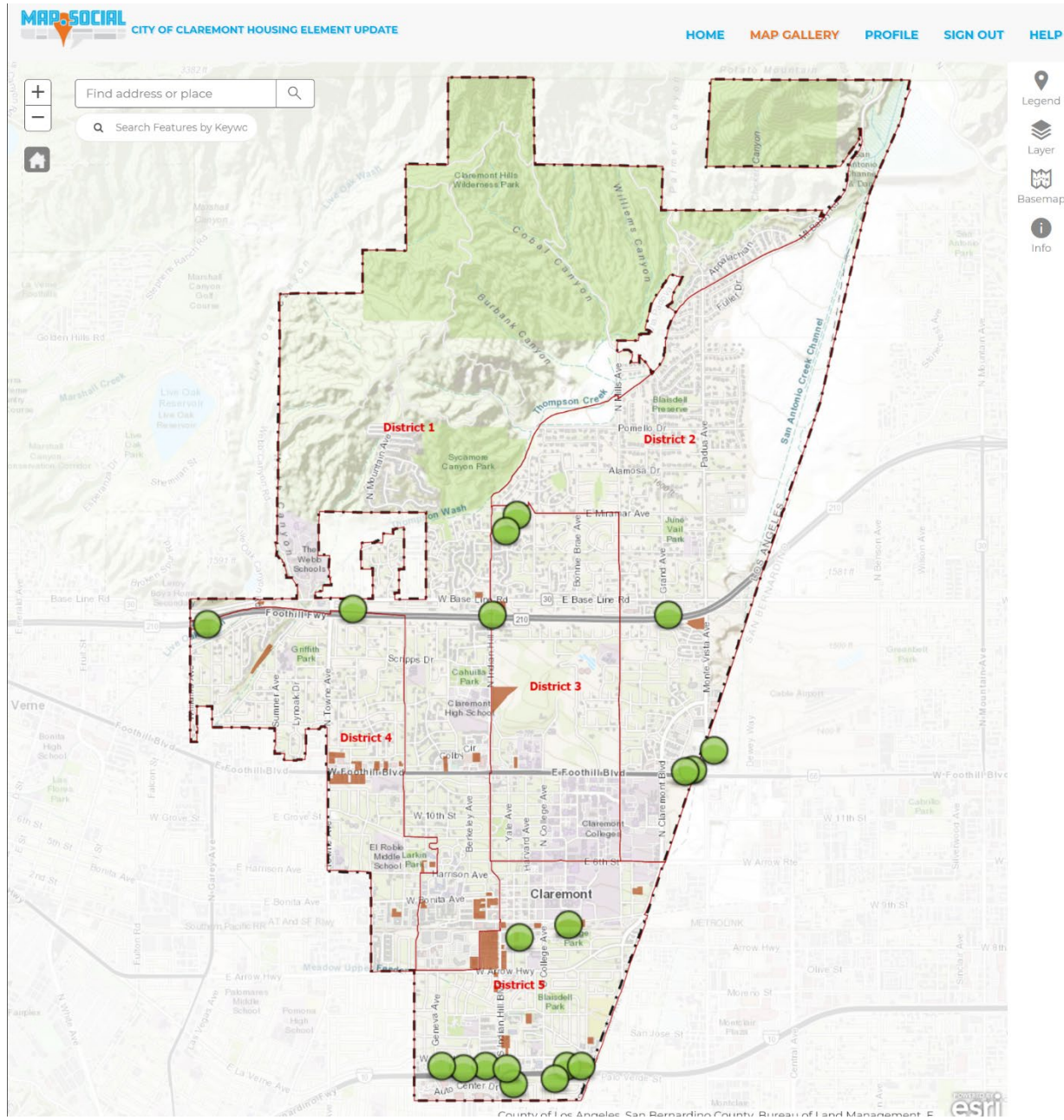
Participants submitted three comments regarding the Public Safety Element. The first comment in this category was posted on January 28, 2021, and the last on February 1, 2021. The three comments emphasized airport noise and safety contours and fire-prone areas.



ADDRESS / LOCATION	TITLE	COMMENT
E FOOTHILL BOULEVARD, 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 BOULEVARD, CLAREMONT, CALIFORNIA, 91711	Designated High Fire Zone	Parcels at and just NW of Foothill/Monte Vista are in the 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 AVENUE, 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 BOULEVARD, 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 AVENUE, 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 AVENUE, 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

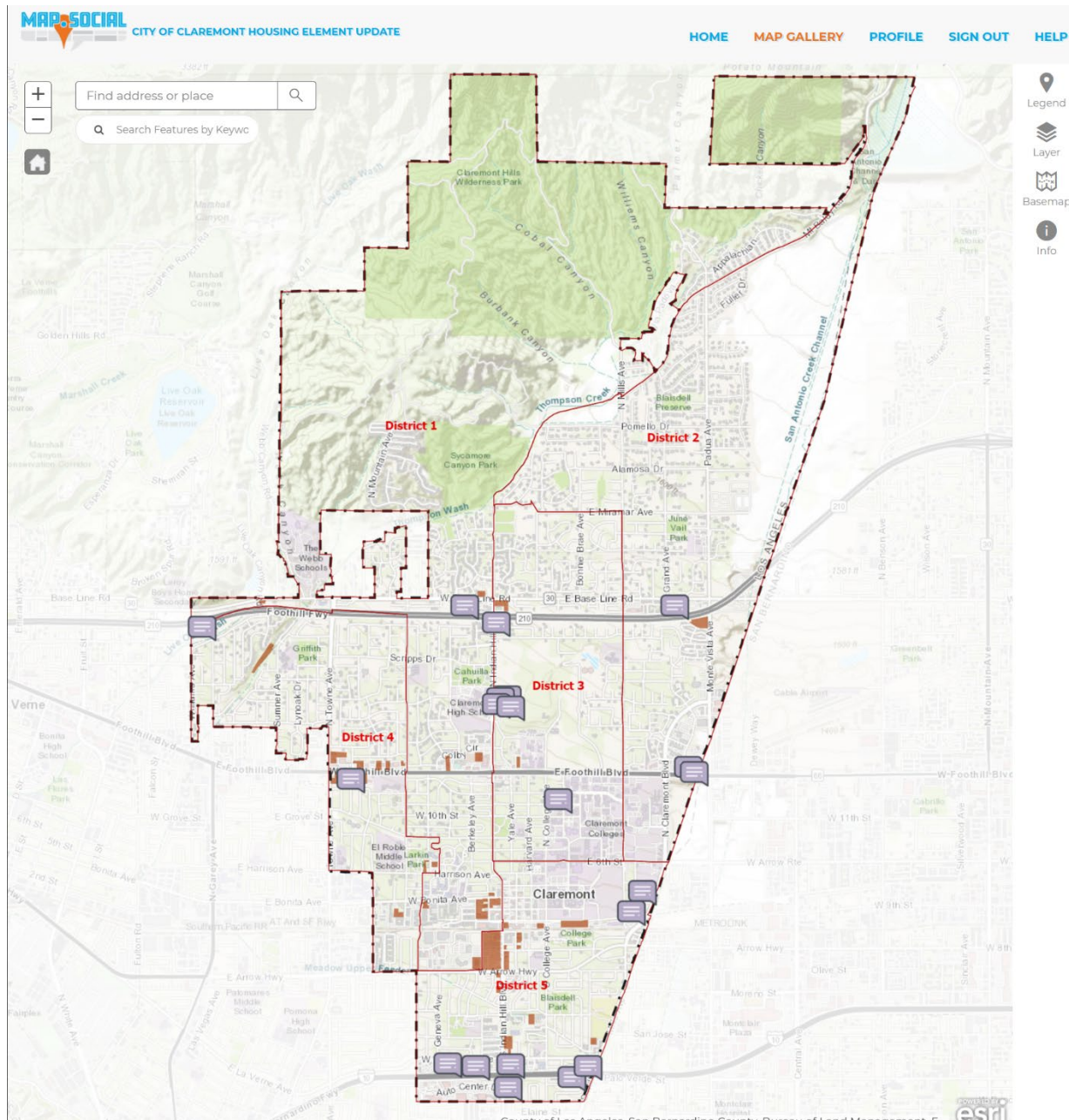
		asthma and even autism (though not necessarily causal).
OLIVE PROFESSIONAL MASSAGE	Proximity to freeways has health consequences	In SoCal, freeways are inescapable, but the closer you get, the larger the noise and air pollution are. There are links to asthma and even autism (though not necessarily causal).
CA-210 W, CLAREMONT, CALIFORNIA, 91711	Freeways adjacent parcels are bad for housing.	Freeways adjacent to 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 to 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 to 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 to low-income housing is an environmental injustice due to poor air quality and documented increased risk of disease.
E FOOTHILL BOULEVARD, 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 BOULEVARD, CLAREMONT, CALIFORNIA, 91711	No low-income housing in airport safety zone	Affordable housing here is 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 a 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 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 for 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 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 for warehousing people because they have no choice. It would be duplicating the old, failed "projects" idea.

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.



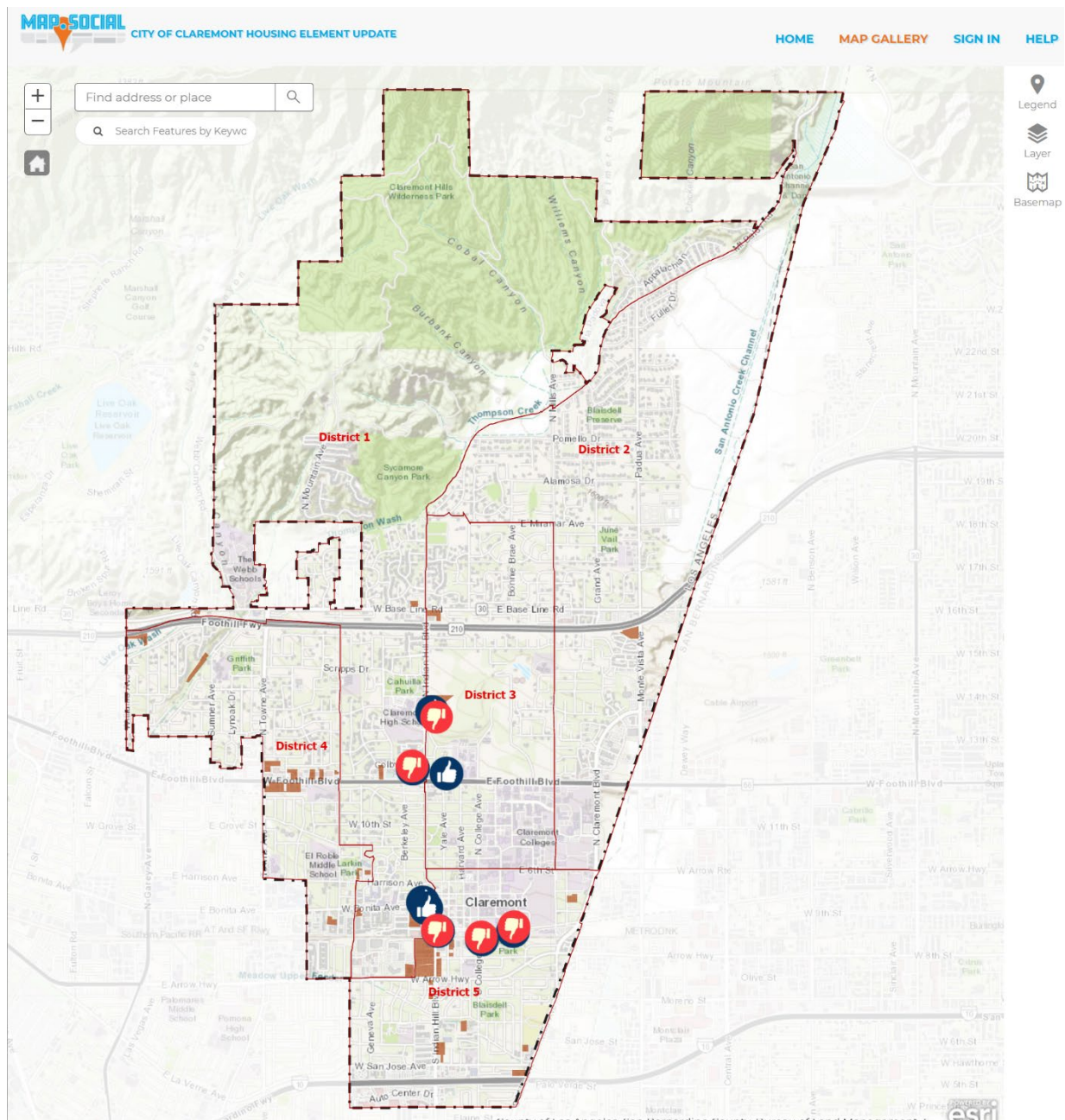
ADDRESS / LOCATION	TITLE	COMMENT
CLAREMONT, CALIFORNIA	Not this again	This site was included in the last housing element cycle and never developed. We should only consider sites that are likely to be developed into housing.
CLAREMONT, CALIFORNIA	Not a parcel the city is able to purchase.	This parcel is owned by the colleges. Let's focus on buildable sites. Also does not follow adjacent land uses.
1550 N INDIAN HILL BOULEVARD, 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 BOULEVARD, 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 BOULEVARD, 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 AVENUE, 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 BOULEVARD, CLAREMONT,	Adjacent to exiting residential	Housing already exists in this area. Proximity to the freeway should not be a disqualifying factor.

CALIFORNIA, 91711		
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 AVENUE, 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 AVENUE, 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 neighborh ood	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 neighborh ood	Housing already exists in this area. Proximity to the freeway should not be a disqualifying factor.
230 BROOKS AVENUE, 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 Boulevard 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 BOULEVARD, 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 AVENUE, CLAREMONT,	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.

CALIFORNIA, 91711		
E FOOTHILL BOULEVARD, 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 "Tierre de Nadie, The Claremont Colleges and the Mexican community.

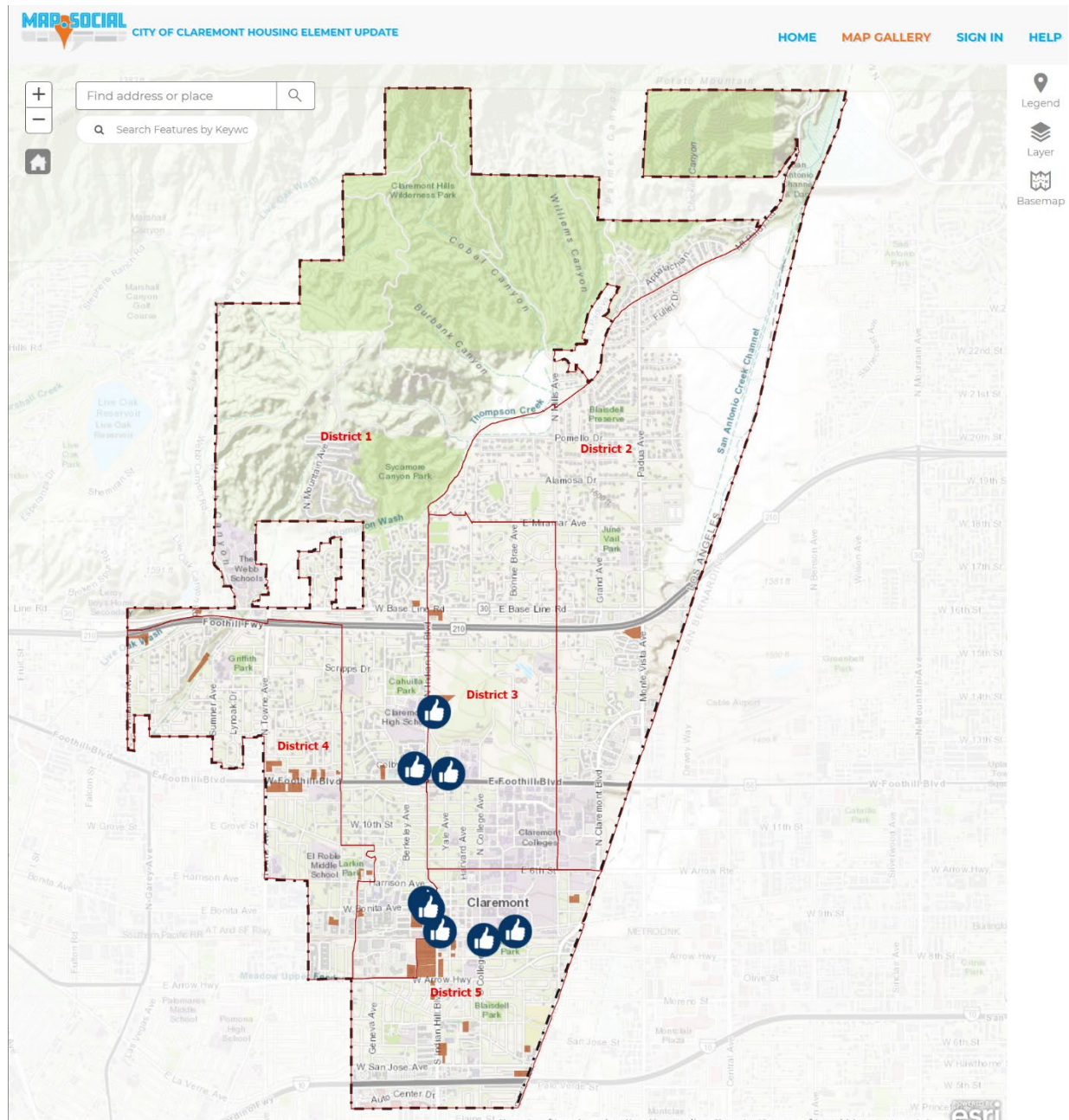
Public Participation map.social Session #2

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.



Good Location for Housing

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.

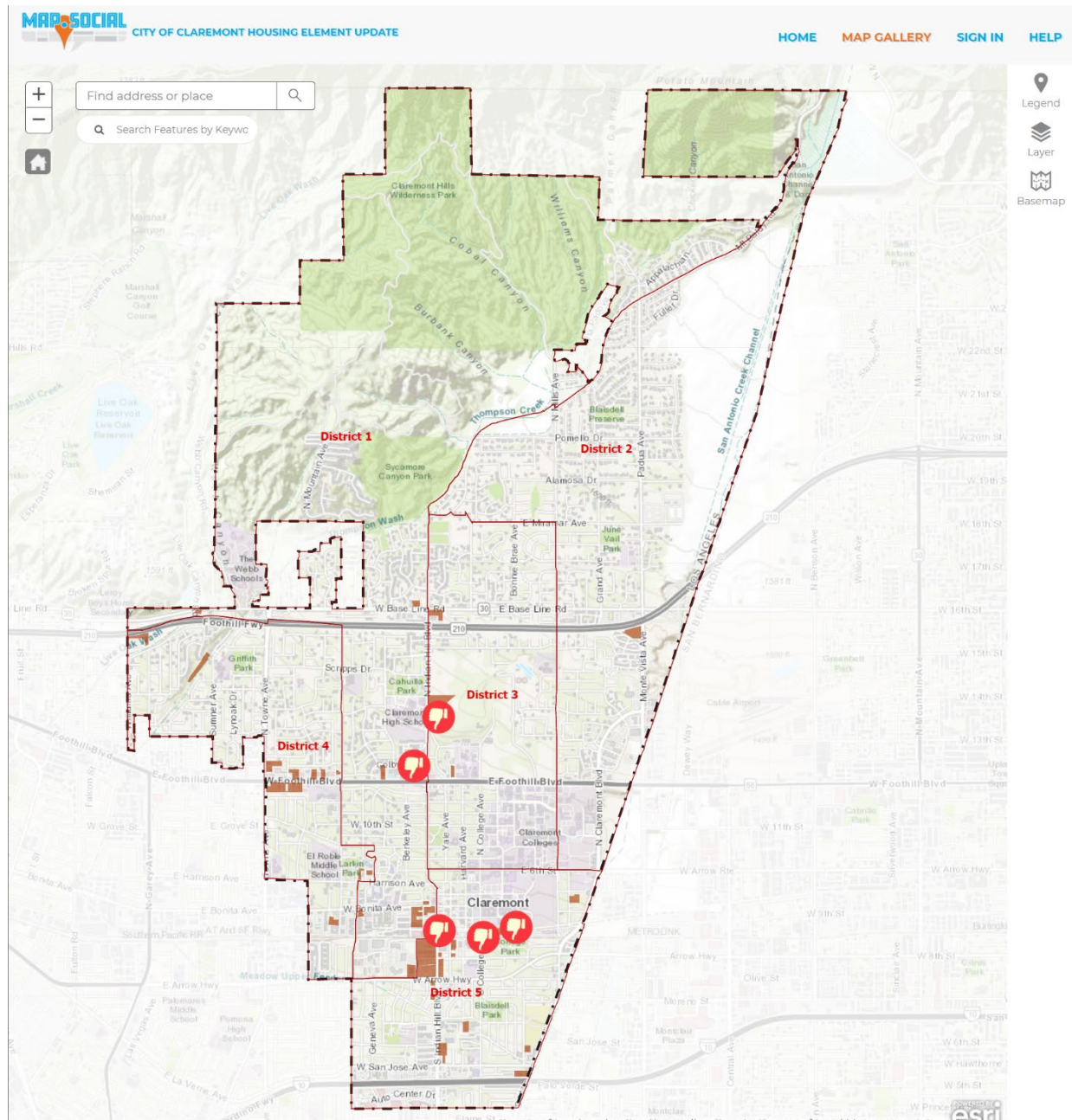


ADDRESS / LOCATION	TITLE	COMMENT
1576-1628 N INDIAN HILL BOULEVARD, CLAREMONT, CALIFORNIA, 91711	Good location!	Close to schools, shopping, and bus routes.
100-120 S COLLEGE AVENUE, CLAREMONT, CALIFORNIA, 91711	Metro East	Current Metrolink parking structure on SE Corner of First and College. Adjacent to public transportation is crucial for new high-density housing.
415 W FOOTHILL BOULEVARD, 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 BOULEVARD, 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 easy to get to campus.
440 W BONITA AVENUE, 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 AVENUE, 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 AVENUE, 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 were good location along with valuable insight into many of the proposed sites. The city took all comments into consideration and several sites identified in the map exercise were removed from consideration based on the feedback provided.

Summary of Comments Received Throughout the Community Engagement and Outreach Efforts

The following is a summary of the reoccurring comments heard during the community engagement and outreach efforts with the public and city boards and commissions study sessions. These comments not only played a significant role in the selection of the Opportunity Sites, but also provided insight and direction in the development of the policies and programs included in this Housing Element.

- Preserve, maintain, and improve existing affordable housing units.
- Provide better communication with landlords.
- Use transit-oriented community strategies to meet low and very low-income housing needs.
- Provide better education on affordable housing programs available to residents.
- New housing developments should be placed in areas that can handle additional density, traffic, and parking.
- New housing sites should fit into the community and minimize impact to the character of the existing neighborhoods.
- New housing should be put by transit.
- Zoning should focus more housing near services like jobs, shopping, and transportation connections.
- Allow more types of housing to be built to improve housing choices, increase supply, and potentially help lower prices.

Integration of Comments into the Housing Element

Comments received from all community outreach and engagement efforts resulted in meaningful feedback. The feedback played a significant role in where the sites were located, as well as the programs that are most appropriated to meet the needs of the community. Comments were consistent in demonstrating the desire for the City to:

1. Address the need for affordable housing.
2. Inclusion of programs to preserve existing housing stock.
3. Implement strategies for addressing fair housing issues.
4. Provide Education and resource for residents.

5. Placement of opportunity housing sites to capitalize on amenities and lessen impact on already established neighborhoods.

Based on the comments received from the community, the selection of opportunity housing sites was focused in areas outside of established residential neighborhood because of community's concerns about existing overcrowding and potential displacement of existing residents. Comments from the community engagement and outreach efforts resulted in the identification of opportunity housing sites in the commercial corridors, and subsequent creation of a Mixed-Use Overlay to allow housing opportunities in these areas. This approach helps increase housing supply in the City while addressing the concerns of the community about preservation of existing neighborhood and potential displacements of existing residents. Placing housing on commercial sites will avoid displacement and promote investment into the community.

Additionally, the comments from the Housing Survey outcomes as well as the Map.Social played a significant role in the creation of policies and programs for the Housing Element to meet the needs of the community. Below is a concise list of programs to address the needs of the community.

- Program 1. Owner-Occupied Rehabilitation Program
- Program 3. Safe and Healthy Environments for Children
- Program 4. Building Relationships between City and Housing
- Program 16. Affordable Housing on Small Lots
- Program 19. Homebuyer Assistance
- Program 20. Marketing of Affordable Units to Local Workforce
- Program 36. Tenant/Landlord Services

Outreach Themes

Community outreach is an essential element of developing the Housing Element. Across the outreach formats, including virtual community meetings, the housing element survey, and map.social, several themes emerged. The following is a summary of commonly discussed issues and opportunities organized by thematic topic.

Note: The summary of outreach themes does not include recommendations or observations of the project team. It represents feedback and comments received from the community in workshops and via online outreach materials.

Ensuring an equitable distribution of affordable housing throughout Claremont.

Participants encouraged the maintenance of low-income housing. Additionally, they noted that housing options for all foster an inclusive and diverse environment. In the workshops, many noted that some of the proposed sites were too far south, furthering segregation in the community, and several identified that no sites were proposed north of I-210/the Foothill Freeway.

Aiming to exceed the Regional Housing Needs Allocation (RHNA) requirements.

Participants stressed an obligation for Claremont to provide housing for its working class, essential employees, and students at the Claremont Colleges. While RHNA is a benchmark, participants felt that Claremont could do more to attract the younger generation, families, recent graduates, innovators, and entrepreneurs.

Emphasizing specific sites and site characteristics.

Participants identified a need for more sites to accommodate increased housing and increased density and identified a need for supporting uses and amenities that make dense housing viable. These included grocery stores, pharmacies, and transit access. A specific site that was discussed in detail was the university golf course – a 31-acre site that has only 7 identified for potential housing. Participants stated that given the needs of the professors and students, more of the land should be used for housing.

Allowing higher densities for housing and encouraging more ADUs.

Workshop participants indicated that density in areas near the new Foothill Gold Line and specifically around transit stops should be increased. Participants wanted to see permissible ADU regulations, and more incentives and credits to promote ADU construction.

Public Review Comments

Public Review Comments on Draft #1

The City received comments on the first draft of the document in December 2021 and January 2022 as the first draft was submitted to HCD. Below are the key takeaways and how they are addressed in the draft;

- There were several people voicing concerns regarding the development of residential projects in the Cable Airport Safety Zones near the intersection of Foothill Boulevard and Monte Vista Avenue.
 - These comments were considered, and the previous sites in these zones were removed from the Opportunity Sites Inventory.
- There were comments inquiring why the entirety of the decommissioned golf course, a portion of which comprises Opportunity Site #32, was not included as part of the opportunity site.
 - The owner of the property has indicated to the City that this land has not been identified for potential residential development.
- There were comments regarding the affordability requirement of the City's Inclusionary Housing Ordinance.
 - The City's Inclusionary Housing Ordinance was strengthened in September 2021 to require 10% moderate income units and 5% low-income units for all rental and for-sale projects with at least five units.
- There were comments expressing concern regarding increasing the allowable density of sites in and around the Claremont Village.

- The opportunity sites in and around the Village demonstrate a recognition that these sites represent opportunities to create new housing in an area that is well served by public transit, pedestrian-oriented amenities, and job opportunities. The Mapbook provides site-by-site narratives justifying why these sites are viable opportunity sites.
- There were comments supportive of increased density along the Foothill Boulevard corridor.
 - Opportunity Sites along the Foothill Boulevard Corridor (Opportunity Sites #23, 24 27, 29) all have a maximum permitted density of 30 du/a, an increase from the currently permitted 15 du/a.
- There were comments both in favor of and opposed to the inclusion of the La Puerta property (Opportunity Site #39) in the Housing Element Update.
 - The La Puerta property continues to be included in the second draft. The City commits to implementing Housing Program 4 to initiate a specific planning effort to implement the density mix set forth for the property, as described in the Mapbook.
- There were comments expressing concern that the public did not receive adequate notice of the availability of the draft.
 - As noted above, the City gave wide notice of the availability of the second draft, including it in the City Manager's Weekly Newsletter, sending it to the interested parties list, including the Claremont Courier, and posting it on the City's Instagram page.

Public Review Comments on Draft #2

The City posted the second draft HEU, the Opportunity Sites Mapbook, and an interactive opportunity sites web-mapping tool on the City website on November 2, 2022. Notice of the second draft's availability was published in the City Manager's Weekly Newsletter and on the City's Instagram account. Notice of availability of the second draft was sent to the Housing Element Update interested parties list. The list includes the Claremont Courier, which published an article regarding the availability of the draft in their November 11, 2022, edition.

The City received several comments during the 7-day comment period prior to submittal of the second draft to HCD. City staff provided responses to all comments received during the 7-day comment period. Below are the key takeaways along with how the City responded and/or how they were addressed in the draft;

- There were concerns with the development of residential projects in the Cable Airport Safety Zones. Additionally, there were concerns that the document did not adequately address the constraints to housing development of the Cable Airport Land Use Compatibility Zones
 - As noted above, there are no opportunity sites identified in the Cable airport Safety Zones in either the first or the second draft HEU per original comment submitted during first draft review. Additionally, information regarding the Cable Airport Land Use Compatibility Zones was added to the Housing Constraints section in the second draft.
- There were questions regarding the maximum permitted densities for Opportunity Sites #8, 9 and 10.

- City staff responded about how the development standards of the Village South Specific Plan (VSSP) provide for a maximum density of 40 du/acre for the three opportunity sites. The narrative for these sites in the Opportunity Sites Mapbook provides justification for why these are viable opportunity sites.
- There was a question regarding a vacant lot on the Claremont Colleges campus and why it was not included as an opportunity site.
 - City staff provided a response explaining that the Claremont Colleges have programmed this property for academic, non-residential use.
- There were concerns that the proposed opportunity sites would add too much density in and around the Claremont Village and questions additional density wasn't planned elsewhere in the City.
 - City staff provided a response explaining why the opportunity sites near the Village viable opportunity sites for mixed-use residential development were given their proximity to public transportation, pedestrian-oriented amenities, and job opportunities. The Mapbook provides further justification for why these sites are viable opportunity sites.
- There was a question regarding California Density Bonus law and if it would allow for additional density beyond the maximum allowable densities proposed for the opportunity sites.
 - City staff provided a response with a brief explanation of how density bonus law interacted with a property's base density as a mechanism to encourage the development of affordable housing. The City applies density bonus provisions as required by law and commits to revising its density bonus ordinance to comply with recent amendments to State Density Bonus Law (Program 6).
- The owner of one of the parcels in Opportunity Site #40 expressed concern regarding the parcel's inclusion in the second draft and the proposed rezoning of the parcel.
 - City staff acknowledged receipt of the comment. The mapbook provides a narrative justification for why Opportunity Site #40 is a viable opportunity site.
- There were concerns that the City did not adequately consider public comment and incorporate it into the second draft.
 - This Public Review Comments section was added to describe how public comment was taken into account in selecting the opportunity sites and in revising the document.

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	<p>Provide rehabilitation assistance to four households annually for 24 households over 6 years.</p> <p>Publicize program information on City website, at City Hall, and at other public locations.</p> <p>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.</p>	<p>Effectiveness: Between 2014 and 2020, the City averaged about one to two households per year. Interest in this program was lower than expected. The 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.</p> <p>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.</p>

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.	<p>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.</p> <p>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.</p> <p>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.</p>

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.

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
PROVISION OF ADEQUATE SITES	<p>Maintain a vacant and underutilized residential sites inventory and provide sites information to interested developers.</p> <p>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).</p> <p>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).</p> <p>Monitor development of Sites #9 and #13 to ensure affordable housing is a viable development option (on-going).</p> <p>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 151 units, at 23 units to the acre (on-going).</p>	<p>Effectiveness:</p> <p>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.</p> <p>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.</p> <p>The City continued to maintain a vacant and underutilized residential sites inventory and provide site information to interested developers.</p> <p>Continued Appropriateness:</p> <p>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 OK lower income housing and monitoring the sites capacity to ensure continued ability to meet the RHNA as sites are developed.</p>

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
INCLUSIONARY HOUSING	Continue to implement the Inclusionary Housing Ordinance and monitor program impacts and accomplishments.	<p>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.</p> <p>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.</p> <p>Continued Appropriateness: The Inclusionary Housing Ordinance remains the most valuable 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.</p>

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
DENSITY BONUS	<p>The City will encourage the use of the density bonus program by providing information and technical assistance to interested developers.</p> <p>Whenever new legislation is adopted related to density bonuses, the City will revise its Density Bonus Ordinance as required by the new legislation.</p>	<p>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.</p> <p>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.</p>
PARK FEES REDUCTIONS/WAIVERS	<p>Continue to offer park fee reduction/waivers pursuant to City ordinance.</p>	<p>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.</p> <p>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.</p>

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
REASONABLE ACCOMMODATION	Provide materials to the public with procedures for requesting reasonable accommodations.	<p>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.</p> <p>Continued Appropriateness: The 2021-2029 Housing Element includes a program to amend the Zoning Code to codify the process for requesting reasonable accommodation.</p>
AFFORDABLE HOUSING ON SMALL LOTS	Offer incentives to encourage development of affordable housing on small lots.	<p>Effectiveness: The City continued to facilitate affordable housing development on small lots. These efforts included:</p> <ul style="list-style-type: none"> 12-unit condominium project at 365 West San Jose Avenue that includes two moderate income density bonus units. 33- units at Harrison Avenue/Cambridge Avenue (Pilgrim Place) project which also includes density bonus and other zoning incentives. 15-units owned by Tri City Mental Health on Base Line Rd. <p>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.</p>

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).
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.

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
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.
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.

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
FAMILY AND SENIOR EMERGENCY FUND FOR LOW- INCOME FAMILIES	<p>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.</p> <p>Provide referrals to other supportive services and housing assistance (on-going).</p> <p>Publicize program information on City website, at City Hall, and at other public locations.</p>	<p>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.</p> <p>The City continued to provide information about the program on the City website, in the City newsletter, and at public facilities.</p> <p>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.</p>

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
HOMELESS ASSISTANCE PROGRAM	<p>Provide referrals to nonprofit organizations.</p> <p>Publicize information on City website, at City Hall, and at other public locations.</p> <p>Work collaboratively with the Claremont Police Department and local agencies on the SHARE! collaborative housing pilot program.</p>	<p>Effectiveness:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Continued Appropriateness:</p> <p>This program is included in the 2021-2029 Housing Element as a component of the Support Services and Resources to the Homeless program below.</p>

<p>SUPPORT SERVICES AND RESOURCES TO THE HOMELESS</p>	<p>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.</p>	<p>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.</p> <p>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.</p> <p>The City also used motel vouchers secured through Measure H funding for families with wrap around services provided by Tr-City Mental Health.</p> <p>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.</p> <p>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.</p> <p>Continued Appropriateness: The City has made progress toward addressing homelessness. This program is included in the 2021-2029 Housing Element.</p>
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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.

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
DEVELOPMENTALLY DISABLED	<p>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.</p>	<p>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.</p> <p>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).</p>

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.	<p>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.</p> <p>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.</p> <p>Continued Appropriateness: The 2021-2029 Housing Element will address new requirements pursuant to AB 2162.</p> <p>Continue to work with CHAP when the organization reconvenes.</p>

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
PERMANENT SUPPORTIVE AND TRANSITIONAL HOUSING FOR LOW INCOME AND HOMELESS INDIVIDUALS AND FAMILIES.	<p>Partner with a nonprofit affordable housing developer for the development of a transitional/supportive housing project.</p> <p>Garner support for a transitional/supportive housing project from local, county, state, and federal legislative offices.</p> <p>Work with a nonprofit affordable housing developer in preparing a site plan to determine development potential.</p>	<p>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.</p> <p>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.</p> <p>Continued Appropriateness: The program is continued in the 2021-2029 Housing Element.</p>
TENANT/LANDLORD SERVICES	<p>Continue to provide fair housing services through LACDA.</p> <p>Publicize program information on the City website, at City Hall, and at other public locations.</p>	<p>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 about housing assistance, including contact information for LACDA on the City's website.</p> <p>Continued Appropriateness: The program is continued in the 2021-2029 Housing Element.</p>

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
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.	<p>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.</p> <p>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.</p> <p>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.</p> <p>The City continued to implement its "Crime-Free Multi-Housing Program" for apartment housing developments with over 10 units.</p> <p>Continued Appropriateness: The program is continued in the 2021-2029 Housing Element.</p>
MAINTAIN RESIDENTIAL CAPACITY	<p>City to monitor available residential capacity and evaluate development applications throughout the City.</p> <p>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.</p>	<p>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.</p> <p>Continued Appropriateness: The 2021-2029 Housing Element includes a program to monitor residential capacity pursuant to SB 166.</p>

PROGRAM	OBJECTIVE	ACCOMPLISHMENT
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						

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 opportunity sites within Claremont. Figure C-3 is the opportunity Site Map Book which provides a detailed map and justification for each opportunity site along with parcel details. New information has been added to Table C-1 since it was sent to the Department of Housing and Community Development on November 16, 2022. The Table now identifies the ownership status of all the parcels (Column N), whether the site was included in the City's 4th- or 5th-Cycle RHNA (Columns O and P), and whether or not there is a pathway for the "by-right" development of affordable housing units (Column T). Housing developments in which at least 20 percent of units are affordable to lower income households are eligible for by-right review and approval on opportunity sites that were either included in a previous cycle Housing Element, and/or are being rezoned, and that are proposed to allow for a maximum density of at least 30 du/a and are at least 0.5-acres in size

Table C-1 Sites Inventory

Consolidated Sites ID	Mapbook Site ID	Parcel ID	Assessor Parcel Number	Site Address or Intersection	Year Built	Improvement Ratio	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Existing Use Descriptions	Infrastructure Available	Ownership Status	4th Cycle RHNA	5th Cycle RHNA	Proposed Zoning	Proposed Zone DUA	Change Type	Pathway to Affordable Development	Income Level Supported	Parcel Size (Acres)	Realistic Units	Existing Units	Net New Units	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity
A	1	1	8315-013-016	735 S MILLS AVE	1962	0.67	CH	CP	0	0	Educational/institutional/religious	YES - Current	Privately Owned	N	N	MFR 30/acre	30	Zone Change	Y	Lower Income	0.78	18	0	18	18	0	0
B	4	2	8315-008-051	509 S COLLEGE AVE	1959	8.66	CH	RS 8,000	1	5	Educational/institutional/religious	YES - Current	Privately Owned	N	N	MFR 30/acre	30	Up Zone	Y	Lower Income	1.37	31	0	31	31	0	0
C	8	4	8313-025-019	-		0	OP	VSSP	0	40	Commercial	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Moderate Income	0.18	5	0	5	2	1	2
C	8	9	8313-025-016	230 S INDIAN HILL BLVD	1952	2.04	OP	VSSP	0	40	Residential	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Moderate Income	0.18	5	2	3	0	1	2
C	8	5	8313-025-014	250 S INDIAN HILL BLVD	1953	0.4	OP	VSSP	0	40	Residential	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Moderate Income	0.19	6	1	5	2	1	2
C	8	3	8313-025-013	254 S INDIAN HILL BLVD	1953	0.6	OP	VSSP	0	40	Existing SFR	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Moderate Income	0.18	5	2	3	0	1	2
C	8	6	8313-025-023	220 S INDIAN HILL BLVD	1979	0.45	OP	VSSP	0	40	Commercial	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Moderate Income	0.37	11	0	11	6	2	3
C	8	8	8313-025-020	212 S INDIAN HILL BLVD	1975	1.12	OP	VSSP	0	40	Commercial	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Moderate Income	0.19	6	0	6	3	1	2
C	8	7	8313-025-015	240 S INDIAN HILL BLVD	1948	0.25	OP	VSSP	0	40	Residential	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Moderate Income	0.18	5	1	5	1	1	2
D	9	10	8313-025-012	258 S INDIAN HILL BLVD		0	OP	VSSP	0	40	Vacant	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Lower Income	0.37	11	0	11	6	2	3
D	9	11	8313-025-011	313 W ARROW HWY		0	OP	VSSP	0	40	Vacant	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Lower Income	0.22	9	0	9	4	2	3
E	10	29	8313-008-018	253 S INDIAN HILL BLVD	1925	0.26	C	VSSP	0	40	Commercial	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Lower Income	0.24	8	0	8	4	1	3
E	10	26	8313-008-021	-		0	C	VSSP	0	40	Commercial	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Lower Income	0.19	6	0	6	3	1	2
E	10	14	8313-008-014	445 W ARROW HWY	1932	0.43	OP	VSSP	0	40	Commercial	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Lower Income	0.14	5	0	5	2	1	2
E	10	20	8313-008-019	259 S INDIAN HILL BLVD	1945	0.62	C	VSSP	0	40	Commercial/Residential	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Lower Income	0.24	8	0	8	4	1	3
E	10	27	8313-008-015	449 W ARROW HWY	1940	0.59	OP	VSSP	0	40	Residential	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Lower Income	0.19	6	2	4	1	1	2
E	10	23	8313-008-031	433 W ARROW HWY	1931	0.67	OP	VSSP	0	40	Commercial	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Lower Income	0.21	6	0	6	3	1	2
E	10	21	8313-008-020	267 S INDIAN HILL BLVD	1974	0.67	C	VSSP	0	40	Commercial	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Lower Income	0.33	10	0	10	5	2	3
E	10	16	8313-008-010	471 W ARROW HWY	1930	1.95	OP	VSSP	0	40	Residential	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Lower Income	0.2	6	1	5	3	1	1
E	10	31	8313-008-007	244 BUCKNELL AVE	1958	2.97	OP	VSSP	0	40	Residential	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Lower Income	0.15	5	2	3	0	1	2
E	10	22	8313-008-011	469 W ARROW HWY		0	OP	VSSP	0	40	Vacant	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Lower Income	0.42	13	0	13	7	2	4
E	10	24	8313-008-027	-		0	OP	VSSP	0	40	Vacant	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Lower Income	0.16	5	0	5	2	1	2
E	10	15	8313-008-009	260 BUCKNELL AVE	1947	0.77	OP	VSSP	0	40	Residential	YES - Current	Privately Owned	N	N	VSSP	40	No Change		Lower Income	0.22	7	2	5	3	1	1
F	12	35	8313-021-011	100 W 1ST ST	1981	0.04	CV	CV	0	0	Parking	YES - Current	Privately Owned	N	N	MU 60/acre	60	Zone Change	Y	Lower Income	0.68	31	0	31	16	5	10
G	13	36	8313-021-007	250 W 1ST ST	1981	0.14	CV	CV	0	0	Commercial	YES - Current	Privately Owned	N	N	MU 60/acre	60	Zone Change	Y	Lower Income	0.64	29	0	29	15	5	9
H	14	37	8314-017-900	-		0	MU	MU2	0	22	Parking	YES - Current	Privately Owned	N	N	MU 60/acre	60	Zone Change	Y	Lower Income	4.08	184	0	184	94	31	59
I	15	38	8313-006-036	830 W BONITA AVE	1970	4.51	R15	RM 2,000	1	22	Educational/institutional/religious	YES - Current	Privately Owned	N	N	MFR 30/acre	30	Up Zone	Y	Lower Income	1.43	32	0	32	32	0	0
J	16	39	8313-006-003	660 W BONITA AVE	1963	4	R15	RM 2,000	1	22	Residential	YES - Current	Privately Owned	N	N	MFR 60/acre	60	Up Zone	Y	Lower Income	0.82	37	0	37	19	5	12
K	17	52	8313-011-017	130 CORNELL AVE	1922	1.74	CV	SP8	0	22	Residential	YES - Current	Privately Owned	N	N	MU60	60	Up Zone		Moderate Income	0.1	4	1	3	0	3	0
L	17	53	8313-011-020	148 CORNELL AVE	1907	0.25	CV	SP8	1	22	Residential	YES - Current	Privately Owned	N	N	MU60	60	Up Zone		Moderate Income	0.21	10	1	9	0	9	0
L	17	51	8313-011-018	136 CORNELL AVE	1930	0.49	CV	SP8	0	22	Residential	YES - Current	Privately Owned	N	N	MU60	60	Up Zone		Moderate Income	0.1	4	1	3	0	3	0
L	17	49	8313-011-016	127 OBERLIN AVE		0	CV	SP8	0	22	Vacant	YES - Current	Privately Owned	N	N	MU60	60	Up Zone	Y	Lower Income	1.66	75	0	75	38	13	24
L	17	50	8313-011-021	150 CORNELL AVE		0	CV	SP8	1	22	Vacant	YES - Current	Privately Owned	N	N	MU60	60	Up Zone		Moderate Income	0.21	9	0	9	0	9	0
L	17	48	8313-011-019	140 CORNELL AVE	1961	3	CV	SP8	1	22	Residential	YES - Current	Privately Owned	N	N	MU60	60	Up Zone		Moderate Income	0.2	9	1	8	0	8	0
M	19	54	8313-013-800	-		0	R15	RM 2,000	1	22	Parking	YES - Current	Privately Owned	N	N	MFR 30/acre	30	Up Zone		Moderate Income	0.44	10	0	10	0	10	0
N	23a	57	8311-001-020	1020 W FOOTHILL BLVD	1978	0.59	MU	MU3	0	15	Commercial	YES - Current	Privately Owned	N	N	MU30	30	Up Zone	Y	Lower Income	0.75	17	0	17	9	3	5
O	23b	55	8311-006-021	984 W FOOTHILL BLVD	1950	0.46	MU	MU3	0	15	Commercial	YES - Current	Privately Owned	N	N	MU30/acre	30	Up Zone	Y	Lower Income	1	22	0	22	11	4	7
O	23b	58	8311-006-013	956 W FOOTHILL BLVD	1968	0.33	MU	MU3	0	15	Commercial	YES - Current	Privately Owned	N	N	MU30/acre	30	Up Zone	Y	Lower Income	1.14	26	0	26	13	5	8
O	23b	56	8311-006-002	970 W FOOTHILL BLVD	1977	1.4	MU	MU3	0	15	Commercial	YES - Current	Privately Owned	N	N	MU30/acre	30	Up Zone		Moderate Income	0.2	4	0	4	0	2	2
O	23b	59	8311-006-022	994 W FOOTHILL BLVD	1950	2.84	MU	MU3	0	15	Commercial	YES - Current	Privately Owned	N	N	MU30/acre	30	Up Zone	Y	Lower Income	0.6	14	0	14	7	2	5
P	24	60	8306-016-038	211 W FOOTHILL BLVD	1962	6.15	CH	RS 10,000	1	4	Vacant/Religious	YES - Current	Owned By Claremont School of Theology	N	N	MFR 30/acre	30	Zone Change	Y	Lower Income	0.86	20	0	20	20	0	0
Q	27	64	8303-025-017	981 W FOOTHILL BLVD	1978	0.36	MU	MU3	0	15	Commercial	YES - Current	Privately Owned	N	N	MU30/acre	30	Up Zone	Y	Lower Income	0.58	14	0	14	7	2	5
Q	27	65	8303-025-018	985 W FOOTHILL BLVD	1973	3.89	MU	MU3	0	15	Commercial	YES - Current	Privately Owned	N	N	MU30/acre	30	Up Zone	Y	Lower Income	1.01	23	0	23	12	4	7
Q	27	80	8303-025-027	-		0.86	MU	MU3	0	15	Commercial	YES - Current	Privately Owned	N	N	MU30/acre	30	Up Zone	Y	Lower Income	0.88	20	0	20	10	4	6
Q	27	62	8303-025-024	-	1976	0.81	MU	MU3	0	15	Commercial	YES - Current	Privately Owned	N	N	MU30/acre	30	Up Zone	Y	Lower Income	0.52	16	0	16	8	3	5
Q	27	63	8303-025-015	921 W FOOTHILL BLVD	1970	0.5	MU	MU3	0	15	Commercial	YES - Current	Privately Owned	N	N	MU30/acre	30	Up Zone	Y	Lower Income	0.59	14	0	14	7	3	4
Q	27	81	8303-025-019	-		1.4	MU	MU3	0	15	Commercial	YES - Current	Privately Owned	N	N	MU30/acre	30	Up Zone	Y	Lower Income	1.27	39	0	39	20	5	13
R	29	66	8305-016-007	601 W FOOTHILL BLVD	1976	0.24	MU	SP10	0	0	Commercial	YES - Current	Privately Owned	N	N	MU30/acre	30	Up Zone	Y	Lower Income	1.36	31	0	31	16	5	10
S	31	68	8303-026-011	1364 N TOWNE AVE	1964	2.41	CH	RM 2,000	1	21	Educational/institutional/religious	YES - Current	Privately Owned	N	N	MFR 30/acre	30	Up Zone	Y	Lower Income	1.89	43	0	43	43	0	0

Consolidated Sites ID	Mapbook Site ID	Parcel ID	Assessor Parcel Number	Site Address or Intersection	Year Built	Improvement Ratio	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Existing Use Descriptions	Infrastructure Available	Ownership Status	4th Cycle RHNA	5th Cycle RHNA	Proposed Zoning	Proposed Zone DUA	Change Type	Pathway to Affordable Development	Income Level Supported	Parcel Size (Acres)	Realistic Units	Existing Units	Net New Units	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity
T	32	69	8306-008-023	1550 N INDIAN HILL BLVD	1959	0.2	INSTN	IE	0	0	Vacant/Decommissioned golf course	YES - Current	Owned by Claremont Colleges	N	Y	MFR 60/acre	60	Zone Change	Y	Lower Income	2.98	134	0	134	134	0	0
T	32	70	8306-008-022	1575 N COLLEGE AVE	1951	0.05	INSTN	IE	0	0	Vacant/Decommissioned golf course	YES - Current	Owned by Claremont Colleges	N	Y	MFR 60/acre	60	Zone Change	Y	Lower Income	4.37	197	0	197	98	33	66
U	33	72	8302-018-027	-		0	PR	RS 10,000	4	4	Vacant	YES - Current	Privately Owned	N	N	RS 10,000	4	No Change		Above Moderate Income	1.43	4	0	4	0	0	4
U	33	71	8302-018-028	-		0	PR	RS 10,000	4	4	Vacant	YES - Current	Privately Owned	N	N	RS 10,000	4	No Change		Above Moderate Income	1.37	4	0	4	0	0	4
U	33	73	8302-021-053	-		0	PR	RS 10,000	4	4	Vacant	YES - Current	Privately Owned	N	N	RS 10,000	4	No Change		Above Moderate Income	0.37	1	0	1	0	0	1
U	33	73	8302-021-053	-		0	PR	RS 10,000	4	4	Vacant	YES - Current	Privately Owned	N	N	RS 10,000	4	No Change		Above Moderate Income	0.37	1	0	1	0	0	1
V	35	74	8302-032-025	-		0	OS	SP5	0	0	Public/Vacant	YES - Current	Privately Owned	N	N	MFR 30/acre	30	Zone Change		Moderate Income	0.18	4	0	4	0	4	0
V	35	75	8302-032-900	-		0	OS	P/RC	0	0	Public/Vacant	YES - Current	Privately Owned	N	N	MFR 30/acre	30	Zone Change	Y	Lower Income	2.14	48	0	48	24	9	15
W	36	76	8670-008-025	2050 N INDIAN HILL BLVD	1955	0.36	CH	RS 10,000	1	4	Educational/institutional/religious	YES - Current	Privately Owned	N	N	MFR 30/acre	30	Up Zone	Y	Lower Income	2.25	51	0	51	51	0	0
X	37	77	8302-014-016	-		0	P	RS 10,000	1	4	Vacant	YES - Current	Privately Owned	N	N	MFR 30/acre	30	Up Zone		Moderate Income	0.46	10	0	10	0	10	0
Y	38	78	8670-010-025	431 W BASELINE RD	1965	1.39	OP	CP	0	0	Commercial	YES - Current	Privately Owned	N	N	MFR 30/acre	30	Zone Change	Y	Lower Income	0.97	22	0	22	11	4	7
Z	39	79	8670-003-900	-		0	AC	P	0	0	Vacant/Decommissioned School	YES - Current	Privately Owned	N	N	MFR 30/acre	30	Zone Change	Y	Lower Income	9.67	137	0	137	72	36	29
AA	40	83	8322-006-004	-		0.5	AC	CF	0	0	Commercial	YES - Current	Privately Owned	N	N	MFR 30/acre	30	Zone Change		Moderate Income	0.5	15	0	15	8	3	4
AA	40	82	8322-006-006	-		0.45	AC	CF	0	0	Commercial	YES - Current	Privately Owned	N	N	RM2000	22	Zone Change		Moderate Income	3	65	0	65	4	7	54
AB	41	84	8673-036-007	SW Corner of Belmont Abbey & Hollins Ave		0.81	RR	RR	1	22	Vacant	YES - Current	Privately Owned	N	N	RR 35,00 (ADU Overlay)		Upzone		Moderate Income	0.81	6	0	6	0	3	3
AB	41	85	8673-036-008	SW Corner of Belmont Abbey & Hollins Ave		0.81	RR	RR	1	22	Vacant	YES - Current	Privately Owned	N	N	RR 35,00 (ADU Overlay)		Upzone		Moderate Income	0.81	7	0	6	0	3	3
AC	42	86	8673-036-001	East side of Padua Ave between Belmont Abbey Lane and Amarillo Dr		0.81	RR	RR	1	22	Vacant	YES - Current	Privately Owned	N	N	RR 35,00 (ADU Overlay)		Upzone		Moderate Income	0.81	7	0	6	0	3	3
AD	43	87	8673-031-045	NW corner of Amarillo Dr and Henderson Pl		0.82	RR	RR	1	22	Vacant	YES - Current	Privately Owned	N	N	RR 35,00 (ADU Overlay)		Upzone		Moderate Income	0.82	7	0	6	0	3	3
AE	44	88	8673-020-012	705 Pomello		2.71	RR	RR	1	22	Vacant	YES - Current	Privately Owned	N	N	RR 35,00 (ADU Overlay)		Upzone		Moderate Income	2.71	20	2	18	0	9	9
AF	45	89	8313-007-022	NE Corner of Arrow and Cambridge		1.68	B/IP	B/IP	1	22	Vacant	YES - Current	Privately Owned	N	N	MFR 30/acre	30	Zone Change	Y	Lower Income	1.68	38	0	38	20	6	12
AG	46	90	8671-016-023	Dillard Ave			R2	RR 35,000			Vacant					RR 35,00 (ADU Overlay)		Upzone		Moderate Income	0.8	6	0	6	0	3	3
AH	47	91	8671-016-029	Indpendence Dr			R2	RR 35,000			Vacant					RR 35,00 (ADU Overlay)		Upzone		Moderate Income	0.8	6	0	6	0	3	3
AI	48	92	8671-016-066	St. Gregory St			R2	RR 35,000			Vacant					RR 35,00 (ADU Overlay)		Upzone		Moderate Income	0.96	6	0	6	0	3	3
AJ	49	93	8671-014-059	Pomello Dr			R2	RR 35,000			Vacant					RR 35,00 (ADU Overlay)		Upzone		Moderate Income	0.99	6	0	6	0	3	3
AK	50	95	8671-009-024	Yankton Ave			R2	RR 35,000			Vacant					RR 35,00 (ADU Overlay)		Upzone		Moderate Income	0.92	6	0	6	0	3	3
AL	51	96	8671-010-017	777 E. Miramar Ave			R2	RR 35,000			Vacant					RR 35,00 (ADU Overlay)		Upzone		Moderate Income	2.13	16	0	16	0	8	8
AM	52	94	8671-005-044	Miramar Ave			R2	RR 35,000			Vacant					Overlay)		Upzone		Moderate Income	0.8	6	0	6	0	3	3
																					75.22	1,764	19	1,743	929	330	483

Figure C-1 Opportunity Sites Map

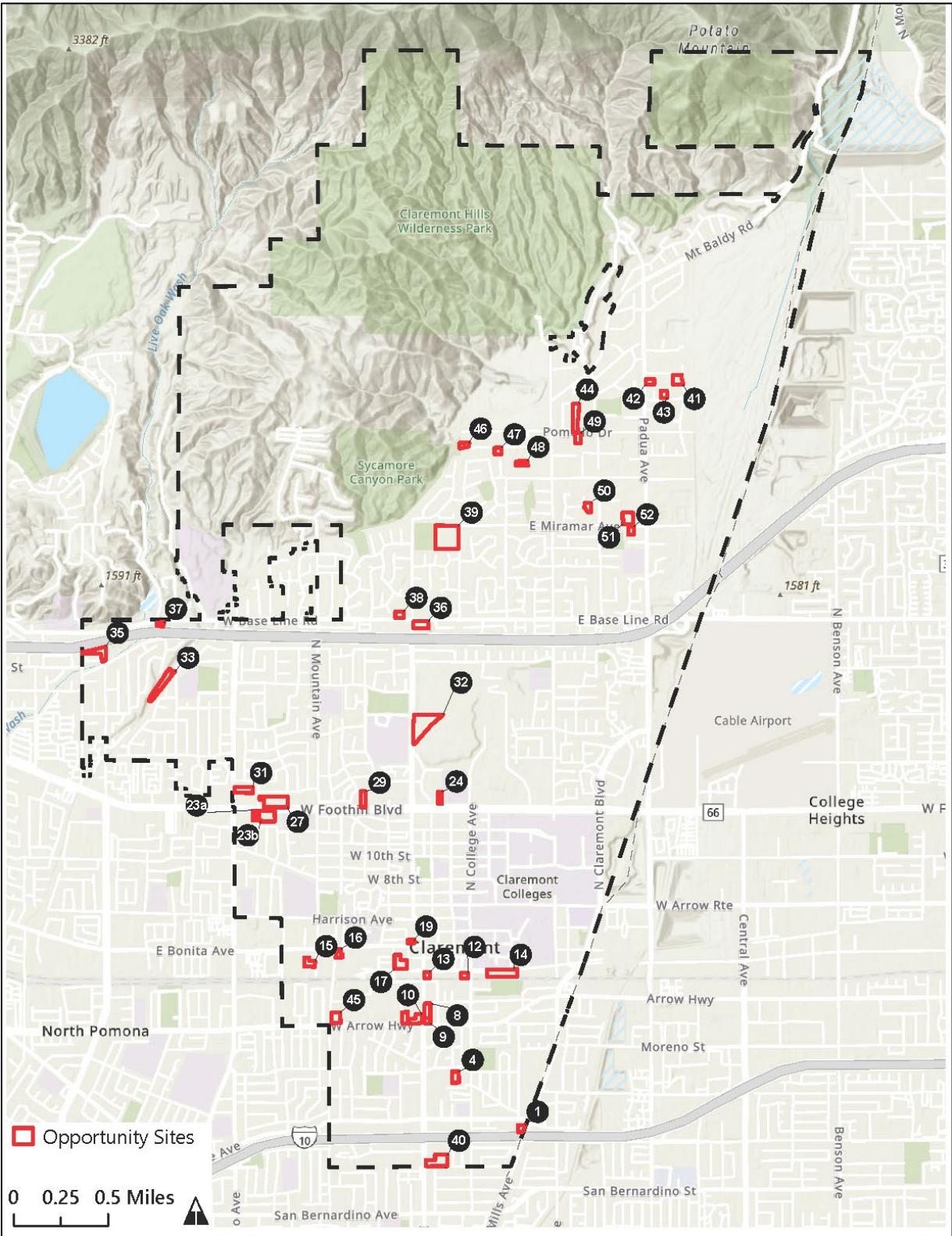


Figure C-2 Opportunity Sites Map Book

Note: The opportunity sites map book is saved as a separate document: Opportunity Sites Mapbook.pdf

The following is a summary of the map book and the selection factors considered when selecting the parcels that represent each opportunity site.

Site Selection Criteria & Opportunity Site Justification Claremont 6th Cycle HEU 2021-2029

The Housing Element Update identifies the City's methodology in identifying the Opportunity Sites for housing in Section 4: Housing Resources under the Methodology in Identifying Sites sub-heading. With respects to the non-vacant sites in the City's Opportunity Sites Inventory, the HEU also identifies several national, regional, and local trends that point towards the viability of the non-vacant opportunity sites in accommodating new housing opportunities.

This section identifies, on a site-by-site basis, how the factors identified in the site identification methodology as well as the national/regional and local trends apply in order to justify their feasibility. In order for a non-vacant property to be designated as an opportunity site, at least three of the Site Selection Factors and Trends must be applicable.

Site Selection Factors:

1. Vacant sites
2. Non-vacant site factors
 - a. **Existing uses** are the same or similar to those being recycled in Claremont and in surrounding communities.
 - b. **Property owner or developer interest**
 - c. **Vacancy in buildings or high vacancy in parking lots**
 - d. **Building Age** is at least 30 years (Buildings older than 30 years often require significant improvements to update building systems and/or bring into compliance with ADA requirements, limiting their ability to accommodate productive new uses)
 - e. **Improvement to Land Ratio (ILR)** of less than 1.0 indicates the land is worth more than the structures on the site.
 - f. **Lot Vacancy** – Properties with low lot coverage (less than 33%) may not be being used to their highest and best use and also have a higher potential for redevelopment given the lack of large structures on the subject property. Lot Vacancy often closely correlates with low ILR.

Regional and Local Trends

- T1. Changing demand for in-line retail environments
- T2. Development opportunities at properties owned by Faith-Based Organizations (FBO)
- T3. Development pressure from Village South redevelopment
- T4. Oversaturation of restaurant uses and new opportunities in walkable environments

Appendix D: ADU Affordability by Census Tract

Tract 06037400205

Affordability types present in this census tract are as follows:

Above Moderate: 6

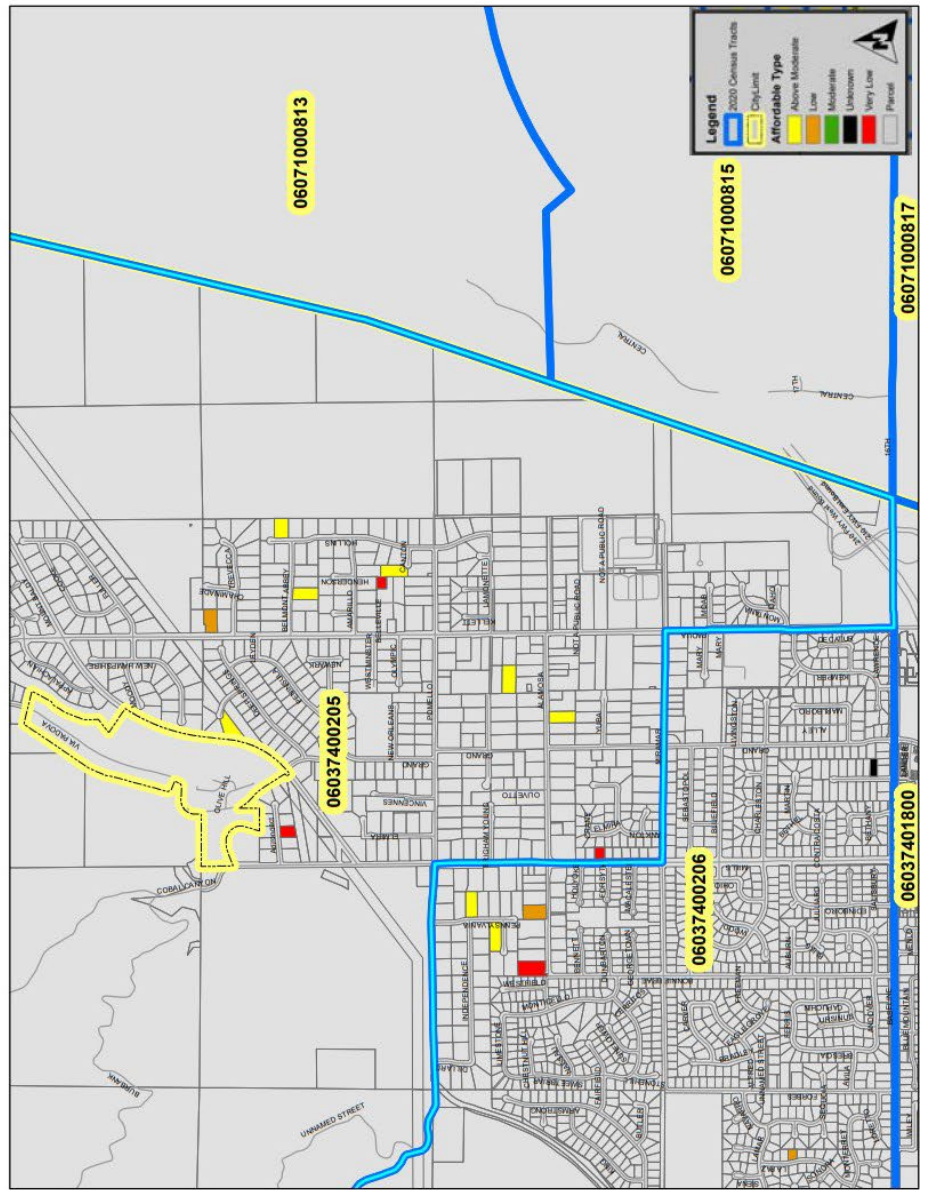
Low: 1

Moderate: 0

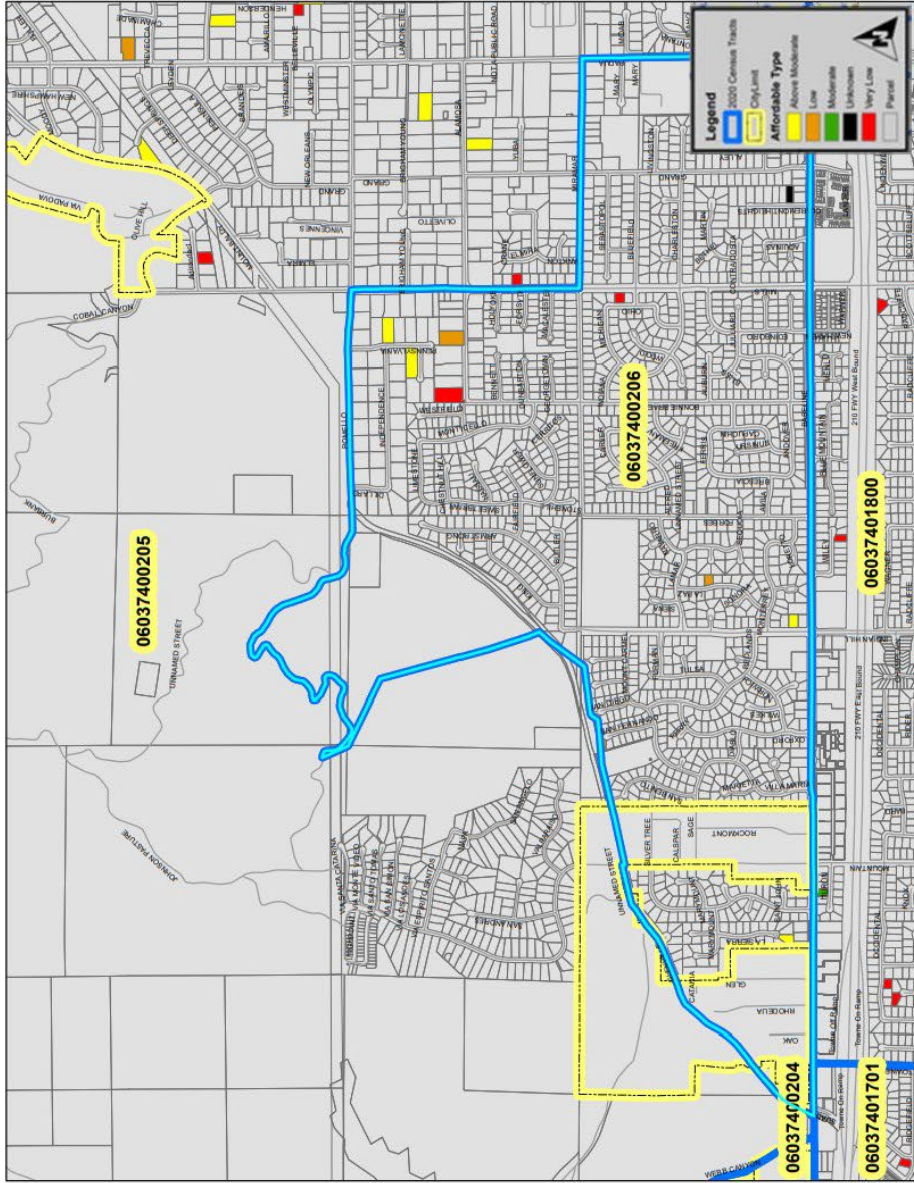
Unknown: 0

Very Low: 3

Total ADUs: 10



Tract 06037400206



Affordability types present in this census tract are as follows:

Above Moderate: 3

Low: 2

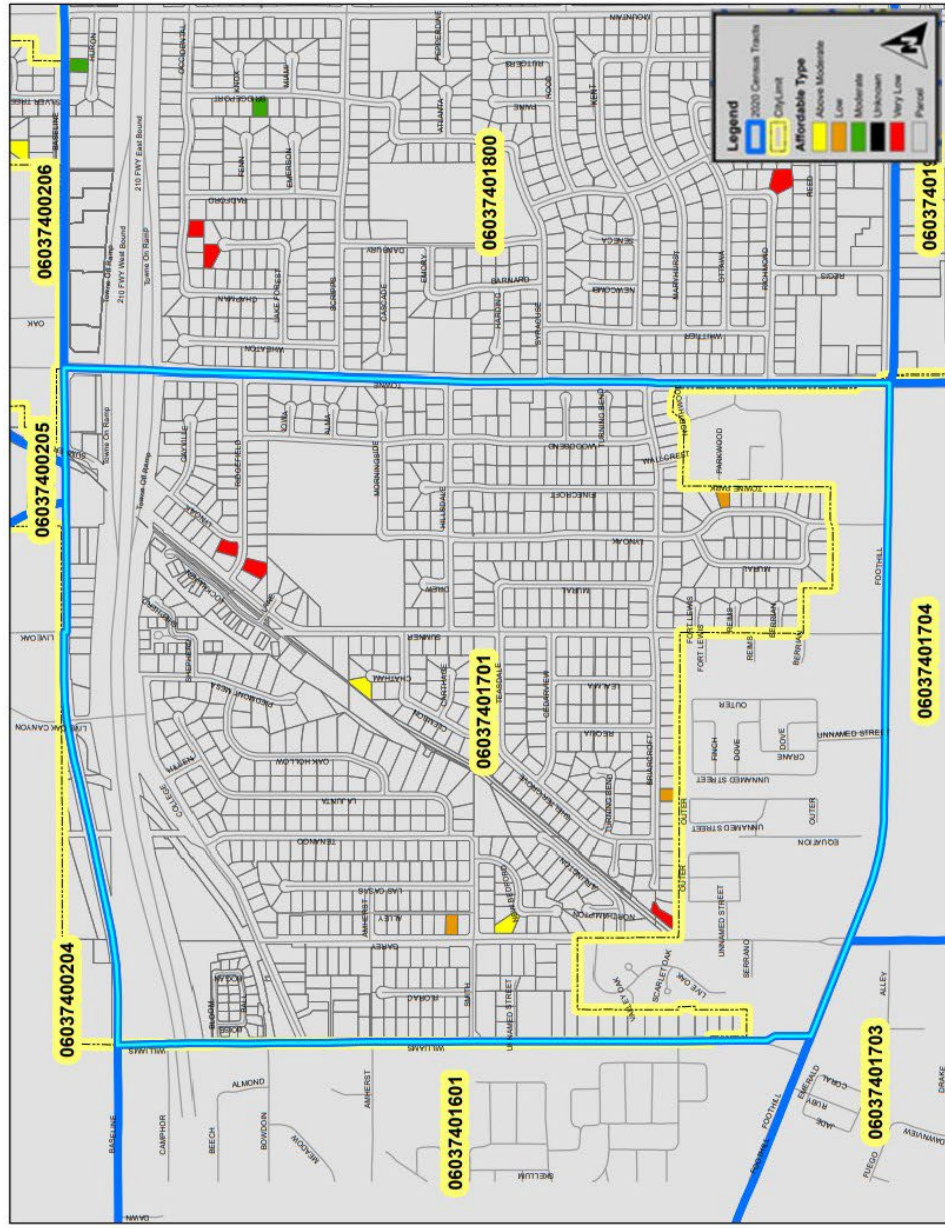
Moderate: 0

Unknown: 1

Very Low: 2

Total ADUs: 8

Tract 06037401701



Affordability types present in this census tract are as follows:

Above Moderate: 2

Low: 3

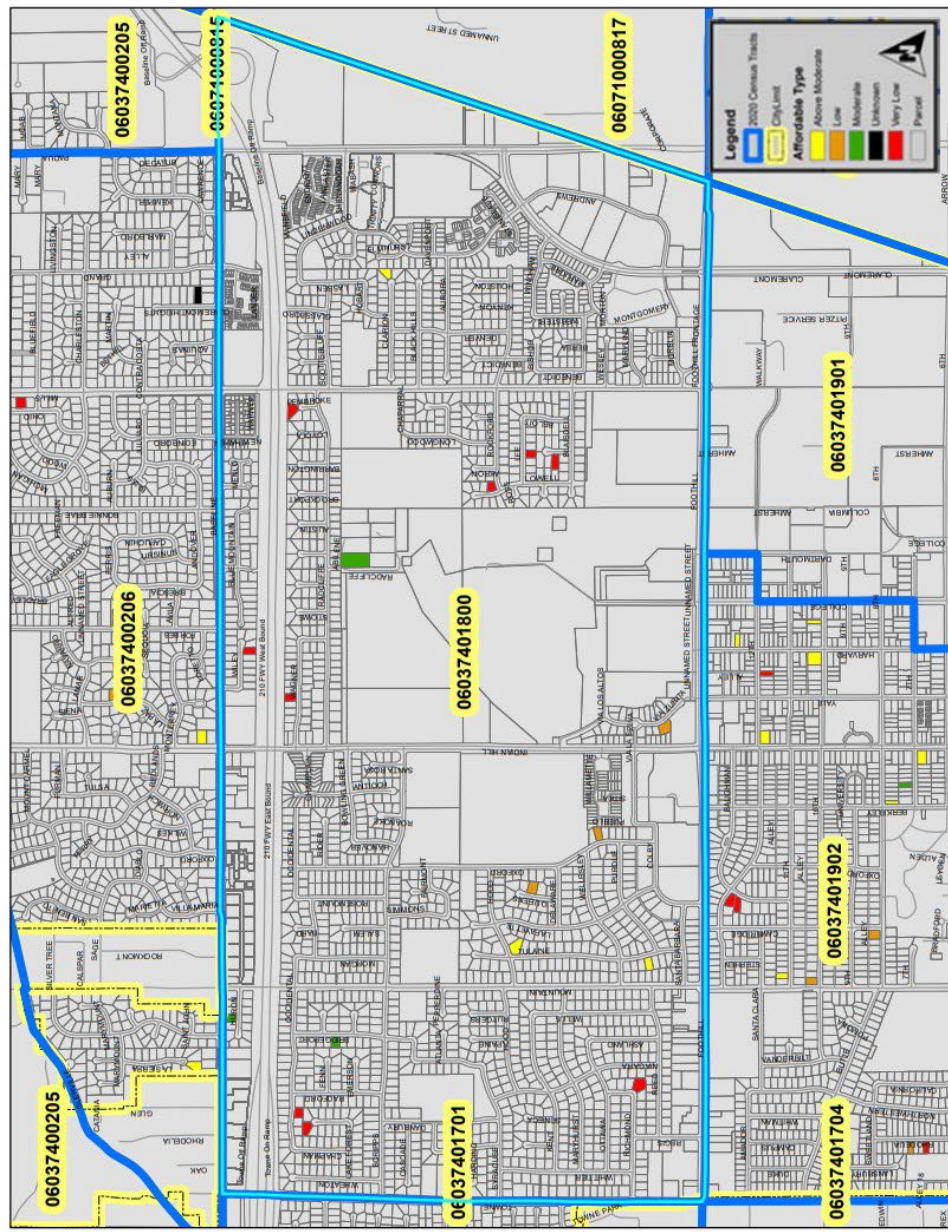
Moderate: 0

Unknown: 0

Very Low: 3

Total ADUs: 8

Tract 06037401800



Affordability types present in this census tract are as follows:

Above Moderate: 3

Low: 3

Moderate: 3

Unknown: 0

Very Low: 9

Total ADUs: 18

Tract 06037401901

Affordability types present in this census tract are as follows:

Above Moderate: 2

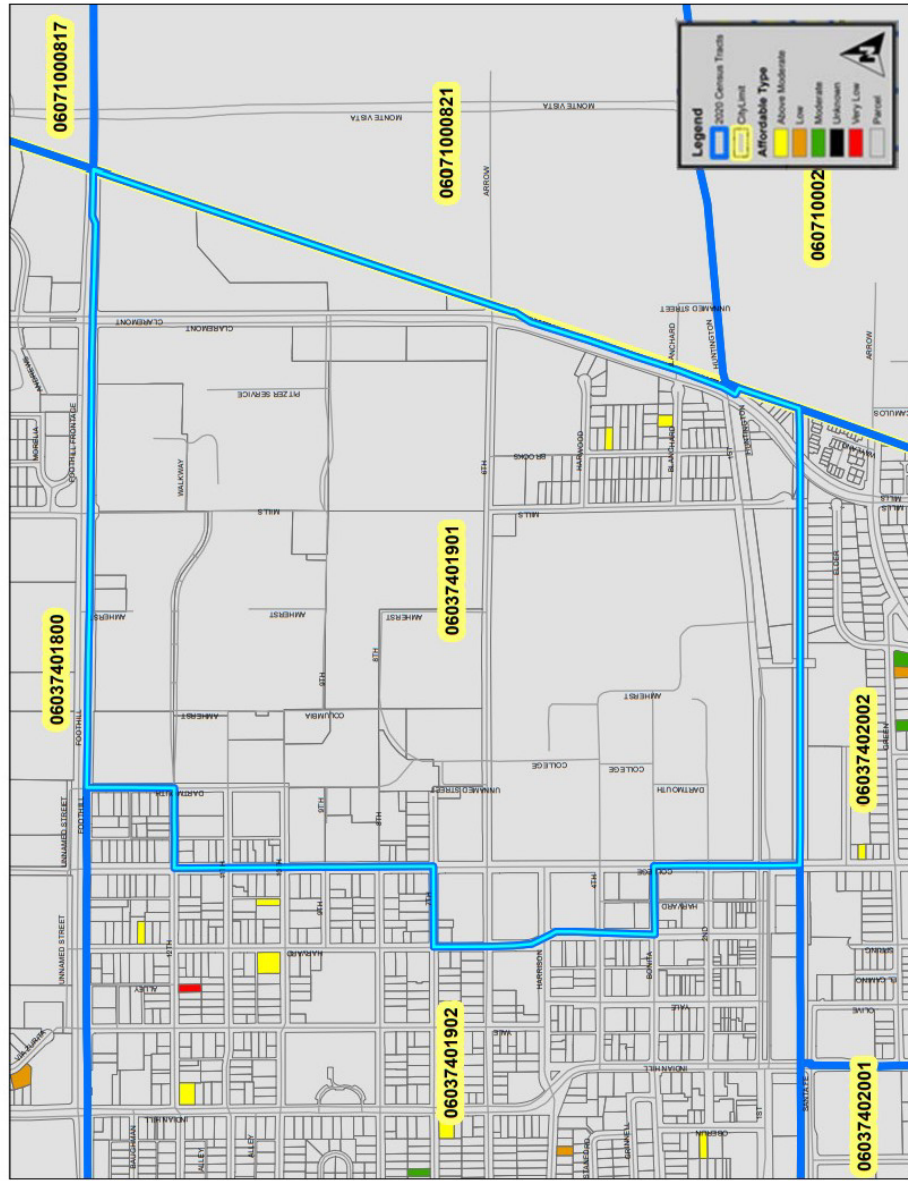
Low: 0

Moderate: 0

Unknown: 0

Very Low: 0

Total ADUs: 2



Tract 06037401902

Affordability types present in this census tract are as follows:

Above Moderate: 8

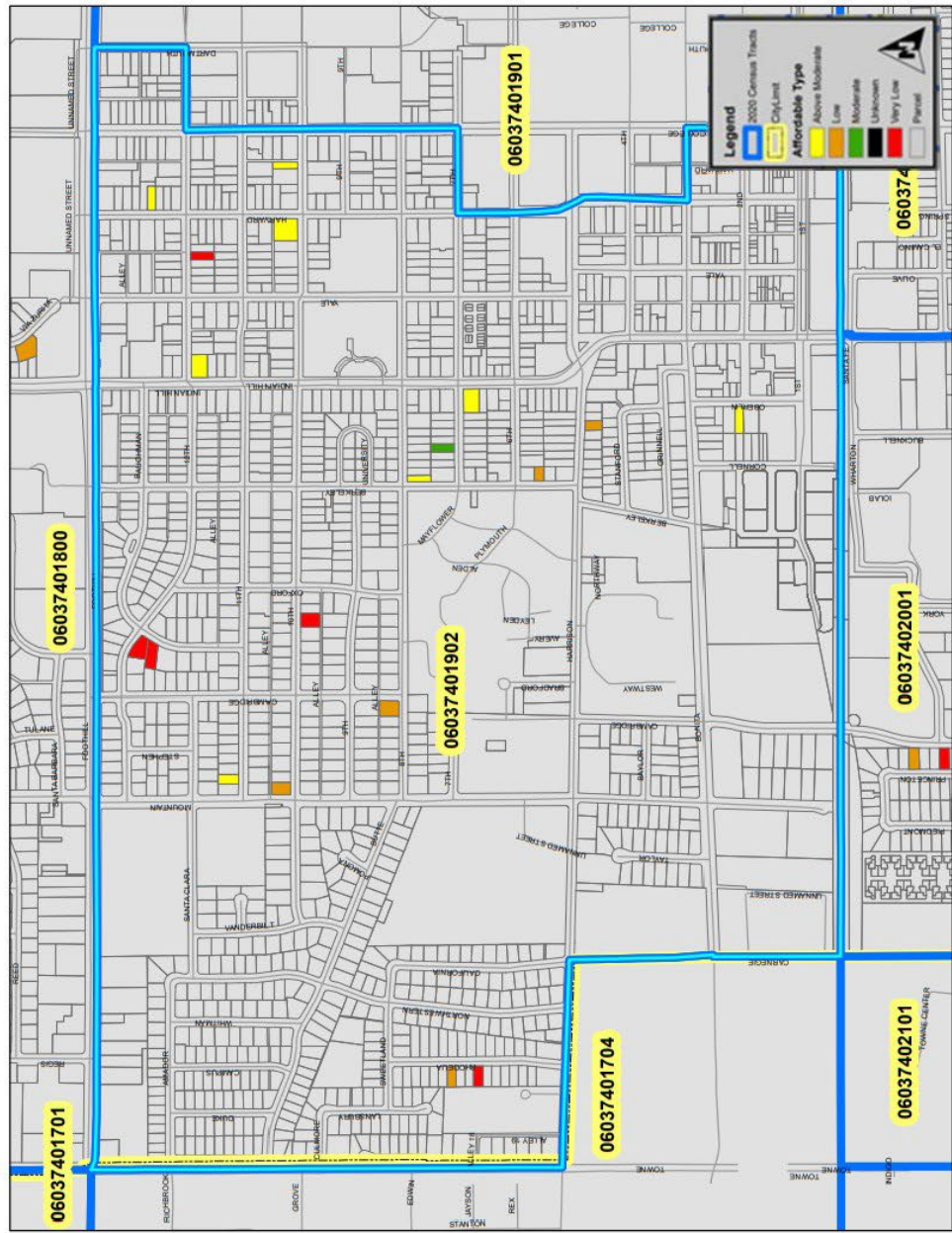
Low: 5

Moderate: 1

Unknown: 0

Very Low: 5

Total ADUs: 19



Tract 06037402002

Affordability types present in this census tract are as follows:

Above Moderate: 5

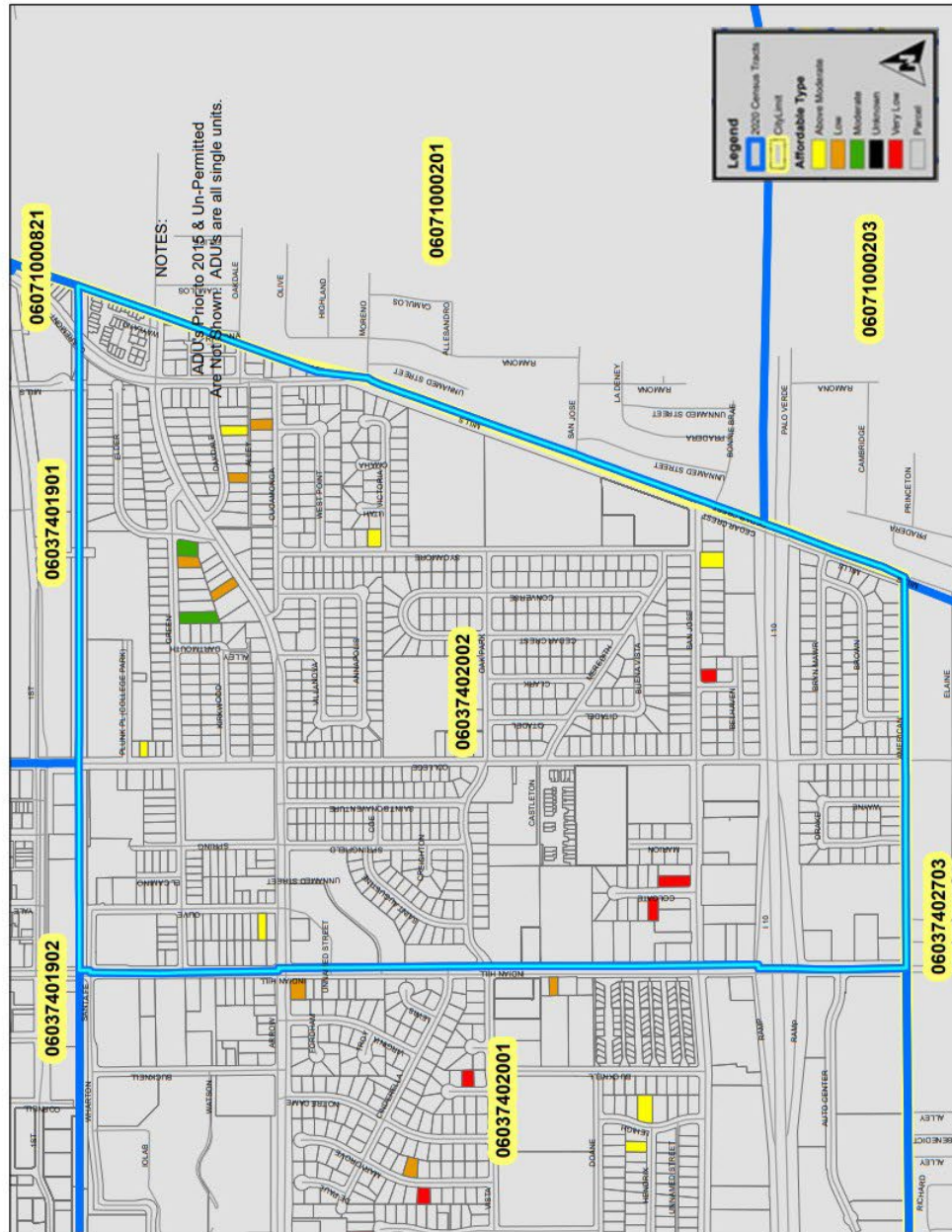
Low: 4

Moderate: 2

Unknown: 0

Very Low: 3

Total ADUs: 14



Tract 06037402001

The map displays Tract 06037402001 in the center, surrounded by other tracts. A legend in the bottom right corner defines the symbols used:

- 2020 Census Tracts:** Represented by blue outlines.
- City Limit:** Represented by a yellow outline.
- Affordable Type:**
 - Above Moderate: Yellow
 - Moderate: Green
 - Low: Red
 - Unknown: Black
 - Very Low: White
 - Partial: Grey

Tract 06037402001 is primarily colored red, indicating a 'Low' affordable type. Surrounding tracts include 06037401901, 06037401902, 06037401704, 06037402102, 06037402101, 06037402703, 06037402600, and 06037402002.

Affordability types present in this census tract are as follows:

- Above Moderate: 3
- Low: 6
- Moderate: 0
- Unknown: 0
- Very Low: 4
- Total ADUs: 13

Above Moderate: 3
Low: 6
Moderate: 0
Unknown: 0
Very Low: 4
Total ADUs: 13

