

Adopted CC Reso. No. 2019-45

# 8

## Chapter 8 Housing Element

Claremont General Plan

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

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

#### **Housing Vision Statement**

This Vision Statement was crafted by the Housing and Neighborhood Subcommittee, a subcommittee of the Citizens' Committee for Claremont.

# 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

## Periodic Update of the Housing Element

The housing market in California, particularly in Southern California, is extremely volatile. Market conditions, constraints, and opportunities change rapidly, necessitating periodic reassessment of our housing needs and strategies. Adjustments to implementing actions and objectives are made to ensure we move toward our housing goals. Whereas other elements of the Claremont General Plan require updating less frequently, the Housing Element is updated every four to eight years, both to satisfy our desire to track changes in the community and to respond to requirements of state law. This Housing Element covers the period of October 15, 2017 through October 15, 2021.

### Residential Neighborhood

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## 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 persons with disabilities, including persons with developmental disabilities.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Preserve for lower income households, the assisted housing developments.

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

# Involving the Community

In formulating our vision and housing strategy, we recognize the importance of consulting with our community. A vision can only become reality if it represents the collective will of the community.

## Visioning

### Citizens' Committee for Claremont

Public participation was a major component in the City's comprehensive 2006 update of the General Plan, and the Housing Element in particular. To increase involvement of the community, the City Council actively sought a diverse group of applicants for the Citizens' Committee for Claremont. The appointed members of this committee came from all geographical areas of the City and the unincorporated areas within the City's sphere of influence. Members of the committee were representative of all socioeconomic segments of the community. The City also appointed a number of persons who are active locally in advocating affordable housing issues to serve on this committee.

The Citizens' Committee for Claremont (CCC), composed of almost 100 Claremont residents and other community representatives, worked together to craft the Community Vision for the Claremont General Plan. The CCC met four times (on May 1, July 29, and October 20 in 2004, and on May 4, 2005) as a large group to discuss general issues of concern and to present recommendations.

### Housing and Neighborhood Subcommittee

As part of the visioning process for the 2006 General Plan, the City formed the Housing and Neighborhood Subcommittee as part of the CCC. The Housing and Neighborhood Subcommittee, charged with developing a vision statement and general policy direction on affordable housing, had, as active members, several affordable housing advocates, including representatives from the League of Women Voters and the local Housing Coalition Committee. Other members included teachers, architects, realtors, college students, and professors. The Housing and Neighborhood Subcommittee met three times in 2004 (May 24, June 14, and June 28) to formulate a housing vision.

## Visioneering

To reach out to a broader community during the 2006 update project, the City used an innovative approach called “visioneering.” Claremont residents had the opportunity to participate in the planning process by becoming volunteer facilitators, or “Visioneers.” More than 20 Visioneers, representing a cross-section of Claremont, were trained to solicit and document public input into the General Plan process through a series of facilitated workshops.

More than 250 people provided comments through the visioneering exercises. One of the workshops was targeted to individuals who work with Spanish-speaking families. As a result, many of the comments collected through the visioneering exercises were in Spanish.

Through the visioneering process, the need for affordable housing to maintain the community’s diversity was identified as a key issue. The Visioneers particularly emphasized the need to address providing homes for seniors, accommodating housing needs for the adult children of current residents, and providing housing for support workers who contribute to the economic health of the City.

## Community Festivals

Three community festivals were conducted as part of the 2006 General Plan update project. The festivals were held in different areas of the City, at different times of the day, and on different days of the week, in order to bring additional people into the General Plan process.

On September 11, 2004, the City conducted a festival aimed at identifying community issues and ideas for Claremont’s future, and to solicit comments on the CCC’s draft Vision Statement. This first festival was held in Blaisdell Park in south Claremont, where the population density is generally higher than in other areas of Claremont. Free shuttle service was provided between the festival site and neighborhoods with high concentrations of apartment housing and senior communities. Flyers for the festival were distributed to students at all local schools and to all high-density residential complexes, promoting the different festival activities, the free shuttle service, and the free food donated by area merchants. The festival had an open house format and included a Community Resource Fair at which many community organizations showcased their services and activities. This event was attended by over 400 people. The Housing and Neighborhood Subcommittee hosted a workstation that encouraged participants to discuss housing issues.

On March 21, 2005, the second festival showcased a “test drive” of potential development scenarios for targeted sites in Claremont. Housing was a significant topic. The last festival, at which a preliminary draft of the General Plan was presented, was held on November 30, 2005.

## **Special Meeting Involving Residents of South Claremont Neighborhoods**

In response to concerns of residents living south of First Street, a special meeting was held for residents to learn about and comment on the different land use alternatives that were being considered. Discussion focused on housing needs, the preservation of the existing housing in this area, and the effect that the different land use alternatives would have on housing in the area. Participants confirmed that they value the family-oriented neighborhoods in Claremont and take pride in maintaining their homes.

## **Special General Plan Website**

A special website was created to keep residents informed about the 2006 General Plan update, scheduled meetings, and other planned activities. The website included a digital library of all distributed materials, backgrounds reports, meeting notes, written public comments, and draft documents. Also included as part of the website was a discussion room where members of the community could post comments on the General Plan issues, including comments on housing issues.

## **General Plan Newsletter**

A newsletter on the General Plan update and the different ways that residents could participate in the process was mailed to every household in the City.

## **General Plan Advisory Committee**

During the 2006 General Plan update, the General Plan Advisory Committee (GPAC), consisting of representatives from each CCC subcommittee, members of the Planning Commission, and members of each of the City’s other four commissions, met ten times to discuss all General Plan topical issues, including housing.

## **2004 and 2005 Joint City Council/Planning Commission Meetings**

Five meetings were held with the Planning Commission and/or City Council to explore a range of issues related to the General Plan and the Vision. Discussions about Claremont's housing needs were a critical element in all discussions. A Planning Commission meeting was held on April 20, 2004. Four Joint City Council/Planning Commission meetings were held on November 16 of 2004, and May 17, June 7, and June 30 of 2005.

## **Survey of Residents**

The City conducted a survey of residents as part of the General Plan program. Four hundred randomly selected adult residents participated in the survey between August 17 and September 2, 2004. The survey sample was selected to be representative of adult residents with key demographic traits within the City. Survey respondents were asked a range of questions, including their opinion on the need for, and the appropriate type of, affordable housing.

## **Affordable Housing Task Force**

In April 2008, the City Council appointed seven members of the community to an Affordable Housing Task Force. The task force objectives were as follows:

- Identify affordable housing sites for housing element land inventory
- Review and recommend affordable housing strategies

Notice of the Affordable Housing Task Force was published in the local newspaper, and residents from different social, economic, and geographical segments of the community were invited to submit applications to serve on the task force. As part of the application process, applicants were asked to provide explanations of why they wanted to serve on the task force. An Ad Hoc Committee of the City Council interviewed 28 applicants, and the City Council appointed seven members to the Affordable Housing Task Force.

The appointed members lived in different areas of the City and represented a cross section of the community, with diverse backgrounds and occupations including the following:

- Retired Urban Planner
- Retired Vice President, Manufacturing Management
- Account Executive
- Human Resource Consultant
- Director of Redevelopment for the March Joint Powers Authority
- Chief Underwriting Officer
- University Professor of Economics and Statistics

The appointed members' prior involvement in a number of different community organizations gave them insight into the needs of low- and moderate-income households. Community organizations with which the members had involvement included the following:

- Claremont Coalition for Affordable Housing
- Habitat for Humanity
- Affordable Housing Committee
- Committee for Safe and Healthy Housing
- Interfaith Coalition of Churches
- Community Meal Program
- Committee on Aging
- Meals on Wheels
- Friends of the Claremont Library
- Chamber of Commerce
- Claremont Heritage
- Claremont Coordinating Committee
- League of Women Voters
- Community Friends of International Students
- Committee on Human Relations
- Human Services Commission
- Police Commission
- Planning Commission

All members demonstrated a strong interest in affordable housing.

The members met weekly over a two-month period at the same time and place. The start of the meeting was set after normal business hours to allow for greater attendance of the general public. Notices of the meetings were posted and emailed to persons who had expressed an interest in the matter.

Members of the public attended all meetings and were allowed to make comments on the issues discussed by the task force. The public included advocates of affordable housing and residents from different areas of the City. The public comments were primarily focused on concerns about appropriateness of potential housing sites, locating affordable housing next to freeways, and the potential



impacts affordable housing could have on local schools. Information provided to the task force was also made available to the public. In response to concerns about the potential concentration of low-income housing in the southern half of the City, the recommended sites included sites in other areas of the City. There was considerable discussion of a site adjacent to the 210 Freeway, but the task force recommended that the site be included as a “Tier 1” site as the Claremont Redevelopment Agency had already purchased the site for the purpose of building an affordable housing project.

The task force developed site selection criteria, reviewed and evaluated vacant and underutilized land in the City, developed a list of potential sites, ranked the sites, and provided direction to City staff on which of the sites the City should pursue immediately for the development of an affordable housing site. The task force also developed recommendations on short-term and long-term housing strategies and funding alternatives. These recommendations were presented to the City Council in July 2008.

## 2013 Planning Commission

In 2013 the Planning Commission served as an advisory body in updating the Housing Element. The Planning Commission held meetings from December 2012 to July 2013 to hear public comments, and review and discuss sections of the Housing Element.

The Planning Commission members represented a cross section of the community. They lived in different areas of the City and had diverse backgrounds and occupations, including the following:

- Social Ecologist
- Chiropractor
- Attorney
- Higher Education Administrator
- Non-profit Executive Director and Professional Engineer
- Information Technology Consultant
- College Professor
- Chief Technology Officer

The 2013 Planning Commissioners were also involved in many different service and community/non-profit organizations. They developed an understanding of the various housing needs in the community through their professional careers and extensive involvement in the community.

## Planning Commission Review and Recommendations

During its 2013 meetings on the Housing Element, the Planning Commission reviewed, evaluated, and made changes to various sections of the Housing Element. The Commission's work included the following:

- Review and amendment of the community's vision statement as set forth in the Housing Element
- Review and amendment of the goals and policies within the City's Housing Element
- Review and revision of the inventory of vacant and underdeveloped properties in determining appropriate sites for affordable housing
- Hearing of public comments and evaluation on the appropriateness of sites to accommodate the City's Regional Housing Needs Assessment allocation
- Recommendations on the most appropriate sites to apply the City's High Density Residential (HDR) overlay to
- Review of the effectiveness of Housing Element programs, and recommendations for changes and additions to programs

## 2015 Joint City Council/Planning Commission Meeting

On November 17, 2015, the City Council and Planning Commission held a special joint meeting to discuss community housing needs, and to evaluate potential sites to accommodate the City's 2013-2021 allocation of the region's housing needs. The meeting was noticed and persons interested in housing issues were invited to speak at the meeting. Approximately 15 members of the public, representing various different community interests, provided comments.

Members of the City Council and Planning Commission also represented various community interests. They had an understanding of community housing needs through their involvement in many different service and non-profit community organizations, including homeless and veteran housing advocacy groups.

The City Council and Planning Commission identified potential locations for new housing development with units affordable to households of extremely low-, very low-, and low-incomes. Staff was directed to further study the sites, initiate required zone changes and code amendments to allow for a minimum density on the sites of 30 units per acre, and complete the required environmental review of the Housing Element revisions.

## 2013-2016 Public Participation

The public was encouraged to participate in the 2013 meetings at which the Planning Commission discussed the Housing Element. Display ads about the meetings were published monthly in the local newspaper. Information about the meetings and the topics to be discussed were posted on the City's website, included in the City's newsletter, and listed in the City Manager's weekly updates. The City maintained a list of persons who indicated an interest in housing issues, and notified these persons of meetings and the topics to be discussed.

In 2013 through 2014, the public commented primarily on the appropriateness of sites to accommodate the City's Regional Housing Needs Assessment allocation. The Planning Commission considered all the public comments in making its determination on the appropriateness of sites for affordable housing. When the Housing Element was presented to the Planning Commission in 2016, the City received correspondence from two members of the public. Extensive comments were hand written on a draft of the Housing Element. All of the comments were considered. Many minor revisions were made to the Housing Element as a result of the comments. An additional comment letter was submitted regarding Housing Element Figure 8-2. This figure was revised in response to the comment.

## 2017 Public Participation

On March 8, 2017, the Community Development Director met with the Committee on Aging to discuss the Housing Element Update. Twenty attendees representing various groups and organizations that provide social services to seniors participated. Constructive feedback included a recommendation that service providers would notify residents at least two years in advance if affordable housing is at risk of losing subsidies.

On April 19, 2017, a public meeting was held to discuss the Housing Element Update. This meeting was advertised in the local newspaper, included in the City Manager's weekly update, and announced on the City's website and calendar. Furthermore, invitations to the meeting were sent out to specific interest groups, including those that cater to the special needs and low-income populations:

- Ability First Claremont Center
- Claremont Meals on Wheels
- Community Senior Services
- David and Margaret Youth and Family Services
- Project Sister Family Services
- Service Center for Independent Life
- Crossroads, Inc.

- Foothill Family Shelter, Inc.
- Inland Valley Council of Churches
- Pacific Lifeline
- Volunteers of America
- Tri-City Mental Health Services
- Union Station Homeless Services
- Committee on Aging
- Pilgrim Place
- Claremont Manor
- Active Claremont
- Access Village
- Claremont Village
- Mountain Village Senior Apartments
- Claremont Villas Senior Apartments
- Vista Valle Townhomes
- Courier Place

The Draft Housing Element was posted on the City's website to be available for public review prior to the meeting. The meeting was attended by five individuals representing the Planning Commission, residents who are informally involved with the City's planning and development process, and an advocate for senior housing. The meeting included a presentation on the Housing Element Update and was interspersed with questions and answers from all the attendees. Some major discussion topics included:

- The costs and benefits of the City outright purchasing market-priced housing and renting it to low-income residents, versus leveraging City funds and acquiring supplemental funding through state and federal programs for the development of affordable housing complexes
- The potential and limitations of the Inclusionary Housing Program
- The need to increasingly direct residents to available homebuyer assistance programs

On April 17, 2017, the City received one public comment regarding the lack of code enforcement discussion in the draft Housing Element Update's goals and policies. The City reviewed and considered this comment, and has consequently added Policy 8-1.7 in the draft Housing Element, which supports code enforcement.

On June 7, 2017, the State of California Department of Housing and Community Development (HCD) received public comments on an earlier version of the draft Housing Element Update that was made available to the public for the April 19, 2017 Housing Element Update meeting. The City has since reviewed and considered those comments in coordination with the HCD, and has addressed them as warranted.

## 2019 Public Participation

On February 23, 2019, the Community Development Director and Director of Human Services met and presented the Housing Element Update to the Claremont Collaborative a recently formed local non-profit organization focused on Homelessness. The Human Services Director met with and presented the update to the Claremont Committee on Aging on March 13, 2019 and finally on April 3, 2019 the Community Development Director and Director of Human Services met and presented the Housing Element Update to the Claremont Community and Human Services Commission. Approximately 10-12 attendees representing various groups and organizations attended each of these three public meetings. Constructive feedback included a recommendation that as part of the upcoming Accessory Dwelling Unit (ADU) discussion in Claremont that financial incentives programs be prepared and presented to the City Council to ensure long-term affordability of ADUs. This program is currently underway and will be presented later this year to the City Council.

## Organizations and Agencies

Organizations and agencies that provide services to special needs groups in the community, and/or have an interest in housing issues were encouraged to participate in the update. The City provided notice of the update to the organizations and agencies listed below at the beginning of the update process in 2013 and prior to each of the monthly meetings held in 2013 by the Planning Commission on housing issues. These organizations were again notified of meetings held in 2016 and 2017 during which the update to the Housing Element was discussed.

- Ability First Claremont Center
- Access Village
- Chamber of Commerce
- Claremont Heritage
- Claremont Manor
- Claremont Place
- Claremont Unified School District
- Country Villa of Claremont
- Fair Housing
- Fair Housing, Landlord/Tenant Dispute Mediation Services
- First Street Art Gallery
- Homeless Access Center
- Independent Living Center of San Gabriel/Pomona Valley
- Inland Valley Hope Partners
- Kiwanis Club
- League of Women Voters
- Learning Disabilities Association of California

- Mountain View Center
- Mountain View Cottages Residential Homes for Seniors
- Mt. San Antonio Gardens Retirement Community
- Pilgrim Place Retirement Community
- Pomona Valley Board of Realtors
- Public Social Services Department
- Oak Park Manor
- Claremont Senior Villas Senior Community
- Red Cross
- Richard D David Foundation for the Developmentally Disabled
- San Gabriel/Pomona Regional Center
- Service Center for Independent Living
- Sunrise of Claremont
- Sunrise Rotary Club
- Visiting Nurse Association and Hospice of Southern California

To obtain demographic and housing information for persons with developmental disabilities, and explore potential programs, the City reached out to the San Gabriel/Pomona Regional Center.

## Community Profile

### Population Characteristics and Trends

#### Population Growth

Table 8-1 shows the historic population growth in Claremont from 1910 to 2018. Like most of Southern California, Claremont grew rapidly between the two decades following World War II (1950 to 1970), gaining over 17,600 new residents (or an increase of 279 percent) during these two decades. Some of the growth was due to annexations to the City. Population growth began to slow after 1980, indicative of Claremont's progression from a developing community to one that is mostly built out. During the first half of the 1990s, almost no housing growth occurred due to the regional economic recession. However, as the economic climate improved, housing development increased. As of 2018, more than 36,000 residents called Claremont home.

Table 8-2 shows the population changes between 1990 and 2017 for Claremont and its neighbors. As a mature and built-out community, Claremont experiences little population growth. Between 2010 and 2017, the population growth was only 2.9 percent. Other nearby cities and Los Angeles County experienced an average population percentage increase of 5.4 percent, with the lowest population increase being 4.3 percent (City of Ontario) and the largest population increase being 9.8 percent (City of Chino).

**Table 8-1  
Historic Population Growth in Claremont  
1910–2017**

<b>+Year</b>	<b>Population</b>	<b>% Change</b>
1910	1,114	--
1920	1,727	53.9%
1930	2,719	57.4%
1940	3,057	12.4%
1950	6,327	107.0%
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%
2017	35,949	2.9%

Sources: 1910–2010 U.S. Censuses; 2013–2017 American Community Survey (ACS) 5-Year Estimates; 2015–2016 California Department of Finance, Population Estimates for Cities, Counties, and the State

**Table 8-2**  
**Population Trends in Nearby Communities**  
**1990–2017**

Jurisdiction	Population 1990	Population 2000	Population 2010	Population 2017	Percent Change 2010-2017
Chino	59,682	67,168	77,983	85,609	9.8%
Chino Hills	27,608	66,787	74,799	78,025	4.3%
<b>Claremont</b>	<b>32,503</b>	<b>33,998</b>	<b>34,926</b>	<b>35,949</b>	<b>2.9%</b>
La Verne	30,897	31,638	31,063	32,320	4%
Montclair	28,434	33,049	36,664	38,613	5.3%
Ontario	133,179	158,007	163,924	171,041	4.3%
Pomona	131,723	149,473	149,058	152,366	2.2%
Upland	63,374	68,393	73,732	76,155	3.3%
Los Angeles County	7,477,503	9,580,028	9,818,605	10,105,722	2.9%

Sources: 1990, 2000, and 2010 U.S. Censuses; 2013–2017 ACS 5-Year Estimates; 2015-2016 California Department of Finance, Population Estimates for Cities, Counties, and the State



## Age Composition

Table 8-3 shows the changes in the age distribution of Claremont residents between 1990 and 2014. The residents are grouped in this table according to their implications on household characteristics and associated housing needs (see textbox titled, “Importance of Age Composition”). As our City has matured, our population has aged. The median age among Claremont residents increased from 33.5 in 1990 to 40.1 in 2014. This aging is largely a result of significant increases in two age cohorts: adults aged 55 to 64 and elderly persons 65 years and older.

The housing stock in Claremont has limited options for seniors and the elderly. The increases in the number of seniors indicate that seniors are choosing to stay in their homes after their children leave. Smaller units, such as condominiums/townhomes, senior apartments, or assisted living facilities that require limited or no maintenance, are in short supply.

Age groups that had decreased prior to 2000 and increased since 2000, include children under 18 years and young adults 25 to 34 years. This change in the number of children and young adults may reflect young families attracted to the several new, higher density housing developments in the City constructed since 2000, or more affluent families attracted to the local schools.

**Table 8-3  
Age Distribution in Claremont  
1990–2014**

Age Range	1990		2000		2010		2014		Percent Change 2010–2014
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	
Preschool 0–5 years	1,892	5.8%	1,757	5.1%	1,590	4.6%	6794	19.1	+5.2
School Age 6–17	5,133	15.8%	5,274	15.6%	4,869	13.9%			
College Age 18–24	6,040	18.6%	6,339	18.6%	6,778	19.4%	6047	17.0	-10.8
Young Adults 25–34	3,763	11.6%	3,317	9.8%	3,067	8.8%	3414	9.6	+11.3
Adults 35–44	4,904	15.1%	4,430	13.1%	3,873	11.1%	3841	10.8	-0.8
45–54	3,811	11.7%	4,820	14.2%	4,687	13.4%	4482	12.6	-4.4
55–64	2,934	9.0%	3,095	9.1%	4,292	12.3%	4695	13.2	+9.4
Seniors 65 and over	4,026	12.4%	4,966	14.5%	5,770	16.5%	6296	17.7	+9.1
<b>Total Population</b>	<b>32,503</b>	<b>100%</b>	<b>33,998</b>	<b>100%</b>	<b>34,926</b>	<b>100%</b>	<b>35,569</b>	<b>100</b>	<b>+1.8</b>
Median Age	33.5		35.8		38.6		40.1		+3.9

Sources: 1990, 2000, and 2010 U.S. Censuses; 2010–2014 ACS 5-Year Estimates

Age groups with proportional decreases from 2010 to 2014 include college age adults 18 to 24 years, adults aged 35 to 44 years, and adults aged 45 to 54 years. The recent decrease in college age adults reverses a trend from 1990 to 2010 and may reflect an increased number of students, particularly graduate students, living off campus and seeking lower cost housing in other communities. The most recent decreases in the age groups 35 to 44 years and 45 to 54 years continue the pattern from 1990 to 2010, but the proportional and numerical decreases from 2010 to 2014 are much less than they were in previously periods.

**Importance of Age Composition**

Considering the age distribution is important in identifying future housing needs. Traditionally, the younger adult population (ages 18 to 34) tends to seek low- to moderate-cost, smaller units. Persons between 35 and 54 years of age usually reside in large, more expensive units since they typically earn higher incomes and have larger households. Seniors generally prefer smaller units that require less maintenance and are close to public transportation.

## Race and Ethnicity

Different racial and ethnic groups often have different household characteristics and cultural backgrounds, which may affect their housing needs and preferences.

Table 8-4 shows the racial and ethnic composition of Claremont residents from 2000 to 2017. While White residents continue to be the most prevalent group in Claremont, the racial and ethnic composition of Claremont has become more diverse in recent years. Specifically, the White, Non-Hispanic population comprised 65.0 percent in 2000, 60.3 percent in 2010, and 55.7 percent in 2017. During the same period, the Hispanic population showed the greatest increase as it grew from 15.4 percent in 2000, to 20.5 percent in 2010, and 26.4 percent in 2017. The Asian population also experienced large increases: 11.3 percent in 2000, to 10.2 percent in 2010, and 13.8 percent in 2017. Population percentages rose and dropped for the Black population, residents of other races, and those that identified with more than one ethnic origin.

**Table 8-4  
Race and Ethnicity in Claremont  
2000–2017**

Race/Ethnicity	2000	%	2010	%	2017	%
White — Non-Hispanic	22,098	65.0%	20,927	60.3%	23,471	55.7%
Black	1,642	4.8%	1,377	4.0%	1,902	4.5%
Asian	3,851	11.3%	3,549	10.2%	4,976	11.8%
Other	212	0.6%	334	1.0%	167	0.4%
Two or more Races	974	2.9%	1,417	4.1%	2,151	5.1%
Hispanic	5,221	15.4%	7,109	20.5%	9,489	22.5%
<b>Total</b>	<b>33,998</b>	<b>100.0%</b>	<b>34,713</b>	<b>100%</b>	<b>42,156</b>	<b>100%</b>

Note: The 2000 U.S. Census was the first time that a resident could identify more than one ethnic origin. Therefore, the 2.9-percent increase in residents of two or more races may include both reclassification and actual increase.

Sources: 2000 and 2010 U.S. Censuses; 2013–2017 ACS 5-Year Estimates

## Employment Characteristics

Labor and employment have a direct impact upon 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. Approximately 40 percent of residents are employed within the sector comprising of jobs in Educational Services, and Health Care and Social Assistance. Many of these residents are associated with the Claremont Colleges. Jobs in the Professional, Scientific, and Management and Administrative sector make up the second largest share (11.5 percent), followed by the sector comprising of jobs in Retail (7.7 percent).

Employment in the Professional, Scientific, Management and Administrative sector had the largest increase between 2000 and 2017, increasing from 1,531 jobs (9.5 percent of total jobs) to 1,992 jobs (11.5 percent of total jobs).

**Table 8-5  
Employment by Industry: 2000–2017**

Employment Category	2000		2013–2017 ACS		Change in Percent
	Total	Percent	Total	Percent	
Agric., Forestry, Fishing, & Mining	54	0.3%	62	0.4%	14.8%
Construction	598	3.7%	712	4.1%	19.1%
Manufacturing	1,295	8.1%	903	5.3%	-30.3%
Transportation & Public Utilities	445	2.8%	746	4.3%	67.6%
Wholesale Trade	457	2.8%	551	3.2%	20.6%
Retail Trade	913	5.7%	1,334	7.8%	46.1%
Information	516	3.2%	358	2.1%	-30.6%
Finance, Insurance & Real Estate	915	5.7%	1,138	6.6%	24.4%
Prof., Scientific, Mgmt., & Admin.	1,531	9.5%	1,992	11.6%	30.1%
Educ., Health & Social Asst.	6,821	42.5%	6,506	37.9%	-4.6%
Arts, Rec. Accom. & Food Svcs.	1,165	7.3%	1,215	7.1%	4.3%
Other Services, except Pub. Admin.	732	4.6%	808	4.7%	10.4%
Public Administration	604	3.8%	859	5.0%	42.2%
<b>Total</b>	<b>16,046</b>	<b>100%</b>	<b>17,184</b>	<b>100%</b>	<b>7.1%</b>

Sources: 2000 U.S. Census; 2013–2017 ACS 5-Year Estimates

Table 8-6 presents the mean average wage by industry in 2017 for the Los Angeles–Long Beach–Glendale Metropolitan Statistical Area (MSA). The highest mean wages are in the legal and management occupations, exceeding \$129,000 in 2017. 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 \$33,000 in 2017. More than half of the working population in Claremont is employed in management and professional occupations having high mean wages, while, approximately ten percent of the working population was employed in retail sales with mean wages that are less than the average for the region.

**Table 8-6  
Employment Wages 2017  
Los Angeles–Long Beach–Glendale MSA**

<b>Occupational Title</b>	<b>Mean Annual Wage</b>
All Occupations	56,529
Management	129,961
Business & Financial Occupations	82,307
Computer & Mathematical	92,221
Architecture & Engineering	98,682
Life, Physical, & Social Science	77,882
Community & Social Services	58,612
Legal	130,225
Educational, Training, & Library	65,821
Arts, Design Entertainment, Sports, & Media	87,472
Healthcare Practitioners & Technical	92,008
Healthcare Support	36,505
Protective Services	57,962
Food Preparation & Serving Related	27,250
Building & Grounds Cleaning & Maintenance	32,171
Personal Care & Service	31,318
Sales & Related Occupations	42,130
Office & Administrative Support	41,321
Farming, Fishing, & Forestry	30,900
Construction & Extraction	56,969
Production	35,683
Transportation & Material Moving	37,421

Source: State of California Employment Development Department, Wage Data, 2017 — 1<sup>st</sup> Quarter

Table 8-7 shows the April 2017 unemployment estimates for the City of Claremont and Los Angeles County. The 3.5 percent unemployment rate for Claremont is lower than the 5.1 percent unemployment rate for Los Angeles County.

**Table 8-7  
Unemployment  
City of Claremont and Los Angeles County**

<b>Year</b>	<b>City of Claremont</b>		<b>County of Los Angeles</b>	
March 2017	600	3.5%	262,500	5.1%

Source: State of California Employment Development Department, Monthly Labor Force Data, March 2017 Benchmark

## Household Characteristics

### Household Type and Size

Claremont is a family-oriented community. Table 8-8 illustrates the changes in household composition (e.g. family household, non-family household, or single household) in Claremont between 2000 and 2017. Among the 11,620 households in Claremont in 2017, 69 percent were families. Specifically, of all households in the City, 20 percent consisted of married couples with children, and 35 percent were married couples without children. The proportion of married couples with children decreased between 2000 and 2017 while the opposite occurred with the proportion of married couples without children.

Non-family households, which include single persons and other unrelated households, comprised 31 percent of all households in Claremont in 2017-, with single households comprising 25 percent of all households in the City in 2017, a slight increase since 2000.

In comparison, the County as a whole experienced an average household size of 2.98 in 2000, 2.97 in 2010, and 3.01 in 2017. The county as a whole experienced an average family size of 3.61 in 2000, 3.58 in 2010, and 3.69 in 2017 (2013–2017 ACS 5-Year Estimates).

#### What is a Household?

The U.S. Census defines a household as all persons who occupy a housing unit, which may include 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 important to understand the growth and changing needs of a community.

**Table 8-8  
Household Type: 2000, 2010, and 2017**

Household by Type	2000		2010		2017	
	Households	Percent	Households	Percent	Households	Percent
<b>Total Households</b>	<b>11,281</b>	<b>100%</b>	<b>11,608</b>	<b>100%</b>	<b>11,620</b>	<b>100%</b>
<b>Family Households</b>	<b>7,810</b>	<b>69.2%</b>	<b>7,925</b>	<b>68.2%</b>	<b>7,987</b>	<b>68.7%</b>
Married-With Children	2,719	24.1%	2,569	22.1%	2,313	19.9%
Married No Children	3,567	31.6%	3,736	32.2%	4,025	35%
Other Families	1,524	13.5%	1,620	14.0%	1,649	14.2%
<b>Non-Family Households</b>	<b>3,471</b>	<b>30.8%</b>	<b>3,683</b>	<b>31.7%</b>	<b>3,633</b>	<b>31.3%</b>
Singles	2,810	24.9%	2,957	25.5%	2,908	25%
Others	661	5.9%	726	6.2%	725	6%
Average Household Size	2.56		2.58		2.7	
Average Family Size	3.08		3.16		3.25	

Note: A household is an occupied housing unit. A household can be a family but may also be unrelated persons living together, or a single person living alone. Average household size represents the average number of persons in a household based on all occupied units. This average excludes residents in convalescent/nursing homes, student dormitories, or other group living situations. Families are subsets of households in that a family is a household comprised of related individuals. Average family size is therefore, the average number of family members among the family-households. In general, the average family size is larger than average household size when a community has a large number of single-households or families without children, such as in Claremont.

Sources: 1990, 2000, and 2010 U.S. Censuses; 2013–2017 ACS 5-Year Estimates

## Household Income

With the majority of the employed persons in the City employed in management and professional occupations, the median household income in Claremont in 2016 was \$86,310, 49.2 percent higher than the median household income in Los Angeles County of \$57,864 in 2017. (Source: Southern California Association of Governments 2017 Local Profiles)

**Income by Household Type and Tenure**

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

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

Similarly, 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.

CHAS income data by household type (e.g. elderly, small family, large family) are presented in Table 8-9. According to CHAS data, 9.2 percent of the City’s total households in 2006–2010 qualified as Extremely Low-Income (0–30 percent MFI), 10.9 percent as Very Low-Income (31–50 percent MFI), and 13.6 percent as Low-Income (51–80 percent MFI). Approximately 66 percent of the households had incomes above 80 percent of the MFI. Elderly households had the largest proportion (almost 50 percent) of Lower-Income than any other household type. In Los Angeles County, the proportion of Elderly Households of Lower Income was almost 78 percent.

The federal Department of Housing and Urban Development (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: 2006–2010 5-Year Average**

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)	Los Angeles County Lower Income (≤ 80% MFI)
Elderly	31.07%	15.40%	17.41%	16.55%	50.65%	77.55%
Small Families	43.72%	6.34%	7.46%	12.88%	73.31%	46.09%
Large Families	8.31%	0.00%	12.90%	10.75%	76.34%	58.82%
Others	16.90%	14.02%	6.61%	11.64%	67.72%	49.97%
<b>Total</b>	<b>100.0%</b>	<b>9.92%</b>	<b>10.86%</b>	<b>13.63%</b>	<b>65.58%</b>	53.91%
Los Angeles Co.	100.0%	19.23%	15.44%	19.24%	46.09%	

Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) 2006–2010

Countywide in 2010, almost 54 percent of the households were lower incomes (extremely low-, very low-, and low-incomes), compared with 34.4 percent in Claremont. Approximately 26.7 percent of the City’s small families and 23.7 percent of large families were lower income. These percentages are much lower than the percentages for the County. The respective percentages in the County were 46.1 percent and 58.8 percent.

### Overcrowding

Overcrowding occurs when high housing costs lead households to double up or live in smaller units to meet other basic needs. Overcrowding can also occur when units of adequate size for large households are not available. Overcrowding can potentially lead to rapid 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) (see textbox entitled, “Overcrowding Defined”).

The changes in number and percent of overcrowded households between 1990 and 2017 are presented in Table 8-10. The number of overcrowded households in Claremont increased from 1990 to 2000, decreased from 2000 to 2010, and increased again from 2010 to 2017. However, the percentage of overcrowded households has remained low compared to the County. Approximately 2 percent of the total households in the City in 2017 were overcrowded, compared to 12.0 percent countywide.

**Overcrowding Defined**

A housing unit occupied by more than one occupant per room (excluding kitchens, bathrooms, hallways, and porches) is defined as overcrowded by the U.S. Department of the Housing and Urban Development (HUD). A housing unit with more than 1.5 occupants per room is considered to be severely overcrowded.

**Table 8-10  
Overcrowding in Households: 1990–2017**

<b>Claremont</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2017</b>	<b>% Change 2010 -2017</b>
1.00 or less occupants per room	10,145	10,796	11,291	11,836	+4.8%
1.01 or more occupants per room	327	508	205	256	+24.9%
<b>Total Occupied Units</b>	<b>10,472</b>	<b>11,304</b>	<b>11,496</b>	<b>12,092</b>	<b>+5.18%</b>
<b>Overcrowded Units as a % of Total Units</b>	<b>3.1%</b>	<b>4.5%</b>	<b>1.8%</b>	<b>2.1%</b>	<b>+0.3%</b>
<b>Los Angeles County</b>					
Overcrowded Units as a % of Total Units	19.3%	22.9%	<b>12.0%</b>	12.0%	-0%

Sources: 1990 and 2000 U.S. Censuses; 2013–2017 ACS 5-Year Average Data

Table 8-11 shows the extent of overcrowding condition by tenure (owner versus renter) from 1990 through 2017. In the period 2013–2017, the estimated overall rate of overcrowding was approximately 4.1 percent among renter-occupied units and owner-occupied units in Claremont. This rate of overcrowding in the City was much less than countywide where the rate of overcrowding was 11 percent. The rate of the overcrowding in owner-occupied units in the City was 1.3 percent and 3.7 percent for renter-occupied units. Of those renter-occupied units, 2.8 percent were moderately overcrowded and 0.9 percent were severely overcrowded.

**Table 8-11  
Overcrowding by Tenure and Severity: 1990–2017**

<b>Tenure/Persons per Room</b>	<b>1990</b>		<b>2000</b>		<b>2013–2017</b>	
	<b>Units</b>	<b>Percent</b>	<b>Units</b>	<b>Percent</b>	<b>Units</b>	<b>Percent</b>
<b>Owner-Occupied</b>						
<b>Total Overcrowded (&gt;1.0 person/room)</b>	<b>136</b>	<b>1.5%</b>	<b>193</b>	<b>2.5%</b>	<b>94</b>	<b>1.3%</b>
Moderately Overcrowded (1.01-1.5 person/room)	110	0.2%	134	1.8%	43	0.6%
Severely Overcrowded (>1.5 persons/room)	26	0.1%	59	0.8%	51	0.7%
<b>Renter-Occupied</b>						
<b>Total Overcrowded (&gt;1.0 person/room)</b>	<b>191</b>	<b>6.0%</b>	<b>315</b>	<b>8.4%</b>	<b>146</b>	<b>3.7%</b>
Moderately Overcrowded (1.01-1.5 person/room)	104	3.3%	168	4.5%	111	2.8%
Severely Overcrowded (>1.5 persons/room)	87	2.8%	147	3.9%	35	0.9%

Sources: 1990 and 2000 U.S. Censuses; 2013–2017 ACS 5-Year Average Data

The proportion of overcrowded households decreased slightly, although the average household size in the City increased slightly. These trends combined indicate that, although the City

may have more large households, the large households are able to procure larger homes.

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

## Cost Burden

When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. 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 the homes and becoming renters. Renters, on the other hand, 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. Housing cost burdens were more prevalent among renter households. Approximately 35 percent of owner-households use more than 30 percent of their incomes to cover housing costs, while 54 percent of renter-households in Claremont use more than 30 percent of their incomes to cover housing costs. The City may address housing cost burden by providing affordable homeownership and rental housing opportunities.

In comparison to the County, Claremont had a similar proportion of renter-households experiencing housing cost burden (Table 8-12). However, a smaller proportion of owner-households in the City had cost burden issues compared to the County.

### Cost Burden Defined

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income.

<b>Table 8-12 Housing Cost Burden: 2013–2017 5-Year Average</b>				
<b>Claremont Housing Cost as a Percentage of Household Income</b>	<b>Renter-Households Cost Burden</b>		<b>Owner-Households Cost Burden</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Less than 20 percent	941	24.8%	2,040	36.8%
20.0 to 24.9 percent	403	10.6%	918	16.5%
25.0 to 29.9 percent	368	9.7%	642	11.6%
30.0 to 34.9 percent	286	7.5%	471	8.5%
35.0 percent of more	1,792	47.3%	1,480	26.7%
<b>Total Households</b>	<b>3,790</b>	<b>100.0%</b>	<b>5,551</b>	<b>100.0%</b>
<b>Total Households Using More Than 30 Percent of Household Income</b>	<b>2,078</b>	<b>54.8%</b>	<b>1,951</b>	<b>35.1%</b>
Los Angeles County		58.9%		44.7%

Source: 2013–2017 ACS 5-Year Estimates

## Special Needs Populations

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; persons with disabilities; persons with developmental disabilities; college students; and the homeless.

### Services Available

Refer to the Community Services and Facilities Element for services available to address the supportive needs of special populations.

## Senior Households

Senior households are those headed by individuals aged 65 or older. Senior households often have lower and fixed incomes, physical or mental disabilities, and/or dependence needs that require special housing. In order to maintain a satisfactory quality of life, the elderly require access to housing that suit their varying needs during each stage of their lives. According to the 2014–2017 American Community Survey (ACS), 3,789 households in Claremont (32.6 percent) included individuals 65 years and over. While the number of senior households in Claremont increased between 2000, from 2,923 households (26 percent) until 2010, when 4,104 households (31.8 percent) included persons 65 years or older, the number of senior households has since decreased. Approximately 73 percent of Claremont’s senior households are home owners. This is a high rate of ownership in a community where over one-third of the total households are

senior households. According to the most recent Comprehensive Housing Affordability Strategy (CHAS) (2006-2010), an estimated 50 percent of seniors or more in Claremont are moderate and upper-income households; a higher percentage than that of Los Angeles County (46.09) as a whole. However, senior households had the largest proportion (almost 50 percent) of lower income household than any household group. Approximately 17 percent of elderly in Claremont are low-income households, 17 percent are very low-income households, and 15 percent are extremely low income-households. For all other household types, the proportion of lower-income households was less than 35 percent. The average proportion of lower-income households for all household types combined was approximately 35 percent, which is significantly lower than the County average of 54 percent. Elderly renters experienced more housing cost burdens (67 percent of senior households) than did elderly owners (30 percent of senior households).

Special housing for seniors is limited in Claremont. Many seniors are aging in single-family homes, as condominiums, apartments, and assisted living units are in short supply. The City has several retirement communities and apartment complexes with units restricted for persons that are at least 55 or 62 years of age. Some of these include units restricted to low- or moderate-income households. The City assisted in the development of two housing complexes with units restricted for lower-income seniors.

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." The types of services provided include the following:

- Community Resource Directory providing food, shelter, utility relief, employment, health care, legal, and financial education resources for families and seniors

- Case management, resources, and referrals regarding financial, medical and housing resources, homelessness/emergency shelters, mental health counselling, legal assistance, dispute resolution, and abuse/neglect
- Inland Valley Hope Partners Food Pantry and Family Stabilization Program
- Community Emergency Fund for seniors and families experiencing difficulty paying their bills
- Phone Assurance Line (PAL), in which volunteers make daily telephone calls to seniors who live alone
- Fee legal services for low-income seniors
- Meals on Wheels delivering nutritious hot meals to independent seniors
- Postal Alert to identify those who may need extra contact or help

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

- Community Connections Transportation Reimbursement Program
- Enrichment Center Adult Day Program
- Family Caregiver Support Program
- Get About Transportation
- Retired and Senior Volunteer Program
- REAL Connections Village
- Senior Companion Program
- On-line Resource Directory
- Senior Help Line
- Connections Newsletter'

Many of the senior programs help seniors who choose to remain in their homes. This is important as the large majority of the seniors remain in their homes, as opposed to those living in an institutional setting. In addition, according to a 1990 AARP survey, households with members over 65 are less likely to relocate than those under 65.

## Large Households

Large households are those with 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 2014–2017 American Community Survey (ACS) reported 1,062 households in Claremont with five or more members, representing approximately nine percent of total households. The proportion of large households in Claremont has declined since 1990.

More than three-quarters of large families are of moderate or above moderate incomes. The remaining one-quarter were of low- or very low-incomes. None were of extremely low-income. This proportion of lower-income large households is significantly lower than for the County (53.9 percent).

Among the large households, 72 percent were homeowners and 28 percent were renters. The percentage of large household renters with housing costs burdens (43 percent) was less than that of large household owners (48 percent). As comparison, 56 percent of all renters had housing cost burdens, 36 percent of all owners, and 42 percent of all households.

The City has prepared a resource directory to serve the youth and families. Included are programs and resources available to families, including large families. Identified services include food, clothing, shelter and housing, health care, dental, mental health, employment, victim abuse, utility assistance, disability programs, education, and social services.

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

## Single-Parent Households

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

The 2013–2017 American Community Survey (ACS) reported 757 single-parent households with children lived in Claremont, representing 6.5 percent of all households in the community. Of these households, 70 percent were female-headed households with children.

Regarding income, the 2013–2017 ACS reported that, in Claremont, 15 percent of families with female householders with no husband present had an income, within the past 12 months, that was below the poverty line. According to the U.S. Census's 2017 study of income and poverty in the United States, family

households maintained by men with no wife present had a median income of \$60,843; whereas, households maintained by women with no husband present had the median income of \$41,703.

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 disabled person as having a physical or mental impairment that substantially limits one or more major life activities. Disabled persons 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 8-13 presents the number and proportion of non-institutional Claremont residents with one or more disabilities as reported in the 2013–2017 American Community Survey (ACS) 5-year average data. Approximately 3,398 persons in Claremont had one or more disabilities, comprising approximately 9.5 percent of the population. The proportion of individuals with disabilities increased with age. Approximately 3.7 percent of children under 18 had a disability, compared to 6.0 percent of persons aged 18 to 64, and 27.4 percent of seniors aged 65 and older.



**Table 8-13**  
**Disabled Persons by Age: 2013–2017 5-Year Average**  
**Non-Institutional Population**

<b>Age</b>	<b>Persons</b>	<b>Percent of Disabled Persons in Age Group</b>	<b>Percent of Persons in Age Group</b>
Under 18	255	7.5%	3.7%
18 to 64	1,350	39.7%	6.0%
65+	1,793	52.8%	27.4%
<b>Total</b>	<b>3,398</b>	<b>100%</b>	<b>9.5%</b>

Source: 2013–2017 ACS 5-Year Estimates

## Developmentally Disabled

According to Section 4512 of the Welfare and Institutions Code, a “development disability” means a disability that originates before an individual attains age 18 years, 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 shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with intellectual disability, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely affected individuals require a group living environment where medical attention and physical therapy are provided. Because development disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled 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 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four development centers, and two community-based facilities. The San Gabriel/Pomona Regional Center is one of 21 regional centers in the State of California that provide point of entry to services for people with developmental disabilities. The center — charged by the State of California with the care of people with developmental disabilities defined as those with severe, life-long disabilities attributable to mental and/or physical impairments — is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information from the San Gabriel/Pomona Regional Center provides a closer look at the disabled population.

**Table 8-14  
Developmentally Disabled Residents, 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

There are a number of 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, HUD subsidized, homes, and Senate Bill 962 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” 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 disabled residents. Special considerations should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons 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 persons with disabilities, and encourages other housing providers to designate a portion of new affordable housing developments for persons with special needs and disabilities. Further, the City supports the consideration of the setting aside a portion of State and Federal funds, including Section 8 vouchers, for housing assistance for individuals with developmental disabilities.

**Access Village**

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

**Residential Care Facilities**

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

**Special Educational Services**

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

**College Students**

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

## Families Living in Poverty

Families, particularly female-headed families, are disproportionately affected by poverty. In Claremont, it was estimated that in 2017, 8.0 percent of residents and 5.8 percent of families were living in poverty. For families with children, 7.6 percent were living in poverty. The City monitors the needs of families with children and provides a range of services to assist them and to ensure a healthy and crime-free environment in which to raise children.

Countywide, it is estimated that 14.9 percent of residents and 13.1 percent of families were living in poverty in 2017.

## Homeless

As the cost of housing in Southern California continues to rise, homelessness has become more prevalent. In the 2017 Greater Los Angeles Homeless Street Count, 19 homeless individuals were counted in Claremont.

Another category of homeless, different from the stereotype of “homeless,” is more prevalent in Claremont. Persons in this category do not live on the street. They have alternative housing arrangements. They may live with relatives or friends, in nearby hotels, or in other transitory housing. Their numbers are difficult to quantify, as they are invisible in the community. The Claremont Unified School District reported that, during the 2015/16 school year, there were 497 children that fit into the homeless category. Not all students live in Claremont or the area within Claremont’s sphere of influence, as the School District includes neighborhoods in the City of Pomona and unincorporated areas within Pomona’s sphere of influence, which have two large residential motels that provide transitory housing for many families with children.

### **Poverty Defined**

Following the Office of Management and Budget's Directive, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level".

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

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

The City also has started the Homeless Pilot Program, which is designed to facilitate access between homeless individuals 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. While the lack of shelters, transitional housing, and affordable housing in the community remains a significant barrier to transitioning homeless individuals off the streets, the City strongly supports the collaborative partnerships that it has developed with community-based organizations to help meet the needs of this population.

To further address the problem of homelessness in the community, the City Council, in 2007, approved a set-aside fund of up to \$60,000 for a new Homeless Program. In 2016-17, the Homeless Program will provide funding to the following agencies serving the homeless in the community:

**Services Available**

Services are described in the Community Services and Facilities Element – Community Partners.

- **Inland Valley Hope Partners** — Provides a variety of services, including a shelter for homeless families and women, transitional housing, case management, and educational services and classes. Claremont Homeless Advocacy Program (CHAP) provides immediate assistance, advocacy, and support to chronically homeless adult individuals living in the community.
- **Foothill Family Shelter** — Provides children, adults, and their families a means to a home, a job, and self-esteem. The facility also offers a food pantry to people in their shelter and outside their shelter.

In addition, the City's Community Based Organization (CBO) Program partners with local non-profit organizations in order to strengthen the social, family, and economic fabric of the Claremont community by assisting with funding identified needs. The program allocates funds on an annual basis to nonprofits serving the Claremont community.

In 2016-17, Inland Valley Hope Partners will receive \$40,800, Foothill Family Shelter will receive \$3,100, Crossroads, Inc. will receive \$4,900, Claremont Unified School District will receive \$4,200, and Pacific Lifeline will receive \$7,000.

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

## Farmworkers

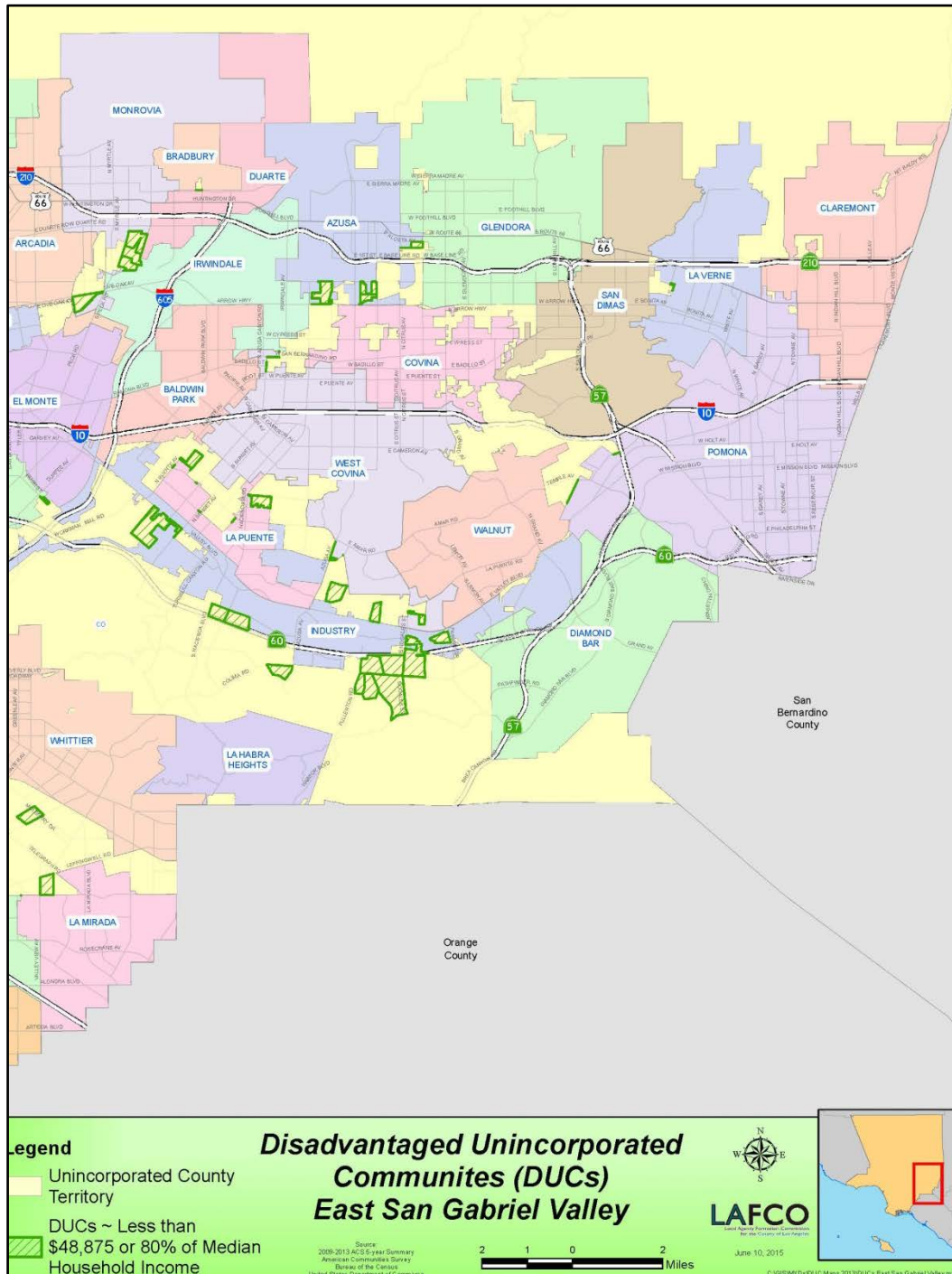
Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm workers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the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

The City of Claremont is mostly urbanized with only a few very small farming operations. The need for seasonal workers is very low. Only 62 Claremont residents are reported to hold “Agricultural, forestry, fishing and hunting, and mining” occupations, according to the American Community Survey (ACS) 2013–2017 5-Year Average Data. Most of these persons 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. Persons in Claremont that are reported to hold “Agricultural, forestry, fishing and hunting, and mining” occupations would be expected to be accommodated under the City’s various permanent affordable housing programs.

### Disadvantaged Unincorporated Communities

Senate Bill 244 (SB 244) provides procedural requirements for counties and local governments to update their Land Use and Housing Elements to analyze and address disadvantaged unincorporated communities. Disadvantaged unincorporated communities include inhabited and unincorporated territory in which the median household income is 80 percent or less than the statewide median household income. In 2015, 80 percent of the statewide median housing income was \$48,875. 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 the following page for Figure 8-1, which maps out the disadvantaged unincorporated communities.

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





## Housing Characteristics and Trends

### Housing Unit Growth and Type

Table 8-15 shows the changes in the City’s housing stock by type of housing between 1990 and 2017. Housing growth in Claremont has been modest over the past decade. The 2013–2017 American Community Survey (ACS) recorded 12,420 housing units (vacant and occupied units combined) in the City, representing an increase of approximately seven percent from 2000.

The majority of units in Claremont are single-family homes, comprising approximately 79.3 percent of all units. Of these, the vast majority (71.1 percent) were detached units. Multi-family units comprised less than one-quarter of all homes. New housing units built between 1990 and 2000 were primarily multi-family units. However, since 2000 new housing units built have been primarily single-family units.

#### What is a Housing Unit?

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 8-15**  
**Changes in Housing Stock: 1990–2017**

Housing Type	1990		2000		2013–2017	
	Number	Percent	Number	Percent	Number	Percent
Single Family	8,901	82.1%	8,993	77.7%	9,849	79.3%
Detached	8,014	73.9%	8,149	70.3%	8,843	89.8%
Attached	887	8.1%	844	7.3%	1,006	10.2%
Multi-Family	1,823	16.8%	2,571	22.2%	2,571	20.7%
2–4 Units	514	4.7%	621	5.4%	956	7.6%
5+ Units	1,309	12.1%	1,950	16.8%	1,615	13.0%
Mobile Homes and Other	107	1.0%	13	0.1%	0	0%
<b>Total Units</b>	<b>10,831</b>	<b>100%</b>	<b>11,577</b>	<b>100%</b>	<b>12,420</b>	<b>100%</b>

Sources: 1990 and 2000 U.S. Census; 2013–2017 ACS 5-Year Average Data

### Tenure and Vacancy

The changes in the distribution of owner- versus renter-occupied units and the vacancy rates of the housing stock between 1990 and 2017 are presented in Table 8-16. Approximately two-thirds of the occupied housing units in Claremont are owner-occupied. However, in recent years, the number of renter-occupied units increased slightly more than the number of owner-occupied units. County-wide, only 45.8 percent of all housing units were owner-occupied.

#### Housing Tenure Defined

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.

**Table 8-16  
Housing Tenure and Vacancy: 1990–2017**

	1990	% of Total	2000	% of Total	2013–2017	% of Total
Owner-occupied	7,311	69.8%	7,526	66.7%	7,657	65.9%
Renter-occupied	3,161	30.2%	3,755	33.3%	3,962	34.1%
Rental vacancy rate	5.5%		2.2%		1.4%	
Owner vacancy rate	1.2%		0.7%		0.6%	
Vacant Housing Units	3.3%		2.4%		6.4%	
<b>Total Occupied Units</b>	<b>10,472</b>	<b>100.0%</b>	<b>11,281</b>	<b>100.0%</b>	<b>11,620</b>	<b>100.0%</b>

Sources: 1990 and 2000 U.S. Censuses; 2013–2017 ACS 5-Year Average Data

Vacancy rates for both ownership and rental housing were significantly lower in Claremont than the County as a whole in 2000. The City’s vacancy rates of 1.4 percent for rental housing and 0.6 percent for ownership housing indicate high demand for housing in Claremont. The overall vacancy rates in both Claremont and the County declined since 2000 indicating a more competitive housing market.

## 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, plumbing, etc. 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.

Claremont’s housing stock is aging. The age of the City’s housing stock, as defined by the year the units were built, is shown in Table 8-17. As of 2017, approximately 78 percent of all housing units in Claremont were 30 years or older (built prior to 1980). Only 11 percent of the units in Claremont were built since 1990. As of 2013, only an estimated 10 to 20 housing units in the City are in need of substantial rehabilitation, and no homes are deteriorated such that they are in need of replacement.

**Table 8-17  
Housing Age: 2013–2017**

<b>Year Built</b>	<b>No. of Units</b>	<b>% of Total</b>
Built 2010 or later	232	1.1%
Built 2000 to 2009	777	6.3%
Built 1990 to 1999	448	3.6%
Built 1980 to 1989	1,357	10.9%
Built 1970 to 1979	2,059	16.6%
Built 1960 to 1969	2,985	24%
Built 1950 to 1959	3,000	24.2%
Built 1940 to 1949	706	5.7%
Built 1939 or earlier	956	7.7%
<b>Total Units in 2017</b>	<b>12,420</b>	<b>100.0%</b>
Built prior to 1980		78.2%

Source: 2013–2017 ACS 5-Year Average Data

**Safe and Healthy Housing Committee**

In 2006, the Committee for Safe and Healthy Housing was started by a group of Claremont residents with the goals of promoting quality of life improvement and reducing criminal activities in apartment complexes in the City. Of particular concern to the Committee were older apartment complexes where the property conditions had deteriorated and criminal activity increased. The Committee works with the Police Department, Claremont Unified School District, and property owners and tenants to address identified social and criminal problems in the complexes.

In 2009, the City approved a Crime Free Multi Housing Program to promote safe and healthy living environments at apartment complexes throughout the City. The Committee for Safe and Health 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.

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

### Housing Sales Prices

Home sale prices throughout Los Angeles County escalated dramatically between 1990 and 2007, largely 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 2016, 50 percent of the households in Los Angeles County could afford an entry level home in the County, compared with 20 percent in the second quarter of 2007.<sup>1</sup>

Based upon sales information from the California Association of Realtors, the median home price in Claremont (including both condominium and single-family sales) was \$603,000 in March 2016, a 24 percent increase from the previous year. Claremont continues to have a higher median selling price for entry-level homes and condominiums than several nearby communities. Table 8-18 provides a summary of median prices for single-family homes and condominiums in Claremont and nearby communities.

### Affordability Index

The California Association of Realtors First-Time Buyer Affordability Index measures the percentage of households that can afford an entry-level home in California based on 30 percent of income on housing expenditures, prevailing mortgage rate, and a 20-percent down payment. The California Association of Realtors publishes the monthly affordability index by region.

#### 4<sup>th</sup> Quarter 2017

California	47 percent
Riverside County	57 percent
San Bernardino Co.	67 percent
Ventura County	48 percent
Los Angeles County	43 percent
Orange County	40 percent
San Diego County	45 percent

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1. California Association of Realtors, [www.car.org/marketdata/data/ftbhai](http://www.car.org/marketdata/data/ftbhai), May 2016.

**Table 8-18**  
**Median Prices of Single-Family Homes and Condominiums:**  
**2008–2009 and 2014–2016**

City	Median Price March 2008	Median Price March 2009 May 2008	Percent Change 2008-2009	Median Price March 2014	Median Price March 2016	Percent Change 2014–2016
La Verne	\$610,000	\$614,000	+0.65%	\$520,000	\$587,000	+12.8%
<b>Claremont</b>	<b>\$638,000</b>	<b>\$460,000</b>	<b>-27.9%</b>	<b>\$541,000</b>	<b>\$603,000</b>	<b>+11.4%</b>
Chino Hills	\$509,000	\$415,000	-18.4%	\$523,000	\$551,000	+5.3%
Los Angeles Co.	\$503,000	\$408,000	-18.9%	\$424,000	\$478,000	+12.7%
Upland	\$423,000	\$352,000	-16.8%	\$447,000	\$492,000	+10.0%
Pomona	\$367,000	\$460,000	+24.3%	\$303,000	\$336,000	+10.8%
Ontario	\$325,000	\$238,000	-26.8%	\$291,000	\$342,000	+17.5%

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

A total of 33 single-family homes and six condominiums were sold in June 2016. The single-family homes had a median listed price of \$650,000. The condominiums had a median listed price of \$372,000.

**Table 8-19**  
**Summary of Single-Family and Condominium Home Sales:**  
**June 2016**

Type	Units Sold	Median
<b>Single-Family Homes</b>	33	\$650,000
<b>Condominiums/ Townhomes</b>	6	\$372,000

Source: //trends.homefinder.com/report/zip/CA/91711

**Rental Costs**

Based on an internet search and review of newspaper advertisements, the rental cost for rooms, apartments, townhomes/condominiums, and single-family homes are summarized in Table 8-20. The majority of units advertised for rent were apartments. The rental prices for apartments ranged from \$910 for studio/one-bedroom units to \$2,450 for three or more-bedroom units. A smaller number of townhomes/condominiums in Claremont are being used as rentals. Rent for townhomes/condominiums are generally lower than single-family homes. Apartments offer a more affordable rental option but the number of apartments available for rent is limited. Another affordable option is the rental of a single room within a unit.

**Table 8-20  
Rents by Unit Size**

<b>Unit Type</b>	<b>No. of Bedrooms</b>	<b>Number of Advertised Rentals</b>	<b>Rent Range</b>	<b>Median Rent</b>
Single Rooms	One	9	\$675–\$1,250	\$950
Apartments	One/Studio	134	\$910–\$1,800	\$1,200
	Two	12	\$1,050– \$1,950	\$1,640
	Three or more	7	\$1,250– \$2,450	\$1,915
Townhomes/ Condominiums	Two	2	\$2,000– \$2,275	\$2,137
	Three	3	\$2,550– \$3,000	\$2750
	Four	0	--	--
Single-Family Homes	One	0	--	--
	Two	2	\$1,730– \$2,550	\$2,140
	Three	6	\$2,370– \$3,300	\$2,650
	Four	9	\$2,980– \$4,600	\$3,400
	Five or more	5	\$3,800– \$6,000	\$3000

Sources: Real Estate Websites — Zillow.com, Trulia.com, Apartments.com, Craigslist.com, and 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. Table 8-21 presents the maximum affordable housing prices for renting and for owning a home for different income levels and household sizes.

**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 8-19, 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 (Table 8-18)

**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 cannot afford the median price of any rental housing in Claremont either.

**Table 8-21  
Housing Affordability Matrix**

	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
<b>Maximum Affordable Rents*</b>					
Extremely low	\$340	\$365	\$437	\$506	\$564
Very low	\$567	\$608	\$729	\$843	\$939
Low	\$680	\$729	\$875	\$1,011	\$1,127
Moderate	\$1,247	\$1,337	\$1,603	\$1,854	\$2,067
<b>Maximum Affordable Sales Prices**</b>					
Low	--	\$60,100	\$64,000	\$66,600	\$56,400
Moderate	--	\$236,300	\$262,400	\$287,100	\$294,500

\* Source: State CDBG's and HOME'S Table of 2016 Income Limits. The rent figures are before the deduction of utility allowances.

\*\* Source: City of Claremont Inclusionary Housing Regulations and Procedures Manual 4<sup>th</sup> Qtr. 2016. Calculation of affordable home sales prices based on a down payment of 5%, annual interest rate of 3.83%, and 30-year mortgage.

## Affordable Housing Inventory

Table 8-22 presents the 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 expiration of affordability controls or subsidy contracts are also presented in this table. In 2016, five publically assisted affordable rental housing projects were located in Claremont, providing 449 affordable units to lower-income households.



### **Senior Housing**

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Claremont Villas Senior Apartments provides apartment opportunities for seniors within walking distance of the Village and the Claremont Transit Center.



**Table 8-22  
Publicly Assisted Housing**

<b>Project Name</b>	<b>Type</b>	<b>Total Units</b>	<b>Assisted Units/ Income Level</b>	<b>Unit Size</b>	<b>Funding Source(s)</b>	<b>Earliest Date of Conversion</b>
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
Mountain Village Senior Apartments	Senior	84	21 moderate-income units	1- & 2-bdrm	Density Bonus	2019
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 & 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
<b>Total</b>		<b>539</b>	<b>474</b>			

Source: City of Claremont Data, 2016

### **Publicly Assisted Housing**

Access Village is a housing development for the developmental disabled. 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 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 persons 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.

Mountain Village Senior Apartments has a Density Bonus and Operating Agreement with the City that was approved in 1989 with a 30-year term. The agreement requires that 25 percent of the units, or 21 units, be made available to households of moderate income. Since the inception of this agreement, the rents at this apartment complex have been below the maximum rent allowed under the moderate-income restrictions. At present, the rents continue to be below this threshold. Thus, while the agreement will expire in 2019, it is not likely to affect the rent structure of the project as the small senior units will most likely always rent for below the moderate income restrictions. Therefore, no additional resources are required to preserve the affordability of this project.

The City will continue to monitor the status of the at-risk units. Should a Notice of Intent to opt out of the Section 8 program be filed, the City will ensure that tenants are properly notified of their rights under California law.

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. Refer to Appendix A for cost comparison of these options.

### **Replacement Option**

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.

### **Administrative Resources for Providing Affordable Housing**

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

## Estimates of Housing Needs

The Comprehensive Housing Affordability Strategy, or “CHAS,” developed by the Census for HUD provides detailed information on housing needs (e.g. housing cost burden) by income level for different types of households in Claremont. 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 problems vary according to household income and tenure.

- In general, renter-households had a higher level of housing problems (41 percent) compared to owner-households (14 percent).
- Lower-income households experienced more cost burdens with 57 percent of extremely-low households, 40 percent of very low-income households, and 20 percent of low-income households using more than 50 percent of their household income to cover housing costs.

**Table 8-23  
Housing Assistance Needs of Lower-Income Households**

<b>Household by Type, Income and Housing Problem</b>	<b>Renters</b>	<b>Owners</b>	<b>Total</b>
Extremely Low-Income (0–30% MFI)	745	435	1,180
% with any housing problem	87%	78%	83%
% with cost burden >30%	83%	50%	71%
% with cost burden > 50%	74%	28%	57%
Very Low-Income (31–50% MFI)	765	330	1,095
% with any housing problem	75%	66%	73%
% with cost burden >30%	68%	66%	68%
% with cost burden >50%	41%	37%	40%
Low-Income (51–80% MFI)	750	855	1,605
% with any housing problem	58%	67%	62%
% with cost burden >30%	55%	61%	58%
% with cost burden > 50%	9%	29%	20%
Total Households	3,980	7,690	11,675
% with any housing problem	41%	14%	23%

Sources: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) 2011–2015 ACS 5-Year Average Data, Table 7.

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 2010–2014 ACS 5-Year Estimates, approximately 166 households are moderately overcrowded (62 in owner-occupied units and 104 in renter-occupied units), and 87 households are severely overcrowded (39 in owner-occupied units and 48 in renter-occupied units). Approximately six occupied housing units lack complete plumbing facilities, and an estimated 79 units lack complete kitchen facilities.

## **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 generally 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 generally 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 provision of subsidies, flexible development standards, regulatory concessions, development agreements, and inclusionary housing policies.

## Governmental Constraints

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

State and federal regulations also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability. Perhaps 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.

## Land Use Policies

The Land Use, Community Character, and Heritage Preservation Element contains the primary policies that guide residential development in Claremont. These policies are implemented

### **Land Use, Community Character, and Heritage Preservation Element**

Refer to this Element for detailed description of the different land use designations and policies that govern the nature, intensity, and distribution of land uses in the community.

primarily through Title 16 of the Claremont Municipal Code. The zoning requirements of the Code establish the amount and distribution of different land uses within Claremont, while the subdivision ordinance regulates the division and improvement of land.

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

**Residential 2**

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

**Residential 6**

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

**Residential 15**

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

**Residential 22**

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

**Residential 30 Overlay**

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

### Mixed-Use

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

- **Indian Hill Boulevard/Arrow Highway:** Uses may be vertically or horizontally mixed. Emphasis is on retail along Indian Hill Boulevard and Arrow Highway frontages with residential/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. 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 maximum density is 22 dwelling units per acre. Some property with this designation also has the Residential 30 Overlay designation that increases the allowable density to 30 units per acre for 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 rear of 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. 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 residential component is

optional. Maximum height is two-stories. 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. Maximum density for residential uses is 22 units per acre with a Conditional Use Permit.

**Office/Professional**

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

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



**Table 8-24  
Land Use Categories Accommodating Residential Uses**

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

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

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

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

## Residential Character

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

### Land Use, Community Character, and Heritage Preservation Element

Refer to this Element for goals and policies relating to historic and architectural resources.

## 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 have an effect on the ability of property owners to construct and maintain housing. Each of the standards is examined and its impact on housing within Claremont 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 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.

### **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; if for student housing residential densities may exceed 30 dwelling units per acre.

### **Lot Size and Area**

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

### **Yards and Setbacks**

Front yard setback requirements range from 15 to 30 feet, depending on the zone 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 pertaining to accessory second units, and until that is completed, the City defers to state 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 8-25.

**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 space per unit is required of all projects within the RM district.

**State Density Bonus Law**

On-Site Parking Standards:

0 to 1 bdrm: 1 parking space  
 2 to 3 bdrm: 2 parking spaces  
 4+ bdrm: 2.5 parking spaces

These requirements include guest and handicapped parking.

Possible Types of Concessions:  
 Reductions in zoning standards, other development standards, design requirements, mixed-use zoning, and any other incentive that would reduce costs for the developer.

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

**Affordable Housing**

Developers of affordable housing are entitled to a density bonus and/or equivalent concessions or incentives under certain conditions. Senate Bill 1818, which went into effect on January 1, 2005, significantly reduces the percentage of affordable units that a developer must provide in order to receive a density bonus, and requires up to three concessions, depending upon the percentage of affordable units in the development. Under the new law, the maximum density bonus a developer can receive is 35 percent when a project provides either 10 percent of the units for very low-income households, 20 percent for low-income households, or 40 percent for moderate-income households. The legislation also imposes new statewide parking standards and density incentives for developers that donate land for affordable housing. The City’s density bonus ordinance, revised in May 2013, is consistent with state law.

**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	25 ft/ 2 stories	<720 sf: 1.5 >720 sf: 2.25 Visitor: 0.5
RM 3,000							
RM 4,000	8,000 sf	W - 63 ft D - 100 ft.	F - 25 ft. S/R - 8 ft. St.S. - 15 ft.	N/A	0 br: 450 1+ br: 600	35 ft/ 3 stories	<720 sf: 1.5 >720 sf: 2.25 Visitor: 0.5
HDRO	1,351 sf	*	*	*	*	45 ft/4 stories	*
AV1/AV2	7,500 sf	W - 50 ft. D - 100 ft.	F - 20 ft. S/R - 5 ft. St.S. - 15 ft.	35%	N/A	25 ft/ 2 stories	2 covered
HC 7,500							
RS 8,000	8,000 sf	W - 65 ft. D - 100 ft.	F - 25 ft. S/R - 8 ft. St.S. - 10/15 ft.	40%	1,000	25 ft/ 2 stories	2 covered
RS 10,000	10,000 sf	W - 75 ft D - 100 ft.	F - 25 ft. S/R - 8 ft. St.S. - 10/15 ft.	35%	1,200	25 ft/ 2 stories	2 covered
RS 13,000	13,000 sf	W - 90 ft. D - 120 ft.	F - 30 ft. S/R - 8 ft. St.S. - 10/15 ft.	35%	1,200	25 ft/ 2 stories	2 covered
RS 20,000	20,000 sf	W - 90 ft. D - 120 ft.	F - 15 ft. S/R - 5/8 ft. St.S. - 10/15 ft.	30%	1,200	25 ft/ 2 stories	2 covered

RR 35,000	35,000 sf	W - 130 ft. D - 150 ft.	F - 40/60 ft. R - 20 ft. S > - 15-25 ft.	20%	N/A	25 ft/ 2 stories	2 covered
RR 1-acre	1 acre	W - 150 ft. D - 200 ft.	F - 40/60 ft. R - 25 ft. S > - 20-25 ft.	20%	N/A	25 ft/ 2 stories	2 covered
Hillsides, SD-2	**	W - 200 ft. D - 200 ft.	F - 20 ft. S/R - 10 ft. St.S. - 20 ft.	N/A	N/A	25 ft/ 2 stories	2 covered
Hillsides, SD-3	**	W - 250 ft. D - 250 ft.	F - 20 ft. S/R - 10 ft. St.S. - 20 ft.	N/A	N/A	25 ft/ 2 stories	2 covered
IR/IE	N/A	N/A	Varies by location	60%	N/A	Varies by location	Varies by type of housing
CP	N/A	N/A	RM 3,000 standards apply				
MU	1 acre	N/A	Varies by location	N/A	N/A	Varies by location	<600 sf: 1.5 >600 sf: 2.5
CV	N/A	N/A	N/A	N/A	N/A	40 ft/3 stories	1 space

Source: Title 16 of the Claremont Municipal Code

Notes:

\* Setbacks, lot coverage, floor area standards, and parking are as 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).

## Permitted Residential Types

Title 16 of the Municipal Code stipulates the residential types permitted, conditionally permitted, or prohibited in each zoning district allowing residential uses. Residential types in Claremont include: single-family dwellings, second dwelling units, manufactured housing, residential care facilities, multi-family dwellings, and mixed-use. Table 8-26 summarizes the different types of residential uses permitted or conditionally permitted in the various zoning districts of the City.

**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
Single-family dwellings	P	P	P	--	CUP	P	--	--	--
Condominiums/ Townhomes	--	--	P	P	CUP	P	P	P	CUP
Apartments	--	--	P	P	CUP	P	P	P	--
Accessory Second Units**	P	P	P	--	--	P	--	--	--

Mixed-Use	--	--	--	P	CUP	--	--	--	CUP
Manufactured homes	P	P	P	P	--	P	P	P	--
Mobile home parks	--	--	CUP	--	--	CUP	--	--	--
Residential care facilities (6 or fewer persons)	P	P	P	--	--	P	--	P	--
Residential care facilities (7 or more persons)	CUP*	CUP*	CUP	CUP	--	CUP	--	P	--
Emergency Shelters	CUP*	CUP*	CUP	--	--	CUP	P	P	--
Transitional and Supportive Housing***	P	P	P	P	CUP	P	P	P	CUP

“P” = permitted uses.

“CUP” = conditionally permitted uses.

“--” = uses not permitted.

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

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

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

### Single-Family Dwellings

Detached, single-family dwelling units are permitted in all single-family and multiple-family districts, and may 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.

In addition, in already-developed multiple-family districts, many of the multiple-family lots are nonconforming in terms of lot size. (Commonly, they were developed 50 years ago with single-family homes.) As these nonconforming lots are redeveloped, restrictions relating to minimum lot sizes apply. Lots that are too small for multiple-family housing may be developed with single-family homes. Accessory units are permitted subject to criteria specified in Title 16 of the Municipal Code.

### Condominiums/Townhomes

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

### Apartments

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

**Accessory Second Units**

The City is in the process of updating local regulations pertaining to accessory second units, and until that is completed, the City defers to state standards.

**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 pursuant to the California Health and Safety Code on individual lots are treated as a standard single-family residential development. No additional standards are required for approval or construction of units.

**Mobile Home Parks**

Mobile home parks are conditionally permitted within the RM Districts pursuant to 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.

### **Transitional Housing/Supportive Housing**

The City facilitates and encourages the development of transitional and supportive housing by considering such housing as a residential use that is subject only to the same restrictions that apply to other residential uses of the same type in the same zone. Transitional and supportive housing is permitted by right in all residential and institutional districts, and by a Conditional Use Permit in commercial districts where residential development is permitted with a Conditional Use Permit. These uses are not separately called out in Title 16 of the Municipal Code because the City of Claremont regulates these facilities by land use type (single-family homes, multi-family apartments, condominiums, or single-room occupancy). Program 24 includes an amendment to the Glossary of Definitions in Municipal Code Chapter 16.900 to make clear in the definitions for transitional housing and supportive housing that such housing is considered a residential use, and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

According to the California Department of Social Services (CDSS), 32 residential care facilities licensed by CDSS are located in Claremont, with capacities ranging from four to 454 persons. The City of Claremont is a compact and urbanized community. Transportation and services are easily accessible throughout the community.

In 2015, the City approved new supportive housing for two families in an existing residential structure on a property within the RM 3,000 District. The facility provides housing for two families consisting of single mothers and their children enrolled in Tri-City Mental Health Authority's Full Service Partnership Program.

The City is currently working jointly with a non-profit affordable housing developer on the potential development of a permanent supportive housing project of 25 to 30 units for veterans.

### **Emergency Shelters**

The City facilitates the development of emergency shelters by:

- Permitting such facilities by right in the IE and IR Districts. Emergency shelters are subject to the same development standards that apply to other development within these districts.
- Providing funding for supportive services for the homeless and those at risk of becoming homeless through the Community and Human Services Division.



- Providing technical and site identification assistance by staff.

Emergency shelters are also permitted in all residential districts in Claremont with a Conditional Use Permit. Currently, there are two emergency shelters operating in Claremont under Conditional Use Permits.

## Inclusionary Housing Policy

### Requirements and Options

The City's Inclusionary Housing Ordinance adopted in July 2006, revised in May 2013 and more recently in November 2018 to include rental properties, requires the provision of affordable housing in all for-sale and for-rent residential developments. The ordinance offers the following two options:

- Provide 15 percent of the units as affordable to moderate-income households; or
- Provide ten percent of the units as affordable to low-income households.

### Exemptions

Residential developments of four or fewer units, market-rate units produced as a density bonus, and housing units owned by educational institutions are exempt from the Inclusionary Housing Ordinance.

### Alternatives

The Inclusionary Housing Ordinance offers a couple of alternatives for fulfilling the requirements in special circumstances that meet strict criteria. Residential developments with five or six units, by right, may pay a fee in lieu of constructing the units. Developments with more than six units may request to pay an in-lieu fee, donate land of equivalent value, or construct inclusionary units on site if the following findings are made:

- The developer would incur an unreasonable economic hardship in meeting the requirements and there are no feasible financial, design, and development methodologies to provide the inclusionary units within the development.
- The developer has explored and exhausted all alternative possibilities, including the reduction of development costs and participation in such programs as low-income housing tax credits, below-market

financing from government affordable housing programs, tax-exempt bond financing, or other programs.

Based on the Inclusionary Housing Fee Study, the City established the initial in-lieu fee at \$34 per square foot of living area for ownership units. This fee was determined based on a detailed affordability gap analysis to ensure reasonableness of the fee. Annually, the City will evaluate the in-lieu fee amount to ensure continued appropriateness.

### **Incentives**

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

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

### **Market Feasibility**

The City conducted a market feasibility study to evaluate the impact of the Inclusionary Housing Ordinance on housing development. The pro forma analyses conducted assumed no public funding would be required. The study concluded the following:

- The ordinance sets minimum project size at five units, and allows five- and six-unit projects to pay an in-lieu fee by-right. These provisions fall within the typical ranges of inclusionary housing policies throughout the State.
- The inclusionary housing requirement for for-sale developments is supported by the pro forma analyses.

Developers complying with the Inclusionary Housing Ordinance by building affordable units in their projects will automatically be eligible for density bonus and associated incentives. Therefore, the City's Inclusionary Housing Ordinance would not serve to constrain housing development in the City.

Eight residential projects have been approved subject to the Inclusionary Housing Ordinance. Three projects are completed providing a total of 18 units that are affordable to moderate-income households. Five approved projects not yet completed

will provide an additional 48 units total that will be affordable to moderate-income households.

## Housing for Persons with Special Needs

### Land Use Control

The City's Municipal Code Title 16 defines "family" as follows:

*"Family" shall mean one or more individuals occupying a dwelling unit and living as a single household unit where individuals have common access to, and common use of, all living and eating areas, and all areas and facilities for the preparation and storage of food within the dwelling unit, as distinguished from a group occupying a boarding or rooming house, or hotel.*

This definition only distinguishes between occupants of a residential dwelling unit versus group quarters but makes no reference to unrelated individuals living together. Therefore, this definition is not considered restrictive or constraining to the development of housing for persons with special needs.

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

The City has not adopted a local requirement for proximity between two special needs housing sites. The requirements of Health and Safety Code, Section 1520.5 are enforced by the CDSS, Health and Human Services Agency. The law requires that residential facilities be separated by a minimum of 300 feet to avoid over-concentration. As of 2016, the City has a total of 32 residential care facilities licensed by the CDSS, including:

- Nine adult residential facilities ranging in capacity from four persons to 70 persons
- Twenty-one residential care facilities for the elderly ranging in capacity from six persons to 454 persons

- Two homes used to provide care for ten developmentally disabled persons

### **Building Codes**

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

### **Reasonable Accommodation Procedures**

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

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

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

## 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 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 designed and constructed to standards similar to public streets.
- Each unit or lot within the subdivision 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 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.

### **Circulation and Mobility Element**

Refer to the Circulation and Mobility Element for the City's roadway classification and street standards.

Street improvement standards and parkland dedication or payment of park fees typically have significant impacts on

housing costs. To help mitigate these cost impacts on affordable housing development, the City Council may waive the park fees pursuant to the Municipal Code.

### Planning and Development Fees

Development impact fees offset the costs of improvements serving the development. Planning and processing fees cover administrative review of the development by the City Planning, Building, and Engineering Departments. The City's fee schedule is based on anticipated costs associated with the review and approval of proposed projects. Claremont's planning and development fee schedule for residential projects as of July 2016 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.

	<b>Building Fees</b>	<b>Development Fees</b>
SFR 3,700 sq. ft.	\$7,768	\$29,621
SFR 1,300 sq. ft.	\$3,720	\$16,382
Townhome 1700 sq. ft.	\$4,398	\$14,482

**Table 8-27  
Planning and Development Fees for Residential Projects**

<b>Planning and Processing Fees</b>	<b>Fee/Deposit</b>
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	\$880 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
<b>Development/Permit Fees</b>	<b>Fee</b>
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: ½ 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	Building valuation ≤ \$100,000: \$45.37 - \$1,559.92 Building valuation > \$100,000: \$1,560.12 plus \$7.56 for each additional \$1,000 in valuation
<p>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.</p> <p>Sources: City of Claremont Development Fee Schedule, revised 3/29/2009; City of Claremont Summary of Development Fees, revised 1/26/2015</p>	

## Development Review and Permit Processing

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

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

### **Pre-Application/Application Review**

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

### **Environmental Review**

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

### **Land Use Review**

City staff generally reviews projects permitted by right. Projects requiring a CUP, General Plan Amendment, Zone Change, Variance, and/or Land Subdivision require a public hearing and



review by the Planning Commission. These projects, except for CUP and Variance, also require a public hearing and review by the City Council.

### **Architectural Review Process**

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

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

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

Architectural review can occur concurrently with the land use review and, therefore, does not unnecessarily lengthen the development review process.

## Building Code and Enforcement

In 2016, the City adopted the 2016 California Building Standards Code, which is contained in Title 24 of the California Code of Regulations.

## 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

Claremont’s hillsides comprise 33 percent of the City’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.

### 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. Golden State Water Company provides 60 percent of Claremont’s daily water supply using imported water and uses local groundwater wells for the rest of water needs. Around 23 million gallons of water are stored in wells owned by Golden State Water Company. Water supply issues include stabilization of water rates, obtaining local control of accountability for water service, lack of water supply in hillside areas, and infrastructure improvements.

### Wastewater Service

Public wastewater lines, which exclude those connecting from private properties, are maintained by the City’s Community

### Hillsides Preservation

Refer to the Open Space, Conservation, and Recreation Element for specific policies regarding the preservation of the hillsides and other natural resources.

### Public Safety

Refer to the Public Safety Element for specific hazards that constrain development in the City and policies regarding public health and safety.

### Infrastructure and Community Services

Refer to the Community Services and Facilities Element for City policies related to water and wastewater treatment services and drainage facilities.

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

### **Stormwater and Runoff Pollution Control**

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

## **Market Constraints**

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

### **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. HMDA data show that financing is available to Claremont households.

Table 8-28 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) by income of the applicants in 2014.

**Home Purchase Loans**

In 2014, 61,949 households applied for conventional loans to purchase homes in the Los Angeles–Long Beach–Glendale MSA. Over 78 percent of the loan applicants were from above moderate-income households (greater than 120 percent Median Family Income [MFI]). Moderate-income households (80 to 120 percent of MFI) and lower-income households (less than 80 percent MFI) accounted for 15 percent and seven percent of the applicants, respectively. The overall loan origination rate for conventional home purchase was 68 percent. The origination rate for above moderate-income households was 70 percent, greater than the origination rate for moderate-income households (65 percent) and for lower-income households (56 percent).

**Home Improvement Loans**

The ability to maintain housing can often depend on the ability of households to obtain home improvement loans for repairs and upgrades. In 2014, 12,860 households applied for home improvement loans in the Los Angeles–Long Beach–Glendale MSA. The overall origination rate was 48 percent, significantly below the home purchase loan origination rate (68 percent). The majority of households applying for home improvement loans were above moderate-income households (64 percent). The origination rate by income ranged from 33 percent for lower-income households to 54 percent for above moderate-income households.

**Table 8-28  
2014 Disposition of Loan Applications  
Los Angeles–Long Beach–Glendale MSA**

Applicant Income	Conventional Home Purchase				Home Improvement Loans			
	Total Apps.	% Orig.	% Denied	% Other	Total Apps.	% Orig.	% Denied	% Other
Lower Income (<80% MFI)	4,571	56	22%	22%	2,186	33%	52%	15%
Moderate Income (80 to 120% MFI)	9,018	65%	15%	20%	2,428	44%	38%	18%
Upper Income (>120% MFI)	48,360	70%	11%	19%	8,246	54%	27%	19%
<b>Total</b>	<b>61,949</b>	<b>68%</b>	<b>12%</b>	<b>20%</b>	<b>12,860</b>	<b>48%</b>	<b>34%</b>	<b>18%</b>

Source: Home Mortgage Disclosure Act (HMDA), 2014.

Note: "Other" includes applications accepted but not approved, files closed for incompleteness, and applications withdrawn.

**Loans for Claremont Households**

Table 8-29 provides a summary of the disposition of loan applications for Claremont households. In 2014, 403 Claremont

households applied for conventional loans for home purchase. The origination rate was 72 percent, higher than the approval rate for the Los Angeles–Long Beach–Glendale MSA (68 percent). Only 70 Claremont households applied for home improvement loans. The origination rate was 57 percent, lower than the origination rate for conventional home purchase loans. However, the origination rate for home improvement loans for Claremont households was higher than that for households in the Los Angeles–Long Beach–Glendale MSA (48 percent).

**Table 8-29  
Disposition of Claremont Loan Applications**

	Conventional Home Purchase Loans				Home Improvement Loans			
	Total Apps.	% Orig.	% Denied	% Other	Total Apps.	% Orig.	% Denied	% Other
Applications	403	72%	11%	17%	70	57%	24%	19%

Source: Home Mortgage Disclosure Act (HMDA), 2014

## 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. While approximately 219 acres of vacant and underutilized properties can accommodate housing, much of this land (60 acres) is located in the Hillside land use category, which permits very limited residential development due to terrain and physical hazards. Demolition of existing improvements on the limited underutilized properties and properties with existing unused structures may add to the cost of development. Also, the required site preparations of a former quarry site could also add to the cost of development of the site.

According to recent appraisals, the land value for multi-family property in Claremont averages between \$18 to \$25 per square foot, and between \$780,000 to \$1,090,000 per acre.

### 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 provides estimates for the average cost of labor and materials for typical Type V wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In 2016, the average per square foot cost for good-quality housing was approximately \$103 for multi-family housing and \$113 for single-family homes.

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.

### **Dwelling Unit Densities**

Market trends tend to have an influence on proposed densities that may be lower than the maximum allowed. At times, community opposition to high density housing may lead to lower densities than initially proposed. Although the majority of multi-family residential housing in the City of Claremont is being built at densities slightly higher than the maximum allowed as developers take advantage of density bonus that incentivize the production of affordable housing, the City has, and still occasionally experiences community opposition to high density, multi-family, and affordable housing. However, there is a rising trend of affordable housing support groups and individuals that are now attending meetings and providing a strong voice to combat the sentiment that density is a negative impact to the City.

### **Length of Time between Approval and Building Permit Submission**

The length of time between project approval and the submission of a building permit application creates a gap between local

planning for housing and actual construction. There are a variety of contributing factors which can affect the delay of construction. During the housing downturn in 2008 and subsequent foreclosures, many properties transferred ownership without a complete knowledge of existing entitlements. Also many entitlements expire if not exercised within permitted time limits. In addition, property owners seeking to increase land sale prices often apply for entitlements prior to sale. This can lead to buyers requesting new entitlements to make modifications to the project. In an attempt to lessen the gap between entitlement approval and actual construction, the City offers a Preliminary Design Review process to allow applicants to introduce their desired concept for feedback from the Architectural Commission prior to submitting for a full Design Review approval.

## Housing Resources

Similar to 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.

### Availability of Sites

#### Future Housing Needs

##### **Regional Housing Needs Assessment (RHNA)**

The Regional Housing Needs Assessment (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 2014 through October 2021. For the projection period, the State Department of Housing and Community Development approved a projected future need of 412,137 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.

### **RHNA for Claremont**

According to the RHNA prepared by SCAG, Claremont's share of the forecasted growth is 373 new housing units. These new housing units are divided into five income categories as follows:

- Extremely Low-Income ( $\leq$  30 percent MFI) — 49 units
- Very Low-Income (31–50 percent MFI) — 49 units
- Low-Income (51–80 percent MFI) — 59 units
- Moderate-Income (81–120 percent MFI) — 64 units
- Above Moderate-Income ( $>$ 120 percent MFI) — 152 units

### **Projects Built Since 2014, Under Construction, Currently Approved, and Proposed**

A total of 77 units have been constructed since 2014, including 11 units affordable to moderate-income households. Projects approved and under construction, or expected to be completed during the planning period will provide an additional 700 units including 60 units affordable to moderate-income households. Proposed projects currently progressing through the City's review process include a total of 134 units, nine of which would be affordable to moderate-income households.

Completed projects include the following:

- **Citrus Glen located on southwest corner of Base Line Road and Monte Vista Avenue:** The project includes 50 townhouses, seven of which are affordable to moderate-income households. The project site is 3.3 acres. Construction was completed in 2015.
- **Ivy Walk located on southwest corner of Vista Drive and Indian Hill Boulevard:** The project subdivided a 1.8-acre property. Twenty-one units were constructed, of which three are affordable to moderate-income households. Construction was completed in 2015.
- **Mt. San Antonio Gardens Evergreen Villas:** The project included two single-family homes on a 0.83-acre property. Completed in 2014, each home provides long-term residential care for 10 residents.
- **Serrano I located on the southeast corner of Base Line Road and Mountain Avenue:** This project includes the construction of 53 detached

condominium units on a 4.2-acre property. Eight of the units are affordable to moderate-income households. The project is currently under construction.

- **Serrano II located south of Base Line Road, east of Mountain Avenue (east of Serrano I project):** This project includes 40 units on 2.6 acres. Six of the units will be affordable to moderate-income households. The final phase of this project needs a final inspection before it may receive a certificate of occupancy.
- **Single-Family Homes and Accessory Dwelling Units:** Three individual single-family homes were constructed in years 2014 to 2016, and one accessory dwelling unit was constructed in 2016. The accessory dwelling unit has been determined to be affordable to moderate-income households. The unit is small at 700-square feet. A review of rents for a unit of this size indicate the rent typically would be less than the maximum affordable rent of \$1,555 for a moderate income household in a 1-bedroom unit. Table 8-20 shows the range of rents for 1-bedroom units to be \$950 to \$1,335.

The following residential projects are under construction, or are approved and are expected to be constructed during the planning period. Many of these projects include affordable units. The projects are as follows:

- **Gable Crossing located at 560-818 Base Line Road:** This project includes construction of 60 condominium units on a 3.9-acre, mixed-use site. A total of four units will be made affordable to moderate-income households. The project is currently under construction.
- **Meadow Park located at southeast corner of Base Line Road and Towne Avenue:** Construction began on this project, which includes 95 townhomes on a 6.2-acre property. Thirteen of the units will be affordable to moderate-income households. Although construction of the project was stopped in early 2016, the City is working with the project applicant on a timeline for completion of the project.
- **365 West San Jose:** This project includes the construction of 13 new residential units on a 0.8-acre property. Two of the units will be affordable to

moderate-income households. Project construction has not yet started, but is estimated to begin in 2020.

- **Old School House Specific Plan:** The Old School House Specific Plan anticipates a total of 126 residential units, of which 19 will be affordable to moderate-income households. The specific plan is approved.
- **Webb School Faculty Housing:** Four single-family units intended for faculty families on the Webb Schools campus, have been approved. No rent will be charged to the faculty families. The Webb Schools include the housing as part of their compensation package to faculty, whose incomes are within the moderate-income category of Los Angeles County.
- **Single-Family Homes and Accessory Second Units:** An additional nine new single-family homes and eight accessory second units have been approved. One of the accessory second units is currently under construction. The other single-family and accessory second units are expected to be built in 2017. Four accessory second units have been determined to be affordable at rental costs affordable to moderate-income households based on their limited size of 700 square feet or less, and the information provided by the property owners at the time of their approvals. A review of rents for unit of less than 700 square feet indicate the rents typically would be less than the maximum affordable rent of \$1,555 for a moderate income household in a 1-bedroom unit. Table 8-20 shows the range of rents for 1-bedroom units to be \$950 to \$1,335. The owner of one unit indicated the unit was intended for an elderly relative that would not be charged rent.
- **Keck Graduate Student Apartments:** A total of 292 units in two new four-story buildings on a vacant 2.7-acre property within the campus of the Keck Graduate Institute at the southwest corner of Bucknell Avenue and Wharton Drive have been approved. The units will be for graduate students, staff, and faculty. Also included in the project are academic classrooms, study/meeting rooms, a café/lounge, and a leasing office/lounge.

## Projects Proposed

Additional housing projects submitted to the City, and currently progressing through the City's review process include a mixed-use project.

- **735 E. Foothill Boulevard:** Proposed is a 125-unit mixed-use development on 9.7 acres that is partially located in Claremont (7.8 acres) and partially located in Upland (1.9 acres). A total of 55 units are proposed on the 7.8 acres that are located within Claremont. The Claremont portion of the project is proposed to include eight units affordable to households of moderate-income.
- **Cornell Village Lofts on First Street between Cornell and Oberlin Avenues:** Approved in December 2012, this project includes 74 units, of which ten are live/work units, in three story loft-style buildings, at a density of 44 units per acre. The project is part of a new transit oriented mixed-use development on a 1.67-acre property in the Village Expansion area. The project includes no affordable units. Construction of the project began in 2016, but was stopped. The City is exploring alternatives with the project applicant for completion of the project.

### **Remaining RHNA**

With the housing units built since 2014, units currently under construction, units approved, and units proposed, Claremont will expand its housing stock by 911 units, including 831 for above moderate-income households. The City has a remaining RHNA target for 49 extremely low-income units, 49 very low-income units, and 59 low-income units for the current planning period ending 2021. Table 8-30 summarizes the City's progress toward meeting its RHNA.

**Table 8-30  
Regional Housing Needs Assessment**

	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
<b>Units Built</b>						
▪ Citrus Glen (SWC Base Line Road/Monte Vista Avenue)	0	0	0	7	43	50
▪ Ivy Walk (SWC Vista Drive/Indian Hill Boulevard)	0	0	0	3	18	21
▪ MSAG "Evergreen"	0	0	0	0	2	2
▪ Serrano I (SEC Base Line Road/Mountain Avenue)	0	0	0	8	45	53
▪ Serrano II (South of Base Line Road, East of Mountain Avenue)	0	0	0	6	34	40
▪ Single-Family Homes	0	0	0	0	3	3
▪ Accessory Second Units	0	0	0	1	0	1
<b>Total Units Built</b>	0	0	0	25	145	170
<b>Units Under Construction</b>						
▪ Gable Crossing (560-618 Base Line Road)	0	0	0	4	56	60
▪ Meadow Park (SEC of Base Line/East of Towne)	0	0	0	13	82	95
▪ West San Jose	0	0	0	2	11	13
▪ Accessory Second Units	0	0	0	1	0	1
<b>Total Units under Construction</b>	0	0	0	34	228	262
<b>Units Approved</b>						
▪ Keck Graduate Student Apartments (SEC Bucknell Avenue and Cornell Drive)	0	0	0	0	292	292
▪ Old School House Specific Plan	0	0	0	19	107	126
▪ Webb School Faculty Housing	0	0	0	4	0	4
▪ Single-Family Homes	0	0	0	0	9	9
▪ Accessory Second Units	0	0	0	3	4	7
<b>Total Units Approved</b>	0	0	0	26	412	438
<b>Units Proposed</b>						
▪ Cornell Village Lofts (First Street between Cornell and Oberlin Avenues)	0	0	0	0	74	74
▪ 735 E. Foothill Boulevard	0	0	0	8	47	55
▪ 510 S. Indian Hill Boulevard	0	0	0	1	0	1
▪ Accessory Second Units	0	0	0	0	4	4
<b>Total Units Proposed</b>	0	0	0	9	125	134
<b>Total Completed/Under Construction/Approved/ Proposed</b>	0	0	0	80	831	911
<b>RHNA</b>	49	49	59	64	152	373
<b>Remaining RHNA</b>	<b>49</b>	<b>49</b>	<b>59</b>	<b>0</b>	<b>0</b>	<b>157</b>

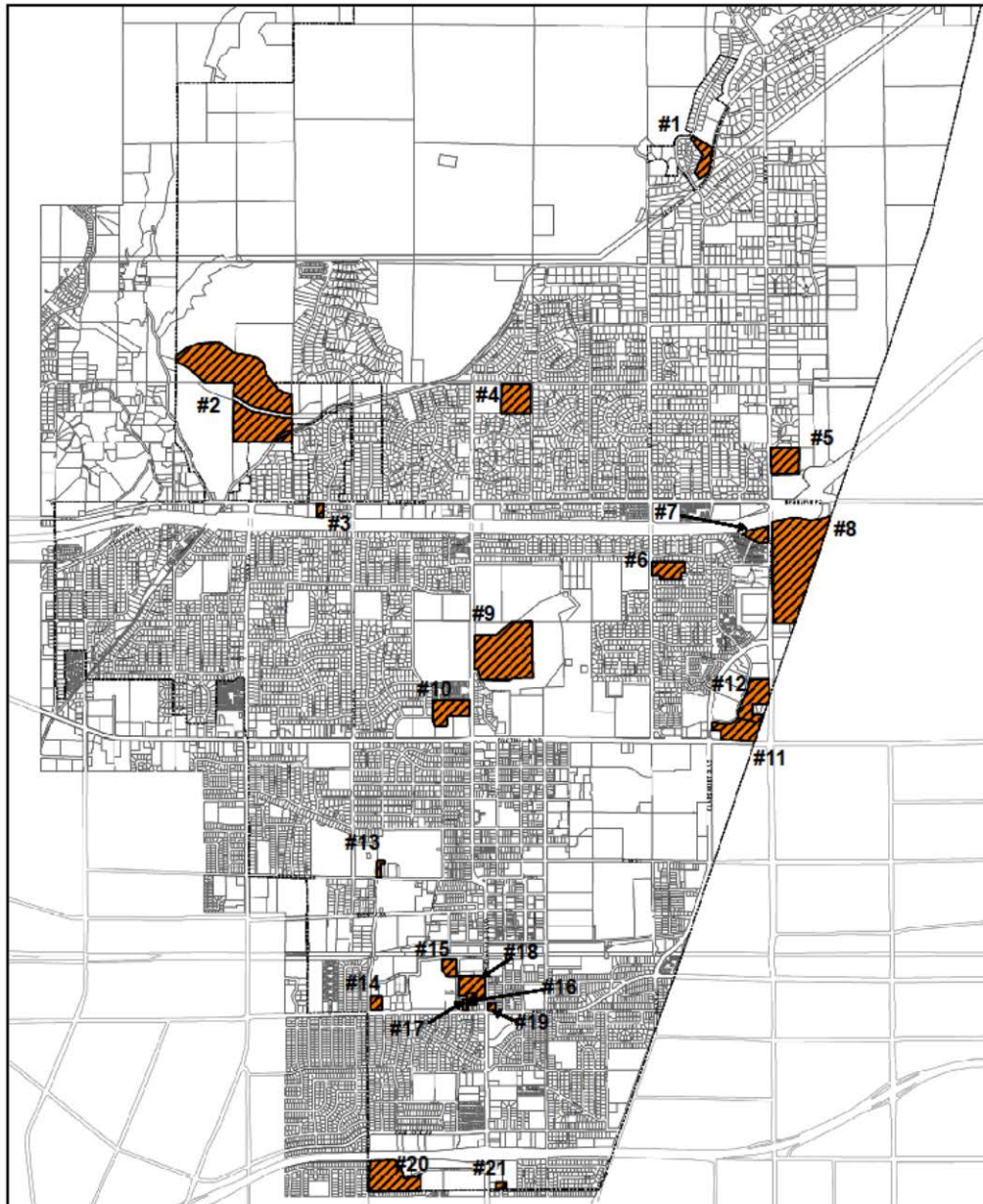
Source: City of Claremont Data, June 2017


## Inventory of Residential Sites


### **Vacant and Underutilized Sites**


The City has updated the citywide inventory of vacant and underutilized properties for potential residential development. The inventory includes a list of 21 sites, not including sites where construction of new housing has already begun. These sites are listed in Table 8-31 and are shown in Figure 8-2. The inventory shows that the City has approximately 193 acres of land that could be used for future residential development. With current designations and zoning, the vacant and underutilized properties can accommodate up to 797 new units under existing zoning.

**Figure 8-2:  
Citywide Inventory of Vacant and Underutilized Properties  
for Potential Residential Development**



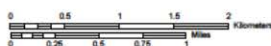
 **VACANT & UNDERUTILIZED SITES (REFER TO TABLE 8-31)  
FOR POTENTIAL DEVELOPMENT  
OF AFFORDABLE HOUSING**

 City Boundary

 Sphere of Influence



**Land Inventory of Vacant  
and Underutilized Sites for  
Potential Development of  
Affordable Housing**



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**Table 8-31  
Inventory of Vacant and Underutilized Sites for Potential Development of Affordable Housing**

Site #	Location	Acres	Current Land Use Designation	Current Zoning	Zoning Density/Acre	Max. Unit Yield	Current Use
1	4023 Mt. Baldy Road <sup>(A)</sup>	4.9	Residential 2	Pre-zoned RR	1/1.25 acres	2	Vacant
2	North and east of Webb Schools <sup>(B)</sup>	~60	Hillside/Hillside Residential Cluster	H	2	69 <sup>B</sup>	Vacant
3	956 Base Line Road	0.8	Residential 15	RM 3000	14.5	10 <sup>(C)</sup>	Residential <sup>(C)</sup>
4	SWC of Miramar/Forbes	9.6	Public	P	— <sup>(I)</sup>	— <sup>(I)</sup>	Vacant school site
5	N of Base Line, east of Padua	8	Park and Resource Conservation	P/RC	— <sup>(I)</sup>	— <sup>(I)</sup>	Vacant
6	East side of Mills, across from Chaparral School	4.4	Residential 6	RS 10,000	4.4	19	Water well
7	SWC of I-210/Monte Vista	2.7	Residential 6	RS 10,000	4.4	11	Vacant
8	SEC of Base Line/Monte Vista	48.9	Mixture of Commercial and Business Park	SP-11	— <sup>(I)</sup>	— <sup>(I)</sup>	Vacant/Former Quarry
9	1550 N. Indian Hill Boulevard	7	Institutional	IE	30	210 <sup>(D)</sup>	Former Golf course
10	Colby and Indian Hill (Old School House)	5.7	Mixed-Use	SP-9	17	126 <sup>(E)</sup>	Parking Lot and Vacant Building/Approved for New Housing
11	735 E. Foothill Boulevard	7.8	Commercial	CH	— <sup>(I)</sup>	— <sup>(I)</sup>	Vacant
12	Monte Vista and Andrews	9.5	Business Park	B/IP	— <sup>(I)</sup>	— <sup>(I)</sup>	Vacant
13	NEC of Cambridge/ Harrison	0.8	Institutional	IR	30	24	Vacant
14	NEC of Arrow Highway/ Cambridge Avenue	1.6	Business Park	B/IP	— <sup>(I)</sup>	— <sup>(I)</sup>	Vacant
15	SWC Bucknell Avenue and Wharton Drive	2.5	Institutional	IE	— <sup>(I)</sup>	292 <sup>(F)</sup>	Vacant
16	451 W. Arrow Highway	1.4	Office/Professional	CP <sup>(G)</sup>	14.5	20	Vacant <sup>(H)</sup>
17	469 W. Arrow Highway	0.4	Office/Professional	CP <sup>(G)</sup>	14.5	5	Vacant <sup>(H)</sup>
18	204 Bucknell Avenue/191-203-205-241 S. Indian Hill Boulevard	5.4	Commercial	CH	— <sup>(I)</sup>	— <sup>(I)</sup>	Vacant <sup>(H)</sup>
19	NEC of Arrow Highway/Indian Hill Boulevard	0.6	Office/Professional	CP <sup>(G)</sup>	14.5	9	Vacant
20	620-808 Auto Center Drive	11±	Freeway Commercial	CF	— <sup>(I)</sup>	— <sup>(I)</sup>	Vacant/Approved for Auto Sales
21	North of American, 140 feet east of Indian Hill	0.7±	Freeway Commercial	CF	— <sup>(I)</sup>	— <sup>(I)</sup>	Open Space
<b>Total</b>		193.7				797	

(A) Not within City boundaries. Currently subdivided in two lots for single-family residential development.

(B) Majority of property is not within City boundaries. Claremont portion is in Hillside District, which lacks infrastructure and utilities. Maximum unit yield is an estimate, as actual maximum unit yield is determined by an average slope density formula.

(C) Current single-family house on site is approved as supportive housing for two families.

(D) Institutional related housing is permitted with no maximum density for student housing. Multifamily housing that is not for student, faculty, or staff is currently allowed with a Conditional Use Permit (CUP) at a maximum density of 30 units/per acre. A Code

Amendment to the Institutional Zoning District could remove the CUP requirement. The maximum unit yield at 30 units per acre is 210 units.

- (E) Approved for 126 Units (Old School House Specific Plan)
- (F) A total of 292 graduate student apartments are currently proposed as part of the Keck Graduate Institute campus.
- (G) In CP District, multiple-family development is permitted at density of one unit per 3000 square feet with approval of conditional use permit.
- (H) Sites #16, 17, and 18 are within the area for which the City is currently preparing a specific plan.
- (I) For these sites, current zoning does not allow housing, housing density has not yet been determined, or a non-standard housing density was utilized.

### **2013 Planning Commission**

In 2013, the Planning Commission evaluated vacant and underutilized land parcels in the City, and reprioritized sites for the potential development of affordable housing to accommodate the City's RHNA for the 2014–2021 planning period. The Commission identified three of the listed sites, #4 (SWC of Miramar), #6 (east side of Mills Avenue, across from Chaparral School), and # 13 (NEC of Cambridge and Harrison Avenues) as having development potential for high density residential, and the Commission recommended that Sites #4 and #6 have the Residential 30 Overlay designation. The zoning for Site #13 currently permits a maximum density of 30 units per acre. Three of the listed sites, #16 (451 W. Arrow Highway), #17 (469 W. Arrow Highway), and #19 (NEC of Arrow Highway and Indian Hill Boulevard) were also identified as potential housing sites, but without the potential for high density residential. All other sites evaluated by the Commission were determined to have reduced or no potential for development of affordable housing.

### **2015 Joint Meeting of City Council and Planning Commission**

After receipt of the 2013 Planning Commission recommendation and considering extensive comments from the public, the City Council identified and requested additional sites be evaluated as to their potential for high density development. A joint meeting of the City Council and Planning Commission was held in November 2015 to further evaluate potential sites to accommodate the City's RHNA allocation for the 2014–2021 planning period. All persons interested in housing issues were invited to attend and speak at the meeting. After hearing from the public and discussing the sites, the Council and Commission identified Site #9 (1550 N. Indian Hill) and #12 (Monte Vista and Andrews) as potential sites to accommodate the City's RHNA. Staff was directed to initiate land use designation changes, or code amendments, as necessary to permit a residential density of 30 units per acre on all, or part, of the sites for housing affordable to households of extremely low-, very low- and low-incomes. Also acknowledged as a potential site was Site #13 (NEC of Cambridge and Harrison Avenues), where the zoning already permitted a residential density of 30 units per acre.

Following the joint meeting, the City became aware of an environmental constraint associated with Site #12 that could impact the site’s potential for high density housing. Site #12 is within Cable Airport’s Compatibility Zones B1 (Inner Approach/Departure Zone) and B2 (Inner Turning Zone) as shown in the 2015 Cable Airport Land Use Compatibility Report. Pursuant to the report, all residential uses in these two zones are incompatible and should not be permitted under any normal circumstance. As such, Site #12 is no longer recommended as potential site to accommodate the City’s remaining RHNA.

The HDRO is recommended for 7.0 acres of Site #9. The maximum yield for the 7.0 acres together with Site #13 is 234 units as shown in Table 8-32. At an expected maximum density of 23 units to the acre, the sites will accommodate 179 units. This is more than sufficient to accommodate the City’s remaining RHNA of 157 units. Included in the City’s updated housing programs is a program to facilitate the development of affordable housing projects on the 7.0 acres.

**Table 8-32  
Summary of Recommended Affordable Housing Sites**

<b>Site #</b>	<b>Location</b>	<b>APN</b>	<b>Acreage</b>	<b>General Plan Designation/Density</b>	<b>Zoning</b>	<b>Maximum Unit Yield Per Zoning</b>	<b>Maximum Expected Unit Yield (23 units/ acre)</b>
13	NEC of Cambridge and Harrison	8310-019-013 8310-019-016	0.8	Institutional	IR (Institutional Residential)	24	18
9	1550 N. Indian Hill Boulevard	8306-008-023 8306-008-057 8306-008-058	7.0*	Institutional	IE (Institutional Educational) with HDR (High Density Residential) Overlay	210	161
<b>TOTAL UNIT YIELD</b>						<b>234</b>	<b>179</b>

\* For Site #9, the HDR Overlay is proposed on 7.0 acres of the 31.5-acre property. Housing on the remaining 25-acre portion of the site would be permitted subject to property’s underlying IE zoning.

**Table 8-33  
Sites by Affordability Level**

Location	Approved /Expected Maximum Density/ Acre	Acres	Income Level					Net New Units
			Ext. Low	Very Low	Low	Mod.	Above Mod.	
<b>Projects Built</b>								
Serrano I (SEC Base Line Road/Mountain Avenue)	12.9	4.2	0	0	0	8	46	54
Citrus Glen (SWC Base Line Road/Monte Vista Avenue)	15.2	3.3	0	0	0	7	43	50
Ivy Walk (SWC Vista Avenue/Indian Hill Boulevard)	11.7	1.8	0	0	0	3	18	21
Mount San Antonio Gardens "Evergreen"	0.6	1.2	0	0	0		2	2
Individual Single-Family Homes	N/A	N/A	0	0	0		3	3
Accessory Second Units	N/A	N/A	0	0	0	1		1
Subtotal:			0	0	0	19	112	131
<b>Projects Under Construction</b>								
Serrano II (South of Base Line Road, east of Mountain Avenue)	15.4	2.6	0	0	0	6	34	40
Gable Crossing (560-618 Base Line Road)	15.4	3.9	0	0	0	8	52	60
Meadow Park (SEC Base Line Road/Towne Avenue)	15.3	6.2	0	0	0	13	82	95
Cornell Village Lofts (First Street between Cornell and Oberlin Avenues)	44.3	1.67	0	0	0		74	74
West San Jose	16.3	0.8	0	0	0	2	11	13
Accessory Second Units	N/A	N/A	0	0	0	1		1
Subtotal:			0	0	0	30	253	283
<b>Projects Approved</b>								
Old School House Specific Plan (Indian Hill Boulevard and Colby Avenue) (Site #10)	(A)	(A)	0	0	0	15	111	126
Webb Schools Faculty Housing	(B)	(B)	0	0	0	4		4
Individual Single-Family Homes	N/A	N/A	0	0	0		5	5
Accessory Second Unit	N/A	N/A	0	0	0	4		4
Subtotal:			0	0	0	23	116	139
<b>Proposed Projects</b>								
Keck Graduate Student Apartments (SWC Bucknell Avenue/Wharton Drive) (Site #15)	116.8(C)	2.5	0	0	0		292	292
735 E. Foothill Boulevard	N/A	N/A	0	0	0	8	47	55
Individual Single-Family Homes	N/A	N/A	0	0	0		1	1
Subtotal:			0	0	0	8	340	348

(Continued) Table 8-33 Sites by Affordability Level								
Recommended Sites with Potential for High Density Residential (permitted density 30unit/acre)								
Location	Approved/ Expected Maximum Density/ Acre	Acres	Income Level					Net New Units
			Ext. Low	Very Low	Low	Mod.	Above Mod.	
1550 N. Indian Hill Boulevard (Portion of Site #9)	23(D)	7.0		161				161
NEC of Cambridge/Harrison (Site #13)	23(E)	0.8		18				18
Subtotal:				179				179
Remaining Inventory Sites								
4023 Mt. Baldy Road (Site #1)	1/2.45 acres	4.9					2	2
North and east side of Webb School (Site #2)	2	~60					69	69
956 Base Line Road (Site #3)	14.5	0.8					10(F)	10(F)
SWC Miramar Avenue/Forbes Avenue (Site #4)	(G)	9.6						—
North of Base Line, East of Padua (Site #5)	(G)	8.0						—
East side of Mills Avenue, across from Chaparral School (Site #6)	4.4	4.4					19	19
SWC of 210/Monte Vista Avenue (Site #7)	4.4	2.7					11	11
South of Base Line Road/east of Monte Vista Avenue (Site #8)	(G)	48.9						—
1550 N. Indian Hill (Portion of Site #9)	23(E)	25					575	575
Monte Vista and Andrew Drive (Site #12)	(G)	9.5						—
NEC Arrow Highway/ Cambridge Avenue (Site #13)	(G)	1.6						—
451 W. Arrow Highway (Site #16)	14.5	1.4					20	20
469 W. Arrow Highway (Site #17)	14.5	0.4					5	5
204 Bucknell Avenue/191-203- 2-5-241 S. Indian Hill Boulevard (Site #18)	(G)	5.4						—
NEC Arrow Highway/Indian Hill Boulevard (Site #19)	14.5	2.5					9	9
620-808 Auto Center Drive (Site #20)	(G)	11±						—
North of American Avenue/140 feet east of Indian Hill Boulevard (Site #21)	(G)	0.7±						—
Subtotal:						0	720	720
<b>Total:</b>				179		80	1541	<b>1800</b>

- (A) Approved as part of larger specific plan.
- (B) Part of larger school campus.
- (C) Institutional related housing permitted with no maximum density for student housing. A total of 292 graduate student apartments are currently proposed as part of the Keck Graduate Institute campus.
- (D) With HDRO designation, the expected number of units for non-student housing is 23 units per acre for a total of 149 units. If developed with student housing, the expected density would be much greater based on other student housing projects in the City.
- (E) Although permitted density is 30 units per acre, a lower density of 23 units per acre was determined a more appropriate density for calculating expected capacity of properties given local market demand, financial feasibility, and community vision.
- (F) One existing house on property.
- (F) Zoning of property does not permit residential development.

**Recommended Sites with Potential to Accommodate Extremely Low-, Very Low- and Low- Income Units**

**Site # 9, 1550 N. Indian Hill Boulevard (see Figure 8-3 on the following page):** Site #9 is a former golf course and practice range that has been closed since December 2013. The site is owned by The Claremont Colleges, Inc. and there are no plans to re-open this facility as a golf course/practice facility. The site is occupied by three vacant structures associated with the previous golf course use, including an approximately 900-square-foot pro-shop building, an adjacent 420-square-foot shade structure, and an approximately 600-square-foot storage shed. To accommodate a future housing project these existing vacant structures will be removed. The site is zoned Institutional Educational (IE), and has a total of 31.5 acres. Permitted uses in the IE district include the following residential uses: student dormitories and apartments (with no maximum density), apartments for staff and faculty (at a maximum density of 30 units per acre), and multiple-family development not designated for students, staff, and faculty subject to a Conditional Use Permit (at a maximum density of 30 units to the acre). Applying the Residential 30 Overlay designation and HDR zoning to 7.0 acres of Site #9 would allow multiple-family development not restricted for students, staff, and faculty at a maximum density of 30 units per acre on the 7.0 acres without a Conditional Use Permit, provided the units would be affordable to extremely low-, very low-, and low-income households. At the 30 units per acre density, the 7.0 acres could accommodate 210 units. At 23 units per acre, the 7.0 acres could accommodate 161 extremely low-, very low-, and low-income units.

The owner of the property, Claremont University Consortium, has not indicated to the City that it has plans to develop any part of the 31.5 acres, which would impede the development of housing on the site. The Consortium can sell the property at any time with approval of its Board of Directors.

Site #9 is located in an urbanized area of the City, near a major transportation corridor. The site is opposite the City’s public high school and a mixed-use commercial center with a grocery store. Utilities are readily available along Indian Hill Boulevard

adjacent to the site, including a sewer main at the southwest corner of the site, a water main, storm drain, and other dry utility services along the site's western boundary. Sewer and water facilities are adequate to serve the site pursuant to the 2015 Regional Urban Water Management Plan-C Claremont and the City's recent sewer study.

**Figure 8-3:**  
**Site # 9, 1550 N. Indian Hill Boulevard**



**Site #13, northeast corner of Cambridge and Harrison Avenues (see Figure 8-4 on the following page):** Pilgrim Place and the Claremont Monthly Meeting of Friends own this 0.8-acre site. The property is already designated Institutional and is zoned Institutional Residential. The current zoning permits residential density at 30 units per acre, emergency shelters, and transitional housing by right on the property, which would accommodate 24 units. At 23 units per acre, the site could accommodate 18 units for extremely low-, very low-, and low-income households.

The owners of the site have not informed the City of any development plans for the site, which would impede the development of housing on the site, and have not indicated any interest to the City for redevelopment of the site.

Site #13 is also located in an urbanized area of the City within  $\frac{1}{4}$  mile of the City's middle school, and a major transportation corridor, and within  $\frac{3}{4}$  mile of the central downtown Village. All utilities are readily available to the site, including sewer, water, storm drain and utilities along Harrison Avenue adjacent to the site. Sewer and water facilities are adequate to serve the site pursuant to the 2015 Regional Urban Water Management Plan-Claremont and the City's Sewer Study.



**Figure 8-4:**  
**Site #13, Northeast Corner of Harrison Ave. and N. Cambridge Ave.**



**Housing Sites with Potential for 30 Unit per Acre**

In 2008, the City Council approved a Residential 30 Overlay for potential affordable housing sites. The Residential 30 Overlay allows a greater density than is otherwise allowed by the underlying designation for housing developments that are affordable for low-, very low-, and extremely low-income households. If housing is affordable for low-, very low-, and extremely low-income households, the potential density is 30 units per acre by right.

The Residential 30 Overlay was applied in 2008 to a 3.3-acre site at 111 S. College Avenue, and a 2.6-acre site on Base Line Road, 1000 feet east of Towne Avenue (Site #14). An affordable housing project was constructed on the 3.3 acre site, providing 16 units affordable to extremely low-income households, and 58 units affordable to very low-income households. The 2.6-acre site is a part of a larger 15.3-acre housing development currently under construction, which will provide 95 units, 13 of which will be affordable to moderate-income households.

**Correlation of Sites with Income/Affordability**

Table 8-33 correlates the sites inventory with potential affordability levels. The recommended sites with potential for high density residential development (7.0 acres of Site #9 and Site #13) could accommodate 167 new units affordable to extremely low-, very low- and low-income households at an expected density of 23 units per acre. At a maximum density of 30 units per acre, these two sites could accommodate a total of 219 units. If new units on Site #9 were intended for students, there would be no maximum density.

**City Strategies for Development of Affordable Housing**

Similar to 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 an inclusionary housing policy that requires affordable housing be incorporated into for-sale 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

**Housing Plan**

Refer to the Housing Plan section for descriptions of the City’s affordable housing policies and programs.

## **Affordable Housing Overlay**

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

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

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

## **Residential Capacity Estimates**

Table 8-34 provides the residential capacities of the recommended sites with potential for high density that would be available for extremely low-, very low-, and low-income families.

**Table 8-34  
Residential Capacity Estimates with Potential Zoning**

<b>Sites Available for Very Low- and Extremely Low-Income Households</b>	<b>Underlying Zoning</b>	<b>Capacity w/ Underlying Zoning</b>	<b>Capacity w/ HDR Overlay</b>	<b>Capacity Estimates @ 23 units/acre</b>
#9 – 1550 N. Indian Hill Boulevard (7.0 acres)	Institutional Educational	*	210	161
# 13 – NEC Cambridge/Harrison	Institutional Residential	24	24**	18
Total Capacity Estimate		24	234	179
Remaining RHNA		157	157	157
Excess of Remaining RHNA		--	77	22

\* The HDR Overlay is recommended on 7.0 acres of the 31.5 acre property. Permitted under the current zoning of the property are student dormitories and apartments with no maximum density, and apartments for staff and faculty at a maximum density of 30 units per acre. If not designated for students, staff, and faculty, multiple-family development at a maximum density of 30 units per acre requires a Conditional Use Permit. Applying the Residential 30 Overlay designation and HDR to the proposed 7.0 acre site, and by modifying the Zoning Code provisions applicable to Institutional Districts , would allow multiple-family development not designated for students, staff, and faculty at a maximum density of 30 units per acre without a Conditional Use Permit provided the units are affordable to extremely low-, very low-, and low-income households.

\*\* Site #13 is not included in Residential 30 Overlay. Site #13 has an Institutional Residential zoning designation, which allows by right development of 30 units per acre.

The City has determined that 23 units per acre is an appropriate density for calculating capacity estimates of housing sites as this density would strike a balance between market demand, financial feasibility, and community vision. The City determined this density, based on the recently completed Courier Place project, which demonstrated that this density could achieve affordable housing development with the level of public subsidies that are available for an affordable housing project. Based on this project, it is reasonable to assume that the other Tier 1 sites can support affordable housing development at the same density when public subsidies are available.

A density of 23 units per acre is also consistent with the density of other approved and completed projects in the City. These include the units in the Claremont Village Expansion area, the Claremont Graduate University student housing, and the housing approved as part of the Old School House Specific Plan.

Affordable housing at a similar density has been demonstrated in some neighboring communities that have market conditions similar to Claremont. The nearby City of Chino achieved affordable housing through development agreements for lower-income seniors and families at 20 units per acre and 14 units per acre, respectively. No public subsidies were involved in these projects. Another neighboring community, the City of Rancho Cucamonga, worked with Southern California Housing Development Corporation to develop an affordable rental housing project for families at a density of 17 units per acre.

As shown in Tables 8-33 and 8-34, the recommended Sites #9 and #13 have the potential to accommodate the City's remaining RHNA target for 157 units: 49 for extremely low-income households, 49 for very low-income households, and 59 for low-income households. Under the potential HDR Overlay, the sites can accommodate 234 units for extremely low-, very low-, and low-income households, and with an assumed density of 23 units per acre, the sites can accommodate 179 units.

If Site #9 or #13 are developed with non-residential uses and/or non-affordable units, and the City no longer has sufficient sites available to accommodate the City's remaining RHNA target, the City is committed to designate one or more additional sites to accommodate the City's remaining RHNA target of 157 units, at 23 units to the acre. (See Program 5.)

Additional affordable units may also be provided through implementation of the City's Inclusionary Housing Ordinance. The ordinance requires the provision of affordable housing in all for-sale residential development.

As part of the City's inclusionary housing policy development, the City conducted an inclusionary housing study to test the feasibility of different inclusionary housing options, given Claremont's market conditions. The study concluded that when a developer takes advantage of the State density bonus provisions, a project with 10 to 15 percent of units for lower-income households units could be provided in a housing development without public subsidies.

### **City-Owned Sites**

The most critical component of affordable housing in Southern California is often the land cost. 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.

Property owned by the City can be used to increase the affordability of new housing for low-, very low-, and extremely low-income households. This is because the City can "write-down" the land, which will reduce the overall costs of the development. This can make development of affordable housing feasible even at lower densities. For example, six Habitat for Humanity homes were constructed on land partially purchased

with Redevelopment Agency funds. These units, sold at affordable prices to very low-income households, were constructed at a density of eight units per acre on a property zoned for 10 units per acre.

In 2009, the City purchased a 3.3-acre site at 111 S. College Avenue, which the City's 2008 Affordable Housing Task Force recommended as a top priority for a Redevelopment Agency-sponsored affordable housing development. The property designated and zoned Mixed-Use with an emphasis on residential development, had a Residential 30 Overlay designation, which increased the permitted density on the property to 30 units per acre for projects with units affordable to extremely low-, very low-, and low-income households. 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, completed in 2011, provides 16 units for extremely low-income households and 58 units for very low-income households.

In 2005, the Redevelopment Agency purchased a parcel on Base Line Road, 1,000 feet east of Towne Avenue for an affordable housing project. The property has a designation of Residential 15 and is zoned Medium Density Residential 3,000, which allows residential uses at 15 units per acre. The property also has a Residential 30 Overlay designation, which increases the permitted density to 30 units per acre if units built on the site are affordable to low-, very low-, and extremely low-income households. After working on an affordable housing project in conjunction with a private developer for two years, the City tabled the project when a change in the County funding regulations disqualified projects within 500 feet of a freeway. The County funding was an essential part of the financial plan for the project. The City Council approved the sale of the property to a private developer who is currently building a 95 unit project that will be located on this property and an adjacent property. The project will include 13 units affordable to moderate-income households.

Currently, the City owns the following site where residential uses could potentially be developed in the future:

- **451 W. Arrow Highway (Site #16):** This city-owned site is 1.4 acres. The property is designated and zoned for commercial office uses. Residential is permitted with a conditional use permit at a density of approximately 15 units per acre.

### **Availability of Infrastructure and Services**

The recommended Sites #9 and #13 are located within an urbanized area of the City and along a major transportation corridor. Infrastructure and public services are readily available.

### **Sites for a Variety of Housing Types**

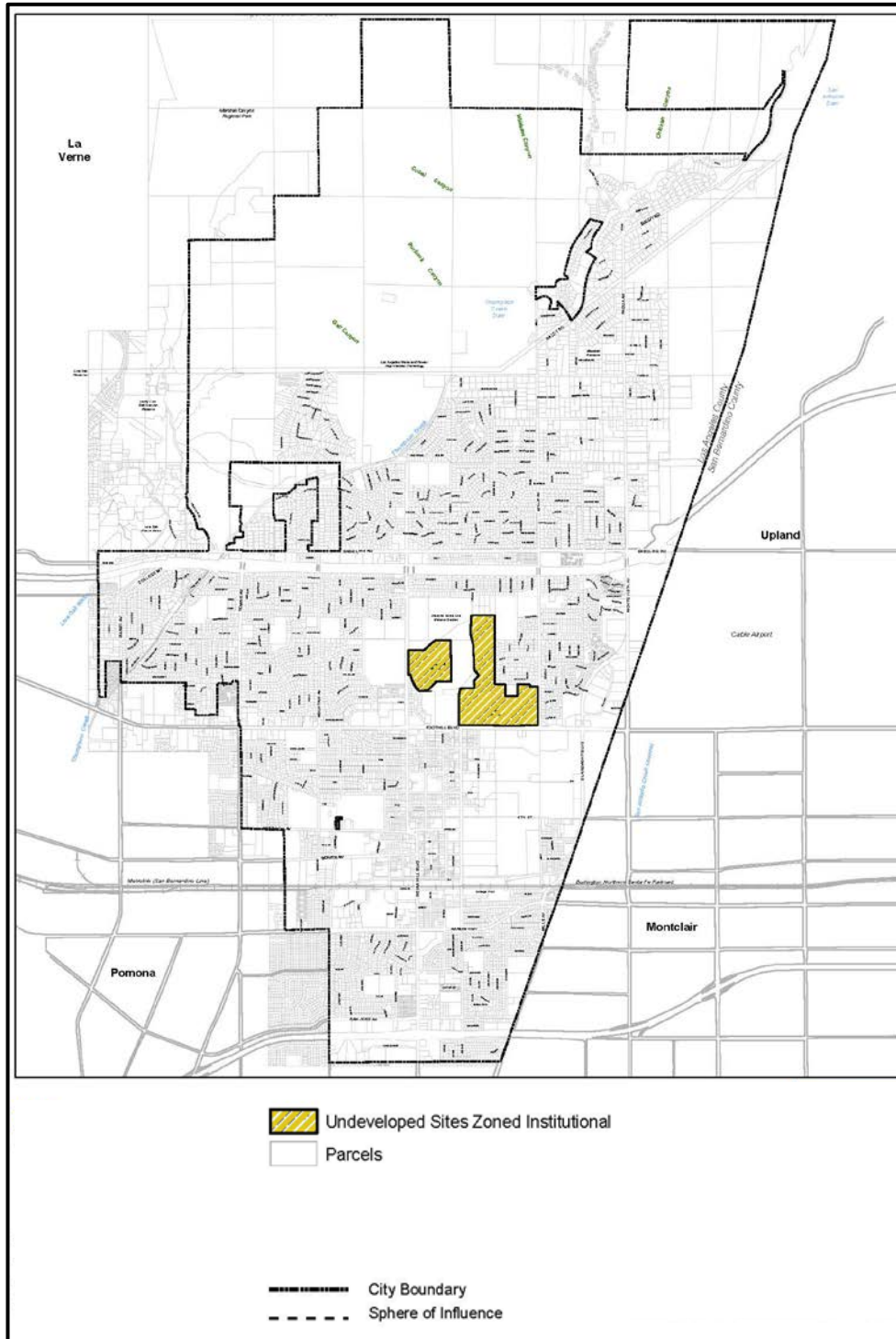
The City has sites to encourage and facilitate a variety of housing types including, emergency shelters, transitional housing, supportive housing, and single-room occupancy housing.

### **Emergency Shelters, Transitional Housing, and Supportive Housing**

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

The Institutional districts make up approximately 17 percent (732 acres) of the total land area of the City, excluding hillside properties and designated open space, and these districts include much of the undeveloped properties within the urbanized area of the City. Undeveloped sites zoned Institutional are shown in Figure 8-5 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 8-5:  
Undeveloped Sites Zoned Institutional**





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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 two emergency shelters operating in Claremont, together providing beds for 14 adults and 14 family members,

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. Program #24 includes an amendment to the City's Zoning Code to make clear that supportive housing and transitional housing are considered residential uses.

According to the State Department of Social Services, 32 transitional housing facilities in the form of licensed community care facilities are located 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 the developmentally disabled.

### **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 SRO's, as most existing commercial development in the City is one-story, suburban type development.

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

Claremont does have affordable private housing of a type similar to SRO's, which is provided through the rental of bedrooms in dwelling units scattered throughout the City. Pursuant to the City's Zoning Code, the renting of one room within a dwelling unit is a permitted use in all the City's residential districts. For many years, this type of affordable housing has been popular with students from nearby colleges,

seniors, and other low-income individuals. In addition, the income from the rental of rooms can provide the needed assistance to low-income property owners, particularly seniors, making it possible for them to remain in their homes.

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

## Opportunities for Resource Conservation With Respect to Residential Development

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

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

### **Claremont Sustainable City Plan**

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

An update to the Plan was adopted by the City Council on October 8, 2013. The update 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 the update.

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

#### 1.1 Energy (Electric and Gas)

- Promote energy efficiency and conservation technologies and practices to reduce the use of nonrenewable resources by the community. Technologies include solar energy systems, co-generation systems for larger facilities, next generation lighting technologies, energy efficient appliances and HVAC systems, and electric and other low emitting vehicles.
- Promote community-wide energy awareness with energy audit information and implementation of programs such as Claremont Home Energy Retrofit Project (CHERP) and similar programs. Identify and promote energy efficient technologies and techniques that have a positive return on investment.
- Educate the community regarding incentives (special financing, grants, rebates, exchanges, etc.) available for energy conservation and renewable energy projects.
- Promote local installation of solar energy systems (electric power generation and water heating).
- Recognize local citizens, organizations and businesses that are leaders in energy efficiency or conservation and offer opportunities for them share their knowledge with the community.

#### 1.2 Water and Wastewater

- Minimize waste of water resources by advocating and implementing wise use and conservation measures.
- Work toward independence from imported water.
- Maximize recharge of local water resources and minimize pollution at local beaches by minimizing storm water runoff and eliminating dry weather runoff.
- Support efforts by Sustainable Claremont, Three Valleys Municipal Water District, and Golden State Water Company to promote water-wise landscaping.

#### 4.4 Sustainable Built Environment: Residential

- Apply sustainable design and construction standards in all new homebuilding. Continue to expand the Claremont Home Energy Retrofit Program (CHERP) to encourage and incentivize widespread energy efficiency retrofits for 10 percent of City residences. Retrofits should focus on “whole

house” energy solutions that ensure greater efficiency and cost-effectiveness while improving comfort and indoor air quality.

#### 4.5 Sustainable Built Environment: Sustainable Land Use and Smart Growth

- Apply sustainable practices in all community development activities that impact the built environment.

#### 6.1 Achieve and maintain a mix of affordable, livable and green housing types throughout the City for people of all socioeconomic/cultural/household groups (including seniors, families, singles, and disabled).

#### 6.2 Promote neighborhood identity and conservation of individual neighborhood character.

- Pursue code enforcement actions to advance property maintenance of homes, buildings, yards, and neighborhoods in all areas of the City.
- Protect neighborhoods from impacts from non-residential development.
- Protect neighborhood character from incompatible and outsized renovations and new structures.

#### 6.3 Retain Claremont’s history and heritage

- Preserve existing housing stock in well-maintained condition.
- Support retention and/or adaptive reuse of existing residential, commercial, and industrial buildings where possible.

#### 6.5 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.

Targets include reducing electrical energy consumption community wide to 20 percent of 2006 levels by 2015, and having new construction designed, constructed, and operated to LEED silver standards.

### **Achievements**

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

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

### **California Green Communities Challenge**

The City of Claremont achieved “Silver” status as a California Green Community for its commitment to sustainability awarded by California Green Communities. California Green Communities is a community-based effort that encourages cities to adopt environmentally sound practices involving energy efficiency, waste reduction, water conservation, renewable and alternative fuels, efficient transportation and other activities. The effort is funded by corporate partners including Southern California Edison and the Environmental Marketing Association.

### **Cool California Challenge**

Claremont was a first-place finisher in the 2016 Cool California City Challenge to reduce cities’ carbon footprints. Claremont is now one of 50 semifinalists across the country competing for the Georgetown University Energy Prize, a national competition that promotes energy efficiency in homes, schools, and municipal buildings with the incentive of a \$5 million prize.

## **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.

### **Redevelopment Housing Set-Aside Funds**

In the past, redevelopment set-aside funds were an important source of funds for affordable housing, and were commonly used to fund affordable housing projects in the City. For the recently-completed Courier Place project, the redevelopment set-aside funds were used to purchase the housing site. With

elimination of Redevelopment Agencies in California, this source of funding no longer exists.

## 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 County of Los Angeles Community Development Commission. In the 2016–17 fiscal year, the City will receive approximately \$133,000 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 \$60,000 of CDBG funds annually to operate a low- and moderate-income, owner-occupied Housing Rehabilitation Program.

## Inclusionary Housing In-Lieu Fee

The City adopted an inclusionary housing program that includes an in-lieu fee option. The funds collected will be deposited into an Inclusionary Housing Fund, which will be used to increase and improve the supply of affordable housing opportunities through new construction, acquisition/rehabilitation, or other forms of assistance. Inclusionary housing refers to housing that is offered for rent or sale to low- and moderate-income households at an affordable housing cost pursuant to an inclusionary housing agreement.

## 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.

# Goals and Policies

## Housing Quality and Neighborhood Character

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.

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

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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.

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Policy 8-1.2 Provide assistance to low-income owner-households for needed maintenance and rehabilitation.

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

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

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

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

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

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

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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.



## 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.

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**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.**

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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.

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Policy 8-3.2     Allow mixed-used development as a means of providing housing near commercial services.

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Policy 8.3-3     Encourage new housing developments to be multi-generational in nature.

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Policy 8-3.4     Promote economically diverse neighborhoods by encouraging mixed-income housing developments.

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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.

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Policy 8-3.6     Encourage employers with a large number of employees, including the Claremont Colleges, to provide some housing assistance to their employees.

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Policy 8-3.7     Support the Claremont Colleges in their efforts to encourage staff and faculty to live locally.

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Policy 8-3.8 Conserve existing affordable housing for lower-income renters.

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Policy 8-3.9 Use financial incentives and regulatory concessions to encourage the development of lower- and moderate-income housing.

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Policy 8-3.10 Pursue all funding available for the rehabilitation and construction of lower- and moderate-income housing.

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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.

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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.

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

## **Housing for Persons 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 persons with special needs.

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

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

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

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

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

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

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

## Equal Housing Opportunity

Every resident is entitled to equal access to housing. Fair housing opportunity is a right protected by both state and federal laws. The City is committed fair housing choice for all.

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**Goal 8-5 Ensure equal access to housing for all households, consistent with state and federal fair housing laws.**

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Policy 8-5.1 Publicize fair housing programs and services offered to the community by the City and other agencies.

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Policy 8-5.2 Publicize and support fair housing programs and landlord/tenant mediation services to existing and potential residents of Claremont.

## 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.

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**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.**

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

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

# Consistency of Housing Plan

The City completed a comprehensive update to the City's General Plan in 2006. As housing is an integral component of the Claremont community, the comprehensive update incorporated the community's current vision for its neighborhoods, and addressed the housing needs of its present and future residents.

As part of the 2006 comprehensive General Plan update, the City updated its Housing Element. The 2006 Housing Element update was not legally required as the City had updated its Housing Element as required by state law for the 2000–2005 planning period, and this planning period was extended by the California legislature to June 30, 2008. In the 2006 Housing Element, the housing goals and policies were revised to reflect the changed housing market conditions and the overall vision of the community, and to complement the goals, policies, and directions of the other 2006 General Plan elements. The City's housing programs from 2000–2005 were reviewed for their successes, failures, and continued appropriateness, and revised accordingly. The Housing Element was again updated in 2008 to address the planning period 2008–2014.

The City Council approved the 2014-2021 Housing Element Update in 2017 for submittal to the State HCD. Upon receipt of the document, HCD issued findings acknowledging implementation of the zoning actions outlined in the update, however it directed the City to prepare a separate 4-year update for the 2018-2021 planning cycle. In 2019, the Housing Element was updated to address this planning period, and as in 2006 and 2008, the City's housing goals and policies were reviewed and expanded to ensure that they correctly reflect current housing market conditions and the vision of the community, and are consistent with other General Plan elements.

## Review of Past Accomplishments

As the housing programs of the 2006 Housing Element were reviewed in the 2008 Housing Element, this Housing Element reviews the housing programs from the 2008 Housing Element. The housing programs were reviewed for their success, failure, and continued appropriateness. A summary of this review is provided in Appendix B.

Table 8-35 quantifies the City's accomplishments by activity type and income group. Included are 457 housing units constructed, 171 affordable units conserved at two at-risk

housing projects, 12 households receiving rehabilitation assistance from the City, and 124 households receiving assistance through the Section 8 voucher program and City rent subsidies.

**Table 8-35  
2008–2014 Housing Accomplishments**

	<b>Extremely Low-Income</b>	<b>Very Low-Income</b>	<b>Low-Income</b>	<b>Moderate-Income</b>	<b>Above Moderate-Income</b>	<b>Total</b>
Units Constructed (RHNA)	20	70	113	53	201	457
Units Conserved	85	86	--	--	--	171
Units Rehabilitated	1	--	3	8	--	12
Households Assisted	50	74	--	--	--	124
<b>TOTAL</b>	<b>155</b>	<b>230</b>	<b>116</b>	<b>61</b>	<b>201</b>	<b>764</b>

Notes:

1. Units conserved include the 171 affordable units at the two at-risk housing projects.
2. "Households assisted" include those to be assisted under the Section 8 Voucher program (100 households) and City Rent Subsidies program (24 households).

## 2018–2021 Housing Objectives

Table 8-36 quantifies the City's housing objectives by activity type and income group. Included are 373 housing units to be constructed to meet the City's RHNA target for 2018–2021, 171 affordable units to be conserved at two at-risk housing projects, 24 households to receive rehabilitation assistance from the City, and 124 households to receive assistance through the Section 8 voucher program and City rent subsidies.

**Table 8-36  
2018–2021 Objectives**

	<b>Extremely Low-Income</b>	<b>Very Low-Income</b>	<b>Low-Income</b>	<b>Moderate-Income</b>	<b>Above Moderate-Income</b>	<b>Total</b>
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
<b>TOTAL</b>	<b>192</b>	<b>217</b>	<b>67</b>	<b>64</b>	<b>152</b>	<b>692</b>

Notes:

1. Construction objectives represent only the City's RHNA target for the 2018–2021 planning period.
2. Conservation objectives represent the 171 affordable units at the two at-risk housing projects.
3. "Households to be Assisted" include those to be assisted under the Section 8 Voucher program (100 households) and City Rent Subsidies program (24 households).

## Updated Housing Programs

The updated housing programs below cover the current Housing Element cycle, 2018–2021. A summary of the quantified objectives by activity type and income group is presented at in Table 8-36 above.

### Housing Quality and Neighborhood Character

#### 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.

##### *2018–2021 Objectives and Time Frame:*

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

*Responsible Agency:* Community Development Department/  
Planning Division

*Source of Funds:* CDBG

*Implementation Measure:* I-61

#### 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.

##### *2018–2021 Objectives and Time Frame:*

- Police Department shall 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.

*Responsible Agency:* Police Department

*Source of Funds:* General Fund

*Implementation Measure:* I-37



### **3. Safe and Healthy Environments for Children**

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

*2018–2021 Objectives and Time Frame:*

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

*Responsible Agency:* Police Department

*Source of Funds:* General Fund; grants

*Implementation Measure:* I-48

### **4. Building Relationships between City and Housing Managers**

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

*2018–2021 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 to promote better communications between the City and apartment managers/property owners, help ensure maintenance of the City's multiple-family housing stock, and promote safe buildings and neighborhoods. To obtain a license, owners are required to provide contact information so the City can contact the appropriate person when issues arise at a particular complex. There is no application or license fee. The City's Community Improvement staff will routinely inspect complexes for compliance with City codes, and the Police Department will monitor criminal activity and work together with property owners/managers to develop corrective action plans as needed (on-going).
- Maintain on-going communications with managers of multiple-family housing projects to address needed maintenance and rehabilitation.

*Responsible Agency:* Police Department; Community Development Department/ Building Division and Community Improvement Divisions

*Source of Funds:* General Fund

*Implementation Measure:* II-27

## Provision of Adequate Housing

### 5. Provision of Adequate Sites

The City will maintain an inventory of vacant and underutilized sites that can facilitate and encourage the development of a variety of housing types for all socioeconomic segments of the community. As part of the 2008–2014 Housing Element update, the City introduced a Residential 30 Overlay designation that offers higher-intensity development up to 30 units per acre for proposed housing projects where at least 50 percent of the units provided will be affordable to low- and very low-income households.

After adoption of the 2008 Housing Element update, the City adopted an amendment to the City’s Zoning Code to establish the development standards for a High Density Residential Overlay (HDRO) District to implement the Residential 30 Overlay designation. As an overlay district, the densities of the underlying zoning will remain in place for projects that do not meet the minimum requirements for the higher density. The Residential 30 Overlay designation was applied to two sites to accommodate the City’s RHNA allocation for the 2008–2014 projection period. Lower-income housing was constructed on one site, and a 95-unit housing project, including 13 units affordable to moderate-income households is currently under construction on the other site.

The Residential 30 Overlay and High-Density Residential Overlay designations were adopted by the City Council in 2017 for 7.0 acres within Site #9, as shown in Table 8-29. The 7.0 acres with 30 overlay designations and Site #13, where the zoning currently allows by right development of a maximum density of 30 units per acre, will accommodate the City’s remaining RHNA allocation of 157 units for the 2018–2021 projection period. Furthermore, to meet state requirements, sites designated to accommodate RHNA’s low-income housing allocation must be allowed by right (without a Conditional Use Permit). Therefore, to comply with this requirement, the City Council adopted a Code Amendment to the Zoning Code provisions applicable to Institutional Districts, such that multifamily residential housing that is not for students, faculty or staff will be allowed by right (without a CUP) where sites have

the High Density Residential (HDR) Overlay. This will enable by right development of low-income housing at Site #9.

Site #	Location	Acres	Potential Affordability Level	Net New Units (Expected Density – 23 Units Per Acre)
9	1550 N. Indian Hills Boulevard	7.0*	Extremely Low/Low Low/Very	179
13	NEC Cambridge and Harrison	0.8	Extremely Low/Very Low/Low	18

\* The Residential 30 Overlay and HDR Overlay shall be applied to 7.0 acres of the 31.5-acre site.

*2018–2021 Objectives and Time Frame:*

- Maintain, on an ongoing basis, a vacant and underutilized residential sites inventory and provide sites information to interested developers.
- Advertise to affordable housing developers the recently adopted Residential 30 Overlay General Plan designation and High Density Residential (HDR) Overlay zoning to 7.0 acres of Site #9 consistent with the Housing Element (on-going).
- Advertise to affordable housing developers the recently adopted provisions applicable to Institutional districts allowing sites with the High Density Residential (HDR) Overlay to be developed multi-family residential housing that is not for students, faculty or staff without a Conditional Use Permit (CUP)(on-going).
- Monitor development of Sites #9 and #13 to ensure affordable housing is a viable development option (on-going).
- Identify additional potential affordable housing sites for development potential if, in the future, Sites #9 and #13 are developed with non-affordable units, and sufficient sites are no longer able to accommodate the City’s remaining RHNA target of 151 units, at 23 units to the acre (on-going).

*Responsible Agency:* Community Development Department/  
Planning Division

*Source of Funds:* General Fund

*Implementation Measure:* II-3 and II-32

**6. Inclusionary Housing**

The City values a diverse and well-balanced community with affordable housing being integrated in market-rate housing development and distributed throughout the community. The City recognizes that the most appropriate and effective strategy

to implement this vision is through inclusionary housing, whereby a private developer will be required to set aside a certain percentage of the for-sale units in a residential development as affordable housing. The City's Inclusionary Housing Ordinance, as revised by the City Council in 2018, requires multi-family rental developers and for-sale housing developers to provide the following ratios of units into their projects:

- 1) 15 percent of the units affordable to moderate-income households; or
- 2) 10 percent of the units affordable to low-income households.

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.

*2018–2021 Objectives and Time Frame:*

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

*Responsible Agency:* Community Development Department/  
Planning Division

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

*Implementation Measure:* II-31

## **7. Density Bonus**

In 2013, the City Council revised the City's Density Bonus Ordinance to make it consistent with the State Density Bonus Law as amended. Amendments reduced the percentage of affordable units that a developer must provide to receive a density bonus and up to three regulatory concessions. The legislation also imposed a new land donation rule and statewide parking standards. In 2018, the City Council also adopted an amendment to include rental properties. The City will continue to grant density bonuses and regulatory concessions to developers of projects with a percentage of affordable units consistent with the State density bonus law.

*2018–2021 Objectives and Time Frame:*

- The City will notify developers if their project qualifies for a density bonus, and encourage the use of the density bonus program by providing information and technical assistance to interested developers. Whenever new legislation is adopted related to density bonuses, the

City will revise its Density Bonus Ordinance as required by the new legislation.

*Responsible Agency:* Community Development Department/  
Planning Division

*Source of Funds:* General Fund

*Implementation Measures:* II-30 and II-33

**8. 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.

*2018–2021 Objectives and Time Frame:*

- Continue to offer park fee reduction/waivers pursuant to City Ordinance.

*Responsible Agency:* Community Development Department/  
Planning Division

*Source of Funds:* General Fund

*Implementation Measure:* I-65

**9. Reasonable Accommodation**

The City will provide materials at the public counter to inform residents of the procedures for requesting reasonable accommodation.

*2018–2021 Objectives and Time Frame:*

- The City will develop procedures for requesting Reasonable Accommodation in October 2019.

*Responsible Agency:* Community Development Department/  
Building Division

*Source of Funds:* General Fund

*Implementation Measure:* II-30

### 10. 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.

*2018–2021 Objectives and Time Frame:*

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

*Responsible Agency:* Community Development Department/

*Source of Funds:* General Fund

*Implementation Measure:* II-34

### 11. Affordable Housing on Site #9 (1550 N. Indian Hill Boulevard)

The City will facilitate the development of affordable housing on a portion of the site at 1550 N. Indian Hill Boulevard through:

- **“Permitted Use” Categorization** | Through the application of the High Density Residential (HDR) Overlay and Residential 30 General Plan Overlay to the adopted 7.0-acre site, and through the amendment to the Zoning Code provisions applicable to Institutional districts, which allows by right development of multifamily housing at 30 units per acre for sites with the HDR Overlay, the project will be processed as a permitted use that has the right to bypass an otherwise required Conditional Use Permit. Nevertheless, the project will be required to undergo design review and subsequently, building plan check.
- **Financial Assistance** | The project may receive financial assistance through the inclusionary housing fund, Successor Agency Housing Fund, and fee waivers, all of which would require City Council approval. In addition, staff would assist project developers to assess additional financial assistance programs and tax credits for which they may be qualified.
- **Lot Line Adjustments** | Lot line adjustments would be approved for the site. The property currently includes several parcels. The existing lot lines between the parcels could be reconfigured through one or more lot line adjustments to create one or more parcels of the size and shape required for proposed affordable housing projects. Since the required size and shape of the parcels would not be known until projects are proposed, the timeframe for approving a lot adjustment to facilitate the development of affordable housing would be at the time projects are proposed.

*2018–2021 Objectives and Time Frame:*

- Facilitate the development of affordable housing on all or a portion of 7.0 acres at 1550 N. Indian Hill 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 of affordable housing to determine the size and configuration of parcels that would support the development of affordable housing.

*Responsible Agency:* Community Development Department/  
Planning and Engineering Divisions

*Source of Funds:* General Fund, development fees

*Implementation Measure:* II-34

## **12. Conservation of At-Risk Housing**

The Access Village and Claremont Village Apartments receive project-based Section 8 rental assistance that is renewed annually. A total of 171 units in these two complexes are subsidized with Section 8 rental assistance. In 2018, the City protected 148 units of at-risk housing at Claremont Village Apartments by assisting with a Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) hearing to authorize the issuance of a \$55 million dollar tax exempt loan for the renovation of the entire 150-unit apartment complex, including 16 very-low income units and 132 low-income units. The owner also extended the Section 8 Housing Assistance Payment (HAP) for an additional 20 years of project-based assistance.

Mountain Village Senior Apartments has a Density Bonus and Operating Agreement with the City that was approved in 1989 with a 30-year term. The agreement requires that 25 percent of the units, or 21 units, be made available to households of moderate income. Since the inception of this agreement, the rents at this apartment complex have been below the maximum rent allowed under the moderate-income restrictions. At present, the rents continue to be below this threshold. Thus, while the agreement will expire in 2019, it is not likely to affect the rent structure of the project as the small senior units will most likely always rent for below the moderate income restrictions. Therefore, no additional resources are required to preserve the affordability of this project.

*2018–2021 Objectives and Time Frame:*

- 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, the City will contact nonprofit organizations, 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 in obtaining Section 8 vouchers from the County of Los Angeles.

- Contact the owner(s) of Mountain Village Senior Apartments to discuss options for ensuring that future rental costs would continue to be affordable to moderate income households.

*Responsible Agency:* Community Development Department/  
Planning Division

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

*Implementation Measure:* I-60

### 13. 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.

*2018–2021 Objectives and Time Frame:*

- Conduct vacancy surveys on an annual basis.

*Responsible Agency:* Community Development Department/  
Planning Division

*Source of Funds:* General Fund

*Implementation Measure:* I-59

### 14. Homebuyer Assistance

The City will continue to promote the homebuyer assistance programs. Current programs include the following programs:

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



home. The program provides loans up to \$50,000 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,

*2018–2021 Objectives and Time Frame:*

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

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

**15. Marketing of Affordable Units to Local Workforce**

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

*2018–2021 Objectives and Time Frame:*

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

*Responsible Agency:* Community Development Department/  
Planning Division

*Source of Funds:* General Fund

*Implementation Measure:* II-38

**16. 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 the County of Los Angeles Community Development Commission. A total of 100 Claremont households receive assistance through the voucher program. In addition, a total of 171 units in two complexes, Access Village and Claremont Village Apartments, are subsidized with project-based, Section 8 rental assistance.

*2018–2021 Objectives and Time Frame:*

- Continue to work with the County to make Section 8 rental assistance available to qualified renters.
- Provide referrals to the two complexes in Claremont that have project-based Section 8 rental assistance, totaling 171 units.
- Publicize program information on City website, at City Hall, and at other public locations.

*Responsible Agency:* County of Los Angeles Community  
Development Commission

*Source of Funds:* HUD Section 8 Program

*Implementation Measure:* VI-43

**17. 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.

*2018–2021 Objectives and Time Frame:*

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

*Responsible Agency:* Community Development Department/  
Planning Division

*Source of Funds:* CDBG

*Implementation Measure:* VI-42

## Housing for Persons with Special Needs

### **18. Rental Subsidy Program**

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

*2018–2021 Objectives and Time Frame:*

- Assist 24 very low-income households.

*Responsible Agency:* Community Development Department/  
Planning Division

*Source of Funds:* General Fund;

*Implementation Measure:* I-62

### **19. Family and Senior Emergency Fund for Low-Income Families**

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

As of May 2019, the fund balances totaled approximately \$12,500.

*2018–2021 Objectives and Time Frame:*

- 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 (on-going).
- Provide referrals to other supportive services and housing assistance (on-going).
- Publicize program information on City website, at City Hall, and at other public locations (on-going).

*Responsible Agency:* Human Services Department

*Source of Funds:* Private donations

*Implementation Measure:* I-49

**20. Homeless Assistance Program**

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

*2018–2021 Objectives and Time Frame:*

- Provide referrals to nonprofit organizations (on-going).
- Publicize program information on the City website, at City Hall, and at other public locations (on-going).
- Work collaboratively with the Claremont Police Department and local agencies on the Claremont Homeless Pilot Program.

*Responsible Agency:* Human Services Department; Police Department

*Source of Funds:* General Fund

*Implementation Measure:* I-64

**21. 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.

*2018–2021 Objectives and Time Frame:*

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

*Responsible Agency:* Human Services Department; Police Department

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

*Implementation Measure:* VI-44

## **22. Community-Based Organization Funding**

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

### *2018–2021 Objectives and Time Frame:*

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

*Responsible Agency:* Human Services Department

*Source of Funds:* General Fund; grants; CDBG funds

*Implementation Measure:* VI-37

## **23. Community-Based Organization Homeless Funding**

The Community-Based Organization Homeless Program provides funding to agencies and individuals that serve the homeless in the community.

### *2018–2021 Objectives and Time Frame:*

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

*Responsible Agency:* Human Services Department

*Source of Funds:* General Fund

*Implementation Measure:* II-38

## **24. Developmentally Disabled**

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

resource/referral and case management services, collaboration with community-based organizations, including the San Gabriel/Pomona Regional Center,

*2018–2021 Objectives and Time Frame:*

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

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

*Source of Funds:* General Fund; grants; CBDG funds

*Implementation Measure:* VI-44

## **25. Transitional and Supportive Housing**

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

*2018–2021 Objectives and Time Frame:*

- The City will continue its efforts to facilitate the production of transitional and supportive housing through partnerships with nonprofit developers and by working with organizations such as the Claremont Homeless Advocacy Program (CHAP) and Tri-City Mental Health.

*Responsible Agency:* Community Development Department

*Source of Funds:* General Fund

*Implementation Measure:* II-30

## **26. Permanent Supportive and Transitional Housing for Low Income and Homeless Individuals and Families**

The City is working with a nonprofit affordable housing developer for the development of permanent supportive and transitional housing for low income, at risk and homeless individuals and families. A current preliminary project design

contemplates the development of 25 to 30 units. The project would include a mental health service component.

*2018–2021 Objectives and Time Frame:*

- Partner with a nonprofit affordable housing developer for the development of a transitional/supportive housing project.
- Garner support for a transitional/supportive housing project from local, county, state and federal legislative offices.
- Work with nonprofit affordable housing developer in preparing a site plan to determine development potential.

*Responsible Agency:* Community Development Department/  
Planning Division

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

*Implementation Measures:* II-34; VI-44

## Equal Housing Opportunity

### **27. Tenant/Landlord Services**

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

*2018–2021 Objectives and Time Frame:*

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

*Responsible Agency:* Community Development Department

*Source of Funds:* CDBG

*Implementation Measure:* VI-42

## Sustainability

### **28. 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.

*2018–2021 Objectives and Time Frame*

- Implement and coordinate the policies and programs in the Claremont Sustainable City Plan, as follows and as they are revised by the City Council:

- **Action 1.1.1** Continue to provide energy and water use data for homes and businesses citywide, including baseline data (on-going).
- **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 (on-going).
- **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) (on-going).
- **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 (on-going).
- **Action 1.1.16** Identify and promote best available solar water heating technology and consider a renewed City ordinance requiring use for homes with pools and spas (0-2 years).
- **Action 1.1.17** Promote water-wise landscaping (on-going).
- **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 (on-going).
- **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 (on-going).
- **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 (on-going).
- **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 (on-going).
- **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 (on-going).
- **Action 7.1A** Provide community information through website and newsletter calendars of events, citizen manuals, city letter, mailers, bill stuffers, surveys, and media outreach (on-going).
- **Action 7.1B** Hold community events to raise awareness: Earth Day fair, sustainability film series, green building tours, environmental art exhibit, and speaker series (on-going).
- **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 (on-going).

- **Action 7.1D** Promote sustainability with mini-grant program, light bulb exchange, and sustainability resource center (on-going).

- **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 (on-going).

- **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 (on-going).

*Responsible Agency:* Community Development, Community Services, and Sustainable Claremont Committee

*Source of Funds:* General Fund; grants; CDBG

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

## Residential Capacity

### 29. 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.

*2018–2021 Objectives and Time Frame:*

- City to monitor available residential capacity and evaluate development applications throughout the City. The City will identify and zone sufficient sites to accommodate the shortfall should an approval of development result in a reduction of capacity below that needed to accommodate lower-income housing needs.

*Responsible Agency:* Community Development Department/ Planning Division

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

*Implementation Measure: II-3 and II-32*



# Appendix A: At-Risk Housing Analysis

## Preservation Option

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. Table 1 estimates the rent subsidies required to preserve the affordability of the 255 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$1,609,392 in rent subsidies would be required annually.

**Table A-1  
Rent Subsidies Required**

<b>Project Units</b>	<b>Access Village</b>	<b>Claremont Village Apartments</b>	<b>Mountain Village Senior Apartments</b>
1 BR	17	0	84
2 BR	6	95	0
3 BR	0	53	0
Total	23	148	84
Total Monthly Rent Income Supported by Affordable Housing Cost of Very Low-Income Households	\$20,365	\$146,045	\$72,996
Total Monthly Rent Allowed by Fair Market Rents	\$28,559	\$248,027	\$96,936
Total Annual Subsidies Required	\$98,328	\$1,223,784	\$287,280
Average Annual Subsidy per Unit	\$4,275	\$8,269	\$3,420
Average Monthly Subsidy per Unit	\$356	\$689	\$285

Average subsidy per unit for each project is estimated with the following assumptions:

1. A 1 BR unit is assumed to be occupied by a 2-person household, a 2 BR unit by a 3-person household, and a 3 BR unit by a 4-person household.
2. Based on 2016 Area Median Income in Los Angeles County, affordable monthly housing cost for a 1 BR for a very low-income household is \$869, \$932 for a 2 BR, and \$1,085 for a 3 BR.
3. 2016 Fair Market Rents in Los Angeles County is \$1,154 for a 1 BR, \$1,490 for a 2 BR, and \$2,009 for a 3 BR.

## Replacement Option

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 \$315,000 per unit for multi-family rental housing, replacement of the 255 at-risk units would require approximately \$80,325,000. This cost estimate includes land, construction, permits, on- and off-site improvements, and other costs.

# Appendix B: Report of Past Accomplishments

## 2018–2021 Housing Element

The Claremont 2008–2014 Housing Element established specific programs and objectives for expanding housing opportunities in the community. In updating this Element, the City reviewed these programs for successes or failures, and continued appropriateness. The revised Housing Plan in the updated 2018–2021 Housing Element reflects this review and the continued appropriateness of the programs.

**Table B-1**  
**Program Achievements: 2018–2021**

Program	Objective(s)	Accomplishment	Continued Appropriateness
Owner-Occupied Rehabilitation	<ul style="list-style-type: none"> <li>• Provide rehabilitation assistance to four households annually for a total of 24 households over 6 years.</li> <li>• Publicize program information on City website, at City Hall, and at other public locations.</li> <li>• 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.</li> </ul>	<ul style="list-style-type: none"> <li>• The City provided rehabilitation assistance to three households in 2018.</li> <li>• The City continued providing information regarding Housing Rehabilitation Loan Program and Energy Efficient Improvement Grants on the City's website and as part of the code enforcement process.</li> </ul>	Because of the successes of this program, it is continued in the updated Housing Element.

**Table B-1**  
**Program Achievements: 2018–2021**

<b>Program</b>	<b>Objective(s)</b>	<b>Accomplishment</b>	<b>Continued Appropriateness</b>
<p>Crime-Free Environments for Families</p>	<p>Police Department shall 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>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• The Police Department will continue to track crime statistics for use in allocating resources, and volunteers will continue to provide assistance in checking properties and alerting police officers of suspicious activities in neighborhoods.</li> </ul>	<p>Because of its success, this program is continued in the updated Housing Element.</p>
<p>Safe and Healthy Environments for Children</p>	<ul style="list-style-type: none"> <li>• Meet regularly with agencies, residents and owners of multi-family housing complexes to address social and criminal problems that affect residents of residential complexes.</li> <li>• Develop strategies to address identified social and criminal problems.</li> </ul>	<ul style="list-style-type: none"> <li>• The City continued conducting 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 sessions.</li> <li>• The Police Department will continue to track crime statistics for use in allocating resources, and volunteers will continue to provide assistance in checking properties and alerting police officers of suspicious activities in neighborhoods.</li> </ul>	<p>Because of its success, this program is continued in the updated Housing Element.</p>



**Table B-1**  
**Program Achievements: 2018–2021**

<b>Program</b>	<b>Objective(s)</b>	<b>Accomplishment</b>	<b>Continued Appropriateness</b>
<p>Building Relationships between City and Housing Managers</p>	<ul style="list-style-type: none"> <li>• 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 to promote better communications between the City and apartment managers/property owners, help ensure maintenance of the City's multiple-family housing stock, and promote safe buildings and neighborhoods. To obtain a license, owners are required to provide contact information so the City can contact the appropriate person when issues arise at a particular complex. There is no application or license fee. The City's Community Improvement staff will routinely inspect complexes for compliance with City codes, and the Police Department will monitor criminal activity and work together with property owners/managers to develop corrective action plans as needed (on-going).</li> <li>• Maintain on-going communications with managers of multi-family housing projects to address needed maintenance and rehabilitation.</li> </ul>	<ul style="list-style-type: none"> <li>• The City continued to enforce the Multi-Family Rental Housing Ordinance.</li> <li>• The City's Community Improvement Officer continued to conduct annual inspections of multi-family residential properties to address maintenance issues.</li> </ul>	<p>Because of its success, this program is continued in the updated Housing Element.</p>

**Table B-1**  
**Program Achievements: 2018–2021**

<b>Program</b>	<b>Objective(s)</b>	<b>Accomplishment</b>	<b>Continued Appropriateness</b>
Provision of Adequate Sites	<ul style="list-style-type: none"> <li>• Maintain a vacant and underutilized residential sites inventory and provide sites information to interested developers.</li> <li>• 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).</li> <li>• 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).</li> <li>• Monitor development of Sites #9 and #13 to ensure affordable housing is a viable development option (on-going).</li> <li>• 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).</li> </ul>	<ul style="list-style-type: none"> <li>• The City continued to maintain a vacant and underutilized residential sites inventory and provide site information to interested developers; the City received a few inquiries from interested affordable housing developers regarding these sites in 2018.</li> <li>• 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.</li> <li>• The Institutional Districts Zoning Ordinance was 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.</li> <li>• The City continued to monitor development of Sites #9 and #13 and will identify additional affordable housing sites if they are not developed with affordable housing.</li> </ul>	This program is revised and continued in the updated Housing Element.

**Table B-1**  
**Program Achievements: 2018–2021**

<b>Program</b>	<b>Objective(s)</b>	<b>Accomplishment</b>	<b>Continued Appropriateness</b>
Inclusionary Housing	Continue to implement the Inclusionary Housing Ordinance and monitor program impacts and accomplishments.	<ul style="list-style-type: none"> <li>• 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.</li> <li>• In 2018, building permits were issued for 6 moderate income level residential units.</li> </ul>	As this program successfully increased the number of affordable units in the City, this program is continued in the updated Housing Element.
Density Bonus	<ul style="list-style-type: none"> <li>• The City will notify developers if their project qualifies for a density bonus, and encourage the use of the density bonus program by providing information and technical assistance to interested developers.</li> <li>• Whenever new legislation is adopted related to density bonuses, the City will revise the City's Density Bonus Ordinance as required.</li> </ul>	The City continued to implement State requirements for density bonus and will continue to amend the Residential Density Bonus Ordinance as needed to comply with the latest State requirements.	This program is included in the updated Housing Element.
Park Fees Reductions/ Waivers	Continue to offer park fee reduction/waivers pursuant to City ordinance.	The City continued to offer park fee reduction/waivers to eligible development projects.	As this program successfully assisted in the development of affordable housing, it is continued in the updated Housing Element.
Reasonable Accommodation	The City will develop procedures for requesting Reasonable Accommodation in October 2019.	Procedures to be adopted no later than October 2019.	As this program addresses the special needs of those requiring reasonable accommodations, it is continued in the updated Housing Element.

**Table B-1**  
**Program Achievements: 2018–2021**

<b>Program</b>	<b>Objective(s)</b>	<b>Accomplishment</b>	<b>Continued Appropriateness</b>
Affordable Housing on Small Lots	Offer incentives to encourage development of affordable housing on small lots.	The City is currently working with the owner of the 365 West San Jose Avenue site on the development of a condominium project, and with the owner and developer of the Harrison Avenue/Cambridge Avenue project, both including density bonus and other zoning incentives; the City is also working with developers on a continuous basis on various lots throughout Claremont.	This program is included in the updated Housing Element.
Affordable Housing on Site #9	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Work with potential developers of affordable housing to determine the size and configuration of parcels that would support the development of affordable housing.</li> </ul>	The City did not receive any requests or inquiries regarding development on Site#9.	This program is included in the updated Housing Element.

**Table B-1**  
**Program Achievements: 2018–2021**

<b>Program</b>	<b>Objective(s)</b>	<b>Accomplishment</b>	<b>Continued Appropriateness</b>
Conservation of At-Risk Housing	<ul style="list-style-type: none"> <li>• 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, the City will contact nonprofit organizations, explore funding sources to preserve affordability of 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 County of L.A.</li> <li>• Contact owners of Mountain Village Senior Apts. to discuss options to maintain affordability for moderate income households.</li> </ul>	The City protected 148 units of at-risk housing at Claremont Village Apartments by assisting with a Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) hearing to authorize the issuance of a \$55 million dollar tax exempt loan for the renovation of the entire 150-unit apartment complex, including 16 very-low income units and 132 low-income units. The owner also extended the Section 8 Housing Assistance Payment (HAP) for an additional 20 years of project-based assistance.	This program is included in the updated Housing Element to continue to preserve low-income housing units.
Vacancy Survey	Conduct vacancy survey on an annual basis.	Survey conducted in 2018/2019.	This program is continued in the updated Housing Element.
Homebuyer Assistance	<ul style="list-style-type: none"> <li>• Publicize program information on City website, at City Hall, and at other public locations.</li> <li>• Continue to assist in distributing homebuyer workshop information held by local realtors or the Los Angeles County Development Commission to potential homebuyers.</li> </ul>	The City continued to provide information regarding Affordable Home Ownership development projects and programs in the City's website.	This program is included in the updated Housing Element.

**Table B-1  
Program Achievements: 2018–2021**

<b>Program</b>	<b>Objective(s)</b>	<b>Accomplishment</b>	<b>Continued Appropriateness</b>
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.	<ul style="list-style-type: none"> <li>• The City will mail out information regarding the Gable Crossings 60-unit condominium project to major employers within the City in the 2<sup>nd</sup> Quarter of 2019.</li> <li>• The City is working with two national homebuilders in advertising the required affordable housing units in their projects.</li> </ul>	This program is included in the updated Housing Element to continue to provide affordable housing opportunities to the local workforce.
Section 8 Rental Subsidies	<ul style="list-style-type: none"> <li>• Continue to work with the County to make Section 8 rental assistance available to qualified renters.</li> <li>• Provide referrals to the two complexes in Claremont that have project-based Section 8 rental assistance, totaling 171 units.</li> <li>• Publicize program information on City website, at City Hall, and at other public locations.</li> </ul>	<ul style="list-style-type: none"> <li>• The City continued to implement this program and provided information regarding affordable rental housing including Section 8 on the City's website.</li> <li>• The Section 8 Housing Assistance Payment (HAP) for Claremont Village Apartments, a 150-unit complex with 16 very-low income and 132 low-income units, was extended for an additional 20 years of project-based assistance.</li> </ul>	This Program is included in the updated Housing Element as it serves very low-income households, allowing these households to remain in City.
Tenant/Landlord Handbook	Provide information, as requested, to residents and landlords on their legally protected housing rights.	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.	This program is included in the updated Housing Element.
Rental Subsidy Program	Assist 24 very-low-income households.	The City continued to work collaboratively with Inland Valley Hope Partners and other community non-profit organizations who provide rental subsidy programs for Claremont families.	This program is included in the updated Housing Element to continue assisting very low-income households in need of rental subsidies.

**Table B-1**  
**Program Achievements: 2018–2021**

<b>Program</b>	<b>Objective(s)</b>	<b>Accomplishment</b>	<b>Continued Appropriateness</b>
<p>Family and Senior Emergency Fund for Low-Income Families</p>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Provide referrals to other supportive services and housing assistance.</li> <li>• Publicize program information on City website, at City Hall, and at other public locations.</li> </ul>	<ul style="list-style-type: none"> <li>• From 2014 through 2018, the City provided approximately \$9,023 to 24 families and 11 seniors in need of funds to pay utility bills, emergency rents, etc.</li> <li>• The City continued to provide information about the program on the City website, in the City newsletter, and at public facilities.</li> </ul>	<p>This program is included in the updated Housing Element to continue to address emergency funding needs of low-income families and seniors in the City.</p>
<p>Homeless Assistance Program</p>	<ul style="list-style-type: none"> <li>• Provide referrals to nonprofit organizations.</li> <li>• Publicize program information on City website, at City Hall, and at other public locations.</li> <li>• Work collaboratively with the Claremont Police Department and local agencies on the Claremont Homeless Pilot Program.</li> </ul>	<ul style="list-style-type: none"> <li>• The Collaborative Community Response to Claremont Homelessness (CCRCH) referred 32 individuals in 2018 to homeless services, including Volunteers of America (VOA), Tri-City Mental Health Services, Inland Valley Hope Partners, and Foothill Family Shelter.</li> <li>• The City continued to provide information about the program on the City website, in the City newsletter, and at public facilities.</li> <li>• The City worked with VOA to get unsheltered residents into the LA County Coordinated Entry System.</li> </ul>	<p>This program is included in the updated Housing Element to continue to assist the homeless in the City.</p>

**Table B-1**  
**Program Achievements: 2018–2021**

Program	Objective(s)	Accomplishment	Continued Appropriateness
Support Services and Resources for the Homeless	<ul style="list-style-type: none"> <li>• Evaluate available funding and allocate resources based on priority of needs.</li> <li>• Work collaboratively with the Claremont Police Department and local agencies on the Claremont Homeless Pilot Program.</li> </ul>	<ul style="list-style-type: none"> <li>• The City approved and accepted an award of \$30,000 from the County of Los Angeles for Homeless Services City Planning Grant agreement in January 2018.</li> <li>• The City completed the expanded homelessness plan in July 2018 in collaboration with the SGVCOG and LA County Homeless Initiative.</li> <li>• The City continued to work with Tri-City Mental Health Services and gained an outreach representative who conducted office hours at the Alexander Hughes Community Center. The individual reviewed the City's homeless log tracking tool and ventured into the hot spots in the community to identify and assist homeless individuals to obtain services from Tri-City Mental Health Services.</li> <li>• The City continued to evaluate available funding and coordinate with LA County, Claremont Unified School District, and other agencies and organizations in allocating resources to provide services to homeless adults and families.</li> </ul>	This program is included in the updated Housing Element to continue to provide assistance to the homeless in the city.
Community-Based Organization Funding	Annually evaluate available funding and allocate resources based on priority of needs.	The City continued to evaluate requests from community-based organizations to allocate funding based on how well organizations meet the needs of the community. For 2018-19, the City funded 19 General Services funding requests, totaling \$86,650.	This program is included in the updated Housing Element.
Community-Based Organization Homeless Funding	Evaluate funds collected and allocate resources to agencies and individuals that serve the homeless in the community.	The City continued to evaluate requests from community-based organizations that work with the homeless population either in intervention or prevention, shelter, food and clothing. The City Council approved \$30,000 to fund these efforts in 2018-19 and funded five Homeless Services funding requests.	This program is included in the updated Housing Element to continue assisting the homeless in the city.



**Table B-1**  
**Program Achievements: 2018–2021**

<b>Program</b>	<b>Objective(s)</b>	<b>Accomplishment</b>	<b>Continued Appropriateness</b>
Developmentally Disabled	<ul style="list-style-type: none"> <li>• Continue to provide resource/referrals to assist in the housing needs of the developmentally disabled.</li> <li>• Continue to work with the Committee on Youth and Family on 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.</li> <li>• 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.</li> </ul>	<ul style="list-style-type: none"> <li>• The City continued to provide resources to individuals with developmental disabilities and their families.</li> <li>• The City continued to evaluate requests from community-based organizations that work with the developmentally disabled and their families, including SCIL and Ability First.</li> </ul>	This program is included in the updated Housing Element to continue to address housing needs of the developmentally disabled in the city.
Transitional and Supportive Housing	The City will continue its efforts to facilitate the production of transitional and supportive housing through partnerships with nonprofit developers and by working with organizations such as the Claremont Homeless Advocacy Program (CHAP) and Tri-City Mental Health.	The City continued to work with the Claremont Homeless Advocacy Program (CHAP) to identify a property for program graduates to move into transitional housing.	This program is revised in the updated Housing Element to continue to address transitional and supportive housing needs in the City.

**Table B-1  
Program Achievements: 2018–2021**

Program	Objective(s)	Accomplishment	Continued Appropriateness
Permanent Supportive and Transitional Housing for Low Income and Homeless Individuals and Families	<ul style="list-style-type: none"> <li>• Partner with a nonprofit affordable housing developer for the development of a transitional/supportive housing project.</li> <li>• Garner support for a transitional/supportive housing project from local, county, state and federal legislative offices.</li> <li>• Work with a nonprofit affordable housing developer in preparing a site plan to determine development potential.</li> </ul>	The City continues to work with a non-profit housing developer, with extensive staff and consultant involvement, to secure grant funds to develop an 18-unit transitional/supportive housing complex at the northeast corner of Harrison Avenue and Cambridge Avenue.	This program is included in the updated Housing Element.
Tenant/Landlord Services	<ul style="list-style-type: none"> <li>• Continue to provide fair housing services through LACDC.</li> <li>• Publicize program information on the City website, at City Hall, and at other public locations.</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• The City also continued to provide information regarding housing assistance, including contact information for LACDC on the City's website.</li> </ul>	This program is included in the updated Housing Element.
Claremont Sustainable City Plan	Implement and coordinate the policies and programs in the Claremont Sustainable City Plan as they are revised by the City Council.	<ul style="list-style-type: none"> <li>• 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.</li> <li>• The City continued to offer Energy Efficient Improvement Grants to income-qualified property owners and track the number of new solar installations in the City through the Sustainability Report Card.</li> <li>• The City continued discussions regarding the Village South Specific Plan, a new Transit-Oriented Development along Indian Hill Boulevard south of First Street.</li> <li>• The City continued to implement its "Crime-Free Multi-Family Housing Program" for apartment housing developments with over 10 units.</li> </ul>	This program is included in the updated Housing Element to continue to meet sustainability goals of the City.

**Table B-1**  
**Program Achievements: 2018–2021**

<b>Program</b>	<b>Objective(s)</b>	<b>Accomplishment</b>	<b>Continued Appropriateness</b>
Maintain Residential Capacity	<ul style="list-style-type: none"> <li>• City to monitor available residential capacity and evaluate development applications throughout the City.</li> <li>• 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.</li> </ul>	The City continued to monitor available residential capacity in 2018 and did not approve any development application resulting in a reduction of potential sites for lower-income housing.	This program is included in the updated Housing Element to prevent the reduction of residential capacity needed to address lower-income housing needs.