

CITY OF MONTCLAIR

2021-2029 HOUSING ELEMENT

HCD REVIEW DRAFT REDLINED – JULY 2022

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CHAPTER 1

INTRODUCTION

The State of California has set an overarching housing goal to ensure a “decent and suitable living environment for every California family.” The Housing Element of the Montclair General Plan establishes policies, procedures and incentives in its land use planning and economic development activities that will result in the maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in Montclair. It institutes policies that will guide City decision-making and establishes an action program to implement housing goals from October 2021 to October 2029.

The Housing Element has been designed to address key housing issues in the City. The foremost issue is providing a mix and balance of housing types and costs to meet the needs of all segments of the population of Montclair. As such, the Housing Element makes provisions for affordable and accessible housing for special needs groups in the City and is designed to provide guidance in the maintenance of existing affordable housing. These commitments are an expression of the statewide housing goal, as well as an expression of the City of Montclair’s goal to provide access to suitable living environment for every household.

1. HISTORICAL PERSPECTIVE

Montclair is located in the greater Pomona Valley. Incorporated in 1956, the city is located near the base of the San Gabriel Mountains and is notable for its dramatic mountain views. The San Bernardino Freeway (Interstate 10) bisects Montclair and serves as an important regional circulation corridor, providing access between the city and other areas in Southern California.

The earliest inhabitants of Montclair were the Indigenous Serrano people. The establishment of the Mission San Gabriel Arcángel in 1781 marked the beginning of the Spanish occupation of the San Bernardino region. The mission system was intended to convert the indigenous people to Catholicism and to assert Spain’s economic and military influence in California. After Mexico won its independence from Spain in 1822, what were historically used as mission trails were incorporated into the Old Spanish Trail.

The expansion of the Southern Pacific Railroad and the Atchison, Topeka, and Santa Fe Railroad through the San Bernardino Valley in the 1880s opened new opportunities for settlers and speculative real estate ventures. Though early efforts at establishing towns were largely futile, the presence of the railroads rendered this area valuable for agriculture in the late 19th and early 20th centuries, particularly citrus and other cash crops for export.

In 1907, Emil Firth, an experienced Los Angeles land developer paid \$250,000 for a 1,000-acre tract of land between Holt and Philips Boulevards and the incorporated cities of Pomona and Ontario, which he named



“Monte Vista.” The Monte Vista tract was platted in 5-, 10-, 20- and 40-acre parcels. Firth offered special financing terms to entice buyers to take up “the free, healthy, and independent suburban life,” by planting citrus orchards and constructing homes.

In 1910, a landowner by the name of J.H. Brooks purchased and subdivides a subtract of land alongside the Southern Pacific Railroad and Pacific Electric car tracks, on the border of Claremont and Montclair. The proximity of a nearby wash and barren soil made the land less than desirable, but the land was sold to Mexican migrants, who were physically and socially segregated from community life in nearby Claremont. While a Mexican work camp existed on the west side of Claremont, these informal *colonia* settlements transformed into the centers of Mexican cultural life. For many Mexican residents, “Arbol Verde” became known as the heart of the community for those on the east and west side of Claremont.¹

One of the earliest agricultural developments in the area was the Reeder Citrus Ranch, which expanded to include more than 50 acres. A sizable immigrant labor force played a hand in the agricultural industry in and around Montclair. The 1910 federal census enumerates the presence of a Japanese labor camp near Reeder Ranch on Holt Boulevard. Subsequent census records indicate that there were also Filipino and Sikh enclaves located nearby; by 1930, the federal census notes the presence of a Filipino labor camp on Kingsley Street.

Monte Vista experienced an unprecedented wave of growth and development after World War II that transformed the agricultural town into a sprawling postwar suburb. Many landowners in and around the Monte Vista tract began selling off their holdings to developers and other real estate interests, who cleared the acreage of citrus and avocado groves and subdivided the land into sprawling new residential tracts. Around this time, in some urban cities across the region, including Pomona and Claremont, racially restrictive housing covenants and redlining prevented people of color moving into more middle class residential neighborhoods. Generally, across the US, there were systemic discriminatory practices in place that excluded people of color from accessing homeownership opportunities. Montclair may have experienced similar conditions, as access to opportunity in the City varies greatly from the north to the south, however redlining maps for the City were not included in the University of Richmond's Inequality Maps.²

Interstate 10, which opened in 1958, enhanced connection to the region and ushered in a wave of unprecedented suburban growth in the area and beyond. In an election held in April 1956, residents of the Monte Vista Land Tract voted in favor of approving a proposal to incorporate it as an independent city. The opening of the San Bernardino Freeway/Interstate 10 through Montclair in 1958 also facilitated commercial development in the northern reaches of the city, including Montclair Plaza in 1968, which became a regional attraction and put this diminutive suburban community squarely on the regional radar. Areas around the mall were developed with large retail chains, restaurants, and other commercial uses that not only serve the residents of Montclair, but those residing elsewhere in the Pomona Valley/Inland Empire. The opening of the San Bernardino Freeway/Interstate 10 through Montclair in 1958 also facilitated the development in the northern reaches of the city, which at this time still consisted primarily of orange groves and large swaths of

¹ Garcia, M. 2001. *A World of Its Own: Race, Labor, and Citrus in the Making of Greater Los Angeles, 1900-1970*. University of North Carolina Press.

² University of Richmond's Digital Scholarship Lab - <https://dsl.richmond.edu/panorama/redlining/#loc=5/39.1/-94.58>



agricultural land. The construction of the Montclair Plaza facilitated the construction of other commercial buildings and other types of development in the northern part of the city.

The northernmost section of the City is also home to a regional transit center, the Montclair Transcenter comprised of a bus terminal and a Metrolink commuter train station. The transit center opened in 1993 and like the Montclair Plaza/Montclair Place, is an important regional asset that serves not only the constituents of Montclair but also caters to the residents of nearby communities. Access to the Southern California region's increasingly robust network of heavy rail, light rail, buses, and other modes of public transit network also represents an important opportunity with respect to future development. The northern portion of the City has historically provided residents with greater access to opportunity; however the neighborhoods north of Interstate 10, which are high resource, and the neighborhoods along Holt Boulevard, which is an area of High Poverty and Segregation are now both comprised of predominantly Hispanic residents. According to UC Berkeley along Holt Boulevard the residents are predominantly Asian-Latino and north of Interstate 10 residents are represented by three or more races. This trend is not new as shown by historic efforts on behalf of the City to address specific neighborhoods.

Under the former Redevelopment Agency, the City of Montclair established five redevelopment areas, including areas both in the northern portion of the City north of Interstate 10 and in the south along most of Holt Boulevard. Information on specific projects and expenditures was not readily available. Figure 1-1, shows former redevelopment areas within the City.

In 1986, the City of Montclair's Redevelopment Agency, created the Housing Improvement Task Force for the purpose of improving housing conditions. One of the strategies employed by the Task Force was the creation of Foundation Areas. These areas are defined as specific neighborhoods in which the Task Force concentrates rehabilitation efforts and financial resources. Over 700 units are located within these Foundation Areas, the majority of which are located just north of Holt Boulevard. The City also took on the task of stabilizing its apartment neighborhoods by working collectively with property owners to establish owners' associations in return for certain hardscape improvements completed by the City. The primary goals of the Task Force were to create a sense of neighborhood, instill a feeling of security, and improve the aesthetic environment of the Foundation Areas. Figure 1-2 shows the established Foundation Areas in the City. Over the years the City has targeted efforts and funding to Low Resource areas and has been successful in some of their efforts to improve neighborhood conditions for some residents.

Though the identity of Montclair is inextricably linked to postwar suburbanization, some of its most distinguishing characteristics and valuable assets pertain to the natural environment. Sited at the base of the San Gabriel Mountains, the city's low-scale development and unobstructed north-south corridors mean that it boasts some of the most dramatic and unrivaled mountain views in the Inland Empire region. The various parts of the community are also linked by the San Antonio Creek, a watershed that is largely channelized but is nonetheless an important natural asset. The creek channel also provides dramatic views of the mountains, and in places it is peppered with various species of mature trees and other types of vegetation that have become familiar and established visual elements of the community.

FIGURE 1-1: FORMER REDEVELOPMENT AREAS

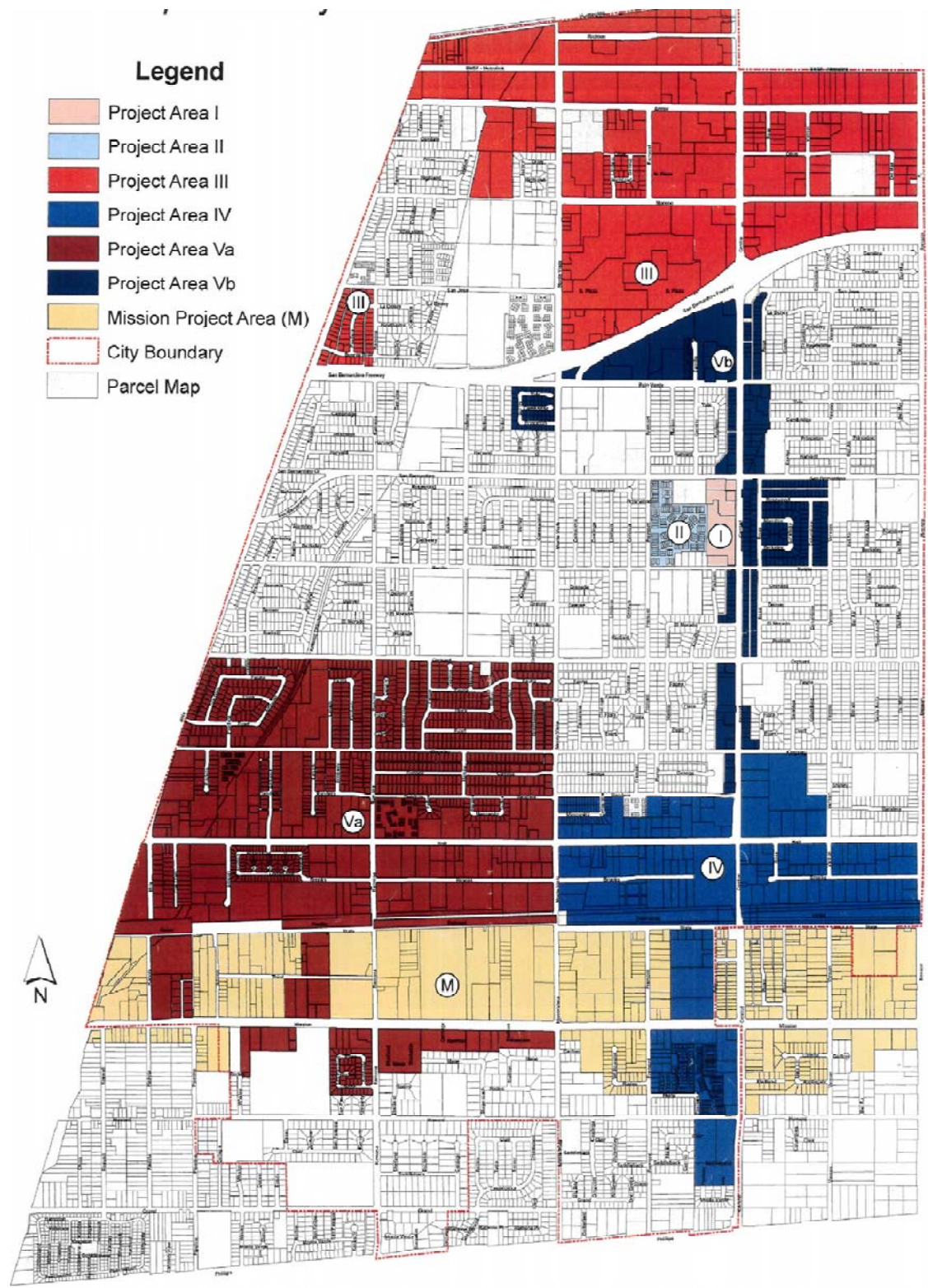
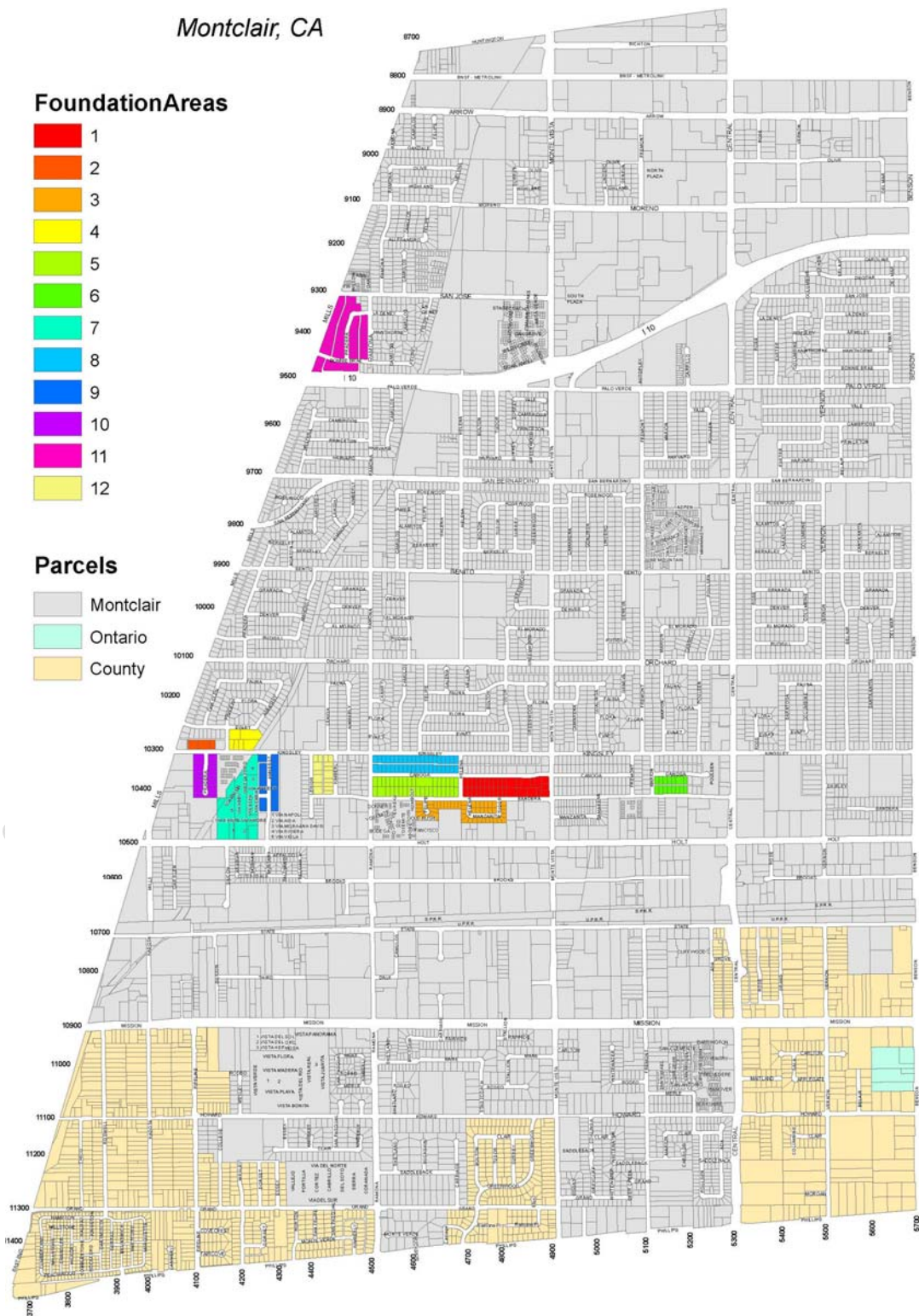




FIGURE 1-2: NEIGHBORHOOD FOUNDATION AREAS





2. HOUSING ELEMENT UPDATE PROCESS

The Montclair Housing Element was last updated in 2014 and is currently being updated for the years 2021 to 2029 as part of the new update cycle for jurisdictions within the SCAG (Southern California Association of Governments) region to allow for synchronization with the 2016-2040 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). The Element sets forth an 8-year strategy to address the City's identified housing needs, including specific implementing programs and activities.

Various amendments have been made to Housing Element law since adoption of the City's current Housing Element. These include:

- **SB 330 – Housing Crisis Act of 2019 and Changes to Permit Streamlining Act & Housing Accountability Act** – is designed to speed up housing construction by slashing the time it takes to obtain building permits, limiting fee increases on housing applications, and requires that a local agency makes specified written findings based on evidence to deny an affordable housing development.
- **AB 678, AB 1515, AB 3194, SB 330 – Housing Accountability Act** – Expands and strengthens the provisions of the Housing Accountability Act by establishing limitations on a local government's ability to deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need.
- **AB 1397, AB 1486, AB 686, SB 6 – Housing Element Sites Inventory** – Modifies the format and level of scrutiny of a jurisdiction's inventory of land suitable and available for residential development to meet the regional housing need by income level.
- **AB 686 – Affirmatively Furthering Fair Housing** - All housing elements must now include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes
- **AB 881, AB 68, and SB 13 - Accessory Dwelling Units** – Updates and clarifies requirements and laws regarding the creation of accessory dwelling units (ADU) and junior accessory dwelling units (JADU) to address barriers to development.
- **AB 1763 – Density Bonuses for Affordable Housing** – Provides increased density and incentives for the production of developments that include moderate income housing and additional incentives for affordable developments within ½ mile of a transit stop.
- **AB 1505 - Rental Inclusionary Housing Ordinances** - Authorizes the legislative body of any city or county to adopt an inclusionary housing ordinance that includes residential rental units affordable to lower- and moderate-income households
- **SB166 – No Net Loss Law** – Requires jurisdictions to maintain an inventory of sufficient adequate sites that can meet their remaining unmet housing needs based on their Regional Housing Needs Allocation, especially for lower- and moderate- income households



- **AB 101 and SB 234 - Established “Uses by Right”** – Requires jurisdictions to amend the Zoning Code to allow Low Barrier Navigation Center development to be a use by right, as defined, in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements and allows large family daycare home to be treated as a residential use of property for purposes of all local ordinances.
- **AB 1486, SB 6, and AB 1255 – Expansion of Surplus Land Act and Reporting** - Promotes changes to the Surplus Land Act to turn unused public land into a public good by redeveloping unused public land into sites for affordable housing.

The contents of this updated Housing Element comply with these amendments and all other requirements of Housing Element law.

3. STATE LAW AND LOCAL PLANNING

The Housing Element was developed through combined efforts of City staff, the City’s Planning Commission and City Council and community members. The foundation of the Element is identification and analysis of existing and projected housing needs, resources, opportunities, and past performance in program implementation. The Housing Element was developed based on a detailed analysis of the City’s economic, demographic, and housing characteristics. Community input was sought and received through public workshops and hearings for the General Plan update and targeted outreach specifically on the Housing Element. A summary of the outreach activities is provided in Appendix A of this Housing Element.

A. CONSISTENCY WITH STATE LAW

The Housing Element is one of the seven General Plan elements mandated by the State of California. Sections 65580 to 65590 of the California Government Code contain the legislative mandate for the Housing Element. State law requires that the City’s Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing" (Section 65583). In addition, the Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

There is no single approved format for a Housing Element. Instead, State law defines components of issues that must be addressed. A Housing Element should clearly identify and address, at a minimum, each component listed below.

1. Review of existing Housing Element.
2. An assessment of existing and projected housing and employment trends to assess a locality’s housing needs for all income levels.
3. An inventory of resources relevant to meeting housing needs.
4. An inventory of constraints relevant to the meeting of these needs.



5. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
6. A program that sets forth an eight-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

B. GENERAL PLAN CONSISTENCY

The Housing Element is one of the required elements of the Montclair General Plan. The goals, policies, standards and proposals within this element relate directly to, and are consistent with, all other elements. The City's Housing Element identifies programs and resources required for the preservation, improvement and development of housing to meet the existing and projected housing needs of its population. Through the regulation of the amount and variety of open space and recreation areas, acceptable noise levels in residential areas, and programs to provide for the safety of the residents, policies contained in General Plan elements directly affect the quality of life for all Montclair citizens.

The Housing Element is affected by development policies contained in the Land Use Element ("Our Well-Planned Community"), which establishes the location, type, intensity and distribution of land uses throughout the City, and defines the land use build-out potential. In designating residential development, the Land Use Element places an upper limit on the number and types of housing units constructed in the City. The acreage designated for a range of commercial and office uses creates employment opportunities for various income groups. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The Circulation Element of the General Plan ("Our Accessible Community") also affects the implementation of the Housing Element. The Circulation Element establishes policies for a balanced circulation system and well-planned mobility in the City. The element also provides policies for essential infrastructure to all developed housing units along with mitigating the effects of growth in the City.

The Housing Element utilizes the most current data available and includes 2020 California Department of Finance data and most recent American Community Survey estimates. All figures represented in the Housing Element are consistent with existing and projected population, employment and housing figures presented by county, State, national and non-profit agencies.

The Housing Element has been reviewed for consistency with the City's other General Plan elements, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained. The City will maintain this consistency as future General Plan amendments are



processed by evaluating proposed amendments for consistency with all elements of the General Plan.

C. RELATIONSHIP TO OTHER PLANS AND PROGRAMS

The Housing Element goals, policies, standards, and policy actions relate directly to, and are consistent with, all other elements of the City's General Plan. The City's Housing Element identifies policy actions and resources required for the preservation, improvement, and development of housing to meet the existing and projected housing needs of its population. Goals, policies and implementation actions contained in the Housing Elements and other General Plan elements directly affect the quality of life for all Montclair citizens.

The Housing Element is affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City, and defines the land use build-out potential. In designating residential development, the Land Use Element defines the number and types of housing units constructed in the City. The acreage designated for a range of commercial and office uses creates employment opportunities for various income groups. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The Circulation Element of the General Plan also affects the implementation of the Housing Element. The Circulation Element establishes policies for a balanced roadway system that accommodates not only cars and trucks, but also, public transit, bicycles and pedestrians. The element also provides policies that ensure that sewer, water, storm drainage facilities, are available to serve new development. Managing the circulation system ensures that new development, including housing, improves the quality of life in the City.

The Housing Element utilizes the most current data available and includes 2020 California Department of Finance and 2019 American Community Survey data. All figures represented in the Housing Element are consistent with existing and projected population, employment and housing figures presented by county, State, national and non-profit agencies.

The Housing Element has been updated concurrent with the City's General Plan update and reviewed for consistency with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

4. COMMUNITY OUTREACH

California Government Code requires that local governments make diligent effort to achieve public participation from all economic segments of the community in the development of the Housing Element. The



Housing Element was updated as part of a larger General Plan update effort that began back in 2018. The community engagement approach for the General Plan was designed around five goals:

1. **Inform** — to provide the public with balanced and objective information to assist them in understanding the challenges, alternatives, opportunities, and/ or solutions.
2. **Consult** — to obtain public feedback on analysis, alternatives and/or decisions.
3. **Involve** — to work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.
4. **Collaborate** — to partner with the public in each aspect of the decision including the development of alter-natives and the identification of the preferred solution.
5. **Empower** — to place final decision-making in the hands of the public.

The extensive public engagement process for the General Plan combined new and trusted techniques to encourage a diverse group of citizens to contribute to the General Plan and Specific Plan. Opportunities to participate included large public meetings to small stakeholder roundtables.

1. Online participation captured an audience that does not typically attend public meetings. Project website and Facebook encouraged the public to learn and convey their opinions on what was important for the City to consider over the next 20 years. Information on the Housing Element, including handouts on Frequently Asked Questions about the Housing Element and demographic information related to housing needs, a survey and input opportunities were included on the General Plan website.
2. Project Tour of the Specific Plan area and other opportunity sites throughout the City helped identify what policies and regulations are working and what needs adjustment.
3. Info-graphic poster visualized compelling and useful information about Montclair's people and economy.
4. Public Survey gathered input from 574 residents, businesses, and visitors -- many typically could not attend meetings, but had opinions about the community's future, other issues, and opportunity areas. Conducting a survey enabled the City to build awareness while collecting input on needs, priorities, general satisfaction, desired areas of improvement, and City messages.
5. Interviews allowed an open and candid discussion to better understand existing visions, barriers to implementation, and opportunities. In July and August 2018, property owners, tenants, business owners, and civic and community leaders were interviewed.
6. Focus Group Meetings were used to gather qualitative information, review economic drivers and real estate trends, growth and mobility options and develop goals and policies to achieve the community vision.
7. Pop-up Workshop was conducted during the Public Safety Open House. The workshop introduced the planning effort to the public and sparked a dialogue through a series of interactive planning exercises intended to share and gather information. The event hosted fun activities for kids as an incentive for participation.



8. Book-a-Planner took planning to the public that typically do not participate in the planning process. Book-a-Planner session was conducted with the Chino Water Basin Conservation District Board of Directors.
9. Noon Talks brought three experts to provide perspective, present alternatives, and stimulate community dialogue on key trends, issues, and opportunities. The following speakers assisted the project team in educating and engaging the community: Market Assessment & Development Strategy with Amitabh Barthakur, Elements of Successful Corridors with Stefanos Polyzoides, and Mobility Trends & Opportunities with Jason Pack.
10. Joint City Council and Planning Commission Meetings allowed advisory- and decision-making bodies to review interim progress and provide direction. A total of three joint meetings were conducted.
11. Validate Feedback involved proactively notifying stakeholders, if and when, their suggestions were implemented.

The outreach for the larger General Plan update was critical for the update of the Housing Element as the Land Use Plan and Housing Element are closely intertwined. Within the Land Use Plan, the community outreach conducted, provided input on where new growth and development should be encouraged and facilitated within the City and includes increased densities for residential development in catalytic corridors and Specific Plan areas.

The City also provided specific opportunities for the public to participate in the Housing Element update, separate from the larger General Plan update, prior to the submittal of this Housing Element draft to HCD for informal review. As mentioned above, information on the Housing Element update process, including handouts on Frequently Asked Questions on Housing Elements and demographic information related to housing needs were posted on the City's website. A survey specific to housing was posted on February 24, 2021 and remained open until April 15, 2021 to collect information from residents that were not able to attend meetings in-person. All Housing Element materials were also promoted on the General Plan website, and through the City's social media pages (i.e., Facebook and Instagram.)

The housing survey included in 10 questions and could be completed in 5 minutes or less. Questions focused on identification of housing issues, potential for accessory dwelling units, identification of housing types to meet existing need, and preservation of established neighborhoods. During the seven weeks the survey was available to residents there were 32 responses received.

On March 3, 2021, the City held a special joint workshop with the Planning Commission and City Council. Due to the COVID-19 pandemic, the meeting was held virtually via Zoom from 6:00 P.M. to 7:30 P.M. The event was noticed on the City's website, Facebook page and Instagram account. The focus of the meeting was to provide the City Council, Planning Commission, and the public with general information regarding the Housing Element (i.e., contents, process, and information on the RHNA). National CORE Staff prepared and gave a PowerPoint presentation via Zoom during the meeting and was available with City Staff to answer questions.



There were approximately 25 participants including City Staff, National CORE, City Council, and Planning Commissioners. Members of the public were able to provide verbal comments via Zoom. Public comments were focused on affirmatively furthering fair housing, rehabilitation efforts for existing neighborhoods, and the location of new housing within the City. Each City Councilmember and Planning Commissioner also had the opportunity to provide comments and ask questions. Comments from elected officials focused on how the City can support the development of prefabricated and manufactured housing, how to transition families from renting to ownership, potential for secondary dwelling units, updating the City's inclusionary housing ordinance, and provided valuable insight to Staff regarding important housing issues in the City.

Prior to sending the Housing Element draft to the State Department of Housing and Community Development (HCD) for review, the Draft Housing Element was made available to the public starting September 24, 2021. A hard copy of the Housing Element was made available at City Hall, and a link to the draft document was provided via email to stakeholder groups, made available on the City's website - <https://www.montclairplan.org/>, and noticed on the City's social media pages. The document was made available for a minimum of 30 days and no comments were received. The General Plan website, with the draft Housing Element document, is still active and the City has been and continues to be open to accepting comments on the draft during HCD's review period. Should additional comments be received prior to the adoption of the Element, Staff will incorporate comments as appropriate and correspond with the commenter. Any revised versions of the Housing Element will be posted on the City's General Plan website.

After HCD has reviewed the Draft Element, additional hearings are planned before both the Planning Commission and City Council. Notification for these hearings will be published in the local newspaper, posted at prominent public facilities, posted on social media, and provided on the City's website in advance of each hearing.

A. COUNTYWIDE HOUSING ELEMENT UPDATE

Additionally, as part of the update of the San Bernardino County Consolidated Plan, residents of Montclair were invited to provide input for this Consolidated Plan by attending one public meeting held at the Montclair Branch Library on July 15, 2019 at 12:00 P.M. Materials advertising the meeting were provided in English and Spanish. Based on the responses of seven participants, key issues identified:

- Water is expensive, some families will have it shut off so they can afford to buy food.
- An exterior improvement program to assist households with converting to low maintenance landscaping is needed
- Illegal dumping is a problem.
- Code enforcement and graffiti abatement programs have been successful and should be continued.
- Senior transportation programs are important and should be continued.
- Alleys could use better security lighting.
- Montclair could always use more multifamily rental, but there has been diminished interest from LIHTC developers in the area.



- Homelessness numbers are increasing, about 20-30 chronically homeless persons in Montclair.
- The other side of the homelessness issue is the families at risk. Their utility bills are sharply increasing and rent is “out of control”. Homeless prevention and rapid rehousing programs are important.
- The local school district has reported 450 families at risk of homelessness.
- Set Free Ministries has been successful in getting homeless people off the street.

A Housing and Community Needs Survey was also available for residents to complete using a weblink or hard copy, which were provided at the Montclair Branch Library public meeting and through several local agencies in San Bernardino County. A 24-question survey was available from June 16 to September 6, 2019, and a total of 302 responses were received from San Bernardino County residents. The survey was available in both English and Spanish.

On April 7, 2020 AT 10:00 A.M., the Board of Supervisors held a public meeting to consider the County’s proposed 2020-2025 Consolidated Plan and 2020-2021 Annual Action Plan, obtain citizens’ comments on current housing, community and economic development needs for the proposed 2020-2025 Consolidated Plan and 2020-2021 Annual Action Plan and consider fair housing needs for the 2020 Analysis of Impediments to Fair Housing Choice Report (AI).

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CHAPTER 2

HOUSING POLICY PROGRAM

1. HOUSING POLICY PROGRAM OVERVIEW

This chapter describes the City’s Housing Policy Program for the 2021-2029 Planning Period. The Policy Program details the specific policy actions the City will undertake to address present and future housing needs, meet the requirements of State law and consider the input of residents and stakeholders. The Policy Program serves as a guide for policy makers and City staff and will assist in the decision-making process for housing and housing related activities during the 2021-2029 planning period.

It is a goal of the City to ensure that all residents have decent, safe, sanitary and affordable housing regardless of income. This statement guides the City’s actions with respect to housing. Specific policies and actions included in this element are intended to provide a wide variety of programs and tools to implement the City’s General Plan goals. Actual programs will be implemented at the discretion of the City in order to meet established objectives. The Policy Program includes both programs currently in operation and new activities which have been added to address the City’s unmet housing needs. It should be noted that the listing of a particular funding source of a particular program and/or action does not denote that it has been allocated or appropriated as a source of funding for such a program and/or action.

The Housing Policy Program is organized into four Housing Strategy Areas:

1. Improve and Conserve the Existing Housing Stock;
2. Address and Remove Constraints to the Development of Housing;
3. Identify Sites and Assist with the Development of New Housing for a Variety of Special Needs Groups and Income Levels; and
4. Provide Equal Housing Opportunities.



2. POLICY PROGRAM

HOUSING GOAL 1: IMPROVE AND CONSERVE THE EXISTING HOUSING STOCK

POLICY ACTION 1.1: CODE ENFORCEMENT

The City is generally a “built-out” community comprised of long-established neighborhoods and recognizes that due to the relative age of housing units there is an anticipated need for on-going maintenance and rehabilitation. To preserve existing neighborhoods, the City will provide ongoing inspection services to review code violations on a proactive and complaint basis. Examples of code violations include: families living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, and households living in unsafe buildings. When appropriate, the City will collaborate with outside agencies and organizations, such as the County of San Bernardino, Neighborhood Partnership Housing Services, the Monte Vista Water District and Southern California Edison, and other local non-profit organizations, to identify alternative funding sources and/or programs to provide maintenance and rehabilitation assistance to property owners to address violations and make improvements. The City will continue to add opportunities and provide information online and at City Hall about programs available to homeowners that provide small grants to complete home improvements.

Objective	Continue code enforcement activities addressing an average of 1,200 cases annually during the planning period. Target funding for proactive code enforcement and referrals for assistance in areas of High Segregation and Poverty and/or Low Resource areas of the City particularly along Holt and Mission Boulevards.
Responsible Agency/Department	Community Development Department
Financing Source	General Fund and CDBG
Time Frame	Allocate funding annually for code enforcement activities, 2021-2029

POLICY ACTION 1.2: HOUSING IMPROVEMENT TASK FORCE

In 1986, the City of Montclair Redevelopment Agency (RDA) created the Housing Improvement Task Force (HITF) for the purpose of improving housing conditions. The HITF is led by management staff from the Planning, Building, Finance, Code Enforcement and City Manager’s Office. The Program was originally focused on multifamily properties in need of revitalization or with code violations. The City worked with property owners to establish owners’ associations by offering incentives and utilizing CDBG funds to close off alleyways and complete landscape improvements. There are still four active associations that City continues to partner with. City Staff attends association meetings as frequently as once a month and continues to provide Staff time to support stabilization and rehabilitation activities. The City will continue to utilize the Housing Improvement Task Force within the City’s identified Foundation Areas to create a sense



of neighborhood, instill a feeling of security, and improve the aesthetic environment of the City’s targeted neighborhoods for rehabilitation.

Objective Improve aesthetic environment of identified neighborhoods. Attend association meetings and provide information on new programs and opportunities provided by the City, County and other organizations. Review existing neighborhoods to determine if there are new neighborhoods within areas of High Segregation and Poverty and/or Low Resource areas of the City particularly along Holt and Mission Boulevards that would benefit from the creation of a taskforce.

Responsible Agency/Department Housing Division, Office of Economic Development

Financing Source General Fund

Time Frame Annually attend association meetings and provide information on funding opportunities as they arise, 2021-2029

POLICY ACTION 1.3: MONITOR AND PRESERVE “AT-RISK” UNITS

The City will continue to keep an inventory of affordable housing units and promote the use of additional affordable housing assistance programs, as appropriate, for existing homes that are at risk of converting to market-rate. When available, the City will coordinate with the County and utilize resources such as HOME funds, California Housing Finance Agency single-family and multifamily programs, HUD Section 208/811 loans, and HOPE II and III Home Ownership programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate-income households. The City will collect information on units without deed restrictions to maintain affordable housing data and communicate with landowners and/or property managers of unrestricted units to encourage the establishment of an affordability covenant. They will also facilitate discussions between developers and local banks to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) providing favorable financing to developers involved in projects designed to provide lower and moderate-income housing opportunities.

As the covenants restricting the affordability of Briarwood Manor are set to end during the planning period, the City has already initiated a dialogue with the owner, Logan Capital Advisors (LCA). In January 2022, in email correspondence about the status of the property, LCA confirmed that the deed restrictions are set to expire, but that they plan to maintain ownership and refinance the property with affordable housing financing, maintaining the affordability of the units. To support the preservation of Briarwood Manor as an affordable housing community, the City will:

- Monitor owners of at-risk projects on an ongoing basis, at least every three months, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.
- Request that if the owner wants to opt-out of a project-based Housing Choice voucher contract, prepay a HUD-subsidized mortgage, or sell their property within five years of the expiration of the rental subsidy that they provide 18-24 months’ advance notice.



- Respond to any federal and/or state notices, including “notice of intent to prepay,” “owner plans of action,” or “opt-out” notices filed on local projects.
- Support potential funding sources for mortgage refinancing, acquisition, rehabilitation, gap funding for affordable development, and rental subsidy assistance.
- Annually meet with stakeholders and housing interests to participate and support federal, state, and local initiatives that address affordable housing preservation (e.g. support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities)

If it is determined that the owner would like to sell the property, the City will take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications.

Objective Monitor and preserve the 100 “at-risk” units at Briarwood Manor, by supporting LCA’s efforts to refinance the property using funding sources that maintain affordability covenants.

Responsible Agency/Department Office of Economic Development

Financing Source General Fund

Time Frame Annually update an AB 987 table and monitor the affordability of deed-restricted housing units in the City, 2021-2029. Check in with LCA quarterly to determine their status and whether they need assistance with documentation to refinance or maintain affordability restrictions on the property.

POLICY ACTION 1.4: HOUSING CHOICE VOUCHERS

The Housing Choice Voucher program provides rent subsidies to very low-income households who overpay for housing. Prospective renters secure housing from HUD-registered apartments that accept the certificates. HUD then pays the landlords the difference between what the tenant can afford (no more than 30 percent of their income), and the payment standard negotiated for the community. The City is not an entitlement jurisdiction and receives their Housing Choice vouchers through San Bernardino County. According to the County of San Bernardino Housing Authority (HACSB), on average, there are approximately 689 households that participate in this program annually. The City of Montclair regularly refers and provides general qualification and program information to interested individuals. The City will continue to provide information on assistance to eligible households and encourage rental property owners to register their units with the County Housing Authority.

Objective Continue to provide assistance to approximately 689 households through continued participation in the Housing Choice Voucher program and encourage rental property owners to register their



units with the Housing Authority. Request information from the County annually about where vouchers are utilized in the City to determine if there is a concentration and work to identify apartment communities in High and Moderate Resource areas that can accommodate voucher recipients.

Responsible Agency/Department
Financing Source
Time Frame

Office of Economic Development
General Fund
Provide referrals to eligible households throughout the planning period, 2021-2029. Request information from the County starting in January 2023.

POLICY ACTION 1.5: ENERGY CONSERVATION

The City will review ordinances and recommend changes where necessary to encourage energy efficient housing design and practices that are consistent with State regulations. The City will periodically distribute literature or post information on their website regarding energy conservation, including solar power, energy efficient insulation, appliance upgrade programs and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.

The City will encourage energy conservation devices in addition to those required by current building codes to be provided in new construction and major remodels, including, but not limited to lighting, water heater treatments, and solar energy systems, where they can be feasibly provided.

Objective
Responsible Agency/Department
Financing Source
Time Frame

Encourage energy conservation
Community Development Department
General Fund
Annually review and update information on opportunities on the City's website throughout the planning period, 2021-2029



HOUSING GOAL 2: ADDRESS AND REMOVE CONSTRAINTS TO THE DEVELOPMENT OF HOUSING

POLICY ACTION 2.1: INCENTIVES FOR DEVELOPMENT OF HOUSING AFFORDABLE TO EXTREMELY LOW-, VERY LOW-, LOW- AND MODERATE-INCOME HOUSEHOLDS

The City recognizes the need for housing affordable to all income segments of the population, especially low- and moderate-income households, but also special needs groups including seniors, homeless, farmworkers, female-headed households and persons with disabilities including developmental disabilities. The City shall encourage the development of housing affordable to extremely low-, very low-, low-, and moderate-income households and/or housing for special needs groups through a variety of regulatory procedures and incentives, including but not limited to:

- Provide technical assistance to developers regarding Specific Plan areas, mixed use zoning and density bonus incentives;
- Provide fee deferrals and/or permit fast-tracking for projects that include housing affordable to lower income households, prioritizing projects that include units affordable to extremely low-income households;
- As needed to enhance project feasibility, provide relaxed development standards for mixed use development projects that include an affordable housing component; and
- Encourage well-planned and designed mixed use development by allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, increased building height, and greater floor area ratios.
- Review the Montclair Municipal Code and remove subjective findings as part of the design review process.

Objective On an annual basis the City will outreach to affordable housing developers to explore opportunities for affordable housing, prioritizing, and encouraging development in High Resource areas, including Census Tract 2.01. Outreach will include developers with experience in development projects that include units affordable to extremely low-income households and households with special needs. Continue to provide regulatory and technical assistance to affordable housing developers with the goal of encouraging two new affordable housing developments (approximately 100-200 units) in the City during the planning period.

Responsible Agency/Department Community Development Department

Financing Source General Fund

Time Frame Review procedures and incentives annually; 2021-2029.



POLICY ACTION 2.2: OBJECTIVE DESIGN STANDARDS

Approved in 2017, Senate Bill (SB) 35 Streamline Approval Process, which added Section 65913.4 to the Government Code requires that the City of Montclair establish a streamlined, ministerial approval process for certain types of multi-unit housing projects (two or more residential units), subject to certain conditions and consistent with objective zoning and design review standards. To ensure the City is compliant with State law, the City will update the Municipal Code to expand objective design standards create and make available to interested parties an informational packet that explains SB 35 streamlining provisions and eligibility within two years of Housing Element adoption. Additionally, the City will review the Montclair Municipal Code and remove subjective findings as part of the design review process.

Objective Comply with SB35 requirements and streamline the development approval process for developments that provide affordable housing with the goal of supporting two new affordable housing developments (approximately 100-200 units) in the City during the planning period. Prioritize and encourage the development of affordable units in High Resource areas, including Census Tract 2.01. Review and revise the Municipal Code within one year of Housing Element adoption.

Responsible Agency/Department

Community Development Department

Financing Source

General Fund

Time Frame

Establish a procedure within one year of Housing Element adoption.

POLICY ACTION 2.3: DENSITY BONUS

The State has recently passed several bills that change the State Density Bonus law. These include:

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

The Planning Department will review the Affordable Housing Incentives and Zoning Regulations and revise them to update density bonus provisions consistent with State law within two years of adoption of the Housing Element. Information on these financial and regulatory incentives will be made available on the City’s website and in public places at City Hall.

Objective Monitor the Municipal Code for density bonus compliance. Create an informational handout and post information on the City website and within two years of Housing Element adoption with



the goal of encouraging two new affordable housing developments (approximately 100-200 units) in the City during the planning period.

Responsible Agency/Department

Community Development Department

Financing Source

General Fund

Time Frame

Update density bonus provisions consistent with State law within one year of Housing Element adoption.

POLICY ACTION 2.4: PARKING REQUIREMENTS

To promote the development of a variety of housing opportunities the City has introduced reduced parking requirements in all Specific Plan areas and through the General Plan and Zoning Code update. Specifically, the General Plan update, is focused on improving transit access, promoting mixed-use development, increasing walkability and locating housing in closer proximity to jobs and transit which is intended to reduce reliance on cars and in turn parking requirements. The City is also updating and adopting several Specific Plan areas, considered to be significant areas of growth, with densities over 30 du/ac that are identified to accommodate a substantial amount of the City’s RHNA allocation. The Specific Plans will be adopted within one year of Housing Element adoption and provide flexibility from traditional parking ratios. Parking ratios within the Specific Plan areas are typically a maximum of 1.5 spaces per unit and garages are not required. The City is compliant with the parking reductions required by State law through the Density Bonus Ordinance, AB 1085, and AB 744. To ensure the City’s parking requirements are not a constraint to residential development, especially new housing units affordable to lower and moderate-income households, the City shall continue to review all parking requirements and specifically requirements for two spaces in an enclosed garage for multifamily housing. If it is determined that this requirement is not in line with regional requirements or is a constraint to the development of housing, the City will revise their parking requirements, as appropriate.

Objective

Review parking requirements annually. Complete an initial review and revise parking standards if they are determined to be a constraint by October 15, 2022.

Responsible Agency/Department

Community Development Department

Financing Source

General Fund

Time Frame

The City will annually conduct a review of the parking requirements. Revised parking requirements within Specific Plan areas will be adopted within one year of Housing Element adoption and will provide flexibility from traditional parking ratios.

POLICY ACTION 2.5: REVIEW DEVELOPMENT FEES

The City conducts reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided. The City’s adopted fee schedule is provided on the City website and information on the website is updated when any changes occur. In addition, the City recently



conducted a comprehensive review of its internal organization, operations, and finances. Included in the comprehensive study were recommendations for changes to the City’s fee structure, including development fees. The City does reduce fees if they are determined to be a constraint. Montclair also streamlines the permitting process for residential projects, to minimize the holding and labor costs assumed by the project applicant. The City will continue to conduct annual review of planning and development fees.

Objective Continue to conduct reviews of planning and development fees every two years to ensure fees are not excessive and are appropriate for cost of service. Consider offering park fee deferrals for age-restricted and income-restricted developments.

Responsible Agency/Department Community Development Department

Financing Source General Fund

Time Frame Continue to review and update permitting and development impact fees every two years.

POLICY ACTION 2.6: ACCESSORY DWELLING UNITS

Development of accessory dwelling unit housing provides lower income households an affordable housing opportunity within a single-family neighborhood setting. The City adopted a new Accessory Dwelling Unit (ADU/JADU) Ordinance in October 2021 to reduce constraints and encourage the development of this form of housing and ensure compliance with State law. During the 2021-2029 planning period, the City will utilize Local Early Action Planning grant funds to develop an Accessory Dwelling Unit (ADU) program that includes pre-approved construction plans, streamlined permitting and educational materials to facilitate ADU development, and incentives for ADU development in High Resource areas. To ensure participation by Montclair residents, the City will continue to promote and distribute information on their ordinance, through handouts and brochures and on the City’s website. Copies will be made available to the public at City Hall and included in informational packets provided to the City Planning Commission and the City Council. The City also anticipates developing a handbook of preapproved ADU units that residents can choose from further reducing costs for the construction of ADUs. To incentivize the development of ADUs for low income households, the City will explore the possibility of waiving or deferring development fees in exchange for a deed-restriction that limits affordability.

As the City of Montclair is assuming that an average of 10 ADUs can be developed annually during the planning period to accommodate the RHNA, the City is committed to monitoring ADU production and affordability throughout the course of the planning period. The City will review ADU development twice a year and if it is determined that actual production is not on track then the City will implement additional actions in a timely manner. The level of additional actions will be determined by and correlate to the actual ADU production levels. Additionally, the City will continue to annually review its ADU regulations to ensure compliance with California law and remove potential constraints to the development of ADUs. If the ADU ordinance is found to be not in compliance with State law, the City will prepare an updated ordinance within one year of Housing Element adoption.



Objective Based on recent trends, it is reasonable to expect 10 ADU/JADUs to be constructed annually during the planning period. The City will monitor progress and implement appropriate measures if it is determined that progress is not on track. Throughout the planning period, the City will continue to inform eligible property owners of the potential to construct second units through updated handouts and information on the City’s website.

Responsible Agency/Department Community Development Department

Financing Source General Fund

Time Frame Information on the program is already available on the City’s website and the City will annually review, update and add materials regarding ADUs to ensure compliance with State law.

POLICY ACTION 2.7: ENCOURAGE THE DEVELOPMENT OF HOUSING FOR SPECIAL NEEDS HOUSEHOLDS

Seniors, individuals with disabilities, including developmental disabilities, and female headed households generally have limited resources and require more specialized housing needs and facilities that are more difficult to find in the marketplace. The City will encourage development of special needs housing through incentives, which may include parking reductions and regulatory waivers. The City will also revise the Municipal Code to include definitions of residential care facilities and will identify additional opportunities for and remove constraints to special needs housing. The City will reach out to developers with available land and funding opportunities to promote the development of special needs housing and prioritize applications that provide specialized types of housing.

Objective Encourage development of one rent-restricted special needs housing development during the planning period (approximately 50 units). Add definitions for special needs housing (i.e. residential care facilities, small and large) to the Montclair Municipal Code. Amend the City’s zoning and procedures to permit all group homes for seven or more persons (regardless of licensing) to encourage objectivity and approval certainty. Revise the City’s requirements for State-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone, or otherwise amend the Montclair Municipal Code to make it easier to locate a State-licensed residential care facility for seven or more persons in the City. Residential care facilities would still be subject to state licensing.

Responsible Agency/Department Community Development Department

Financing Source General Fund



Time Frame Annually hold a workshop with developers and local organizations to discuss opportunities for the development of housing for seniors, 2021-2029. Review the Municipal Code within one year of Housing Element certification and remove constraints.

POLICY ACTION 2.8: ZONING CODE UPDATES TO ADDRESS SPECIAL NEEDS POPULATIONS

The City will prepare a Zoning Code update to further facilitate development of emergency shelters, transitional housing, permanent supportive housing, residential care facilities, and community care facilities in appropriately zoned areas distributed throughout the City, allow low-barrier navigation centers as a by-right use in mixed-use and non-residential zones, and update the provisions for emergency shelters to comply with SB-2. Recent changes to State law regarding housing for the homeless and persons with special needs also warrant amendments to the Zoning Ordinance. These include, but are not limited to:

- Low Barrier Navigation Centers (AB 101): AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions.
- Emergency and Transitional Housing (AB 139): Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City’s Zoning Ordinance does not include specific parking requirements for emergency shelters. The City will update the Zoning Ordinance to comply with AB 139.
- Supportive Housing (AB 2162): CA Government Code Section 65583(a)(5) requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multifamily and mixed use developments are permitted, when the development meets certain conditions. The City may choose to allow larger supportive housing projects by right in these zones. The law also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop Montclair Zoning Ordinance will define transitional and supportive housing in accordance with State law and allow them subject to the restrictions that apply to other residential dwellings of the same type in the same zone. The City will update the Zoning Ordinance to comply with CA Government Code Section 65583(a)(5) [and Government Code section 65651](#).
- Agricultural employee housing (SB 530): The City will amend the Zoning Ordinance to allow agricultural employee housing for six or fewer persons by right in all zones that allow residential uses, subject to the same regulations as a single-family dwelling and also to allow no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in within zones allowing



such uses, in compliance with the Employee Housing Act and Health and Safety Code sections 17.021.5 and 17021.6.

Objective Remove constraints to the development of housing to accommodate special needs households and individuals experiencing homeless or at-risk of becoming homeless. Assist with the development of at least one rent-restricted special needs housing development during the planning period (approximately 50 units).

Responsible Agency/Department Community Development Department

Financing Source General Fund

Time Frame Revise the Zoning Ordinance within one year of Housing Element adoption.

POLICY ACTION 2.9: WATER & SEWER SERVICE PROVIDERS

Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of Montclair is required to deliver its adopted housing element and any amendments to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Element. Review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower income households.

Objective Submit the adopted Housing Element to local water and sewer providers for their review and input.

Responsible Agency/Department Community Development Department

Financing Source General Fund

Time Frame Staff will submit Housing Element to providers immediately following State certification by HCD.



HOUSING GOAL 3: IDENTIFY SITES AND ASSIST WITH THE DEVELOPMENT OF NEW HOUSING FOR A VARIETY OF SPECIAL NEEDS GROUPS AND INCOME LEVELS

POLICY ACTION 3.1: NO NET LOSS OF RESIDENTIAL CAPACITY TO ACCOMMODATE THE RHNA

To ensure sufficient residential capacity is maintained to accommodate the RHNA for each income category, within two years of adoption of the Housing Element, develop and implement a formal, ongoing (project-by-project) evaluation procedure pursuant to Government Code section 65863. The evaluation procedure will track the number of extremely low-, very low-, low-, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified sites to determine the remaining site capacity by income category and will be updated continuously as developments are approved. No action can be taken to reduce the density or capacity of a site (e.g., downzone, moratorium), unless other additional adequate sites are identified prior to reducing site density or capacity. If a development is being approved on an identified site at a lower density than what was assumed for that site identified in the Housing Element, additional adequate sites must be made available within 180 days of approving the development. A program to identify the replacement sites and take the necessary actions to make the site(s) available and ensure they are adequate sites, will be adopted prior to, or at the time of, the approval of the development.

Objective Create and maintain opportunity for the development of a minimum of 1,081 units of owner and rental housing for lower-income households to be developed over the 8-year planning period.

Responsible Agency/Department Community Development Department

Financing Source General Fund

Time Frame Within one year of Housing Element adoption, develop and implement a formal ongoing evaluation procedure pursuant to Government Code section 65863. Subsequent to adopting an evaluation procedure, monitor rezones and development of residential units, and update Housing Element sites inventory. Housing Element sites inventory is posted on the Planning Department's website and will be updated at least once a year

POLICY ACTION 3.2: INCLUSIONARY HOUSING ORDINANCE

The City is currently working on updating Chapter 11.81 of the Montclair Municipal Code regarding the Inclusionary Housing Program. The City is proposing that within a proposed residential development (for sale and rental) that includes three or more dwelling units, the applicant must include the construction of inclusionary units. The percentage of affordable housing units would be based upon the tenure and unit type proposed, however the exact percentages are yet to be determined. An in lieu fee will be allowed as an alternative to constructing inclusionary units, if the applicant has identified a specific residential development project to which the in-lieu fees be paid for the actual development of deed-restricted units. The City is currently utilizing LEAP funding to study how to best structure the ordinance, taking into account potential



impacts on the development of housing. The City will engage the development community to facilitate their analysis.

Objective	Require the development of housing for lower-income households within all proposed housing developments resulting in an estimated 100 affordable housing units during the planning period.
Responsible Agency/Department	Community Development Department
Financing Source	General Fund
Time Frame	Conduct outreach with the development community concluding no later than December 2022. Adopt and implement an inclusionary housing ordinance within one year of Housing Element adoption.

POLICY ACTION 3.3: NONPROFIT PARTNERSHIPS FOR THE DEVELOPMENT OF EXTREMELY LOW-INCOME HOUSING

The City will encourage the development of housing units for households earning 30% or less of the Area Median Income for San Bernardino County. The City will encourage development of housing for extremely low-income households through a variety of activities that will include annual outreach to nonprofit and for-profit housing developers to assist with site identification and funding priorities, providing in-kind technical assistance for housing developers, financing and funding assistance, and expedited processing. The City will continue to seek out and support funding applications for programs, such as Project Roomkey, project-based vouchers, and LEAP funding to support developments for extremely low-income households. The City will prioritize proposals for affordable housing large units for families and for extremely low income housing in High and Moderate Resource areas.

Objective	Encourage development of at least one housing development with at least 8 units for extremely low-income households, focusing on units for large families and special needs populations.
Responsible Agency/Department	Community Development Department
Financing Source	General Fund
Time Frame	Annually hold a workshop with developers and local organizations to discuss opportunities for the development of housing for extremely low-income households, 2021-2029.

POLICY ACTION 3.4: LEVERAGED FUNDING FOR AFFORDABLE HOUSING DEVELOPMENTS

The City of Montclair understands that leveraging local financing is critical to the competitiveness of developments applying for affordable housing funding sources. To help developers create competitive funding applications, the City will utilize resources such as Permanent Local Housing Allocation (PLHA) funds, LEAP fund, HOME funds, No Place Like Home program funds, California Housing Finance Agency



single-family and multifamily programs, and other available funding to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate-income households. The City will prioritize available funds for the development of affordable housing that are proposed in High Resource areas, including Census Tract 2.01. If the San Bernardino County Transportation Authority (SBCTA) establishes a housing trust fund, the City will participate and provide funding annually. City Staff will also assist with the supporting documentation needed for tax-exempt bonds, tax credit financing, loan underwriting and provide other financial tools to help develop or preserve affordable units. Each year Planning and Housing Staff will attend workshops and trainings offered by HCD, SCAG and other organizations offering funding for affordable housing development to ensure the City understands and can support developers to submit competitive applications.

Objective	Encourage development of housing for extremely low-income households and provide local funding, as available, for at least 2 housing developments (approximately 100-200 affordable units) during the planning period.
Responsible Agency/Department	Community Development Department, Housing Division
Financing Source	General Fund
Time Frame	Monitor the development of regional housing trust fund and evaluate participation if one comes to fruition. City Staff will annually attend workshops, meetings or trainings to better support financing applications for affordable housing.

POLICY ACTION 3.5: ENCOURAGE AND FACILITATE LOT CONSOLIDATION

As a primarily built out community, Montclair will rely primarily on sites that allow mixed use zoning to facilitate the development of lower income housing. However, some vacant and nonvacant sites within the City are relatively small legal lots under half an acre in size. To facilitate lot consolidation, the City will provide incentives to achieve orderly development, improve pedestrian activity, and implement the goals, policies, and objectives of the Housing Element. The following incentives may be considered at the discretion of the City Council:

- Reduction in development standards (i.e., lot size, parking, and open space requirements);
- Parking Reduction: Required parking may be reduced subject to finding that adequate parking will be available to serve the subject project;
- Alternative Parking: Tandem, shared, and off-site parking options may be allowed, subject to finding that adequate parking will be available to serve the project; and
- Waive or reduce development fees to promote more intense residential and mixed-use development on underutilized sites.

The City will advertise the lot consolidation provisions to existing property owners and prospective mixed-use and affordable housing developers. Advertisement actions will include preparation and distribution of a brochure with information about program incentives and an invitation to attend a working session to discuss opportunities for lot consolidation and mixed-use residential development, including affordable housing



development. The City will monitor the trend of lot consolidation from 2021 to 2024 to ensure incentives are adequate and appropriate to facilitate development of small lots and adjust incentives or utilize other mechanisms as appropriate.

Objective Encourage lot consolidation of smaller parcels to accommodate viable projects including a minimum of 16 units at a density of at least 30 dwelling units per acre or higher.

Responsible Agency/Department Community Development Department

Financing Source General Fund

Time Frame Investigate and develop incentive program by the end of 2022 and update annually throughout the planning period.

POLICY ACTION 3.6: ANNUAL REVIEW OF HOUSING ELEMENT

Pursuant to HCD requirements, the City will conduct an annual implementation review of the Housing Element. The review will include: a log of new residential development permit and completion reports; inventory of units built in the Extremely Low-, Very Low-, and Low-Income categories; an update or inventory of approved projects; an annual estimate of population from the State Department of Finance; and internal consistency review with other elements of the General Plan.

Objective Annually review and provide an update on the City's progress toward the implementation of the 2021-2029 Housing Element.

Responsible Agency/Department Community Development Department

Financing Source General Fund

Time Frame Ongoing throughout the planning period, 2021-2029; Submit first report in April 2022.

POLICY ACTION 3.7: ENSURE ADEQUATE SITES TO ACCOMMODATE THE RHNA

To encourage and facilitate the development of affordable housing and ensure the City can accommodate its 2021-2029 RHNA obligation of 2,593 units, including an estimated shortfall of 1,925 units (1,081 lower-income units) the City will be required to approve the General Plan Update, Arrow Highway Mixed Use District Specific Plan, and related Zoning Ordinance revisions. The adoption of these documents will allow for densities of up to and above 30 units per acre, by right, without discretionary approval. The sites inventory identifies 147 acres that can accommodate roughly 4,100 units at 30 units per acre or higher without a density bonus.

To accommodate the lower-income RHNA, rezoned parcels will permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which at least 20 percent of the units are affordable to lower-income households. Each housing site will:

- accommodate a minimum of 16 units per site;
- require a minimum density of 20 units per acre; and



- at least 50 percent of the lower-income need (541 units) must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites do allow 100 percent residential uses, and
- require residential uses to occupy at least 50 percent of the total floor area of a mixed-use project.

To ensure sufficient residential capacity to accommodate the identified regional need for lower income households is maintained in the Housing Opportunity Areas, the City will develop and implement a monitoring program within one year of Housing Element adoption. The program will track development approvals on identified parcels and for those that contribute to the inventory of affordable units and sites that are developed for non-residential uses.

To encourage the development of residential projects with affordable units, the City will post the inventory on its website and meet with landowners to facilitate redevelopment on vacant parcels and severely underutilized parcels within the Housing Opportunity Areas. To further encourage development, the City will evaluate the feasibility of providing landowners and developers a menu of incentives including streamlined/expedited processing, density bonus incentives, flexible development standards as indicated in the Housing Plan.

Objective	Prepare and approve the required General Plan Update, Zoning Changes, and Specific Plan Amendments to allow for the development of high-density mixed use and/or residential developments to accommodate the City’s 2021-2029 RHNA. Make the residential sites inventory available to nonprofit and for-profit housing developers on the City’s website.
Responsible Agency/Department	Community Development Department
Financing Source	Local Early Action Planning (LEAP) Grant funds, General Fund
Time Frame	Complete rezoning actions and promote information on the Housing Opportunity Areas concurrent with or by October 15, 2022.

POLICY ACTION 3.8: REPLACEMENT UNIT PROGRAM

The City of Montclair will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions:

- Currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and
- Was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- Subject to any other form of rent or price control through the City’s regulations, or
- Occupied by low or very low-income households.



Objective In order to mitigate the loss of affordable housing units, the City will require new housing developments to replace all affordable housing units lost due to new development.

Responsible Agency/Department Community Development Department

Financing Source General Fund

Time Frame The replacement requirement will be implemented and applied as applications on identified sites are received and processed, and local policy will be recommended for adoption within one year of Housing Element adoption.

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HOUSING GOAL 4: PROVIDE EQUAL HOUSING OPPORTUNITIES

POLICY ACTION 4.1: FAIR HOUSING INFORMATION

The City will continue to partner with Inland Fair Housing and Mediation Board (IFHMB) to provide residents with fair housing services using County of San Bernardino Community Development Block Grant (CDBG) funds. Fair housing services provided by the IFHMB include the processing of housing discrimination complaints and counseling and mediation between tenants and landlords. IFHMB also collaborates and coordinates with multiple agencies, including lenders, realtors, and cultural groups to provide increased efforts in educating residents. The City will work with IFHMB to target this education and outreach to various special needs groups including, but not limited to: the disabled, the elderly, persons living with HIV/AIDS, low- and moderate-income large families, and minorities. The City will refer fair housing complaints to the IFHMB as appropriate. The City will assist in program outreach through placement of fair housing program multilingual brochures at the public counter, local library, post office, and other community locations.

The City will continue to supply fair housing materials, including pertinent resources, posters and information available through the Department of Fair Employment and Housing (DFEH) and the Department of Housing and Urban Development (HUD) to educate residents on a variety of fair housing issues. The City currently receives services under the County’s contract with IFHMB for fair housing services and will continue to contract with them, or another similar organization. The IFHMB and the City will partner to provide targeted fair housing education and outreach to special needs groups including, but not limited to: the disabled, the elderly, persons living with HIV/AIDS, low- and moderate-income large families, and minorities.

Additionally, to address and educate Montclair residents about the need for and importance of housing that is affordable, the City will coordinate with the County and the Inland Fair Housing and Mediation Board on a context sensitive set of talking points and educational materials regarding topics like: 1) the occupants, benefits, and myths of affordable housing and 2) fair housing rights and responsibilities, how to recognize discrimination, and how and where to file a complaint. Materials and outreach strategies will be ready in 2023 and distribution will begin in 2024 and continue through the planning period.

Objective Supply fair housing materials to residents, Participate in a formal, countywide fair housing education program; greater support for affordable housing projects by local residents in the City of Montclair.

Responsible Agency/Department Housing Division, Office of Economic Development

Financing Source General Fund

Time Frame Annually coordinate with IFHMB on how to best serve residents, and work with the County of San Bernardino to allocate funding for IFHMB to assist residents, 2021-2029.

Develop materials and outreach strategies to address affordable housing myths by 2023 and distribute starting in 2024.



POLICY ACTION 4.2: AFFIRMATIVELY FURTHERING FAIR HOUSING

Pursuant to Government Code Section 65583, the City of Montclair is obligated to actions to remove or mitigate impediments to fair housing choice. To achieve this, the City has identified a number of actions that could be achieved in partnership with the Inland Fair Housing and Mediation Board (IFHMB).

1. Provide information on steering at consumer fair housing workshops - During the planning period the City will partner with the IFHMB to promote consumer fair housing workshops that will focus on 1) examples of how to detect “steering” when using the internet to conduct a home search process; 2) examples of how to detect loan steering; and 3) examples of steering that could be experienced by in-place tenants and apartment seekers.
2. Provide information on steering at landlord workshops - During the planning period, IFHMB landlord workshops will provide information on steering.
3. Provide information on prohibited property management practices at landlord workshops – during the planning period the IFHMB will continue to hold landlord Workshops and include discussions on the prohibited discriminatory practices pertaining to service and companion animals, reasonable accommodations, and reasonable modifications.

Objective	Partner with IFHMB to offer educational workshops and trainings to tenants and landlords to remove and mitigate impediments to fair housing choice. Assist 100 lower-income households in partnership with the County to locate new housing opportunities to facilitate mobility throughout the community.
Responsible Agency/Department	Housing Division, Office of Economic Development
Financing Source	General Fund
Time Frame	Annually coordinate with IFHMB on how to best serve residents, and work with the County of San Bernardino to allocate funding for IFHMB to assist residents, 2021-2029.

POLICY ACTION 4.3: AFFIRMATIVE MARKETING STRATEGIES

To prevent displacement, the City will continue to affirmatively market CDBG and HOME funded programs available from the County as well as any affordable housing units that are constructed in accordance with Chapter 11.80 of the Municipal Code. Marketing efforts will include advertising housing programs in local publications and ensuring outreach to all potential eligible households, especially those least likely to apply for housing assistance. Affirmative marketing will consist of providing information and otherwise attracting eligible persons to available housing without regard to race, color, national origin, sex, religion, familial status or disability.

Outreach efforts include, but are not limited to, disbursement of information on the City’s website an social media accounts, as well as production and distribution of brochures, newsletters, flyers and notices. In addition, the City will participate in pop-up events and community workshops and will continue to coordinate



outreach efforts with neighborhood organizations, faith-based organizations, neighborhood groups, public and private agencies, schools, public service agencies, and community members to serve residents of protected classes and underrepresented neighborhoods to become involved in local government through local organizations and stakeholders. Affirmative marketing will consist of providing information and otherwise attracting eligible persons to available housing without regard to race, color, national origin, sex, religion, familial status or disability. The City will continue to offer translation services and access to official City materials in multiple languages.

For affordable housing units, per the City's proposed Inclusionary Housing Ordinance, a developer must use commercially reasonable efforts to market the inclusionary units to eligible residents of the City, including but not limited to (i) no later than ninety (90) days after the issuance of building permits for the first of the inclusionary units, notifying local government and nonprofit agencies serving income qualified households in the City (a list of such organizations provided by the City) of the availability of any low or very low-income units and requesting that these organizations assist in publicizing the availability of such units to their members and clients; (ii) placing a sign on the Property advertising the availability of the inclusionary units and providing contact information throughout the marketing period; and (iii) advertising the availability of the inclusionary units on social media outlets and local newspapers in multiple languages, consistent with the direction of the City, that cater to City residents (a list of which will be provided by the City).

- Objectives**
- (1) Improve inter-governmental coordination between the Economic Development and Planning and Building Services Departments to address neighborhoods with high need and ensure land use decisions do not negatively impact residents.
 - (2) Market opportunities for residents of protected classes and underrepresented neighborhoods to become involved in local government through local organizations and stakeholders.
 - (3) Establish a one-stop-shop and education for navigating and accessing resources in the City on the City's website and at City Hall.
 - (4) Supply fair housing materials and affirmatively market affordable housing units developed through the City's Inclusionary Housing Ordinance.

Responsible Agency/Department Community Development Department, Office of Economic Development

Financing Source General Fund

Time Frame Within one year of Housing Element adoption, establish a one-stop shop with information on navigating and accessing resources in the City on the City's website. Proactively market information on housing opportunities and economic mobility/education workshops, and community pop-up events at local parks. Attend community events and pop-up events, estimated quarterly, and coordinate outreach efforts with neighborhood organizations, faith-based organizations,



neighborhood groups, public and private agencies, schools, public service agencies, and community members to serve residents of protected classes and underrepresented neighborhoods. Annually update and market information on available programs and ensure developers market available affordable units as they become available with the goal of encouraging two new affordable housing developments (approximately 100-200 units) in the City during the planning period. Annually coordinate with Inland Fair Housing on how to best serve disenfranchised or minority residents, 2021-2029.

POLICY ACTION 4.4: REASONABLE ACCOMMODATION PROCEDURES

In May 2015, the City of Montclair Adopted Ordinance No. 15-948 to provide individuals with disabilities reasonable accommodation in the application of the City’s rules, policies, practices, and procedures as necessary to ensure equal access to housing. The City has no special zoning or land use restrictions that regulate or constrain the development of housing for persons with disabilities. The City will continue to promote reasonable accommodation procedures and provide assistance to applicants seeking such requests. The City provides information in public places regarding the reasonable accommodation ordinance and directs eligible residents to County programs that offer financial assistance to eligible households to complete improvement projects that remove constraints to their living facilities.

Objective Increase marketing efforts about the City’s reasonable accommodation ordinance and County rehabilitation programs to target low and moderate-income households, special needs populations and minorities. Special outreach efforts should be made to the disabled population who could benefit from accommodation improvements to their homes. Marketing efforts include partnering with local organizations working with special needs organizations, providing materials at City counters, on the City’s website, and sending materials directly to residents who may be eligible.

Responsible Agency/Department Community Development Department

Financing Source General Fund

Time Frame Ensure the City’s reasonable accommodation ordinance is compliant with State law on an annual basis, 2021-2029

POLICY ACTION 4.5: HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes available, in support of housing



construction and rehabilitation targeted for persons with developmental disabilities. Montclair will also provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Montclair will work with the Inland Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City’s website.

Objective In an effort to support the development of at least one development with at least 8 units for developmentally disabled residents, the City will continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units specifically for persons with developmental disabilities, when funding is available; outreach to potential developers; and initiate a cooperative outreach program with the Inland Regional Center within 1-year of Housing Element adoption.

Responsible Agency/Department Community Development Department

Financing Source General Fund

Time Frame Annually conduct outreach to potential developers and the Inland Regional Center, 2021-2029.

POLICY ACTION 4.6: SUPPORT HOUSEHOLDS EXPERIENCING OR AT-RISK OF HOMELESSNESS

The City of Montclair has executed Cooperation Agreements with the County of San Bernardino to administer their Emergency Solutions Grant (ESG) program funds and relies on the County to provide homelessness assistance to their residents. Montclair households are eligible to seek assistance, through the ESG program administered by the County, including emergency shelter vouchers, rapid re-housing, and homelessness prevention programs. The County typically assists around 1,200 households annually. The City will support the County in their effort to facilitate an expansion of street outreach to include multi-disciplinary practitioners from law enforcement, social services, health care, mental health care, faith-based groups, volunteers, nonprofits, community-based organizations, and substance abuse recovery centers in alignment with its overall plan to end homelessness. The City will provide residents in need of services with information on the County’s Homeless Provider Network, the Interagency Council on Homelessness, and the Transitional Assistance Department (TAD), which provides financial, nutritional, and medical assistance. TAD programs operate through the Department of Human Services and include programs to assist the homeless including financial assistance and welfare to work programs, food stamps, child care subsidies to encourage employment, cash assistance to elderly and disabled immigrants, a general relief program that provides loans for housing, food, and transportation, a refugee assistance program that provides medical and financial assistance to refugees, and Medi-Cal which provides health insurance to low- income residents.

Objective Provide Montclair residents that are experiencing or at-risk of homeless with information about programs and assistance



offered by San Bernardino County. Aim to assist all residents identified annually during the Point in Time survey. Develop an outreach program, together with shelter and service providers, that includes homeless and lived experience/formerly homeless participants to provide information on available programs to all that need services. During the planning period, encourage and facilitate the development of at least one housing development that includes at least 8 permanent supportive housing units for households experiencing homelessness.

Responsible Agency/Department Community Development Department, Code Enforcement Division

Financing Source General Fund

Time Frame Ongoing, participate annually in the Point-in-Time survey and provide homeless individuals with information on how to obtain assistance.

POLICY ACTION 4.7: HOUSING MOBILITY

Areas of minority population concentration and high poverty rates create an impediment to fair housing because the neighborhoods lack access to opportunity, for example, educational and employment opportunities. The City will implement actions to ameliorate this impediment by focusing capital improvement projects in the City's Low Resource census tracts (tract 5541.01), creating incentives for market rate housing development, but also by providing existing residents with educational opportunities and job training to promote economic mobility through local community-based organizations. To prevent displacement, the City also provides tenant counselling, rental/foreclosure assistance, and first-time homebuyer assistance through the Inland Fair Housing and Mediation Board, has a proactive code enforcement team, will implement a no-net loss program, and will ensure that developers properly notice residents, offer first right of return in compliance with State laws, and offer relocation benefits as required by AB 2782.

Objective Assist 100 lower-income households in partnership with the County to locate potential housing opportunities to reduce displacement risk and facilitate mobility throughout the community. Encourage the development of market rate, mixed income, and workforce housing in neighborhoods (i.e. along Holt Boulevard) with minority population concentrations, high poverty rates, and low resources. Encourage and facilitate the development of 200 deed-restricted affordable housing near transit and locations with services and amenities during the planning period.

Responsible Agency/Department Community Development Department, Economic Development Department

Financing Source General Fund and CDBG

Time Frame Annually, as part of interdepartmental meetings between the Economic Development and Community Development Departments discuss and evaluate development trends and



opportunities to ensure that lower resource areas are being addressed and prioritized for improvements.

POLICY ACTION 4.8: PLACE-BASED INVESTMENTS IN LOW RESOURCE AREAS THAT SUPPORT AFFORDABLE HOUSING

The City is preparing specific plans and action plans in infill areas, along Holt Boulevard, Arrow Highway, and around Montclair Place, prioritizing areas in and around downtown and along major transportation corridors. The City will ensure that future development opportunities serve the needs and desires of the neighborhood in which it is located (e.g., Montclair Place District Specific Plan) by working to conduct outreach and engagement at the neighborhood scale, aligning investment strategies with meaningful and equitable participation, anti-displacement strategies, and affordable housing opportunities. Infrastructure and California Environmental Quality Act (CEQA) analysis will be included in Specific Plans to facilitate and reduce the length and cost of the development review process.

Objective As part of the General Plan update and Zoning Code update, the City will complete the necessary revisions to implement the Housing Element and allow for the development of high-density mixed use and/or residential developments to accommodate the City’s 2021-2029 RHNA. Make the residential sites inventory available to nonprofit and for-profit housing developers on the City’s website. Encourage place-based revitalization through facilitating development of 100 residential infill units during the planning period.

Responsible Agency/Department

Community Development Department

Financing Source

Local Early Action Planning (LEAP) Grant funds, General Fund

Time Frame

Adopt the General Plan and Zoning Code revisions by October 15, 2022.

POLICY ACTION 4.9: FUNDING COMPLETE NEIGHBORHOODS

The City shall pursue funding to provide critical infrastructure, amenities, and services in areas targeted for inclusive economic and community development. The City has identified some capacity for housing units in low resource areas and areas of high segregation and poverty. The Montclair General Plan identifies as part of the overall Vision an Incremental Plan showing a possible scenario of how Montclair might coordinate public investment with private development over time. Potential investments are broken into three phases with several Phase 1 improvements identified in the City’s High Segregation and Poverty along Holt Boulevard. Additionally, the City has already begun undertaking key steps to provide better infrastructure moving forward, including: Systemic Safety and Reporting (SSAR) Project focusing on safe mobility within the City, Safe Routes to School (SRTS) project focusing on improving active transportation around schools and a Citywide Active Transportation Plan (ATP) focused on active transportation throughout the City. Within



these reports and studies the City will look at how implementation and funding can be prioritized in Low Resource and areas of High Segregation and Poverty to improve access to resources and opportunity.

Objective	Increase access to amenities, resources and opportunity for residents living in Low Resource and areas of High Segregation and Poverty. Annually apply for at least one grant or loan to implement proposed and adopted plans including the General Plan, SSAR, SRTS and ATP, placing priority on activities in lower resource areas, including Holt and Mission Boulevards.
Responsible Agency/Department	Community Development Department
Financing Source	Local Early Action Planning (LEAP) Grant funds, General Fund
Time Frame	Adopt the General Plan and Zoning Code revisions by October 15, 2022. Apply annually for grants and funding to implement the recommendations of the General Plan and other planning documents prioritizing Low Resource areas and areas of High Segregation and Poverty.

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3. QUANTIFIED OBJECTIVES

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the planning period. The quantified objectives for the 2021-2029 Housing Element presents the anticipated and potential affordable housing development for the planning period starting on October 15, 2021 and ending October 15, 2029.

It is important to note that while the goal of the quantified objective section is to show how the City will meet its remaining RHNA allocation and based on the premise that the City intends to make every effort to achieve these goals, Montclair cannot guarantee that these needs will be met given limited financial and staff resources, and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City’s regional housing needs will partially depend on the cooperation of private funding sources and resources from State, Federal and County programs that are used to support the needs of the extremely low-, very low-, low-, and moderate-income households.

Table 2-1 presents the City’s quantified objectives in four categories: construction of new affordable units, substantial rehabilitation of substandard units, housing assistance through Housing Choice Vouchers, and the conservation of affordable housing. New construction of housing units focuses on the City’s ability to accommodate its 2021-2029 RHNA allocation of 2,593 units (see Table 6-4) on land identified in the sites inventory. It is important to note that this subcategory assumes optimum conditions for the production of housing and does not take into account how financing availability and market conditions influence the timing, type and cost of housing production in a community.

TABLE 2-1: 2021-2029 QUANTIFIED OBJECTIVES

Income Level	Extremely Low ^(e)	Very Low	Low	Moderate	Above	Total
2021-2029 RHNA Allocation	349	349	383	399	1,113	2,593
Construction ^(a)	50	100	100	50	500	800
Rehabilitation ^(b)	-	-	-	-	-	0
Housing Assistance (Vouchers) ^(c)	689			-	-	689
Conservation/Preservation ^(d)	-	50	50	-	-	100

Note: Extremely low income households are assumed to be 50% of the City’s very low income RHNA (or approximately 349 units).

(a) Construction objectives represent the City’s 2021-2029 RHNA allocation.

(b) The City of Montclair is not a CDBG entitlement jurisdiction and does not have a dedicated source of funding allocated toward assisting homeowners with rehabilitation projects. Montclair residents are able to apply to the County for assistance and the City provides information about County programs online and at City Hall.

(c) The affordability level of the Housing Assistance programs offered to Montclair residents by San Bernardino County are not available from County Staff.

(d) The conservation/preservation objective is consistent with the City’s total count of affordable units that are permanent but could potentially be at-risk. For the 2021-2029 planning period Briarwood Manor is at risk as outlined in Chapter 3.8. The exact affordability could not be determined and was estimated.

(e) The City’s Extremely Low-Income allocation is assumed to be 50 percent of Very Low-Income category.



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CHAPTER 3

COMMUNITY PROFILE

An accurate assessment of existing and future housing needs in the City of Montclair is needed to form the basis for establishing goals, policies, and actions in the Housing Element. This section presents the demographic, economic and housing factors that influence the demand for and availability of housing. Housing needs are identified according to income, tenure, and special needs groups.

Primary data sources include the U.S. Census, the American Community Survey, the California Department of Finance (DOF), the Southern California Association of Governments (SCAG), and the Department of Housing and Urban Development (HUD). These data sources are the most reliable for assessing existing conditions and provide a basis for consistent comparison with historical data and the basis for forecasts.

1. POPULATION TRENDS AND CHARACTERISTICS

This section provides a summary of the changes to the population size and age, and racial/ethnic composition of the City.

A. HISTORICAL, EXISTING AND FORECASTED GROWTH

The City of Montclair is located within San Bernardino County. The DOF estimates San Bernardino County’s population is 2,180,537 as of January 2020. From 2010 to 2020, the County’s population increased by 5 percent. Table 3-1 lists the populations of San Bernardino County and adjacent counties in Southern California.

TABLE 3-1: REGIONAL POPULATION TRENDS 2000-2020

County	2000	2010	2020
Imperial County	142,361	174,528	188,777
Los Angeles County	9,519,338	9,818,605	10,172,951
Orange County	2,846,289	3,010,232	3,194,332
Riverside County	1,545,387	2,189,641	2,442,304
San Bernardino County	1,709,434	2,035,210	2,180,537
San Diego County	2,813,833	3,095,313	3,343,355
Ventura County	753,197	823,318	842,886

Source: U.S. Census 2000 SF1, 2010 DP1 and DOF Table E-5, 2010, 2020



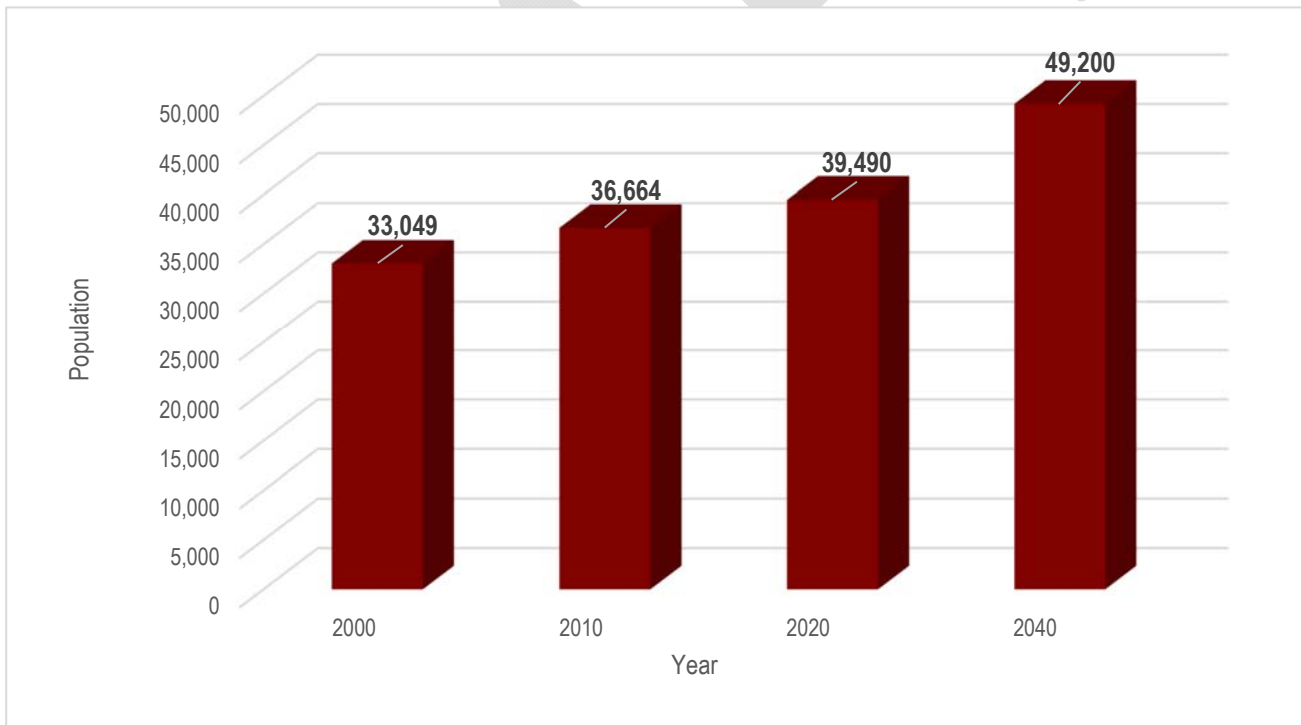
According to the U.S. Census, and the DOF, the City of Montclair experienced a 10.9 percent population increase between 2000 and 2010; and a 7 percent increase between 2010 and 2020. As shown in Figure 3-1, SCAG forecasts a gradual population growth rate over the next 20 years with an estimated population of 49,200 in 2040. Table 3-2 compares the population growth rate of the City of Montclair and the County of San Bernardino from 2000 to 2020.

TABLE 3-2: POPULATION GROWTH 2000-2020

Jurisdiction	2000	2010	2020	2000-2010 Growth		2010-2020 Growth	
				Number	Percent	Number	Percent
City of Montclair	33,049	36,664	39,490	3,615	10.9%	2,826	7%
San Bernardino County	1,709,434	2,035,210	2,180,537	325,776	19.1%	145,327	7%

Source: U.S. Census 2000 SF1 and 2010 DP1, and DOF Table E-5, 2020

**FIGURE 3-1
CITY OF MONTCLAIR
POPULATION GROWTH FORECAST 2000-2040**



Source: U.S. Census 2000 SF1 and 2010 DP1, and DOF Table E-5, 2020 and SCAG 2020 RTP/SCS.



B. AGE COMPOSITION

Between 2010 and 2018, the City of Montclair experienced age cohort growth in the percentage of the “young adult”, “retirement” and “senior citizen” populations while the “preschool”, “school”, and “prime working” populations decreased. The largest population cohort in the City remains the “prime working” (25-54 years) group.

TABLE 3-3: AGE DISTRIBUTION 2000 – 2018

Age Group	2000		2010		2018	
	Number	Percent ¹	Number	Percent ¹	Number	Percent ¹
Preschool (0-4 years)	2,835	8.6%	2,964	8.1%	2,398	6.2%
School (5-18 years)	8,047 ₃	24.3%	9,064 ₃	24.7%	8,804	22.7%
Young Adult (19-24 years)	3,472 ₃	10.5%	3,028 ₃	8.3%	3,706	9.4%
Prime Working (25-54 years)	13,927	42.1%	15,274	41.7%	15,846	40.8%
Retirement (55-64 years)	1,979	6.0%	3,251	8.9%	4,109	10.6%
Senior Citizen (65+ years)	2,859	8.6%	3,083	8.4%	4,001	10.3%
Total	33,119₂	100%	36,664	100%	38,864	100%

Notes:

1. Percentages of the total population may not add up to 100% due to rounding
2. Discrepancy between U.S. Census 2000 SF1 and SF3
3. Change in age group reporting between 2000 and 2010 Census. “School Age” for 2000 Census is age 5-17 years. “School Age” for 2010 Census is age 5-19 years.
4. Change in age group reporting between 2000 and 2010 Census. “Young Adult” for 2000 Census is 18-24 years. “Young Adult” for 2010 Census is 20-24 years.
5. Change in age group reporting between 2018 and 2010. Youngest population range is ‘Under 5 years’ instead of Preschool (0-4 years)

Source: U.S. Census 2000 SF3 P8 and 2010 DP1, American Community Survey S0101 2018 5 Year Estimates Subject Table

C. RACE AND ETHNICITY

Most Montclair residents are Hispanic/Latino, comprising 70.3 percent of the City’s population. In 2000, approximately 60 percent of the City’s residents were Hispanic and over 23 percent were White. Between 2000 and 2010, the White population decreased to 14.4 percent of the total population and has steadily declined, while the Hispanic population has remained relatively constant. By 2018, the third largest population was Asian and Pacific Islander, which increased by about 1 percent since 2010.

**TABLE 3-4: RACIAL AND ETHNIC DISTRIBUTION 2000-2018**

Racial/Ethnic Group	2000		2010		2018	
	Number	Percent ¹	Number	Percent ¹	Number	Percent ¹
White	7,784	23.6%	5,293	14.4%	5,229	13.5%
Black	1,986	6.0%	1,702	4.6%	1,118	2.9%
American Indian & Alaskan Native	124	0.4%	93	0.3%	89	0.2%
Asian or Pacific Islander	2,725	8.2%	3,335	9.1%	4,214	10.8%
Hispanic	19,823	60.0%	25,744	70.2%	27,319	70.3%
Other	37	0.1%	63	0.2%	124	0.3%
Two or More Races	570	1.7%	434	1.2%	762	2.0%
Total	33,049	100%	36,664	100%	38,855	100%

Notes:

1. Percentages of the total population may not add up to 100% due to rounding

Source: U.S. Census 2000 SF1 P8 and 2010 DP1, 2018 ACS 5-Year Estimates Data Profiles

2. EMPLOYMENT TRENDS

The largest employment sector in the City of Montclair in 2018 was the manufacturing industry, accounting for 18.8 percent of the labor force. The other top employment sectors included educational, health and social services industry at 15.3 percent, retail trade at 12.6 percent, and professional, scientific, management, administrative, and waste management industry at 10.3 percent of the labor force. The 2007-2011 ACS reports that education, health and social services is currently the largest employment sector, employing 15.3 percent of Montclair's workforce. Retail trade employs the second highest percentage of the workforce and manufacturing employs the third highest percentage.



TABLE 3-5: EMPLOYMENT BY INDUSTRY¹

Industry	City of Montclair		San Bernardino County	
	Number of Employees	Percent ²	Number of Employees	Percent ²
Agriculture, forestry, fishing and hunting, and mining	144	0.8%	5,986	0.7%
Construction	1,582	8.9%	67,634	7.6%
Manufacturing	2,026	11.5%	78,804	8.8%
Wholesale trade	466	2.6%	29,625	3.3%
Retail Trade	3,056	17.3%	115,302	12.9%
Transportation and warehousing, and utilities	1,603	9.1%	85,911	9.6%
Information	212	1.2%	11,483	1.3%
Finance, insurance, real estate, leasing	688	3.9%	42,392	4.8%
Professional, scientific, management, administrative, and waste management	1,599	9.0%	83,437	9.3%
Educational, health and social services	3,101	17.5%	197,018	22.1%
Arts, entertainment, recreation, accommodation, and food services	1,646	9.3%	81,531	9.1%
Other services (except public administration)	1,127	6.4%	45,851	5.1%
Public administration	439	2.5%	47,461	5.3%
Total	17,689	100%	892,435	100%

Notes:

1. Data cited for the City of Montclair and San Bernardino County and does not represent the number of jobs in the two jurisdictions.

2. Percentages may not add up to 100% due to rounding

Source: 2014-2018 ACS DP03

As shown in Tables 3-5 and 3-6, the education, health, and social services sector now employs the most people in the City – leading the retail sector – which was previously the largest employment sector from 2010 to 2014.

TABLE 3-6: CITY OF MONTCLAIR MAJOR EMPLOYERS

Employer	Number of Employees
Montclair Place (all stores)	2,200
Ontario-Montclair School District	2,465
Chaffey Joint Union High School District	2,010
Montclair Hospital Medical Center	410
Target	230
Costco	200

Source: City of Montclair, March 2021



As shown in Table 3-7, the labor force in the City of Montclair increased from 13,900 in 2000 to an estimated 16,200 in 2010, and up to 19,100 in September 2020. The unemployment rate increased from 4.6 percent in 2000 to 13.6 percent in 2010. According to the California Employment Development Department, the unemployment rate in the City for 2020 was 10.1 percent, which is higher than the County's unemployment rate of 3.9 percent.

TABLE 3-7: LABOR FORCE¹ TRENDS 2000-2020

Year	Labor Force ¹	Employed	Unemployed	Unemployment Rate
2000	13,900	13,300	600	4.6
2001	14,400	13,700	700	4.8
2002	14,900	14,000	900	5.8
2003	15,200	14,300	900	6.0
2004	15,700	14,800	900	5.5
2005	16,100	15,300	800	5.0
2006	16,400	15,600	800	4.6
2007	16,400	15,500	900	5.4
2008	16,500	15,200	1,300	7.6
2009	16,100	14,100	2,000	12.4
2010	16,200	14,000	2,200	13.6
2011	16,100	14,000	2,100	12.8
2012	16,200	14,300	1,900	11.5
2013	17,800	16,300	1,500	8.3
2014	18,000	16,800	1,200	6.8
2015	18,300	17,390	1,000	5.5
2016	18,600	17,600	900	5.1
2017	18,800	18,000	800	4.2
2018	19,100	18,400	700	3.6
2019	19,300	18,700	600	3.1
2020	19,100	17,100	1,900	10.1

Notes:

1. "Labor Force" defined as all people in the population or working age (16 years and above) by the U.S. Census Bureau

Source: State of California Employment Development Department (EDD), 2000 - 2020



3. HOUSEHOLD CHARACTERISTICS

This section provides an overview of household characteristics in the City of Montclair. The U.S. Census Bureau defines a household as all persons living in a single housing unit, whether they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. Additionally, the U.S. Census Bureau defines a family as related persons living within a single housing unit.

A. HOUSEHOLD FORMATION AND COMPOSITION

In 2020, the U.S. Census Bureau reported 10,548 households in the City of Montclair, a 10.2% increase since 2013. In comparison, total households in San Bernardino County increased by 17.9% from 2013 to 2020; and total households in California increased by 13%. The number of households in the City of Montclair is growing at a slower rate than the County and State according to 2013-2020 data. Table 3-8 shows household growth from 2000.

TABLE 3-8: TOTAL HOUSEHOLDS 2000-2020

Area	2000	2010	Percent Change 2000-2010	2013	2020	Percent Change 2013-2020
City of Montclair	8,799	9,523	8.2%	9,564	10,548	10.2%
San Bernardino County	528,594	611,618	15.7%	616,124	726,680	17.9%
California	11,502,870	12,577,498	9.3%	12,675,876	14,329,863	13%

Notes:

†Estimated data from DOF Table E-5, 2009

Source: U.S. Census 2000 SF3 H16 and 2010 DP1, and DOF Table E-5, 2013 and 2020

According to Table 3-9, the average number of persons per household in the City of Montclair declined from 3.86 in 2013 to 3.81 in 2020. Similarly, average household size in San Bernardino County also decreased from 3.31 in 2013 to 3.26 in 2020. Estimates from 2020 show that the average number of people per household in the City continues to be higher than the County.

TABLE 3-9: AVERAGE PERSONS PER HOUSEHOLDS 2000-2020

Jurisdiction	2000	2013 ¹	2020
Montclair	3.60	3.86	3.81
San Bernardino County	3.15	3.31	3.26

Notes:

†Estimated data from DOF Table E-5, 2013

Source: U.S. Census 2000 SF3, DOF Table E-5, 2013, 2020

As shown in Table 3-10, households of three to four persons made up the largest segment of owner-occupied households based on the 2014-2018 ACS. Approximately 20 percent of total households were owner-occupied households of three to four persons. Households of three to



four persons made up the largest segment of renter households as well with 18.5 percent of total households.

TABLE 3-10: HOUSEHOLD SIZE DISTRIBUTION

Household Size	Total Households	Percent of Total Households	Renter Households	Percent of Total Households	Owner Households	Percent of Total Households
1 Person	1,665	16%	1,012	9.7%	653	6.3%
2 Persons	2,012	19.3%	856	8.2%	1,156	11.1%
3-4 Persons	4,083	39.2%	1,931	18.5%	2,152	20.6%
5+ Persons	2,669	25.6%	1,181	11.3%	1,488	14.3%
Total	10,429	100%	4,980	47.8%	5,449	52.2%

Notes:

Percent of All Households in the City of Montclair

Source: 2014-2018 ACS B25009

B. HOUSEHOLD INCOME

The U.S. Department of Housing and Urban Development (HUD) publishes an annual median family income for the purpose of determining program eligibility. The 2020 median family income (MFI) for San Bernardino County is \$75,300.

The State of California uses five income categories to determine housing affordability. These categories are as follows:

- Extremely Low-Income: 30% or less of median family income;
- Very Low-Income: 31% to 50% of the median family income;
- Low-Income: 51% to 80% of the median family income;
- Moderate-Income: 81% to 120% of the median family income; and
- Above Moderate-Income: Greater than 120% of the median family income.

Table 3-11 show the State-defined income ranges for each income category based on the 2020 HUD MFI for San Bernardino County.

TABLE 3-11: INCOME LIMITS, 2020

Affordability Category	Percent of County Median ¹	Income Range (\$) ²
Extremely Low-Income	≤30%	<\$22,500
Very Low-Income	31%-50%	\$22,501-\$37,650
Low-Income	51%-80%	\$37,651-\$60,240
Moderate-Income	81%-120%	\$60,241-\$90,360
Above Moderate-Income	>120%	>\$90,361

Notes:

1. Based on HCD income categories

2. Based on 2020 HUD MFI of \$75,300 for San Bernardino County



In 2018, the HUD median family income for San Bernardino County was \$65,800. Based on 2014-2018 ACS data shown in Table 3-12, 14.6 percent of owner-occupied households and 40.8 percent of renter-occupied households earned less than \$35,000 in 2018. These households were within the Very Low-Income and Extremely Low-Income categories. Approximately 26 percent of owner-occupied households and 61 percent of renter-occupied households were within the Extremely Low-, Very Low-, and Low-Income categories.

TABLE 3-12: HOUSEHOLD INCOME BY TENURE

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Number	Percent ¹	Number	Percent ¹	Number	Percent ¹
Less than \$5,000	43	0.8%	137	2.8%	180	1.7%
\$5,000 to \$9,999	46	0.8%	196	3.9%	242	2.3%
\$10,000 to \$14,999	126	2.3%	349	7.0%	475	4.6%
\$15,000 to \$19,999	81	1.5%	281	5.6%	362	3.5%
\$20,000 to \$24,999	220	4.0%	280	5.6%	500	4.8%
\$25,000 to \$34,999	285	5.2%	793	15.9%	1,078	10.3%
\$35,000 to \$49,999	621	11.4%	1,005	20.2%	1,626	15.6%
\$50,000 to \$74,999	1,405	25.8%	959	19.3%	2,364	22.7%
\$75,000 to \$99,999	1,062	19.5%	425	8.5%	1,487	14.3%
\$100,000 to \$149,999	1,119	20.5%	373	7.5%	1,492	14.3%
\$150,000 or more	441	8.1%	182	3.7%	623	6.0%
Total	5,449	100%	4,980	100%	10,429	100%

Notes:

1. Percentages may not equal 100% due to rounding.

Source: 2014-2018 ACS B25118



4. HOUSING INVENTORY AND MARKET CONDITIONS

This section describes the housing stock and market conditions in the City of Montclair. By analyzing past and current housing trends, future housing needs can be anticipated and planned for.

A. HOUSING STOCK PROFILE

According to the DOF, in 2020 over one percent of San Bernardino County's housing units fall within the City of Montclair's city limits. As shown in Table 3-13, in 2000 the City of Montclair had 9,179 housing units. By 2010, the City experienced almost an 8 percent increase in total number of housing units. By 2020, the DOF estimated 10,548 housing units in the City – a 6.4 percent increase since 2010.

TABLE 3-13: NUMBER OF HOUSING UNITS, 2000-2020

Year	City of Montclair	San Bernardino County	City of Montclair as Percent of Total County Units
2000	9,179	601,369	1.5%
2010	9,911	699,637	1.4%
2020	10,548	726,680	1.4%

Notes:

•Data from DOF

Source: U.S. Census 2000 SF3 H1 and 2010 DP1, DOF Table E-5 2013, DOF Table E-5 2020

As shown in Table 3-14, as of 2018 the majority of renter-occupied units were two-bedroom units accounting for 45 percent of total renter-occupied housing units. The second largest renter-occupied units were one-bedroom units accounting for 23.9 percent of total renter-occupied housing units. Approximately 51.1 percent of owner-occupied units had three bedrooms and 29 percent had four bedrooms.

TABLE 3-14: UNIT SIZE BY TENURE

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	Percent ¹	Units	Percent ¹	Units	Percent ¹
Studio/One Bedroom	149	2.7%	1,188	23.9%	1,337	12.82%
2 Bedrooms	803	14.7%	2,239	45%	3,042	29%
3 Bedrooms	2,783	51.1%	1,003	20.1%	3,786	36.3%
4 Bedrooms	1,581	29.0%	526	10.6%	2,107	20.20%
5 or More Bedrooms	133	2.4%	24	0.5%	157	1.51%
Total	5,449	100%	4,980	100%	10,429	100%

Notes:

•Percentages may not equal 100% due to rounding

Source: 2014-2018 ACS B25042



The 2000 U.S. Census showed that single-family detached housing was the largest housing type in the City of Montclair with 5,264 units accounting for 57.3 percent of total housing units. Multifamily housing units were the second largest group with 2,381 units accounting for 26 percent of total housing units. As of 2013, the California DOF estimates that single-family detached housing continues to be the largest housing type in the City with 58.9 percent of the total units. Since 2000, the number of single-family detached units, multifamily units, and mobile homes has increased. The number of single-family attached units had decreased from 2000-2013 and only slight increased from 2013-2020 with the addition of 2 units.

TABLE 3-15: HOUSING INVENTORY BY UNIT TYPE, 2000-2020

Housing Type	2000		2013		Percent Change 2000-2013	2020		Percent Change 2013-2020
	Number	Percent	Number	Percent		Number	Percent	
Single family, detached	5,264	57.3%	5,866	58.9%	11.4%	5,977	56.7%	1.9%
Single family, attached	771	8.4%	479	4.8%	-37.9%	481	4.6%	0.4%
Multifamily	2,381	26.0%	2,713	27.3%	13.9%	3,194	30.3%	17.7
Mobile homes	740	8.1%	896	9.0%	21.1%	896	8.5%	0%
Other (Boats, RV, etc.)	23	0.25%	N/A	--	--	--	--	
Total	9,179	100%	9,954	100%	8.4%	10,548	100%	20%

Source: U.S. Census 2000 SF3 H30 and California Department of Finance Table E-5, 2013; California Department of Finance Table E-5 2020

As indicated in Table 3-16, the 2014-2018 ACS reports that the majority of owner-occupied housing units were single-family detached housing units accounting for 79.17 percent of the total owner-occupied units. Renter-occupied housing was mostly in multifamily housing units accounting for 66.9 percent of the total renter-occupied units.

TABLE 3-16: UNIT TYPE BY TENURE

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	Percent ¹	Units	Percent ¹	Units	Percent ¹
Single family, detached	4,314	79.17%	1,238	24.86%	5,552	60.0%
Single family, attached	344	6.31%	319	6.41%	663	7.1%
Multifamily (2-4 units)	118	2.17%	1,166	23.41%	1,284	11.0%
Multifamily (5+ units)	38	0.70%	2,166	43.49%	2,204	16.4%
Mobile homes	601	11.03%	91	1.83%	692	8.4%
Other (Boats, RV, etc.)	34	0.62%	0	0.0%	34	0.0%
Total	5,449	100%	4,980	100%	10,429	100%

Notes:

1. Percentage may not equal 100% due to rounding

Source: 2014-2018 ACS B25032



B. TENURE

As of 2018, 52.2 percent of the City’s housing units were owner-occupied, and 47.7 percent were renter-occupied. As shown in Table 3-17, the percentage of owner-occupied units in the City of Montclair was less than both the County and State of California. This notes a change since the 2013 ACS, which demonstrated the City of Montclair having more owner-occupied units than the State of California.

TABLE 3-17: OCCUPIED UNITS BY TENURE

	Owner-Occupied		Renter-Occupied		Total	
	Number	Percent ¹	Number	Percent ¹	Number	Percent ¹
City of Montclair	5,449	52.2%	4,980	47.7%	10,429	100%
San Bernardino County	373,740	59.2%	256,893	40.7%	630,633	100%
California	7,085,435	54.6%	5,880,000	45.3%	12,965,435	100%

Notes:

1. Percentages may not equal to 100% due to rounding

Source: 2007-2011 ACS B25003, 2018 ACS 5-Year B25003

C. VACANCY RATES

Vacancy rates are an indicator of housing supply and housing demand. Low vacancy rates influence greater upward price pressures and suggest households may have trouble finding housing with an affordable monthly payment. A higher vacancy rate indicates downward price pressure and may suggest an oversupply of housing units. A four to five percent vacancy rate is considered “healthy.” As shown in Table 3-18, in 2000 the vacancy rate in the City of Montclair was 4.1 percent. In 2020, the estimated vacancy rate in the City was 3.9 percent, the same as it was in 2013.

TABLE 3-18: OCCUPANCY STATUS, 2000-2020

Occupancy Status	2000		2013 ¹		2020	
	Number	Percent	Number	Percent	Number	Percent
Occupied Housing Units	8,799	95.9%	9,564	96.1%	9,523	96%
Vacant Housing Units	380	4.1%	390	3.9%	388	3.9%
Total Housing Units	9,179	100%	9,954	100%	9,911	100%

Notes:

1. Data from DOF

Source: U.S. Census 2000 SF3 H6 and DOF Table E-5 2013, 2020 DOF

D. AGE OF HOUSING STOCK

The age of housing stock is often an indicator of housing conditions. In general, housing stock that is 30 years or older may be in need of repairs based on the resilience of the materials used.



Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Table 3-19 categorizes the City of Montclair’s housing units by year of construction. According to the U.S. Census Bureau, 76.6 percent of the City’s housing units were constructed prior to 1980. In the years 1950 to 1980, the City of Montclair experienced the highest period of housing construction accounting for 66.8 percent of the housing stock. Housing units built before 1939 account for 1.6 percent of total housing units.

TABLE 3-19: HOUSING STOCK BY YEAR BUILT

Year Built	Units	Percent ¹
2014 or later	301	2.9%
2010 to 2013	287	2.8%
2000 to 2009	876	8.4%
1990 to 1999	973	9.3%
1980 to 1989	1,323	12.7%
1970 to 1979	1,550	14.9%
1960 to 1969	1,672	16.0%
1950 to 1959	2,846	27.3%
1949 or earlier	601	5.8%
Total	10,429	100%

Notes:

1. Percentages may not equal to 100% due to rounding

Source: 2018 5-Year ACS B25036

The ACS also provides data on housing tenure by age of housing stock. Of the owner-occupied units, 73.5 percent were built before 1980 and 42.5 percent were built before 1960. Of the renter-occupied units, 53.5 percent were built before 1980 and 22.7 percent were built before 1960. Table 3-20 provides a summary of tenure by age of housing stock.

TABLE 3-20: TENURE BY AGE OF HOUSING STOCK

Year Built	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	Percent ¹	Units	Percent ¹	Units	Percent ¹
2014 or later	34	0.6%	267	5.4%	301	2.9%
2010 to 2013	17	0.3%	270	5.4%	287	2.8%
2000 to 2009	433	7.9%	443	8.9%	876	8.4%
1990 to 1999	335	6.1%	638	12.8%	973	9.3%
1980 to 1989	624	11.5%	699	14.0%	1,323	12.7%
1970 to 1979	756	13.9%	794	15.9%	1,550	14.9%
1960 to 1969	933	17.1%	739	14.8%	1,672	16.0%
1950 to 1959	1,973	36.2%	873	17.5%	2,846	27.3%
1949 or earlier	344	6.3%	257	5.2%	601	5.8%
Total	5,449	100%	4,980	100%	10,429	100%

Notes:

1. Percentage may not equal 100% due to rounding

Source: 2018 ACS 5-Year B25036



E. HOUSING CONDITIONS

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions as defined in Section 17920.3 of the California Health and Safety Code. Households living in substandard conditions are considered to be in need of housing assistance due to the threat of such conditions to their health and safety. In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serve as an indicator for substandard conditions. As shown in Table 3-21, the 2018 ACS identified that 20 occupied units in the City of Montclair lacked complete plumbing facilities. Complete plumbing facilities include hot or cold piped water, a flush toilet, and a bathtub or shower. All three types of facilities must be located within the housing unit. The 2018 ACS also reported 68 occupied units in the City of Montclair lacked complete kitchen facilities; of these units 2 were owner-occupied and 66 were renter occupied. It should be noted that there might be some overlap in these numbers of housing units, as some units might lack both complete plumbing and kitchen facilities. According to the 2018 American Community Survey estimates there are only 20 units in the City lacking complete plumbing facilities and 68 units lacking complete kitchen facilities.

TABLE 3-21: UNITS LACKING PLUMBING OR COMPLETE KITCHEN FACILITIES

Units	Owner-Occupied	Renter-Occupied	Total Occupied Housing Units
Lacking plumbing facilities	0	20	20
Lacking complete kitchen facilities	2	66	68

Source: 2018 ACS 5-Year B25053, B25049

To address the need for rehabilitation and replacement, the City’s Code Enforcement Division proactively inventories census tracts with identified substandard units to determine the condition of housing units and direct eligible residents to City and County programs that offer funds to complete repairs. According to interviews with the City Community Development Department, the City closely monitors units that are reported to not have complete kitchen or plumbing facilities. Additionally, the City estimates that as of December 2021, there were less than 10 units in the City that had been identified in need of major rehabilitation or replacement. Information on the exact location of these properties was not available. The low number of substandard units is likely due to the fact that the City has proactively focused on property maintenance through efforts like the Housing Improvement Task Force discussed in the following section. As part of Policy Action 1.1, the City will focus on surveying housing within Low Resource Areas and Areas of High Segregation and Poverty to determine if additional Task Force areas would be needed or effective in those areas.

F. REHABILITATION EFFORTS

In 1986, the City of Montclair’s former Redevelopment Agency, created the Housing Improvement Task Force for the purpose of improving housing conditions. One of the strategies



employed by the Task Force has been the creation of Foundation Areas. These areas are defined as specific neighborhoods in which the Task Force concentrates rehabilitation efforts and financial resources. Over 700 units are located within these Foundation Areas.

The primary goals of the Task Force are to create a sense of neighborhood, instill a feeling of security, and improve the aesthetic environment of the Foundation Areas. To accomplish these goals, the following improvement and renovation plans have been identified for the Foundation Areas:

- Decorative ornamental iron fencing, with a consistent design and color in front yards.
- Masonry walls constructed between buildings across common side yards for private open space.
- Landscaping and irrigation installed in front yards with a common theme and emphasis on aesthetics, security, and low maintenance. The landscaping theme includes turf and tree planting.
- Entry monument signage themed to project name.
- Electrically controlled gates located at alley entrances with provisions made for emergency access (police, paramedics, fire, etc.).
- Asphalt resurfacing in apartment alleyways.
- Alley improvements.
- Trash enclosure construction.

The HITF continues to conduct neighborhood revitalization/stabilization activities even though the Montclair Redevelopment Agency has been dissolved. The Task Force may look at changing its focus and direction in light of the elimination of redevelopment.

5. HOUSING COSTS AND RENTS

This section evaluates housing costs in the City of Montclair for both rental and owner-occupied units.

A. EXISTING AND NEW HOME PRICE TRENDS

According to the 2015-2019 ACS, the median market value for all owner-occupied units in the City of Montclair was \$354,500. As shown in Table 3-22, 12.4 percent of owner-occupied units were valued below \$100,000. The 2014-2018 ACS indicates that 5 percent of owner-occupied housing units were valued between \$100,000 and \$199,000; 20.8 percent were valued between \$200,000 and \$299,999; and 61.7 percent were valued at \$300,000 or more.

TABLE 3-22: VALUE OF OWNER-OCCUPIED HOUSING UNITS

Price Range	Number of Units	Percent of Total ¹
\$49,999 or less	423	7.8%



\$50,000 to \$99,999	250	4.6%
\$100,000 to \$149,999	98	1.8%
\$150,000 to \$199,999	175	3.2%
\$200,000 to \$249,999	434	8%
\$250,000 to \$299,999	700	12.8%
\$300,000 to \$399,999	1,840	33.8%
\$400,000 to \$499,999	1,281	23.5%
\$500,000 to \$749,999	174	3.2%
\$750,000 or more	64	1.2%
Total	5,449	100%

Notes:

1. Percentage may not equal to 100% due to rounding

Source: 2014-2018 ACS B25075

As shown in Table 3-23, according to the 2014-2018 ACS, the median sales price for new and a resale home in the City of Montclair was \$482,750 as of September 2020. This represents a 6.4 percent increase from the median sales price in September 2019. Similarly, real estate website, Redfin, reported in December 2020 that the Montclair housing market is “very competitive” with an average sales price around \$520,000 or \$310 per square foot. The median sales price in the City of Montclair is higher than the median sales price for the County as a whole.

TABLE 3-23: MEDIAN SALES PRICE

Jurisdiction	September 2019	September 2020	% Change
Montclair	\$453,500	\$482,750	6.4%
Claremont	\$678,500	\$724,000	6.7%
Upland	\$546,750	\$595,000	8.8%
Ontario	\$451,250	\$486,250	7.8%
Chino	\$500,000	\$550,000	10.0%
San Bernardino County	\$352,000	\$396,000	12.5%

Source: dqnews.com, accessed October 9, 2020

B. RENTAL PRICES

RentCafé, a nationwide internet listing service (ILS) that enables renters to easily find apartments and houses for rent throughout the United States, indicates that the average rent in Montclair in December 2020 was \$2,051, up 8% since 2019 and the average apartment size is 884 square feet. RentCafé also provides data on the rent ranges available in the City. In December 2020, RentCafé reported that 61% of rental units were over \$2,000 a month and an additional 23% were between \$1,501 to \$2,000 a month. Roughly 15% of rental units in the City were below \$1,500.

**TABLE 3-24: AVERAGE MONTHLY RENT RANGES, 2020**

Rent Range	Percent of Units in the City
\$701-\$1,000	2%
\$1,001-\$1,500	13%
\$1,501-\$2,000	23%
>\$2,000	60%

Source: RentCafe Market Trends, accessed 12-16-2020. <https://www.rentcafe.com/>

According to the 2013-2018 ACS, approximately 64.4 percent of renter households in the City spent 30 percent or more of their household income on rent. Approximately 28 percent spent 50 percent or more of their income on rent. Table 3-25 shows the number of households by percentage of household income spent on rent in as of 2018.

TABLE 3-25: GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME, 2018

Percent of Household Income	Number of Households	Percent of Households
Less than 10 percent	116	2.3%
10 to 14.9 percent	267	5.4%
15 to 19.9 percent	313	6.3%
20 to 24.9 percent	480	9.6%
25 to 29.9 percent	452	9.1%
30 to 34.9 percent	569	11.4%
35 to 39.9 percent	507	10.2%
40 to 49.9 percent	763	15.3%
50 percent or more	1,368	27.5%
Not computed	145	2.9%
Total	4,980	100%

Notes:

1. Percentage may not equal 100% due to rounding

Source: 2013-2018 ACS B25070

C. AFFORDABILITY GAP ANALYSIS

The costs of home ownership and renting can be compared to a household's ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of household income on housing expenses. Table 3-26 summarizes affordable rent and purchase prices by income categories based on the State-defined income limits for San Bernardino County. Affordable purchase price assumes a four percent interest rate with a 30-year fully amortized mortgage.



TABLE 3-26: AFFORDABLE RENT AND PURCHASE PRICE BY INCOME CATEGORY

Income Category	Annual Income Range (\$)¹	Affordable Monthly Rent Payment²	Estimated Affordable Purchase Price³
Extremely Low-Income	<\$22,590	<\$565	<\$90,360
Very Low-Income	\$22,591-\$37,650	\$565-\$941	\$90,360-\$150,600
Low-Income	\$37,650-\$60,240	\$941-\$1,506	\$150,600-\$240,960
Moderate-Income	\$60,240-\$90,360	\$1,506-\$2,259	\$240,960-\$361,440
Above Moderate-Income	>\$90,360	>\$2,259	>\$361,440

Notes:

1. Based on 2020 HUD Median Family Income for San Bernardino County (\$75,300)
2. Affordable monthly rent payment is equal to 30% of a family's monthly income.
3. Estimated affordable purchase price is based on an affordable monthly payment equal to 30% of a family's monthly income and assumes a 30-year fully amortized mortgage with a 5% annual interest rate.

D. RENTAL AFFORDABILITY

In 2020, households within the Extremely Low- and Very Low-Income category would not be able to afford the average monthly rent in the City of Montclair, even for a studio apartment. The average monthly rent for a studio unit and a one-bedroom, one-bath unit would be affordable to households in the Low-Income group. A two-bedroom, two-bath unit would be affordable to Moderate- and Above Moderate-Income households.

E. OWNERSHIP AFFORDABILITY

The median sales price for new and resale housing in the City of Montclair as of May 2020 exceeds the affordability range for Extremely Low-, Very Low- and Low-Income households. Lower income households may have difficulty finding housing they can afford to purchase. This indicates greater affordability pressure for ownership housing.

6. OVERPAYING AND OVERCROWDING

A. OVERPAYMENT

Overpayment is defined as households paying more than 30 percent of their gross income on housing related expenses. This includes rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in financial difficulties, deferred maintenance, or overcrowding. According to SCAG's Existing Housing Data Needs Report for Montclair, as of 2020, 38.6 percent of the total households in the City of Montclair experienced overpayment. Of the owner-occupied households, approximately 31.6 percent experience overpayment; and, of the renter-occupied households, approximately 49.6 percent experience overpayment. It is important to note that some owner households may choose to allocate a higher percentage of their disposable monthly income on housing costs.



B. OVERCROWDING

Overcrowding is defined as households having an average of more than one person per room. Overcrowding can put a strain on public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to the deterioration of the housing stock. According to SCAG’s Existing Housing Data Needs Report, 17.6 percent of the City’s total households are overcrowded. Overcrowding varies by tenure. Approximately 10.5 percent of owner households are overcrowded, and 28.6 percent of renter households are overcrowded.

7. SPECIAL NEEDS POPULATIONS

Certain segments of the population have more difficulty in finding decent, affordable housing due to their special circumstances; therefore, a more focused assessment of their needs is required. This section identifies the needs of elderly persons, large households, female-headed households, persons with disabilities, homeless persons and farm workers.

In addition to the data from the 2019 ACS, this section also uses data from the Comprehensive Housing Affordability Strategy (CHAS) published by HUD. The CHAS provides information related to households with housing problems, including overpayment, overcrowding and/or without complete kitchen facilities and plumbing systems. The CHAS data is based on the ACS files but differs from the standard files by including a variety of housing need variables split by HUD-defined income limits and HUD-specified household types.

A. ELDERLY PERSONS

Elderly persons are considered a special needs group because most are retired and have fixed incomes. Elderly persons often have special needs related to housing location and construction. Because of limited mobility, elderly persons typically need to have easy access to public facilities (e.g., medical and shopping) and public transit. In terms of housing construction, the elderly may need ramps, handrails, elevators, lower cabinets and counters, and special security devices to allow for greater self-sufficiency and protection. According to the 2019 American Community Survey 5-year estimates, 10.3 percent of Montclair residents were elderly (age 65 and over), up slightly from 8.4 percent in 2010. As shown in Table 3-27, elderly households comprised 25 percent of owner-occupied households and 13 percent of renter-occupied households.

TABLE 3-27: HOUSEHOLDS BY TENURE AND AGE

	Owner-Occupied	Renter-Occupied	Total Occupied Housing Units
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Householder Age	Units	Percent ¹	Units	Percent ¹	Units	Percent ¹
15-24 years	7	0.1%	160	3.4%	167	1.6%
25-34 years	513	9.2%	1,093	22.9%	1,606	15.5%
35-64 years	3,604	64.8%	2,878	60.4%	6,482	62.8%
65-74 years	909	16.3%	404	8.5%	1,313	12.7%
75 years or older	531	9.6%	232	4.8%	763	7.4%
Total	5,564	100%	4,767	100%	10,331	100%

Notes:

1. Percentage may not equal 100% due to rounding

Source: 2015-2019 ACS B25007

According to the 2015-2019 ACS, the median household income for households with a householder aged 65 and older was \$58,021 in 2019, up from \$39,034 as of 2011. In 2020, the HUD median family income for San Bernardino County was \$75,300. Based on 2015-2019 ACS data shown in Table 3-28, roughly 30 of households with an elderly householder earned less than \$35,000 in 2019. These households were within the Very Low-Income and Extremely Low-Income categories.

TABLE 3-28: SENIOR CITIZEN HOUSEHOLD INCOME

Percent of Household Income	Number of Households	Percent of Households
Less than \$25,000	490	23.6%
\$25,000 to \$34,999	129	6.3%
\$35,000 to \$49,999	226	10.9%
\$50,000 to \$74,999	418	20.2%
\$75,000 to \$99,999	350	16.8%
\$100,000 to \$149,999	271	13.1%
\$150,000 to \$199,999	74	3.6%
More than \$200,000	43	2.1%
Total	2,076	100%

Notes:

1. Percentage may not equal 100% due to rounding

Source: 2015-2019 ACS B19037

As shown in Table 3-29, the 2015-2019 ACS reports that 61 percent of the elderly population in Montclair has a disability. Approximately 21 percent have an ambulatory difficulty, 11.5 percent have an independent living difficulty and 10.3 percent have hearing difficulty. Persons with ambulatory difficulty report having serious difficulty walking or climbing stairs. Persons with self-care difficulty report having difficulty dressing or bathing. Persons with independent living difficulty report having difficulty doing errands alone such as visiting a doctor’s office or shopping. Elderly persons with disabilities limiting independent living often need housing with modifications, such as ramps and bathroom grab bars, in order to accommodate their physical needs. These elderly persons may need live-in assistance and may choose to live with extended family or in an assisted care facility.



TABLE 3-29: ELDERLY WITH DISABILITIES LIMITING INDEPENDENT LIVING

Percent of Household Income	Number of Households	Percent of Total Individuals Age 65+
Hearing Difficulty	418	10.3%
Vision Difficulty	206	5.1%
Cognitive Difficulty	270	6.6%
Ambulatory Difficulty	858	21.1%
Self-Care Difficulty	251	6.2%
Independent Living Difficulty	469	11.5%
Total	2,472	60.8%

Notes:

1. Percentage may not equal 100% due to rounding
2. Total number of individuals age 65+ = 4,065

Source: 2015-2019 ACS S1810

Table 3-30 provides a summary of overpayment experienced by elderly households in the City of Montclair.

B. LARGE HOUSEHOLDS

Large households are defined as having five or more persons living within the same household. Large households are considered a special needs group because they require larger bedroom counts per housing unit. In 2019, there were 2,744 households in the City of Montclair with at least five persons, accounting for 26.5 percent of the total households in the City. The large households were entirely family households. This number is up only slightly from 2,617 in 2011.

TABLE 3-30: LARGE HOUSEHOLDS BY TENURE

Number of Persons in Unit	Family Households	Non-Family Households	Total
Five	1,316	0	1,316
Six	770	0	770
Seven or more	658	0	658
Total	2,744	0	2,744
Percent of Total	26.5%	0%	26.5%

Notes:

1. Total households in City = 10,331.

Source: American Community Survey 2015-2019, B11016.

According to the 2015-2019 ACS data, the median family income for a family of 5 was \$69,500, for a family of 6 it was \$81,702 and for families with 7 or more members it was \$76,406 in 2019. As shown in Table 3-31, the 2019 median income for large households in the City of Montclair was above the 2020 HUD Income Limits to qualify for housing assistance, there are likely still a number of households that are below the median, that may be overpaying (paying more than 30% of their annual income for housing) for their housing unit. Additionally, as larger families typically need a housing unit with a high number of



bedrooms, it can be difficult for large households to find units with 4 or more bedrooms, which can lead to overcrowded conditions.

TABLE 3-31: INCOME LIMITS FOR LARGE HOUSEHOLDS

Income Category	Persons per Household		
	5 persons	6 persons	7 persons
Extremely Low Income - Household Income \leq 30%	\$30,680	\$35,160	\$39,640
Very Low Income - Household Income 30% to 50% MFI	\$40,700	\$43,700	\$46,700
Low Income - Household Income 50% to 80% MFI	\$65,100	\$69,900	\$74,750
2019 Median Family Income by Household Size	\$69,500	\$81,702	\$76,406

Notes:

1. The Average Median Income for San Bernardino County in 2020 was \$75,300

Source: 2006-2010 CHAS Data

C. FEMALE-HEADED HOUSEHOLDS

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower income and high poverty rates. According to the American Community Survey, 17.8 percent of owner-occupied units are female-headed households and 20.3 percent of renter-occupied units are female-headed households. A total of 26.5 percent of households in the City are female headed households with no spouse present, including households with and without children under the age of 18.

TABLE 3-32: HOUSEHOLDS BY TENURE AND AGE

Household Type	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	Percent ¹	Units	Percent ¹	Units	Percent ¹
Female householder, with no spouse, with own children under 18	330	33.2%	569	58.9%	899	16.2%
Female householder, with no spouse or children	664	66.8%	397	41.1%	1,061	10.3%
Total	994	100%	966	100%	1,960	26.5%

Notes:

1. Percentage may not equal 100% due to rounding
2. Total Owner-Occupied Units= 5,564
3. Total Renter-Occupied Units= 4,767
4. Total Occupied Units= 10,331

Source: 2015-2019 American Community Survey B25115.

As shown in Table 3-33, in 2019, 46.5 percent of female-headed households were below the poverty level. Of those below the poverty level, roughly 68 percent of families had children under age 18.



TABLE 3-33: POVERTY IN FEMALE-HEADED HOUSEHOLDS

Household Type	Below Poverty Level		Above Poverty Level	
	Number	Percent	Number	Percent
Female householder, with no husband present, with own children under 18	400	40.5%	867	11.8%
Female householder, with no husband or children	64	6.5%	629	8.6%
Total	464	46.5%	1,496	20.4%

Notes:

1. Total households below poverty level equals 988.
2. Total households above poverty level equals 7,303.

Source: 2015-2019 American Community Survey B17012.

D. PERSONS WITH DISABILITIES

Access and affordability are the two major housing needs for persons with disabilities. Access both within the home and to/from the home are important factors to consider for persons with disabilities. This often requires specially designed dwelling units that are located near public facilities and transit. Table 3-34 shows the number of City residents with “hearing”, “vision”, “cognitive”, “ambulatory”, and “self-care” disabilities over the age of 18. According to the 2019 American Community Survey 5-Year Estimates, roughly 16 percent of individuals 18 years and older had at least one of these disabilities.

TABLE 3-34: PERSONS REPORTING DISABILITIES

Disability Type	Age			Total (18+ years)
	18-34 years	25-64 years	65+ years	
Hearing Difficulty	154	261	418	833
Vision Difficulty	232	337	206	775
Cognitive Difficulty	285	375	270	930
Ambulatory Difficulty	88	678	858	1,624
Self-Care Difficulty	70	204	251	525
Total	829	1,855	2,003	4,687
Percent of Age Group	7.6%	13.4%	49.3%	16.3%

Notes:

1. Total 18-34 years= 10,969
2. Total 35-64 years= 13,808
3. Total 65+ years= 4,065
4. Total 18-65+ years= 28,842

Source: American Community Survey 2019 5-year Estimates, B18102, B18103, B18104, B18105, & B18106.

SB 812, which took effect January 2011, amended State Housing Element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. The US Census does not have specific information regarding persons with developmental



disabilities. However, each nonprofit regional center contracted with the California Department of Developmental Services maintains an accounting of the number of persons served. The Inland Regional Center serves persons in the City of Montclair, as well as other cities in the Inland Empire. The Inland Regional Center currently serves 370 persons with developmental disabilities in Montclair.

TABLE 3-35: PERSONS REPORTING DEVELOPMENTAL DISABILITIES

Age Group	Number of Residents Assisted
0-14 years old	140
15-22 years old	66
23-54 years old	130
55-65 years old	21
65+ years old	13
Total	370

Source: Inland Regional Center, email from Amanda McGuire sent February 22, 2021.

E. HOMELESS POPULATION

Enumeration of the homeless population is difficult because of the transient nature of this population, and the existence of the “hidden homeless” or persons that move around in temporary housing situations. Limited information is recorded during shelter intake, making it even more difficult to determine the number of homeless. The most recent data regarding the homeless population in San Bernardino County comes from the 2020 Point-in-Time Homeless Count and Subpopulation Survey. The 2020 count was conducted on January 23, 2020, and survey reported 2,321 homeless persons in San Bernardino County at the time. In the City of Montclair, 54 unsheltered homeless individuals were counted at the time of the survey. This number is significantly higher than the 8 unsheltered individuals counted in 2019 and the 15 individuals counted in 2011.

F. FARM WORKERS

Farm workers are defined as persons whose primary incomes are earned through seasonal agricultural work. According to the 2019 ACS, roughly 144 individuals or 0.8 percent of the City’s labor force was employed in agriculture (or related industries). It is assumed that only a small percentage of persons employed in this industry are involved in active agricultural production and harvest, therefore there is no recognized need for farm worker housing. This number has also continued to decrease over time, down from 2 percent in 2011. The City of Montclair is largely developed and urbanized. There is no area within the City that is designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance.

While, historically, Montclair’s economy has been linked to agriculture, like much of Southern California; changes in the local economy over the last hundred years toward production and service-oriented sectors have virtually eliminated any significant agricultural production within City limits. As there are no active agricultural areas in the City, there is no apparent or explicit need for either long term or seasonal farmworker housing. Due to Montclair’s urban setting and nominal farm worker population, the special housing needs of this group can generally be addressed through overall programs for housing affordability. In addition, Policy Action 2.8 calls for an amendment to the Zoning Ordinance to allow



agricultural employee housing for six or fewer persons by-right in the A and R-1 (Single-Family) Zoning Districts.

G. EXTREMELY LOW-INCOME HOUSEHOLDS

Extremely Low-Income (ELI) is defined as households with income less than 30 percent of the area median income. The provisions of Government Code Section 65583 (a)(1) require quantification and analysis of existing and projected housing needs of Extremely Low-Income households. According to the 2006-2010 HUD CHAS data, 1,280 or 12 percent of Montclair households are Extremely Low-Income. Table 3-36 provides a summary of housing problems experienced by lower-income households in the City of Montclair.

The needs of Extremely Low-Income households include housing units designed for transient/homeless populations, multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units and workforce housing.

TABLE 3-36: HOUSING PROBLEMS BY INCOME AND TENURE

	Renters	Owners	Total
Household Income ≤30%	970	310	1,280
Percent with any Housing Problem ¹	740	240	980
Percent Cost Burden >30%	720	240	960
Percent Cost Burden >50%	620	175	795
Household Income 30% to 50% MFI	885	420	1,305
Percent with any Housing Problem ¹	800	275	1,075
Percent Cost Burden >30%	790	275	1,065
Percent Cost Burden >50%	510	200	710
Household Income 50% to 80% MFI	1,065	855	1,920
Percent with any Housing Problem ¹	870	480	1,350
Percent Cost Burden >30%	805	435	1,240
Percent Cost Burden >50%	70	185	255
Total Lower Income Households	2,920	1,585	4,505

Notes:

1. Percentage may not equal 100% due to rounding
2. "Housing Problem" defined as any occupied housing units lacking a complete kitchen, lacking complete plumbing, having more than 1.01 persons per room (overcrowded), or costing more than 30 percent of the occupant household's income.

Source: 2013-2017 CHAS Data

8. AT-RISK HOUSING

State Housing Element Law requires jurisdictions to analyze government-assisted housing that is eligible for conversion from Lower Income to market rate housing over the next 10 years. State Law defines assisted housing as multifamily rental housing complexes that receive government assistance under federal, State and/or local programs (or any combination of rental assistance, mortgage assistance, interest reductions and/or direct loan programs). Government



assisted housing can convert to market rate housing for a number of reasons including expiring subsidies, mortgage repayments or expiration of affordability restrictions.

This section includes:

- An inventory of assisted housing units that are at-risk of converting to market-rate housing
- An analysis of the costs of preserving and/or replacing these units
- Financial resources and organizations that could be utilized to assist in preserving the at-risk units
- Current program efforts for preservation of at-risk housing units.

A. INVENTORY OF ASSISTED UNITS

Table 3-37 summarizes the assisted rental units within Montclair. Of these units, 85 units within the Briarwood Manor complex are eligible to convert from affordable to market-rate during the next 10 years. Of the 100 units at Briarwood Manor, 40 are HUD Section 8 units and 45 units are tax credit units. For these 85 units, Briarwood Manor has the option of converting to market rate each year, but consistently chooses to renew participation in both programs and continue affordability annually. However, for purposes of the analysis in this section, Briarwood Manor is considered “at-risk” of conversion.

TABLE 3-37: HOUSEHOLDS BY TENURE AND AGE

Development Name	Address	Target Population	Program	Conversion Date	Total Units	Assisted Units
Briarwood Manor	9656 Exeter Ave	Senior	HUD Section 8 / LIHTC	2035	100	85
Robert O. Townsend Manor	9190 Monte Vista Ave.	Senior	SBCHA	2041	48	48
San Antonio Vista Apts.	10450 Pradera Ave.	Family	LIHTC/ RDA/ HOME Funds	2061	75	74
Transitional Housing (Dominguez Family)	10350 Kimberly Ave.	Transitional Housing	RDA	2063	2	2
San Marino Senior Apts.	10355 Mills Ave.	Senior	HUD 202/ LIHTC/RDA	2064	85	84
Vista del Cielo Apts.	10319 Mills Ave.	Family	LIHTC/ RDA	2065	50	49
4811 Canoga Street		Family	RDA	2066	14	14
4820 Canoga Street		Family	RDA	2066	14	14
4791 Canoga Street		Quadplex	RDA	2066	4	4
10333 Pradera Avenue		Quadplex	RDA	2066	4	4
10380 Pradera Avenue		Quadplex	RDA	2066	4	4
10390 Pradera Avenue		Quadplex	RDA	2066	4	4
4275 Kingsley Street		Quadplex	RDA	2066	4	4
10313 Amherst Avenue		Quadplex	RDA	2066	4	4
10323 Amherst Avenue		Quadplex	RDA	2066	4	4
10330 Amherst Avenue		Quadplex	RDA	2066	4	4
10333 Amherst Avenue		Quadplex	RDA	2066	4	4
10380 Amherst Avenue		Quadplex	RDA	2066	4	4
10383 Amherst Avenue		Quadplex	RDA	2066	4	4
10390 Amherst Avenue		Quadplex	RDA	2066	4	4
10410 Amherst Avenue		Quadplex	RDA	2066	4	4
9448 Carillo Avenue		Single Family	RDA	2066	1	1
9644 Central Avenue		Single Family	RDA	2066	1	1



TABLE 3-37: HOUSEHOLDS BY TENURE AND AGE

Development Name	Address	Target Population	Program	Conversion Date	Total Units	Assisted Units
9741 Central Avenue		Single Family	RDA	2066	1	1
9751 Central Avenue		Single Family	RDA	2066	1	1
9761 Central Avenue		Single Family	RDA	2066	1	1
9815 Central Avenue		Single Family	RDA	2066	1	1
9945 Central Avenue		Single Family	RDA	2066	1	1
9963 Central Avenue		Single Family	RDA	2066	1	1
10079 Central Avenue		Single Family	RDA	2066	1	1
10087 Central Avenue		Single Family	RDA	2066	1	1
10215 Central Avenue		Single Family	RDA	2066	1	1
10235 Central Avenue		Single Family	RDA	2066	1	1
5290 Orchard Street		Single Family	RDA	2066	1	1
10291 Greenwood Avenue		Single Family	RDA	2066	1	1
9010 Fremont Street		Single Family	RDA	2066	1	1
10327 Fremont Street		Single Family	RDA	2066	1	1
5225 Palo Verde Street		Single Family	RDA	2066	1	1
5444 Palo Verde Street		Single Family	RDA	2066	1	1
4743 Kingsley Street		Duplex	SBCHA	No expiration	2	2
4733 Kingsley Street		Duplex	SBCHA	No expiration	2	2
10369 Pradera Avenue		Quadplex	SBCHA	No expiration	4	4
4805 Kingsley Street		Duplex	SBCHA	No expiration	2	2
9220 Bel Air Avenue		Single Family	SBCHA	No expiration	1	1
5161 Bandera Street		Family	SBCHA	No expiration	8	8
9565 Helena Avenue		Single Family	SBCHA	No expiration	1	1
10379 Pradera Avenue		Quadplex	SBCHA	No expiration	4	4
4202 Evert Street		Single Family	SBCHA	No expiration	1	1
4659-61 Oakdale Street		Duplex	SBCHA	No expiration	2	2
4649-51 Oakdale Street		Duplex	SBCHA	No expiration	2	2
TOTAL					487	469

Source: City of Montclair, 2021.

Briarwood Manor is an apartment home community with 45 deed-restricted units and 40 Section 8 units, that is owned by Logan Capital Advisors (LCA), an economic and community development organization that promotes healthy communities and opportunities for youth, families, and seniors. In January 2022, in email correspondence about the status of the property, LCA confirmed that the deed restrictions are set to expire, but that they plan to maintain ownership and refinance the property with affordable housing financing, maintaining the affordability of the units. This is common practice for affordable housing developers to refinance and often rehabilitate units, as affordability restrictions and financing timeframes end. To support the preservation of Briarwood Manor as an affordable housing community, the City has outlined actions as part of Action 1.3.

If the covenants on Briarwood Manor were to expire the cost to replace the 45 deed-restricted units with newly constructed affordable units is approximately \$350,000 to \$500,000 per unit (a minimum of \$15,750,000). In contrast, preserving the units would likely depend on the market



value of the property which likely would be less than new construction. Actual preservation costs can not be provided as it is highly variable based on timing and market conditions. Qualified entities in the region to assist in preservation of the units' affordability include: Logan Capital Advisors (LCA), Community Housing Opportunities Corporation, AMCAL Multi-Housing Inc., Highridge Costa Housing Partners, National Community Renaissance, and Jamboree Housing.

If it is determined that the owner would like to sell the property, the City will take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications.

B. CONTRACT EXTENSION

Upon filing of a Notice of Intent (NOI), HUD may offer several incentives to property owners to remain in their contracts, including re-financing the property mortgage, and establishing higher rents charged for the project. Pursuant to Section 65863.10 of the Government Code, the property owners of these units must also provide one year advanced notification to each tenant household if the property owner intends to terminate the Section 8 contract. The notice must indicate the anticipated date of conversion and anticipated rent increase. The property owner is also required to serve notice to the City of Montclair. For projects with contracts expiring, three renewal options are available. Options for renewal are assumed to be one of the following, although other options may apply depending on other project factors: (1) Renew at comparable market levels, possibly adjusted upward by operating costs, which is the Mark Up to Market option; (2) Renew at current rents with no adjustments; (3) Notify HUD of intent to opt-out of Section 8 contract. For any project with rents currently exceeding comparable market rents, as a fourth option the owner may request referral to the Office of Multifamily Housing Assistance Restructuring (OMHAR) for reduction of Section 8 contract rents with or without the restructuring of rents.

As mentioned above, in January 2022, LAC confirmed that the deed restrictions are set to expire during the planning period, but that they plan to maintain ownership and refinance the property with new affordable housing financing mechanisms, which will ensure that the affordability of the units is maintained. The City will continue to correspond with LAC about the refinancing and preservation of the property to ensure it remains affordable. As part of Action 1.3 the City will conduct outreach with LAC, will actively monitor plans to refinance the property and request that LAC give adequate notice if they plan to seller or convert the units to market rate.

C. TRANSFER OF OWNERSHIP

Transferring ownership of the affordable units to a non-profit housing organization is a viable way to preserve affordable housing for the long term and increases number of government resources available to the project. The feasibility of this option depends on the willingness of the owner to sell, funding to actually buy the property and the existence of a non-profit organization with sufficient administrative capacity to manage the property. Additionally, projects in which all units are affordable, and not just a portion of units are affordable, can participate in ownership transfers more simply and are therefore more likely to be feasible. Qualified entities in the region to assist in preservation of the units' affordability



include: Logan Capital Advisors (LCA), Community Housing Opportunities Corporation, AMCAL Multi-Housing Inc., Highridge Costa Housing Partners, National Community Renaissance, and Jamboree Housing.

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CHAPTER 4

AFFIRMATIVELY FURTHERING FAIR HOUSING

On July 16, 2014, the United States Department of Housing and Urban Development (HUD) released the Affirmatively Furthering Fair Housing (AFFH) Final Rule, which required HUD program participants to develop an Assessment of Fair Housing (AFH). An AFH includes robust community input, an analysis of housing data, and identification of fair housing issues and contributing factors to set fair housing priorities and goals. In 2018, HUD reversed the 2015 AFFH rule, which prompted the California legislature to pass Assembly Bill (AB) 686. AB 686 established new fair housing guidelines that require all California jurisdictions (counties and cities) to ensure that local laws, programs, and activities affirmatively further fair housing.

Under California state law, affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics” (Government Code Section 8899.50). These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, sexual orientation, gender identity and gender expression, medical condition, source of income, genetic information, or physical or developmental disability.

This AFH has been prepared to assist the City of Montclair (City) in planning and implementing fair housing goals to comply with AB 686 and affirmatively further fair housing. This report includes a high-level analysis of the fair housing issues within the City; specifically, it includes an analysis of fair housing enforcement actions and outreach, integration and segregation patterns between different protected groups (including race/ethnicity, income, familial status, and disability), racially or ethnically concentrated areas of poverty (R/ECAPs), disparities in access to opportunity (including education, employment, transportation, and environmental health), and disproportionate housing needs (including cost burden, overcrowding, substandard housing, homelessness, and displacement). This AFH also identifies contributing factors that lead to fair housing issues and formulates goals to address them.

Additionally, the report utilizes community feedback from the City’s prior housing element and the County of San Bernardino Analysis of Impediments (AI) to Fair Housing Choice to add context and local knowledge to the analysis. The AI is a planning process for local governments and public housing agencies to take meaningful actions to overcome historical patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. A detailed account of the community engagement component is provided in Section 4.1, Fair Housing Enforcement and Outreach Capacity, below.



1. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

A. FINDINGS, LAWSUITS, ENFORCEMENT ACTIONS, SETTLEMENTS OR JUDGMENTS RELATED TO FAIR HOUSING AND CIVIL RIGHTS

Publicly supported housing provides affordable housing to very low-income families, the elderly, and disabled individuals through a variety of housing options. In its March 2019 report, the Housing Authority of the County of San Bernardino (HACSB) reported that it owned or managed nearly 13,000 housing units and vouchers, combined. Of these 13,000 current units, the largest program is the tenant-based voucher rental assistance program, which has 10,120 units. The HACSB also reports that there are 2,322 public housing/housing authority-owned units and 538 units owned by limited liability companies or limited partnerships in which the HACSB is a member.

The City of Montclair does not own or manage public housing units and does not maintain a Section 8 Housing Choice Voucher list; however, approximately 174 renters in Montclair receive Section 8 tenant-based rental assistance from the Housing Authority of San Bernardino County (HACSB). Information on the allocation of vouchers by race was not available in the HACSB's Fiscal Year end 2020 Annual Report.

According to the County AI, residents in publicly supported housing span all races and ethnicities, though different programs may reflect larger or smaller populations of one race/ethnicity than another. Countywide, all racial groups have the largest number of participants in the housing choice voucher program, since this is the largest program offered. Hispanic and Black households represent 40 percent and 36 percent of public housing residents. White households are the greatest share of project-based Section 8 residents at 40 percent. African Americans represent 48 percent of housing choice voucher participation. However, given that African Americans are only 6.2% of the County's population, their representation across all publicly supported housing programs is disproportionately high. In the region, which is nearly half Hispanic, Hispanic households are a greater percentage of all publicly supported housing types except housing choice vouchers, representing 43 percent of public housing residents, 47 percent of project-based Section 8 residents, and 37 percent of other types of family housing. African Americans in the region are 45 percent of housing choice voucher recipients.

An individual in San Bernardino County, including Montclair, who believes he or she has been the victim of an illegal housing practice under the FHA or FEHA may seek assistance from the California Department of Fair Employment and Housing (DFEH) or file a complaint with the appropriate HUD Regional Office of Fair Housing and Equal Opportunity (FHEO) within one year of when the discriminatory practice occurred. Typically, once certified, HUD will refer complaints of housing discrimination that it receives to the state or local FHAP agency for investigation, conciliation, and enforcement activities. HUD policy favors having fair housing professionals based locally where the alleged discrimination occurred because it has found that a state or local agency's closer proximity to the site of the alleged discrimination provides greater familiarity with local housing stock and trends and may lead to greater efficiency in case processing. Because the DFEH is a certified FHAP agency, most complaints filed with the HUD FHEO office will be referred back to the DFEH for investigation and enforcement.



The FEHA provides an alternative procedure to the administrative complaint process. Persons who believe they have experienced housing discrimination may file a pre-complaint inquiry with the DFEH. The Department accepts cases based on possible violations of the FEHA, the Unruh Civil Rights Act, the Ralph Civil Rights Act, the Disabled Persons Act, and the federal FHA under a work-sharing agreement with HUD. Complaints must be filed with DFEH within one year from the date of the alleged discriminatory act. If the investigator determines that the complaint meets the criteria for federal dual filing status, the complaint will be assigned a federal identification number as well. If a complaint is accepted for investigation by the Department, the investigator will draft the complaint. Complaints originally filed with DFEH that are dual-filed with HUD are investigated by DFEH. DFEH receives funding from HUD for handling these cases. During the investigation phase, DFEH has the authority to issue subpoenas and take depositions. If the investigation does not show a violation of the law, DFEH will close the case. Before DFEH issues a finding, it may facilitate voluntary dispute resolution through conciliation or mediation. After DFEH issues a merit finding, the opposing parties are required to participate in mandatory dispute resolution. A no-fault resolution can be negotiated at any time during the process. If dispute resolution fails, the DFEH may elect to file a complaint to be heard before the Fair Employment and Housing Commission (FEHC) or in civil court on behalf of the aggrieved complainant.

According to the County AI, HUD maintains data by jurisdiction and zip code, and for the requested time period, reported it had received a total of 198 formal complaints of alleged housing discrimination occurring within the jurisdictions of San Bernardino County: 26 originating from the City of San Bernardino; 19 from Ontario; 18 from Fontana; 17 from Upland; 14 from Rancho Cucamonga; 12 from Victorville; 11 from Rialto; 10 from Hesperia, and other jurisdictions and communities in the County responsible for fewer than ten complaints each over the five year period. Montclair is one of the jurisdictions with less than 10 complaints within the five year period. The County AI also provides information on percentage of housing complaints by basis, including: color, disability, familial status, national origin, race, religion, retaliation, and sex. In San Bernardino County, Disability was by far the most often cited basis of discrimination, alleged in 104 cases or nearly 53 percent of the 198 cases reported. Race was the second most alleged basis of discrimination in 42 cases; followed by retaliation in 28 cases; familial status in 25 cases; national origin in 23 cases; sex in 20 cases; religion in 5 cases, and color in 3 cases.

Across the County, the time the AI was written, 168 cases had been closed and 30 were open and pending. Of the closed cases, 110 cases were closed after investigation and a no cause determination; 40 were successfully resolved by conciliation and settled; 9 were withdrawn by the complainant after resolution; 3 were withdrawn by the complainant without resolution; 4 were administratively closed because the complainant failed to cooperate in the process; 1 was dismissed for lack of jurisdiction; and 1 was closed because complainant could not be located. In the cases resolved by settlement or conciliation, the respondents did not necessarily admit liability, but may have settled to avoid further expense, time, and the uncertainty of litigation. No monetary damages were reported in any of the closed cases.

The Inland Fair Housing & Mediation Board, headquartered in Ontario, uses the FHIP funding it receives to conduct education and outreach, complaint intake and conciliation, fair housing investigation and testing, and referral of housing discrimination complaints in Montclair. FHMB reported receiving 680 housing discrimination complaints, with a significant majority (70 percent) alleging disability as the basis of discrimination, followed by race with 80 complaints or 12 percent of cases. No information was provided regarding specific issues alleged or the final outcome of complaints received, whether conciliated or referred to an enforcement agency.



During the previous five-year period, ten federal lawsuits were filed in the Central District of California Eastern Division concerning housing units in San Bernardino County. Nine of those cases were against the owners, operators, and developers of covered multifamily apartment developments (greater than four units) and one against a private single-family rental. Disability was cited as a basis of discrimination in 7 of the 10 cases; followed by familial status in 3 cases; race in 2 cases; and retaliation in 1 case. Five of those cases were brought by the United African-Asian Abilities Club, which conducted accessibility testing on behalf of its members at the defendant apartment complexes and alleged violations of fair housing and ADA laws for failure to meet accessibility standards, architectural barriers, and failure to make reasonable modifications or accommodations for persons with disabilities to use and enjoy or have equal access to dwellings and facilities. Within the City of Montclair, there is one lawsuit of note, *Dorsey v. Paseos at Montclair, LLC*, which was filed on the basis of a disability. According to the County AI, the case was dismissed pursuant to confidential settlement.

B. COMPLIANCE WITH EXISTING FAIR HOUSING LAWS AND REGULATIONS

The County of San Bernardino Analysis of Impediments to Fair Housing Choice covers the unincorporated areas of the County, as well as the municipalities that participate in San Bernardino County's CDBG program (Adelanto, Barstow, Big Bear Lake, Colton, Grand Terrace, Highland, Lama Linda, Montclair, Needles, Redlands, Twentynine Palms, Yucaipa, and Yucca Valley). Consequently, Montclair is involved in the County of San Bernardino's update the AI and the Consolidated Plan every five years and reports to the County findings and progress for their Consolidated and Performance Evaluation Report (CAPER) that is submitted to HUD following each program year. The purpose of the County AI is to identify impediments to fair and equal housing opportunities throughout the region. The AI provides an overview of the laws, regulations, conditions, or other possible obstacles that may affect access to housing and other services in the City. The scope, analysis, and format used in the report adheres to recommendations of the Fair Housing Planning Guide published by HUD. During the preparation of the AI, a survey was administered to gauge the extent of housing discrimination in the County. Valuable input to the AI was provided by the following:

- Housing Authority of San Bernardino
- Inland Fair Housing and Mediation Board
- San Bernardino Department of Behavioral Health
- San Bernardino Council of Governments
- San Bernardino County Planning
- The Center for Individual Development (City of San Bernardino)
- San Bernardino County Third District
- City of Chino
- City of Ontario
- City of San Bernardino
- Town of Apple Valley
- Los Angeles County Development Authority
- Inland Regional Center
- First 5 San Bernardino
- Catholic Charities San Bernardino/Riverside
- Knowledge and Education for Your Success (KEYS)



- Time for Change Foundation
- Jamboree Housing Corporation

The City of Montclair receives services from the contracts with the Inland Fair Housing and Mediation Board (IFHMB) to promote equal access to housing choices for everyone. IFHMB is a nonprofit, public benefit corporation that has served San Bernardino County and parts of Riverside and Imperial Counties in Southern California since 1980. Funded by numerous grants and awards, IFHMB serves as an intermediary to assist individuals in resolving issues related to housing discrimination, homeownership sustainability, rental complaints, and disputes in court through the provision of resource recommendations, education, and mediation. IFHMB is headquartered in the City of Ontario with satellite offices in San Bernardino, Victorville, Indio, and El Centro, California, IFHMB assists thousands of individuals each year through its programs.

Funded primarily with Community Development Block Grant (CDBG) funds and donations, IFHMB provides programs and services focused on eliminating housing discrimination, general housing assistance, and education and outreach activities to residents including:

- Housing Discrimination Complaint Investigation
- Fair Housing Education and Outreach
- Tenant and Landlord Counseling
- Rental Counseling
- Reverse Mortgage Counseling
- Default/Foreclosure Prevention Counseling
- Training workshops and presentations to provide information about fair housing laws and the services and resources available for housing providers, city staff, and the general public throughout the year.
- Senior Services program with an extensive listing of referrals to help seniors resolve a variety of issues.
- Home Energy Assistance Program (HEAP) to help individuals with low income pay their energy bills.

Additionally, the City maintains various compliance mechanisms in place to ensure compliance with State Fair Housing Laws and regulations (Table 4-1).

TABLE 4-1: COMPLIANCE WITH STATE FAIR HOUSING LAWS

State Fair Housing Laws	Compliance Mechanism
California Fair Employment and Housing Act (FEHA)	The City is not an entitlement jurisdiction, but the County of San Bernardino monitors compliance with FEHA within the 2020 Analysis of Impediments.
FEHA Regulations	The City is not an entitlement jurisdiction, but the County of San Bernardino monitors compliance with FEHA within the 2020 Analysis of Impediments.
Government Code section 65008	Development projects, regardless of affordability, are subject to the same level of scrutiny; however, affordable housing developments are offered incentives and streamlined processing.

**TABLE 4-1: COMPLIANCE WITH STATE FAIR HOUSING LAWS**

State Fair Housing Laws	Compliance Mechanism
Government Code section 8899.50	The County of San Bernardino analyzed compliance with this section of the Government Code within the 2020 Analysis of Impediments.
Government Code section 11135	The County of San Bernardino analyzed compliance with this section of the Government Code within the 2020 Analysis of Impediments.
Density Bonus Law	The City applies the State Density provisions to all eligible projects.
Housing Accountability Act	To date, the City has not denied a development project for very low-, low-, or moderate-income households and has approved at least 4 affordable housing developments in the last two planning periods.
No-Net-Loss Law	A program was included within the 2021-2029 Housing Element to address no net loss.
Least Cost Zoning Law	As a built-out city, access to infrastructure is available to all potential housing sites and residentially zoned parcels.
Excessive subdivision standards	The City of Montclair is built-out and does not have land available for future subdivisions, however subdivisions are permitted through the Planned Development review process.
Limits on growth controls	There are no growth controls in place in the City.
Housing Element Law	The City is committed to updating their Housing Element and submitting Annual Progress Reports to HCD to ensure compliance with Housing Element Law.

C. PUBLIC PARTICIPATION

The County of San Bernardino recently prepared the 2020-2025 AI, the 2020-2025 Consolidated Plan, and 2020-21 Action Plan. Approximately 500 people participated in the community engagement process used to develop the County AI - 20 participated in interviews, 177 attended a public meeting, and 302 responded to the survey. Additionally, over 600 unique visitors were logged on the project's dedicated website.

For the community participation process, the County prepared a 24-question community survey for residents and stakeholders to provide their opinion about community development and housing priorities. The survey was available in both English and Spanish. The information gathered from the community surveys helped the County decide how federal CDBG and HOME program funds should be spent in the community. The survey was open from June 16 to September 6, 2019. Hard copies of the survey were made available at every public meeting for the housing element various local agencies in San Bernardino County. All input was considered in development of the County AI, and no comments or surveys were not accepted. Listed below are the summarized comments from interview participants and meeting attendees from the public meeting held July 15, 2020 at the Montclair Branch Library:



- Discrimination based on familial status surely happens.
- People with disabilities have more problems finding housing because they often need accommodations; may even be excluded from older housing units.
- IFHMB is who to go to with a fair housing problem. They also put on a quarterly workshop. IFHMB does a great job; feedback on their offerings has always been positive.
- The Montclair City Manager does a good job, better than others, at ensuring equal access to resources in the community.
- More should be done to recruit private-sector landlords into the Section 8 program.

In addition to the meeting held in Montclair, County of San Bernardino Staff completed 19 additional stakeholder interviews in 2019 to obtain input on community needs that could potentially be addressed in the 2020-2025 Consolidated Plan. Stakeholders included regional:

- Housing and service providers
- Community development practitioners

Based on stakeholder interviews, the following were listed as pressing issues related to housing, grouped by theme:

HOMELESS

- Countywide, homelessness is a huge issue that impacts quality of life of residents and how people view the county. Outreach to people experiencing homelessness is important. There is a need for resources for people to become self-sufficient.
- Homelessness should be integrated in a housing plan for the region because there is a lack of funding to address homelessness. Special populations, aging, homeless, special needs, mental health, must be included in a plan with a development strategy.
- In a region as widely distributed as San Bernardino County, there is a large homeless population needing to be housed.
- Transitioning homeless people into housing is a need.
- Permanent supportive housing for homeless is needed.

DIVERSE + AFFORDABLE HOUSING

- Safe and decent affordable housing; ADA compliant housing.
- Affordable housing is a big need, particularly for people who are homeless and the working poor.
- There is a need for affordable housing for a variety of family sizes.
- Workforce housing is very important in the county.
- Multifamily housing is needed more than single family.
- Housing for people with disabilities that is near supportive services is needed.
- There is a need for the ability to transition some affordable rental housing to homeownership opportunities.



- Housing focused on people transitioning out of prison is a need.

COORDINATION

- Individual cities may not get a lot of funds focused on affordable housing, and those programs require a lot of funds.
- Disconnect between county and cities lowers production of housing. Housing administrators should articulate a process by which cities know what to expect with regard to getting funding.
- It would be helpful for the county to coordinate more with cities with resources.

JOBS + ECONOMIC DEVELOPMENT

- There is a need to coordinate housing efforts with economic development efforts.
- Need for economic development strategy in areas where there aren't jobs.
- Job creation is a great need. The county needs jobs that pay equally to the jobs people are commuting out for.
- Workforce development.

INFRASTRUCTURE

- Sidewalks, lighting, streets, parks and addressing blighted vacant commercial in unincorporated areas
- Need for community engagement.
- Transportation is a need for people to access jobs.

PROGRAMS + SERVICES

- Senior services are a need.
- Affordable childcare is a need.
- Cultural opportunities, including arts, parks, community centers offering a variety of programming, and libraries, are needs and may be difficult to access in some areas.
- Within new housing developments there should be case management services, pediatricians, child mental health services to serve 0-5 years old and other items related to the social determinants of health.
- A lot in the county aren't well off and can't afford to rehab their homes. This would help them stay at home.
- There is a need for more programs for men that provide long-term support.

The COVID-19 pandemic created many challenges to the public participation process, including limiting opportunities for in person community engagement. As such, the City took steps to ensure the public provided input on AFFH as part of the broader General Plan update.

Additionally, as part of the City's efforts to engage the public about the Housing Element update, informational materials were posted on their website and social media platforms. These materials included a Housing Element 101 video, Frequently Asked Questions (FAQ) on the Housing Element update process, a demographic flyer on the City of Montclair, and a survey with questions specific to housing. In conjunction with these materials, the City developed a housing survey that was circulated for six weeks in Spring 2021. Over this period, a total of 32 responses were received. Questions included on the survey can be found in Appendix A.



Participants were asked about the most important housing issues the City of Montclair is facing. The primary concern that respondents raised were increased housing opportunities, homeless, access to services, and access to open spaces, such as parks and community centers.

To further increase outreach capacity to neighborhoods with protected classes, the City will partner with public agencies whose mission is focused on assisting households living at or below the poverty level (Program 22 of the Housing Plan). The City has also added Program 23 to affirmatively market housing programs in local publications and ensure outreach to all potentially eligible households, especially those least likely to apply for housing assistance.

2. PATTERNS OF DISSIMILARITY, INTEGRATION, AND SEGREGATION

To inform priorities, policies, and actions, the Housing Element must include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area. The Housing Element must address both integration and segregation in order to evaluate discriminatory patterns and practices and better identify and prioritize contributing factors to fair housing issues.

The following definitions of Fair Housing Protected Classes were utilized for the Housing Element AFFH analysis:

- Race: Refers to family, tribe, or group of people coming from the same common ancestors.
- Color: Refers to the color of an individual's skin.
- National Origin: Refers to the country in which a person was born, or from which the person's ancestors came.
- Familial Status: Refers to a situation where there are one or more persons under age 18 who reside with a parent, legal guardian, etc. This also applies in the case of pregnancy or for people who are in the process of gaining legal custody of a person under age 18.
- Handicap/Disability: Refers to physical, mental and developmental disabilities.
- Sex: Includes gender (male or female), gender identity, and gender expression. Also includes, but not limited to, pregnancy, childbirth, or conditions related to pregnancy or childbirth.
- Religion: Refers to all aspects of religious belief, observance, and practice.



A. RACE/ETHNICITY

The racial/ethnic distribution in the City and San Bernardino County (County) for years 2010 and 2019 are shown in Table 3-39, *Race/Ethnicity*. As shown in Table 4-2, there was a moderate increase in the City’s Hispanic population from 24,724 to 27,829 people (13 percent) and a slight increase in the Asian population from 3,785 to 4,087 (8 percent). Other race/ethnicity categories experienced a decrease in population, with a slight 8 percent decrease in the Two or More Race population; a moderate 12 percent decrease in the White population; and a moderate 26 percent decrease in the Black population. The populations identifying as Native Hawaiian/Pacific Islander and Some Other Race Alone both reported a zero population in 2010 and added 100 people and 70 people, respectively. In addition, the American Indian/Alaskan Native population saw an increase from 145 to 179 people (23 percent).

In comparison, the County overall saw decreases in the White population from 695,292 to 613,066 people (12 percent) and the Black population from 170,492 to 169,340 people (1 percent). The American Indian/Alaskan Native population remained static at 0 percent (from 7,821 to 7,783 people). The Asian, Native Hawaiian/Pacific Islander, and Hispanic populations all increased from 2010 to 2019. Specifically, the Asian population increased from 120,343 to 150,165 people (25 percent); the Native Hawaiian/Pacific Islander population increased from 5,417 to 6,160 people (14 percent); and the Hispanic population increased from 960,138 to 1,145,874 people (19 percent).

TABLE 4-2: RACE/ETHNICITY

Race/Ethnicity	2010	2019	Percent Change
City of Montclair			
Total Population	36,704	39,155	7%
White, non-Hispanic	5,670	4,984	-12%
Black, non-Hispanic	1,602	1,187	-26%
American Indian and Alaskan Native, non-Hispanic	145	179	23%
Asian, non-Hispanic	3,785	4,087	8%
Native Hawaiian and Other Pacific Islander, non-Hispanic	0	100	-
Some other race alone, non-Hispanic	0	70	-
Two or more race, non-Hispanic	778	719	-8%
Hispanic	24,724	27,829	13%
County of San Bernardino			
Total Population	2,005,287	2,149,031	7%
White, non-Hispanic	695,292	613,066	-12%
Black, non-Hispanic	170,492	169,340	-1%



TABLE 4-2: RACE/ETHNICITY

Race/Ethnicity	2010	2019	Percent Change
American Indian and Alaskan Native, non-Hispanic	7,821	7,783	0%
Asian, non-Hispanic	120,343	150,165	25%
Native Hawaiian and Other Pacific Islander, non-Hispanic	5,417	6,160	14%
Some other race alone, non-Hispanic	5,715	3,624	-37%
Two or more race, non-Hispanic	40,069	53,019	32%
Hispanic	960,138	1,145,874	19%

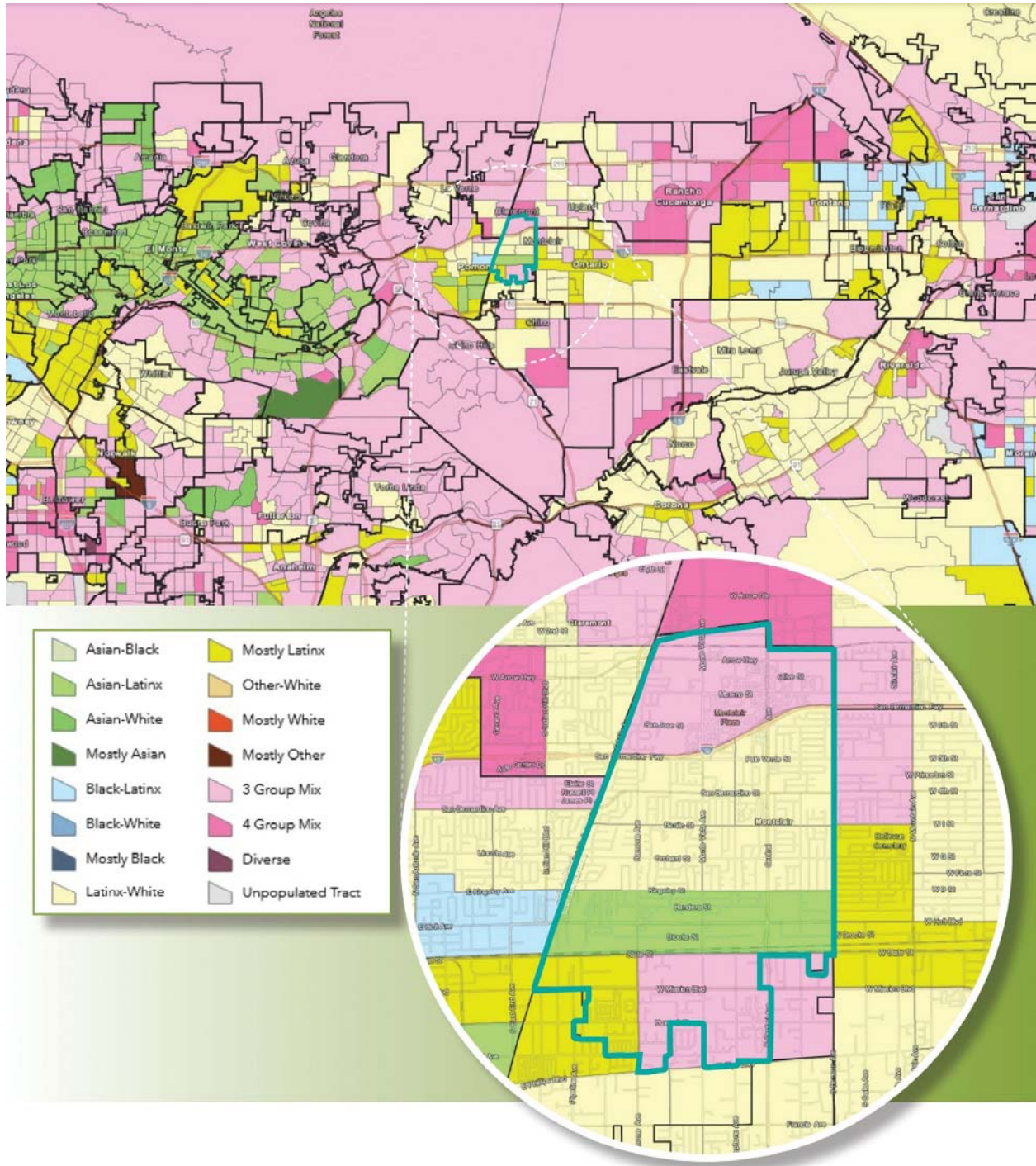
Source: American Community Survey, 2013 and 2019 5-Year Estimates; U.S. Census Bureau (Table B03002)

In addition, a predominant racial/ethnic majority map for the City for the current year (2021) obtained from the HUD AFFH Tool is provided in Figure 4-1, *Predominant Race/Ethnicity*, below. As shown in this figure, this demographic map reflects a Hispanic majority population throughout most of the City, with a White majority population within a small portion of the northwestern area of the City.

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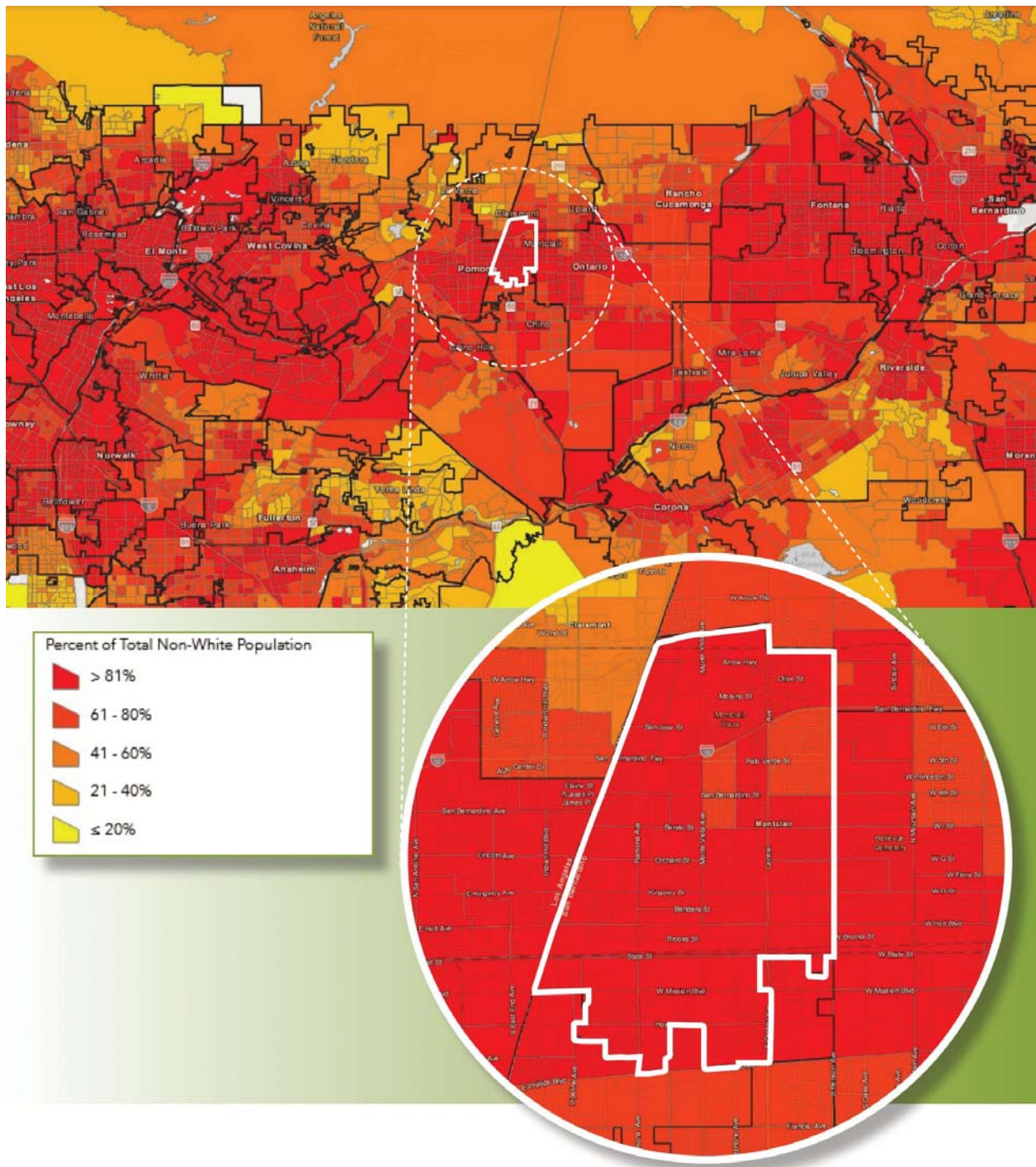
FIGURE 4-1: PREDOMINANT RACE/ETHNICITY



Source: AFFH DataViewer – accessed by National CORE on September 1, 2021. Original data source: 2014-2018 American Community Survey 5-Year Estimates.



FIGURE 4-2: PERCENT NON-WHITE POPULATION



Source: AFFH DataViewer – accessed by National CORE on September 1, 2021. Original data source: 2014-2018 American Community Survey 5-Year Estimates.



The Dissimilarity Index, or DI, is an indicator that measures segregation across a defined geographic boundary. An increase in DI means an increase in segregation. The DI ranges from 0 to 100, where 0 is perfect integration and 100 is complete segregation. It is important to note that the DI provided by HUD uses non-Hispanic White residents as the primary comparison group. Consequently, for the purposes of this report, the DI values compare racial and ethnic groups against the distribution of non-Hispanic White residents. To find this data index online, go to: <https://egis.hud.gov/affht/>.

DI values are grouped in the following categories:

- 0 and 39 = low segregation
- 40 and 54 = moderate segregation
- 55 and 100 = high segregation

Table 4-3, *Racial/Ethnic Dissimilarity Trends*, below shows the DI for the City and County for 2013 and 2019. As shown in Table 3-41, there are no high levels of segregation in the City. The City had a low level of segregation in 2013 between the White population and all racial/ethnic categories; specifically, the values included a DI of 22.58 for the Non-White, non-Hispanic and Hispanic population; a DI of 26.23 for the Hispanic population; a DI of 39.80 for the Black population; and a DI of 36.75 for the Asian population. However, the DI values for all racial/ethnic categories increased slightly from 2013 to 2019. In 2019, the DI remained at a low level of segregation between the White and Non-White, non-Hispanic and Hispanic population (increase from 22.58 to 33.59) and the Hispanic population (increase from 26.23 to 34.83). The DI between the White and Asian population increased 4 points from a low level (36.75) to a moderate level (40.75) of segregation. In addition, the DI between the White and Black population increased 13.25 points from a low level (39.80) to a moderate level (53.05) of segregation, representing the largest DI increase in the City.

In comparison with San Bernardino County, the City tends to have lower segregation levels than the County overall, although the County also did not have any segregation levels considered to be high in either 2013 or 2019. All DI values in the County fell into the moderate category with the lowest DI being 40.93 in 2013 between the White population and the Non-White, non-Hispanic population group, and the highest DI being 54.69 in 2013 between the White and Asian populations. Of note, all DI values decreased slightly from 2013 to 2019 (with the exception of the slight DI increase of 0.77 between the White and Black populations), indicating a slight decrease in segregation countywide.

A segregation map for the City for the current year (2021) obtained from the HUD AFFH Tool is provided in Figure 4-3, *TCAC Area of High Segregation and Poverty*, below. As shown in this figure, there is one census tract in the City (Census Tract 3.01) that is identified as having a high level of segregation and poverty. This census tract is also one of two areas in the City with populations disproportionately impacted by the threats of climate change and displacement.



In addition, as shown in Figure 4-3, *Diversity Index*, the City of Montclair, down to the census block group level, exhibits similar levels of diversity compared to various surrounding cities and the broader San Bernardino region. The DI measures the likelihood that people chosen at random from the same area belong to different race or ethnic groups. Most residents in Montclair and surrounding communities identify as Hispanic and Other Races (including Two or More Races), as described in the Community Profile of the Housing Element. Montclair is similar to other urban communities in the Southern California Association of Governments (SCAG) region, where residents that identify as Hispanic are often concentrated in inland communities within Los Angeles, Riverside, Orange, and San Bernardino Counties. Addressing patterns of segregation across the broader region requires implementing place-based community development interventions and non-place-based interventions to address inequities, including permanent measures of poverty alleviation and broader distribution of affordable housing.

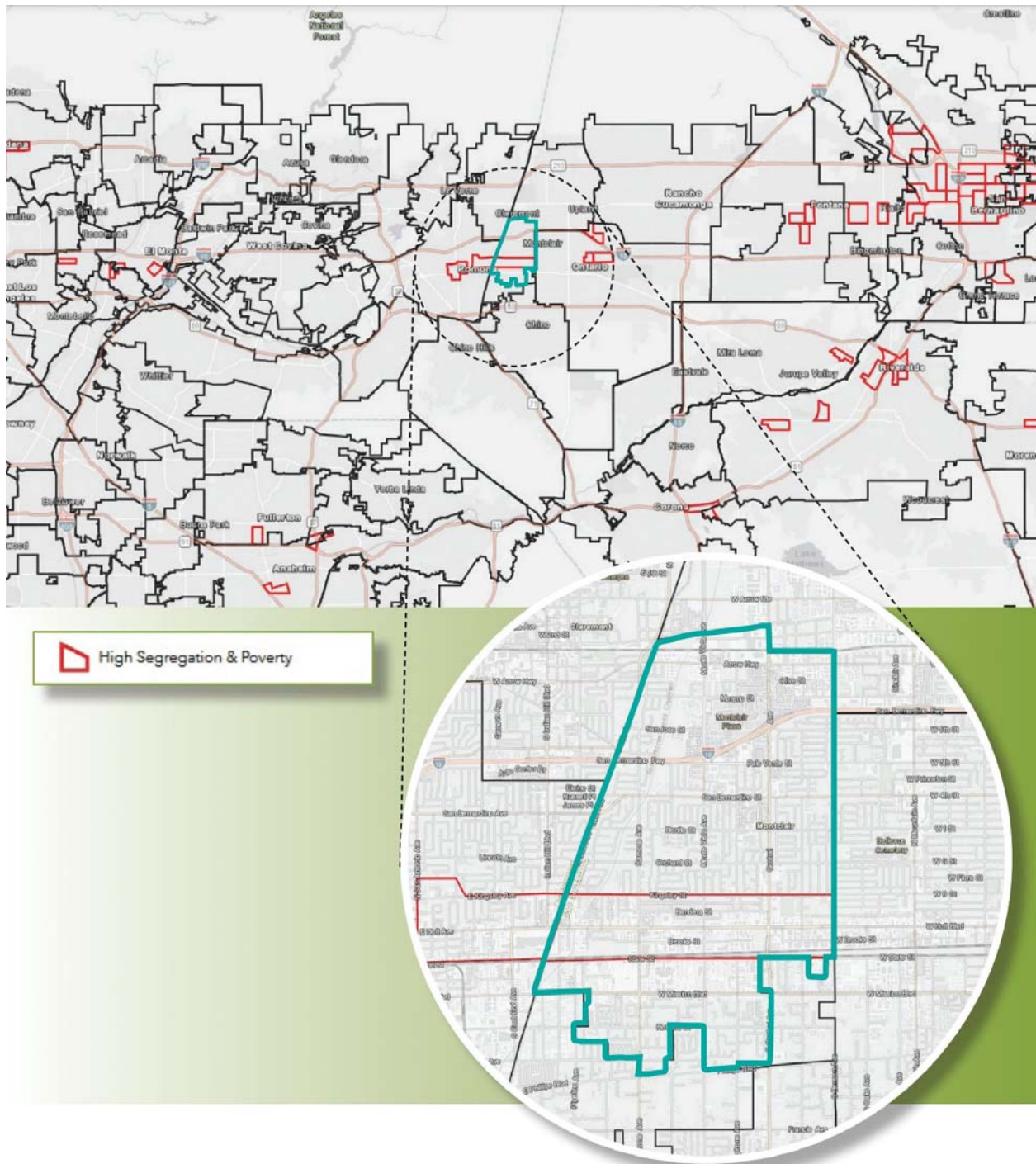
TABLE 4-3: RACIAL/ETHNIC DISSIMILARITY

Race/Ethnicity	2013	2019	Change
City of Montclair			
Non-White, non-Hispanic and Hispanic/White, non-Hispanic	22.58	33.59	11.01
Hispanic/White, non-Hispanic	26.23	34.83	8.6
Black, non-Hispanic/White, non-Hispanic	39.80	53.05	13.25
Asian, non-Hispanic/White, non-Hispanic	36.75	40.75	4.0
County of San Bernardino			
Non-White, non-Hispanic and Hispanic/White, non-Hispanic	42.80	40.93	-1.86
Hispanic/White, non-Hispanic	46.70	44.90	-1.80
Black, non-Hispanic/White, non-Hispanic	52.75	53.52	0.77
Asian, non-Hispanic/White, non-Hispanic	54.69	52.96	-1.73

Source: American Community Survey (2013 and 2019 5-Year Estimates); U.S. Census Bureau (Table B03002)



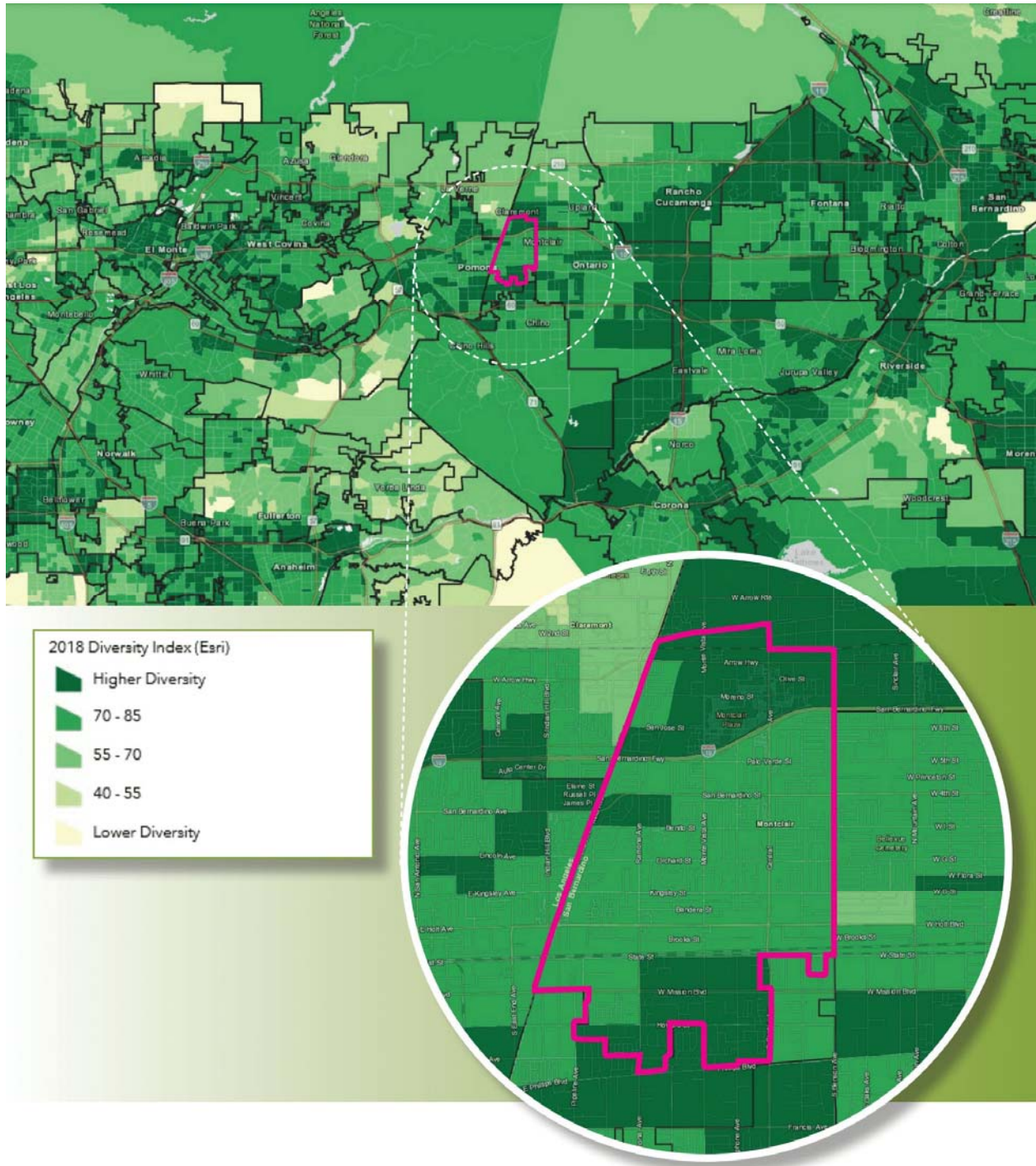
FIGURE 4-3: TCAC AREA OF HIGH SEGREGATION AND POVERTY



Source: AFFH DataViewer – accessed by National CORE on September 1, 2021. Original data source: //belonging.berkeley.edu/2021-tcac-opportunity-map



FIGURE 4-4: DIVERSITY INDEX



Source: AFFH DataViewer – accessed by National CORE on September 1, 2021. Original data source: 2014-2018 American Community Survey 5-Year Estimates.



INCOME

Table 4-4, Median Income, below shows the median income for the City and County for years 2010 and 2019. As shown in Table 4-4, the median income in the City increased 15 percent from \$53,870 in 2010 to \$62,024 in 2019. The median income in the County overall increased 13 percent from \$55,845 in 2010 to \$63,362 in 2019. A slight 2 percent difference in the increase of the median income between the City and County occurred during these years. Additionally, the County continues to have a slightly higher median income than the City, with an approximately \$1,300 difference in their median incomes in 2019.

TABLE 4-4: MEDIAN INCOME

	2010	2019	Change
City of Montclair	\$53,870	\$62,024	15%
County of San Bernardino	\$55,845	\$63,362	13%

Source: American Community Survey, 5-Year Estimates 2010 and 2019; U.S. Census Bureau, Table S1901

In addition, a median income map for the City for 2019, obtained from the HUD AFFH Tool, is provided in Figure 4-5, *Median Income*. As a basis of comparison, according to the California Department of Housing and Urban Development (HCD), the state median income in 2019 was \$87,100. In 2019, most of the City was identified as being located in areas with a median income of either \$55,000 or less or \$87,100 or less, with small areas of the City along its northern and southern boundaries being located in the \$125,000 or less category. A very small area in the northwestern portion of the City was identified as having a median income of greater than \$125,000. This dataset indicates that the median income in the City was either somewhat below or similar to the state median income of \$87,100 in 2019. There is concentrations of higher median incomes in areas along I-210 and areas to the north including Rancho Cucamonga, Chino and areas located at the base of the mountains.

Income Dissimilarity Index

Table 4-5, *Income Dissimilarity*, below shows the income DI for the City and County from year 2017. As shown in Table 4-5, the City falls within the “low segregation” category for income dissimilarity with a DI of 24.49 (refer to Section 2.2.1, Race/Ethnicity above, for a description of the categorization of DI values). The County also falls within the “low segregation” category for income dissimilarity with a DI of 38.42. The resulting difference between the City and County is a DI differential of 13.93.



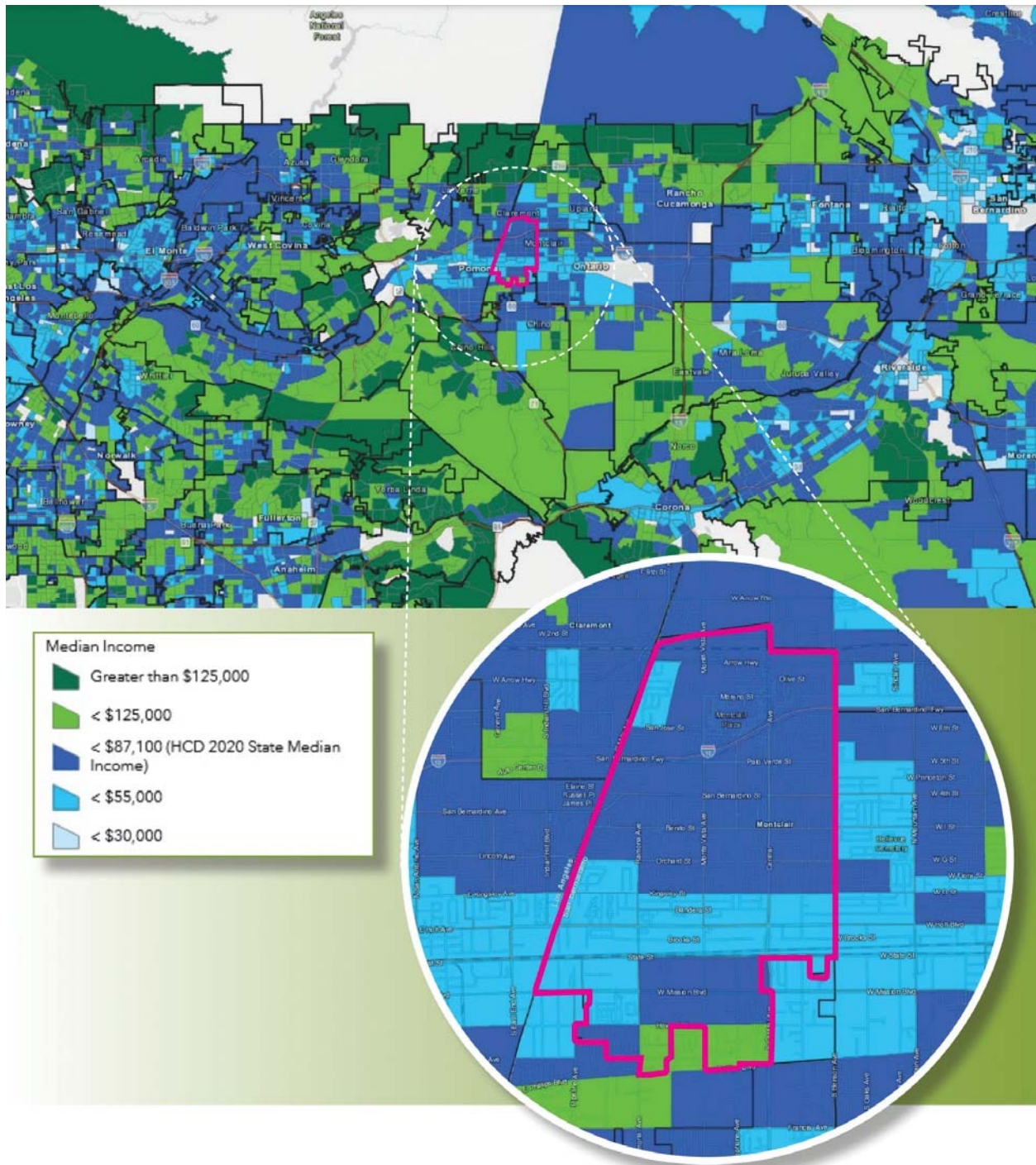
TABLE 4-5: INCOME DISSIMILARITY

	Low and Moderate Income/Above Moderate Income (2017)
City of Montclair	24.49
County of San Bernardino	38.42

*Source: U.S. Department of Housing and Urban Development website. Accessed July 9, 2021.
<https://www.hudexchange.info/programs/acs-low-mod-summary-data/>*

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FIGURE 4-5: MEDIAN INCOME



Source: AFFH DataViewer – accessed by National CORE on September 1, 2021. Original data source: 2014-2018 American Community Survey 5-Year Estimates.



1. Familial Status

Familial status refers to the presence of children under the age of 18 and the marital status of the head of households. Single-parent households are protected by fair housing law. In addition, female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

The 2019 ACS 5-year Estimates indicate there were 10,331 households in the City with an average household size of 3.76 persons. Of this total, approximately 51.2 percent were classified as families. In San Bernardino County overall, there were 636,041 households with an average household size of 3.29 persons, with approximately 52.1 percent classified as families, representing a similar percentage of households identified as families in both the City and County.

Table 4-6, *Familial Status*, below shows the number and percentage change from 2010 to 2019 in the City and the County of households with children and single-parent households. As shown in Table 4-6, the City experienced a moderate 25 percent increase in the number of households with children from 3,892 to 4,852 households. However, there was a slight decrease (5 percent) in the number of single-parent households from 1,101 to 1,045 households. Similarly, the County had a moderate (9 percent) increase in the number of households with children from 243,880 to 266,636 households. Similarly, the County also had a 30 percent decrease—a more substantial decrease than the City—in the number of single-parent households, from 74,789 to 52,232 households.

TABLE 4-6: FAMILIAL STATUS

	2010	2019	Change
City of Montclair			
Households with Children	3,892	4,852	25%
Single-Parent Households	1,101	1,045	-5%
County of San Bernardino			
Households with Children	243,880	266,636	9%
Single-Parent Households	74,789	52,232	-30%

Source: American Community Survey 5-Year Estimates, 2010 and 2019; U.S. Census Bureau, Table DP05

In addition, familial status maps for the City for 2021, obtained from the HUD AFFH, Tool are provided in Figure 4-6, *Percent of Children in Female Householder, No Spouse/Partner Present Households*, and Figure 4-7, *Percent of Children in Married-Couple Households*.

As shown in Figure 4-6, the City has a fairly even proportion of the low- and very low-categories that include children living in homes with female householders with no



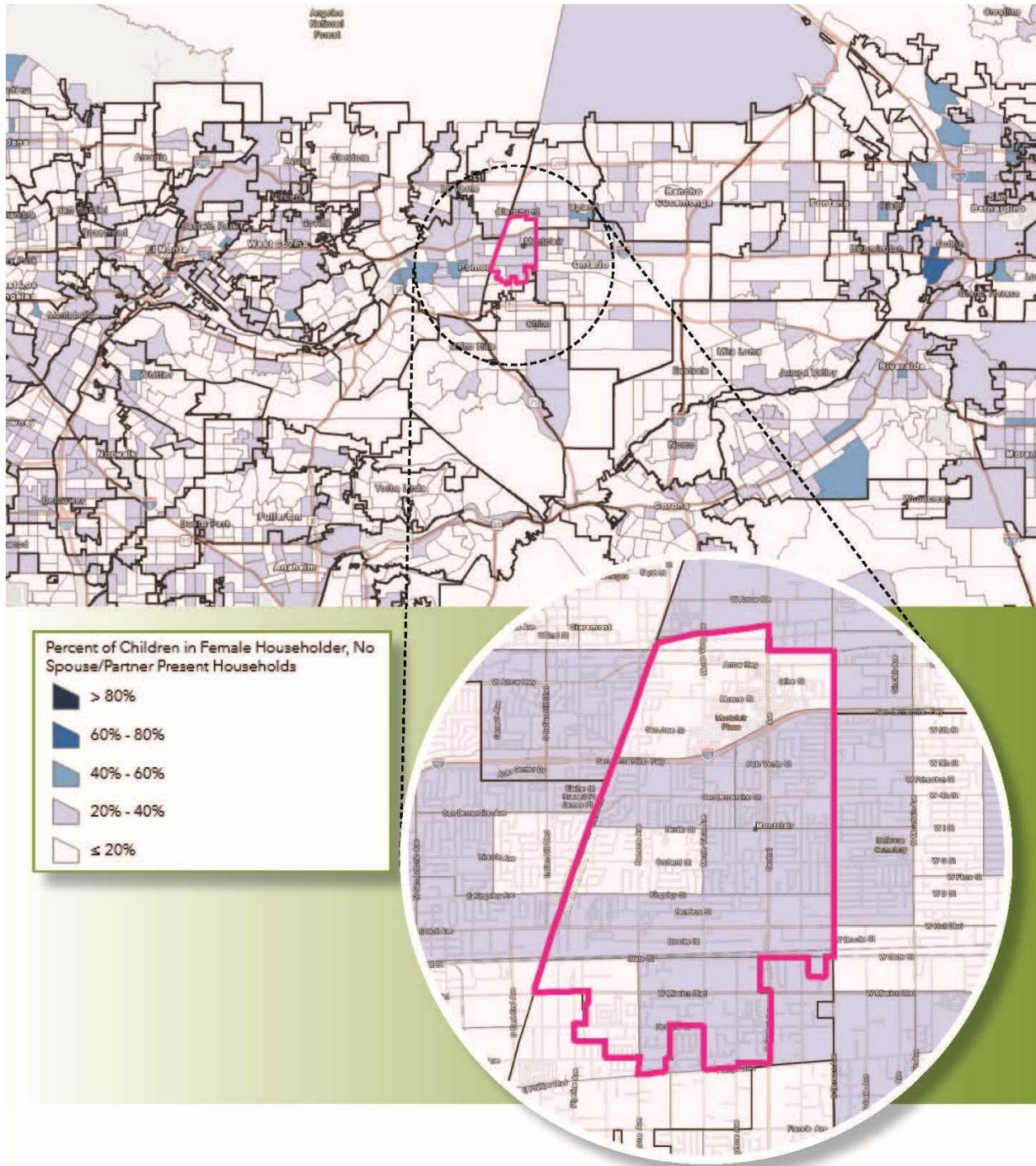
spouse/partner present. The majority of the central and southern portions of the City contain a 20 to 40 percent incidence of such households, whereas the northern area of the City tends to have a very low percentage of such households, in the less than 20 percent category. No area of the City contains a moderate (above 40 percent) or high (above 80 percent) incidence of children living in homes with female householders with no spouse/partner present, nor are there any concentrations of female householders in any specific area of the City, as shown in Figure 4-6. There are higher concentrations of children living in homes with female householders in cities like Pomona, San Bernardino, and Corona.

As shown in Figure 4-7, the entire City falls in either the 40 to 60 percent or the 60 to 80 percent categories of children living in married-couple households, which is considered to be a moderate to high incidence of such households. A concentration of children living in married-couple households does not exist in Census Tract 3.01, which is identified as having a high level of segregation and poverty. There are higher concentrations of children living in married-family households in higher income areas along I-210 and areas of Orange County, including Yorba Linda.

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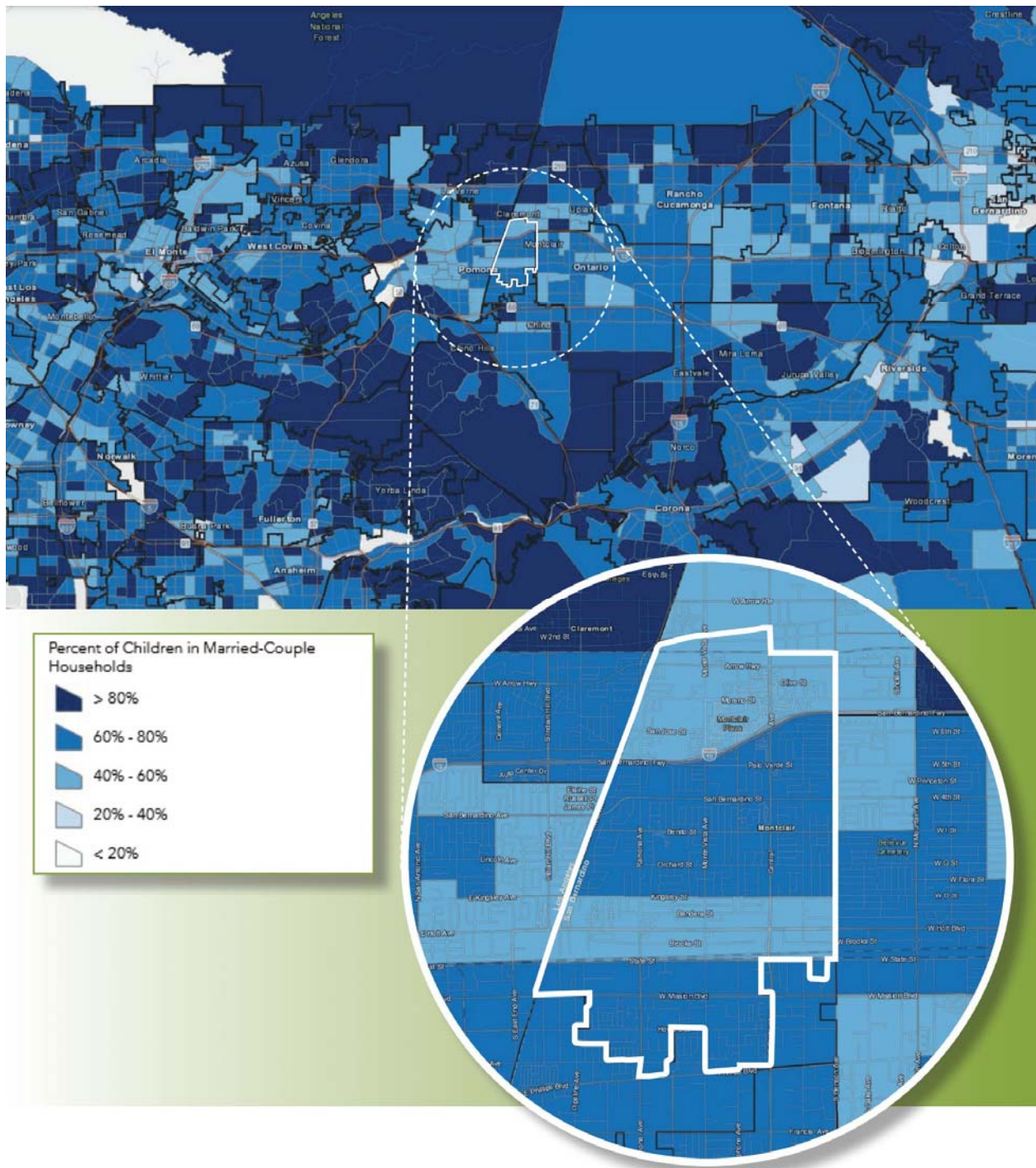


FIGURE 4-6: PERCENT OF CHILDREN IN FEMALE HOUSEHOLDER, NO SPOUSE/ PARTNER PRESENT HOUSEHOLDS



Source: AFFH DataViewer – accessed by National CORE on September 1, 2021. Original data source: 2014-2018 American Community Survey 5-Year Estimates.

FIGURE 4-7: PERCENT OF CHILDREN IN MARRIED-COUPLE HOUSEHOLDS



Source: AFFH DataViewer – accessed by National CORE on September 1, 2021. Original data source: 2014-2018 American Community Survey 5-Year Estimates.



2. Persons with Disabilities

Table 4-7, *Disability Status*, shows the number and percentage increase in the City and County from 2012 to 2019 of persons with disabilities. As shown in Table 4-7, the City has experienced a 1 percent decrease in the number of persons with a disability from 2012 to 2019, whereas the County’s increase in persons with a disability was approximately 8 percent. The most substantial increase in disability type in the City was in persons with a vision difficulty (49 percent increase), compared to the County’s increase at 6 percent. The City experienced substantial decreases in cognitive (20 percent), ambulatory (32 percent), self-care (43 percent), and independent living (36 percent) difficulties, whereas the County experienced slight increases in all the same categories of cognitive (6 percent), ambulatory (7 percent), self-care (3 percent) and independent living (6 percent). Hearing difficulties increased in both the City (7 percent increase) and the County overall (10 percent increase).

TABLE 4-7: DISABILITY STATUS

Type	2012	2019	Change
City of Montclair			
Persons with Disability	3,757	3,708	-1%
Percent of Population with Disability	10.23%	9.52%	--
Hearing Difficulty	822	882	7%
Vision Difficulty	580	863	49%
Cognitive Disability	1,439	1,155	-20%
Ambulatory Difficulty	2,384	1,624	-32%
Self-Care Difficulty	985	560	-43%
Independent Living Difficulty	1,679	1,075	-36%
County of San Bernardino			
Persons with Disability	214,146	230,644	8%
Percent of Population with Disability	10.7%	10.9%	--
Hearing Difficulty	54,500	60,022	10%
Vision Difficulty	42,864	45,431	6%
Cognitive Disability	83,514	88,556	6%
Ambulatory Difficulty	115,033	122,915	7%
Self-Care Difficulty	49,134	50,608	3%
Independent Living Difficulty	81,362	86,420	6%

Source: American Community Survey 5-Year Estimates, 2012 and 2019; U.S. Census Bureau, Table S1810

In addition, a disability status map for the City the year 2019 obtained from the HUD AFFH Tool is provided in Figure 4-8, *Population with Disability*. As shown in this figure, there was a fairly even distribution in the percentage of residents with a disability across the City in 2019, mirroring prevalent patterns across the region. Less than 10 percent of the population with a disability has been identified mostly in the central and southern portions of the City, and in between 10 and 20 percent of the population with a disability has been identified within the northern and southern portions of the City. Additionally, a concentration of



residents with a disability does not exist in Census Tract 3.01, which is identified as having a high level of segregation and poverty.

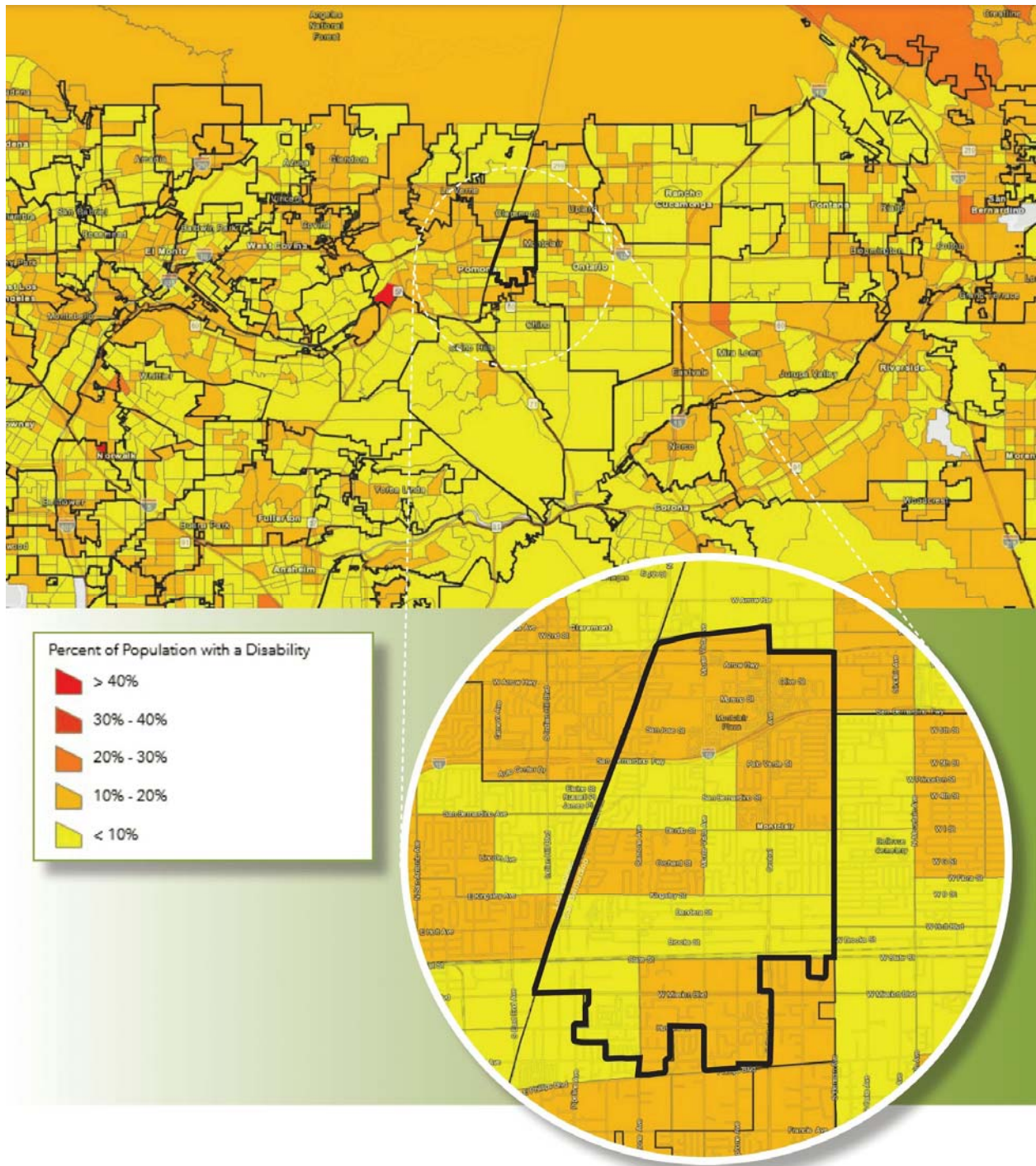
Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of persons with disabilities have annual incomes within Federal Section 8 income limits, especially those households not in the labor force. Their housing needs are further compounded by design issues and location requirements, including universally designed housing units. As shown in the list below, the City has updated its Zoning Code to address common barriers to the provision of housing for disabled individuals. The City’s Office of Economic Development currently provides housing rehabilitation assistance through its Housing Improvement Task Force within the City’s targeted neighborhoods for rehabilitation.

TABLE 4-8: ADDRESSING BARRIERS FOR INDIVIDUALS WITH DISABILITIES

Common Zoning Barriers for Persons with Disabilities	Compliance Mechanism
Reasonable Accommodation Procedures	Chapter 11.65 of the MMC establishes reasonable accommodation procedures to address existing constraints to the provision of accommodations for persons with disabilities.
Family Definition	The MMC definition of “family” is in compliance with State law. The revised definition does not restrict the definition of family to persons related by blood or marriage and expands it to include individuals living as a single household in a dwelling unit.
Excluding Group Homes	The MMC identifies “community care” facilities for six or fewer persons as a permitted use that is allowed in R-3 zone. The City included Policy Action 2.8 in the Housing Plan to ensure this use is not constrained.
Spacing Requirements	There are no spacing requirements for residential care facilities in the MMC.
Unit Types and Sizes	Chapter 11.37 of the BMC permits SRO units as a residential use permitted in the “BP” (Business Park) land use district of the Holt Boulevard Specific Plan subject to approval of a Conditional Use Permit by the Planning Commission.
Lack of Accessible ADUs	The City approved Chapter 11.23 to relax the standards to develop attached and detached accessory dwelling units. The City included Policy Action 2.6 in the Housing Plan to ensure this use is not constrained.
Nuisance and Crime Free Ordinances	The City does not have a Crime-Free Ordinance. It does have a Nuisance Ordinance focused on property maintenance. To ensure that this is not a constraint, the City refers low income households to County programs to correct any potential violations.
Lack of By Right Zoning for Supportive Housing	The City currently allows supportive housing as a residential use in all zones that allow residential uses. The City also included Policy Action 2.8 in the 2021-2029 Housing Plan to address AB 2162, to allow larger supportive housing developments.



FIGURE 4-8: POPULATION WITH DISABILITY



Source: AFFH DataViewer – accessed by National CORE on September 1, 2021. Original data source: 2014-2018 American Community Survey 5-Year Estimates.

3. R/ECAPs AND RCAAs

This section identifies areas considered to be racially/ethnically concentrated areas of poverty (R/ECAPs) and racially concentrated areas of affluence (RCAAs). Indicators for both the City of Montclair and the County of San Bernardino overall are included as a basis of comparison.

A. RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY

To identify R/ECAPs, HUD has identified census tracts with a majority non-White population (greater than 50 percent) and with a poverty rate that exceeds 40 percent or is three times the average census tract poverty rate for the metro/micro area, whichever threshold is lower. In San Bernardino County, there are currently 23 census tracts designated as R/ECAPs, which combined contain 34,661 people, accounting for about 5 percent of the County's total population. Latino residents constitute the majority (57.5 percent) of the population in R/ECAP communities. These R/ECAPs are concentrated in the southwest quadrant of the County (including in the cities of Victorville, San Bernardino, Ontario, and Fontana): one census tract in Barstow, two in the Adelanto/El Mirage area, one in the Grand Terrace area, and others in and around Highland. Many of the R/ECAP census tracts are located along the boundaries shared with the City of San Bernardino. The number of R/ECAP census tracts in the County steadily increased from nearly nonexistent in 1990 to five in 2010, before increasing to the current number.³

In the City of Montclair, approximately 14.6 percent of the population lives below the poverty level, according to the 2019 ACS 5-Year Estimates. The City is located within the Riverside-San Bernardino-Ontario CA Metro Area, which in comparison has a nearly identical percentage (14.8 percent) of the population living below the poverty level. As shown in Figure 4-9, *Poverty Status*, there are no census tracts in the City of Montclair that have a poverty rate of 40 percent or more.

In addition, no R/ECAP census tracts have been identified in or adjacent to the City. As such, there is no R/ECAP data to include in a table or map. However, as shown previously in Figure 4-3, *TCAC Area of High Segregation and Poverty*, there is one census tract (Census Tract 3.01) in the City that was identified as having a high level of segregation and poverty.

While there are no census tracts that meet the definition of R/ECAP, as mentioned above, the City is located within the Riverside-San Bernardino-Ontario CA Metro Area, which has a total population of over 4.5 million residents. The minority population percentage in this Metro Area is 67.9 percent, according to the 2019 ACS 5-Year Estimates. Thus, an area considered to have a minority concentration is a census tract containing 67.9 percent of the population identifying with a minority group. As shown in Table 4-9, *Number and Percentage of Minority Populations*, none of the eight census tracts within the City contain a minority

³ County of San Bernardino Community Development and Housing Agency. 2020. *San Bernardino County Analysis of Impediments to Fair Housing Choice Program Years 2020-2025*.



percentage of greater than 67.9 percent, according to the 2019 ACS 5-Year Estimates. Census tract 3.01, as confirmed by Figure 4-2, has the highest minority percentage of all census tracts in the City at 60.0 percent.

Areas of minority population concentration and high poverty rates create an impediment to fair housing because those areas lack access to opportunity, such as educational and employment opportunities. Actions to ameliorate this impediment involve improvements to the neighborhood, creating incentives for market-rate housing development, and enhancing the economic mobility of residents.

TABLE 4-9: NUMBER AND PERCENTAGE OF MINORITY POPULATIONS

Census Tract	Number	Percent
2.01	2,456	46.9%
2.03	2,140	49.2%
2.05	3,167	58.1%
2.07	2,646	59.4%
2.08	1,779	37.0%
3.01	5,657	60.0%
3.03	3,055	39.0%
3.04	2,956	47.5%

Source: American Community Survey 5-Year Estimates, 2019; U.S. Census Bureau, Table DP05

The City of Montclair has historically taken a hands-on approach in preserving existing housing and in creating new housing opportunities. This can be exemplified by proactive approaches the City and former Montclair Redevelopment Agency undertook more than 30 years ago. The Redevelopment Agency embarked on purchasing dilapidated apartment buildings, and later single-family homes, rehabilitating them, and recording long-term affordability covenants, many of which were along the Holt Boulevard corridor. The Agency then rented the apartments and homes to income-qualifying families. Over the years, the Redevelopment Agency acquired 98 units—a combination of very low- to moderate-income apartment units and lower- to moderate-income single-family residences. The City and Redevelopment Agency’s approach has provided long-term stability for at-risk families and households. The Montclair Housing Authority now owns the properties that are managed by the Montclair Housing Corporation, the City’s 501(c)(3) non-profit housing corporation.

The City also took on the task of stabilizing its apartment neighborhoods by working collectively with property owners to establish owners’ associations in return for certain hardscape improvements completed by the City. The City vacated the alleyways, which allowed for closing off the alley entrances at each end with entry only available to residents with an entry key or remote control. Prior to that, the neighborhoods had been labeled *The War Zone* and *Machine Gun Alley* by local media and required dramatic City intervention. It began with the Police Department, in conjunction with Code Enforcement, Building



Department, and County Probation officers proactively enforcing code and probation violations. This action, which included a number of arrests and citations, had a dramatic impact on the tenants and owners. It became a wake-up call for the owners, too, to take responsibility for their building conditions and rental policies. The owners were required to screen prospective tenants.

City staff supported the owners in establishing owners' associations, recording CC&Rs on their properties, and annually inspecting the properties, which, after all these years, remain functioning. The transformed multifamily neighborhoods are referred to as the City's Foundation Areas and include the Helena Gardens, Cobblestone Village, and Montclair Meadows owners' associations. All three associations are located within Tract 3.01, which is considered High Segregation and Poverty. City staff continues to provide professional support to the owners and professional management companies retained to assist the owners in the day-to-day management of the owners' association. The City, in 1991, received statewide recognition for its Foundation Area program with the award of the distinguished Helen Putnam Award in Excellence, an award conferred upon a city by the League of California Cities recognizing and promoting a city's outstanding effort and innovative solution. Many cities have successfully replicated Montclair's Foundation Area approach in their multifamily neighborhoods.

The City has also been proactive in creating new affordable housing opportunities through new development. Montclair first collaborated in 2007, with a housing non-profit to develop its first of four distinct affordable housing apartment projects in the City's San Antonio Gateway neighborhood, located in the southwest corner of the City (Tract 3.03) which is a Low Resource area. The housing developments, San Antonio Vista, San Marino, Vista del Cielo, and San Emi, continue to thrive and provide stable affordable housing opportunities for families, seniors, and adults with disabilities, serving as a catalytic investment in the area.

The City was instrumental in stabilizing skyrocketing rents in its mobile home parks with the adoption of a rent control ordinance in 1998. Adoption of Ordinance No. 98-777 was designed to protect mobile homeowners from excessive rent increases and protect mobile homeowners in their investments, while at the same time providing a just and reasonable return to the mobile home park owners. The ordinance remains in effect to date.

To further address the needs of mobile home residents, the former Montclair Redevelopment Agency established the (Mobile Home) Park Acquisition Program in 1998. The purpose of the program was to establish a 501(c)(3) housing non-profit, Augusta Homes, to acquire, own, and manage parks in Montclair with affordability restrictions. To facilitate the acquisition and maintenance of three mobile home parks in Montclair—Villa Montclair in the northern part of the City, and Monterey Manor and Hacienda mobile home parks south of Mission Boulevard—the City cooperated in the issuance of a series of Mobile Home Park Revenue Bonds. In addition to entering into agreements and covenants with the housing non-profit, through Affordable Housing Agreements, the former Redevelopment Agency provided a series of Residual Receipt Loans to Augusta Homes totaling \$2.475 million, plus two-percent interest. Pursuant to Promissory Notes and Affordable Housing Agreements, the Redevelopment agency loans are to be paid back to the City by their respective maturity dates as specified in the associated documents for each mobile home park. As a result, 297



mobile home units were income deed-restricted, with an income breakdown of 89 very-low income units and 208 lower-income units.

The City adopted the North Montclair Downtown Specific Plan in 2006, and amended in 2017, that established the framework and development strategy for a pedestrian-oriented commercial and residential district surrounding the City's regional Transcenter. The densities dramatically increased in the Plan Area resulting in significant quality residential unit production. Since 2009, 748 residential units have been developed. The completed projects include the following development communities:

- The Paseos (385 rental units);
- Vista Court (23 rental units);
- Kendry Alexan (211 rental units); and
- Arrow Station (129 unit-for sale development).

Currently, the City is poised to issue building permits for 350 units as part of an entitled mixed-use development near the City's Transcenter and is in the process of reviewing two additional residential projects totaling 439 units.

Lastly, the Montclair Place District Specific Plan, adopted in 2020, is another example of the City proactively reimagining introduction of new housing types onto the 104.35-acre commercial area generally known as the mall and entertainment/restaurant area north of the I-10 Freeway, bounded by Monte Vista Avenue and Central Avenue, and located south of Moreno Street. The Montclair Place District Specific Plan is within a High Resource census tract and lays out the plan to create an urban design strategy that transforms the Plan Area from a suburban auto-oriented retail environment into a pedestrian-oriented, multimodal, mixed-used and residential district within walking and biking distance of the Montclair Transcenter. The vision in the Plan Area includes an introduction of new residential densities and types not yet experienced in Montclair nor in neighboring communities.

The combination of past projects, future project plans, and long-range goals and policies is evidence of Montclair's ambitious commitment to furthering varying housing opportunities, that includes affordable housing projects and market rent developments. Policy actions within the 2021-2029 Housing Plan continue these efforts through property maintenance, preservation of affordable housing, incentives for the development of new affordable housing and investments in low opportunity areas.

B. RACIALLY CONCENTRATED AREAS OF AFFLUENCE (RCAAs)



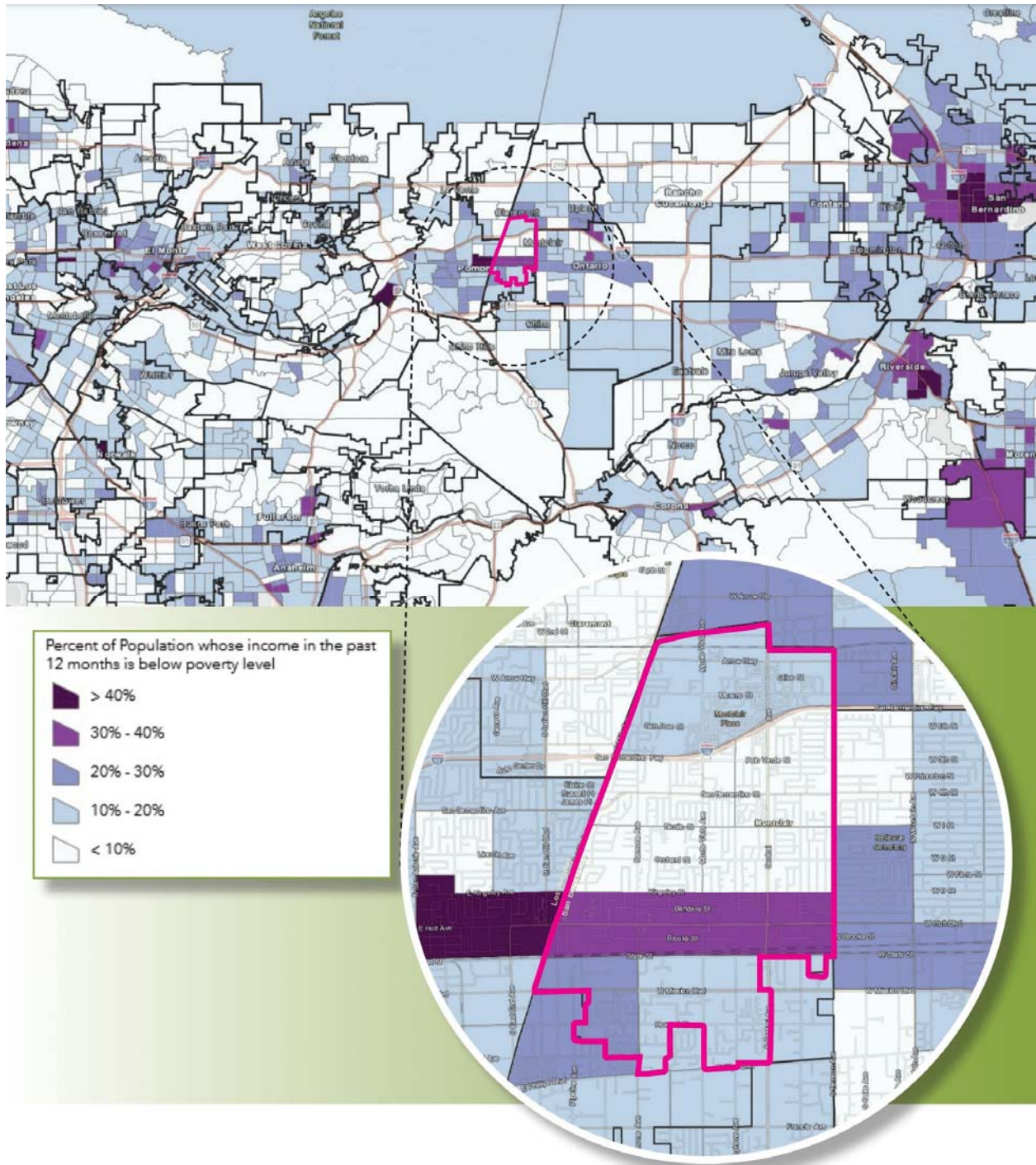
In addition to identifying and analyzing R/ECAPs, it is also important to consider concentrated areas of affluence to better evaluate trends, patterns, policies, and practices and to guide meaningful goals and actions to address fair housing issues. In response to the R/ECAPs utilized by HUD in its 2015 AFFH rule, scholars at the University of Minnesota Humphrey School of Public Affairs created the RCAA metric to more fully encapsulate segregation in the United States.⁴ Based on this research, RCAAs are defined as census tracts where: 1) 80 percent or more of the population is White; and 2) the median household income is \$125,000 or greater (approximately double the national median household income in 2019). While this is a useful measure nationwide, HCD has adjusted the RCAA methodology to better reflect California's relative diversity. At the time this document was drafted, the RCAA maps were unavailable on the AFFH Viewer. However, the City does not have any census tracts where 80 percent or more of the population is White or census tracts with a median income greater than \$125,000.

DRAFT

⁴ Goetz, E. G., Damiano, A., & Williams, R. A. 2019. "Racially Concentrated Areas of Affluence: A Preliminary Investigation." *Cityscape: A Journal of Policy Development and Research*, 21(1), 99-124.



FIGURE 4-9: POVERTY STATUS



Source: AFFH DataViewer – accessed by National CORE on September 1, 2021. Original data source: 2014-2018 American Community Survey 5-Year Estimates.



4. DISPARITY IN ACCESS TO OPPORTUNITY

This section examines the extent to which members of protected classes in the City experience disparities in access to opportunity, as measured by access to education, employment, transportation, and healthy neighborhoods. The analysis includes data from HUD, HCD, and other governmental entities, local and regional needs assessment, and findings from the community engagement process. As discussed in Section 2.1, *Fair Housing Enforcement and Outreach Capacity*, above, community engagement participants shared their experiences and perspectives related to indicators of healthy neighborhoods and measures of access to opportunity, including quality schools, transportation, and employment.

To measure economic and educational conditions at a neighborhood level, HUD developed a methodology to quantify the degree to which a neighborhood provides such opportunities. For each block group in the U.S., HUD provides a score on several “opportunity dimensions,” including school proficiency, poverty, labor market engagement, jobs proximity, transportation costs, transit trips, and environmental health. For each block group, a value is calculated for each index and results are then standardized on a scale of 0 to 1 based on relative ranking with the metro area. For each opportunity dimension, a higher index score indicates more favorable neighborhood characteristics.⁵ The analysis in this section identifies and discusses California Tax Credit Allocation Committee (TCAC) maps. The TCAC administers the low-income housing tax credit program to encourage private investment in affordable rental housing for households meeting certain income requirements. Credits are available for new construction projects or existing properties undergoing rehabilitation.

A. EDUCATION

To determine educational quality per census tract, TCAC education opportunity scores were used. The TCAC education score map for the City obtained from the HUD AFFH Tool is provided in Figure 4-10, *TCAC Opportunity Areas – Education Score*. This index combines math and reading proficiency scores, high school graduation rates, and student poverty data to measure outcomes and quality of education systems in an area. According to TCAC educational scores, the City of Montclair has a variety of educational opportunity scores. The southern portions of the City fall in the low-moderate proficiency scores (from 0.25 to 0.5), indicating less positive outcomes. One tract, in the northeast portion of the City, has the least positive educational outcomes with scores of less than 0.25. The remaining northern portions of the City have more positive educational opportunity scores, with these areas having scores from 0.5 to 0.75. No tract in the City of Montclair currently has the highest education scores, indicating the most positive outcomes.

The number of students graduating from Montclair High School is high - 92.4 percent of students graduate from high school in four years with a regular high school diploma, compared to 80.8 percent in the County and 84.3 percent in the State. However, only 59.4 percent of students enroll in a postsecondary institution, compared to 58.4 percent in the

⁵ County of San Bernardino Community Development and Housing Agency. 2020. *San Bernardino County Analysis of Impediments to Fair Housing Choice Program Years 2020-2025*.



County and 64.4 percent in the State. Most Montclair students that pursue higher education (52.9 percent) enroll in a community college.

HUD measures school performance by examining the percentage of 4th grade students proficient in math and reading according to state standardized tests. As shown in Table 4-10, economically disadvantaged students in Ontario-Montclair School District are most likely to not meet the English language arts/literacy (ELA) and math standards.

TABLE 4-10, STANDARD NOT MET, ECONOMIC STATUS, 4TH GRADE

	Rankings by Proficiency, ELA, 4th Grade	Rankings by Proficiency, Math, 4th Grade
Economically-Disadvantaged	59.02%	63.82%
Not Economically-Disadvantaged	37.18%	47.04%

Source: California Assessment of Student Performance and Progress 2018-19.

More than half of all 4th grade students have not met achievement levels for either ELA or math at nearly all elementary schools that serve students in Montclair. This pattern is also present across the County, where 56.54% of students are not meeting the standard for ELA and 63.23% of students are not meeting the standard for math proficiency.

TABLE 4-11: STANDARD NOT MET, 4TH GRADE, 2018-2019

	Rankings by Proficiency, ELA, 4th Grade	Rankings by Proficiency, Math, 4th Grade
Buena Vista Arts – Magnet	48.15%	59.26%
Elderberry Elementary*	52.58%	48.45%
El Camino Elementary*	72.55%	84.32%
Howard Elementary	49.44%	47.19%
Kingsley Elementary	52.27%	64.37%
Lehigh Elementary	54.84%	58.07%
Monte Vista Elementary	50.00%	49.44%
Montera Elementary	61.73%	65.06%
Moreno Elementary*	47.50%	46.25%
Ramona Elementary	54.08%	65.31%

* School boundaries extend beyond the City of Montclair.

Source: California Assessment of Student Performance and Progress 2018-19.

As show in Tables 4-11, 4-12 and 4-13, there does not appear to be a relationship between more proficient schools and patterns of difference across any student population groups. As an example, El Camino Elementary has a high percentage of students with socioeconomic disadvantage (90.2 percent) and students with disabilities (32.6 percent). This same school has the high percentage of students not meeting the ELA (72.55 percent) and math (84.32 percent). Similarly, Montera Elementary has a high percentage of students with socioeconomic disadvantage (93.10 percent), students with disabilities (13.9 percent), and



English Learners (36.5 percent). This same school has a high percentage of students not meeting the ELA (61.73 percent) and math (65.06 percent).

Buena Vista Arts, an integrated math school, has a lower percentage of students not meeting the ELA (48.15 percent) and math (59.26 percent) standard when compared to all elementary schools in the Ontario-Montclair School District. Buena Vista Arts has a lower percentage of students with socioeconomic disadvantage (70.2 percent), students with disabilities (8.4 percent), and English Learners (9.4 percent). However, given that this school is a magnet site, it draws students from a broad area across the City. While educational outcomes in the City can be improved, there is no indication of disproportionate negative outcomes for members of protected classes.

TABLE 4-12: STUDENT POPULATION GROUPS, BY SCHOOL, 2020

	English Learners	Students with Disabilities	Homeless	Socioeconomic Disadvantage	Foster Youth
Buena Vista Arts – Integrated	9.4%	8.4%	3.8%	70.2%	0.8%
Elderberry Elementary*	25%	9.1%	10.5%	88.3%	0.6%
El Camino Elementary*	19.9%	32.6%	6.9%	90.2%	0.5%
Howard Elementary	24.9%	14.1%	10.1%	90.9%	0.2%
Kingsley Elementary	36.8%	8.1%	14.9%	92.9%	0.3%
Lehigh Elementary	35.3%	11.2%	16.3%	92%	ND
Monte Vista Elementary	19.6%	12.3%	2.8%	83.7%	0.5%
Montera Elementary	36.5%	13.9%	3.4%	93.1%	0.7%
Moreno Elementary*	25.8%	13.2%	9.6%	81.6%	0.4%
Ramona Elementary	23%	6.4%	13.7%	93.6%	1%

TABLE 4-13: RACE/ETHNICITY, BY SCHOOL, 2020

	Hispanic	Pacific Islander	Asian	Filipino	White	Black	Two or more Races	Amer. Indian
Buena Vista Arts –Magnet	87%	ND	0.8%	1%	5.9%	3.3%	1.8%	0.3%
Elderberry Elementary*	89.1%	0.4%	1.5%	0.4%	3.1%	3.3%	0.8%	1.3%
El Camino Elementary*	86.8%	ND	2.9%	1.2%	4.4%	3.2%	ND	1.5%
Howard Elementary	88.1%	0.2%	4.8%	0.9%	1.8%	2.4%	0.9%	0.9%
Kingsley Elementary	93.9%	ND	1%	0.2%	1.2%	1.8%	1%	1%
Lehigh Elementary	94%	ND	1.5%	0.3%	1%	1.6%	0.3%	1.3%
Monte Vista Elementary	87.6%	0.2%	2.6%	1.6%	3.3%	2.3%	1.5%	1%
Montera Elementary	81.9%	1.2%	9.3%	0.7%	1.1%	2.8%	1.1%	2%
Moreno Elementary*	89.5%	ND	1.3%	0.4%	2.8%	3.8%	1.7%	0.6%
Ramona Elementary	94.8%	0.3%	1%	0.7%	1.7%	1%	ND	0.6%

* School boundaries extend beyond the City of Montclair.
Source: California School Dashboard 2020.



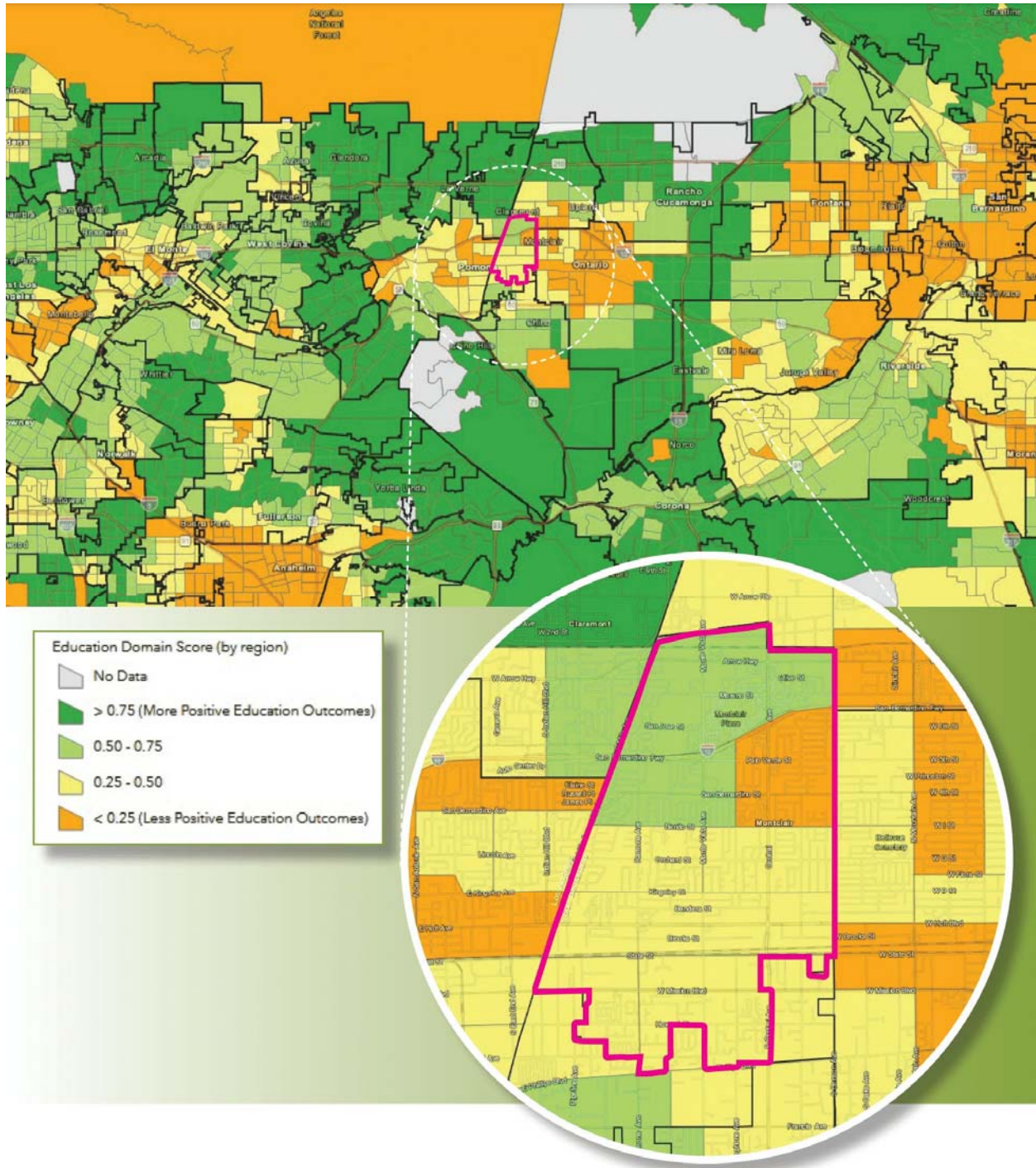
In comparison, access to proficient schools among block groups vary throughout the County. Several census tracts in the western and southwestern portions of the County have some of the highest scores, including the Redlands, Mentone, Lake Arrowhead, and Crestline areas, along with block groups north of Rancho Cucamonga and those in and around Hinkley. However, other block groups in the San Bernardino Valley (the population center of the County) have some of the County's lowest school proficiency scores, including those in the Colton, Bloomington, Highland, and San Bernardino areas. Scores are also relatively low in Adelanto and areas to the west of Victorville and Hesperia, as well as in two large block groups in southeast San Bernardino County bordering Arizona.⁶

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⁶ County of San Bernardino Community Development and Housing Agency. 2020. *San Bernardino County Analysis of Impediments to Fair Housing Choice Program Years 2020-2025*.



FIGURE 4-10: TCAC OPPORTUNITY AREAS – EDUCATION SCORE



Source: AFFH DataViewer – accessed by National CORE on September 1, 2021. Original data source: //belonging.berkeley.edu/2021-tcac-opportunity-map



B. EMPLOYMENT

To determine employment and economic opportunity, TCAC economic opportunity scores were used. The TCAC uses the following to measure economic opportunity in a census tract: poverty rates, population of adults with a bachelor's degree or higher, employment, proximity to jobs, and median home value. The TCAC economic score map for the City obtained from the HUD AFFH Tool is provided in Figure 4-11, *TCAC Opportunity Areas – Economic Score*. As shown in this figure, the majority of the City falls within the score category between 0.25 and 0.50, indicating less positive economic outcomes. There is one area in the northeastern portion of the City with the highest economic score, above 0.75, indicating the most positive economic outcomes. Economic outcomes in the southern portion of the City have the lowest economic scores, indicating the least positive outcomes.

Another indicator of economic opportunity includes the HUD Jobs Proximity Index. The HUD Jobs Proximity Index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a Core-Based Statistical Area with larger employment centers weighted more heavily.⁷ As seen in Figure 4-12, *Jobs Proximity Index*, the City has three different categories, ranging from closest proximity to farther away. The southern portion of the City is the farthest away from job opportunities, with index scores of 40 to 60. The central portion of the City, bounded by I-10 to the north, has closer job proximity than the southern portions of the City. The portions of the City north of I-10 have the highest job proximity index, indicating a closer location to employment opportunities.

In comparison, jobs are farther away for those living in the High Desert, North Desert, and Morongo Basin subregions. The cities ranked as farthest away from jobs include Hesperia, Apple Valley, Barstow, Victorville, and Adelanto. Within the East and West Valley subregions, proximity to jobs is highly dependent on city and census tract. While some cities, namely Rancho Cucamonga, Chino, and some parts of Ontario in the West Valley, and Loma Linda in the East Valley, are closest in proximity to jobs, other areas in the subregions are farther away from employment opportunities. The areas in the central portions of the East and West Valley, Rialto, and portions of the City of San Bernardino are the farthest away from jobs.

It is worth noting that the jobs and economic opportunity trends tend to mirror those found in the HUD AFFH poverty status maps for the City and County. Typically, those areas with lower access to jobs and lower economic opportunity have higher poverty rates. Regionally, census tracts with a poverty rate over 40 percent are located throughout the County, with areas of note being within the City of San Bernardino, the western edge of the Morongo Basin, and the High Desert region. As shown in Figure 4-9, *Poverty Status*, the southern section of the City, along the railroad tracks, has poverty rates of over 40 percent. The other sections of the City have poverty rates either between 10 to 20 percent (north of I-10) or less than 10 percent.

⁷ US Department of Housing and Urban Development. n.d. "Jobs Proximity Index." Accessed on July 27, 2021, at <https://hudgis-hud.opendata.arcgis.com/datasets/jobs-proximity-index>



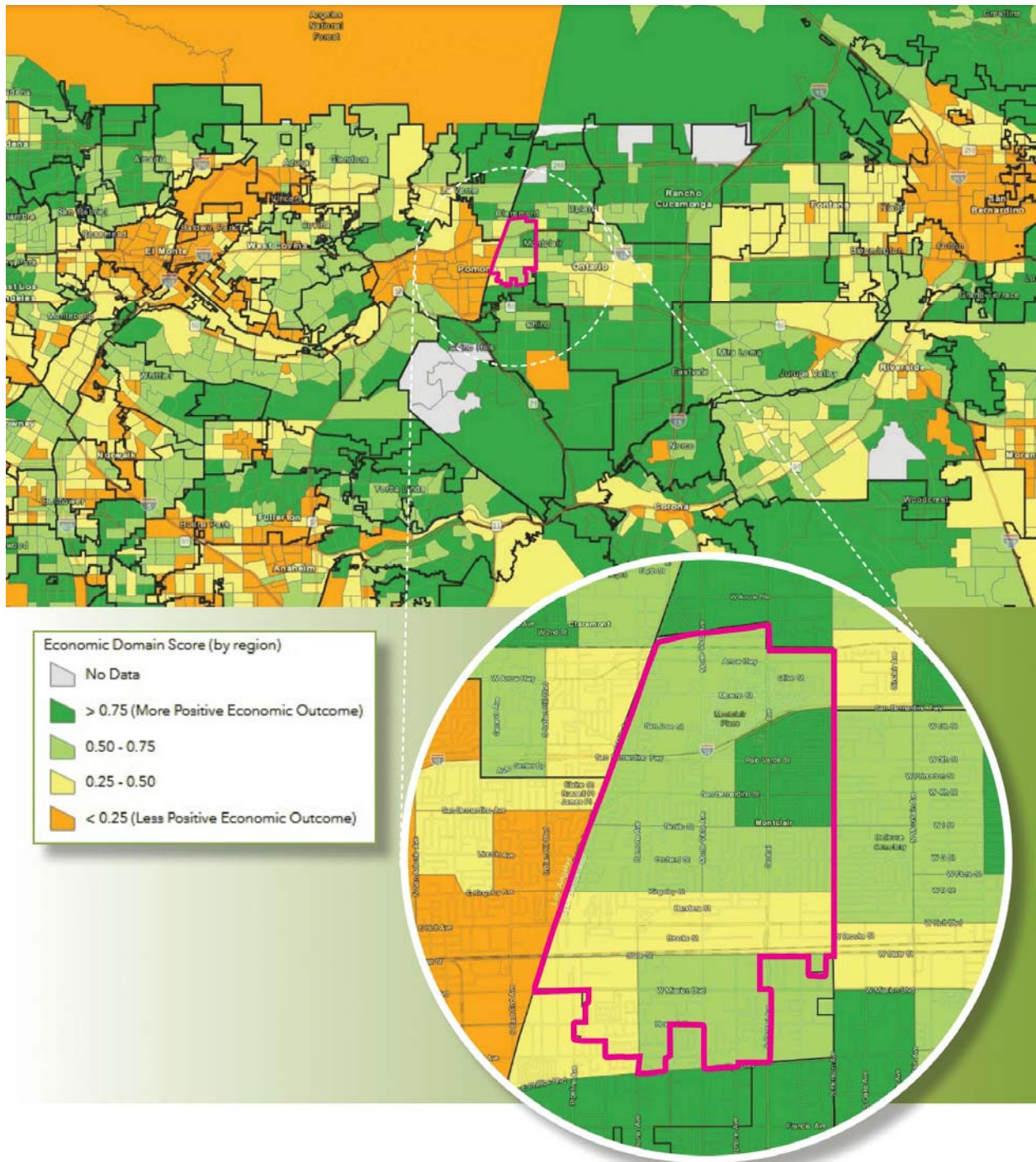
Further discussion of employment trends in the City is provided in the City's Local Profile prepared by the Southern California Association of Governments (SCAG). As discussed in the Local Profile, as of 2019, there were a total of 18,791 employees aged 16 or older in Montclair. This represents a 9.6 percent increase in the number of jobs in the City since 2007. Retail jobs represented the largest percentage of employment, at 26.5 percent of jobs. While those employed in retail represent the largest number of workers in Montclair, their respective yearly salaries are low, compared to City averages. The average yearly salary for a retail worker employed in Montclair is approximately \$34,000, less than the average annual salary in the City of \$40,457. The sector with the highest salaries in Montclair is the construction industry, with average annual salaries of over \$76,000. Comparatively, the sector with the lowest salaries is the hospitality/leisure sector, with average annual salaries of approximately \$19,000. While these statistics are for jobs within Montclair City boundaries, it is worth noting that according to the SCAG report, only 6.2 percent of those working both live *and* work in Montclair. About 94 percent of workers who live in Montclair are employed outside of City boundaries.⁸

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⁸ Southern California Association of Governments. 2019. Profile of the City of Montclair.

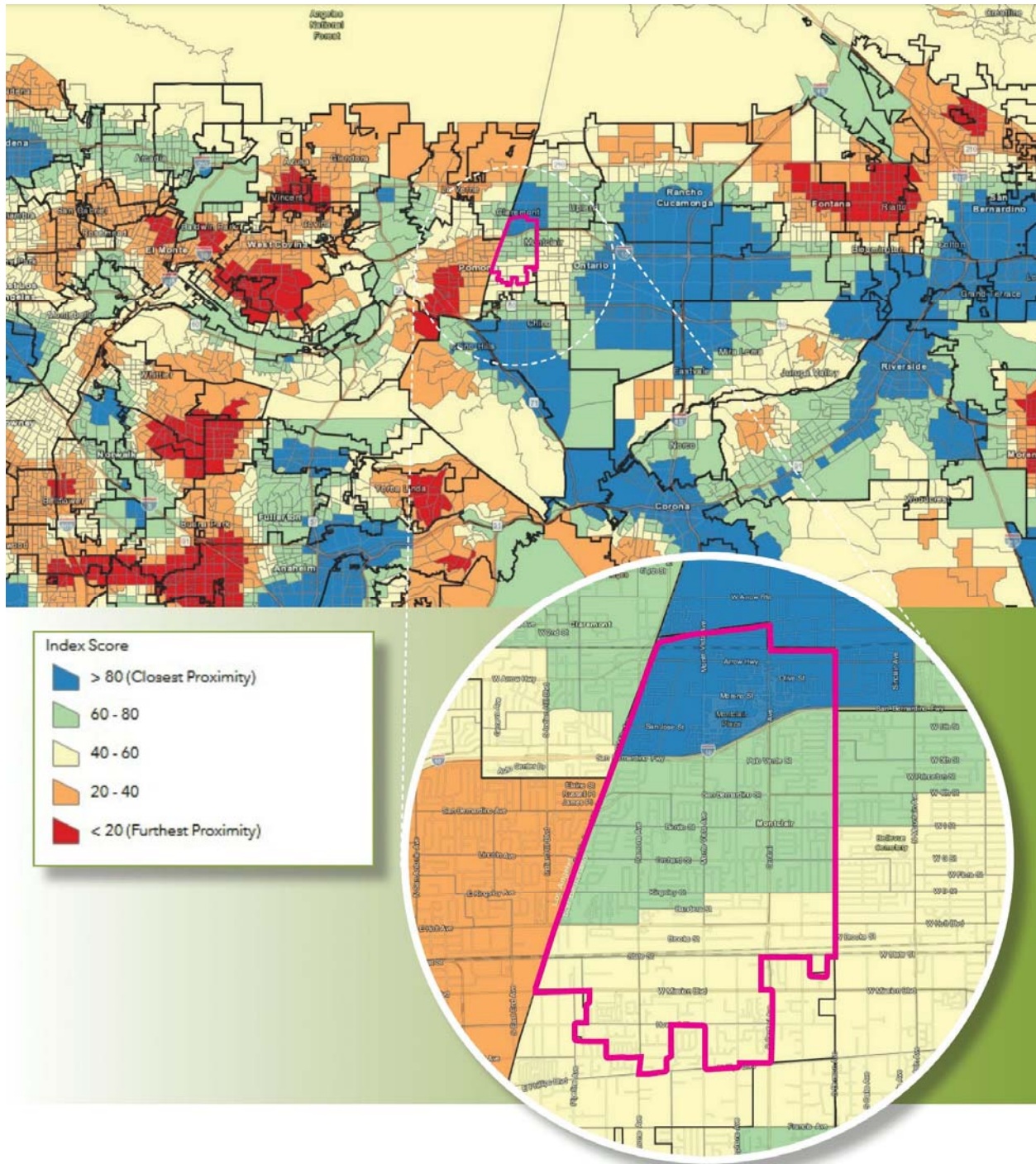


FIGURE 4-11: TCAC OPPORTUNITY AREAS – ECONOMIC SCORE



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: //belonging.berkeley.edu/2021-tcac-opportunity-map

FIGURE 1: JOBS PROXIMITY INDEX



Source: AFFH DataViewer – accessed by National CORE on September 1, 2021. Original data source: Longitudinal Employer-Household Dynamics (LEHD) data, 2014 - https://hudgis.hud.opendata.arcgis.com/datasets/4e2ef54b88084fb5a2554281b2d89a8b_0



C. TRANSPORTATION

Places that are compact, close to jobs and services, with a variety of transportation choices, allow people to spend less time, energy, and money on transportation. The Center for Neighborhood Technology developed the Housing and Transportation (H+T®) Affordability Index to understand housing and transportation expenditures in measuring housing affordability. Based on this index, there are no areas within the City of Montclair that are location efficient, combining compact and mixed-use developed with access to jobs, services, transit and amenities. On average, nearly two-thirds of all households (72.1%) are spending more than \$13,000 on transportation costs each year. Between housing and transportation expenditures, households are dedicating approximately 57 percent of their income to these costs. This figure is slightly lower than the County rate (59 percent), where transportation costs tend to be lower in denser neighborhoods with proximity to jobs and services.

Due to Montclair's location on the western edge of San Bernardino County, the City is served by three different services providing bus transit (Omnitrans, Foothill Transit, and Riverside Transit), and one passenger rail service (Metrolink). Montclair sits along the San Bernardino Line of the Metrolink, which connects Los Angeles and San Bernardino. Omnitrans serves approximately 9 million riders per year and operates 35 fixed routes throughout San Bernardino County. Omnitrans connects Montclair to the rest of San Bernardino County through bus service. Riverside Transit has connections to the south into and throughout Riverside County, while Foothill Transit services the San Gabriel and Pomona Valleys.

Further discussion of employment and transportation trends in the City is provided in the City's 2019 Local Profile prepared by SCAG. As discussed in the Local Profile, as of 2018, the average Montclair resident traveled 31 minutes (one way) to their place of employment. This travel time is consistent with San Bernardino County, whose residents averaged 30.9 minutes (one way) traveling to work. As of 2018, 56.4 percent of Montclair residents traveled over 30 minutes to their workplace, and 16 percent of Montclair residents traveled over one hour.

The Montclair Local Profile prepared by SCAG also provided insight to the transportation methods utilized by Montclair residents. According to the Local Profile, approximately 78 percent of commuters drove alone to work, while approximately 15 percent of commuters carpooled to work. The remaining 7 percent of commuters used either public transit or alternative transportation (bicycling and/or walking) or worked from home. Relative to vehicle ownership, approximately 6 percent of Montclair households do not own a vehicle. Approximately 33 percent of Montclair households own one vehicle, while nearly 61 percent of households own two or more vehicles (Southern California Association of Governments 2019).



D. HEALTHY ENVIRONMENT

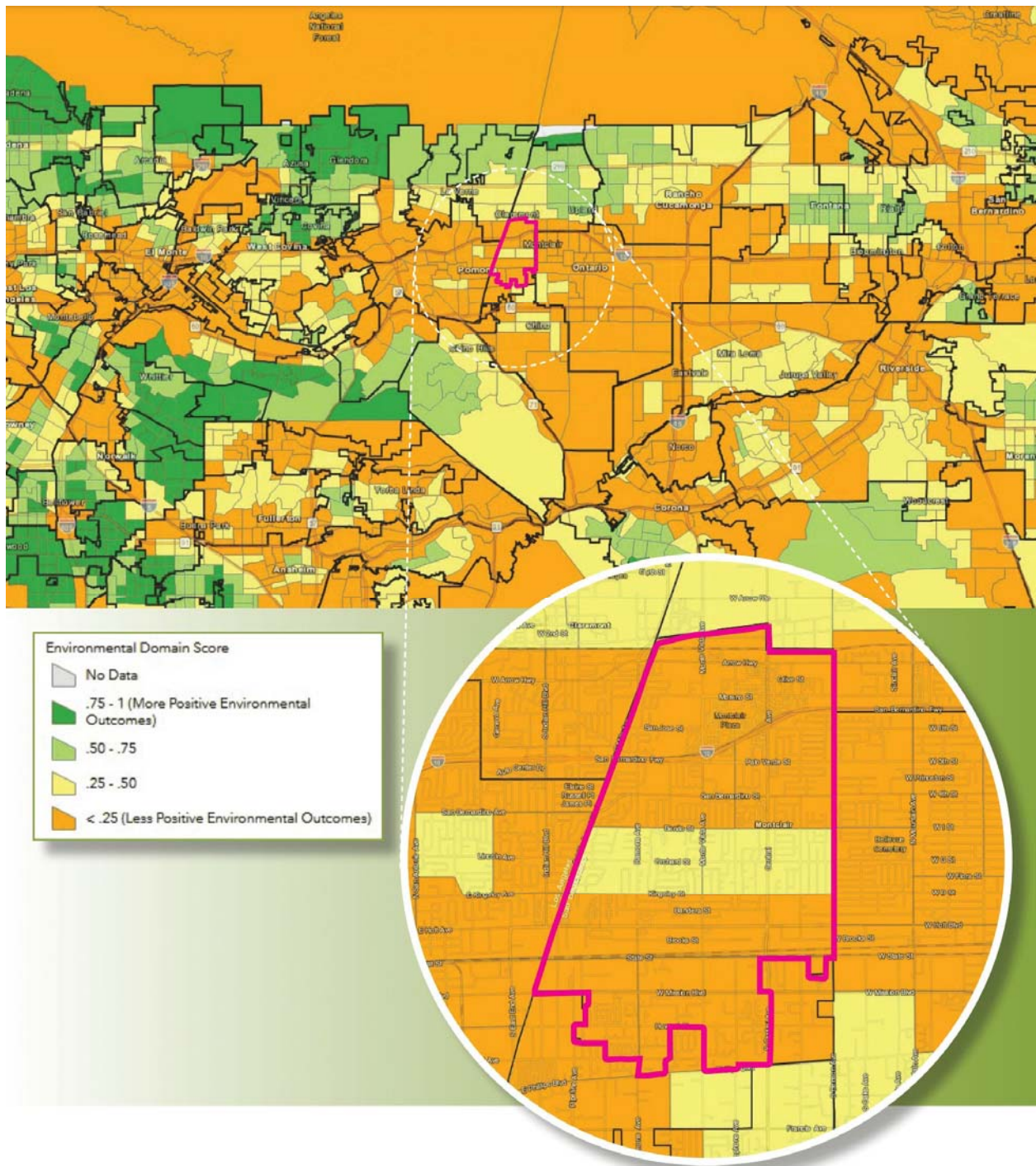
To measure environmental health, the TCAC utilizes the State of California's Office of Environmental Health Hazard Assessment's (OEHHA) CalEnviroScreen 4.0, which uses 10 factors to measure environmental health impacts and pollution burden. These factors are broken down into exposure (levels of ozone, particulate matter, diesel, water quality, pesticide use, traffic density, and toxic releases) and environmental (cleanup sites, groundwater threats, hazardous waste generators and facilities, impaired water bodies, and solid waste sites and facilities) effects. Since many of these environmental effects are byproducts of population centers, San Bernardino County has poor environmental quality in many areas of the region's more heavily populated centers.

The TCAC environmental score map for the City obtained from the HUD AFFH Tool is provided in Figure 4-13, *TCAC Opportunity Areas – Environmental Score*. As shown in this figure, the central portion of the City contains a small area that falls within the category with an index range from 0.25 to 0.50, while the northern and southern portions of the City fall within a lower index range of less than 0.25. Both of these scores are on the lower end of the index range.

As the City is finishing up a comprehensive General Plan update, policies to address health impacts as they relate to land uses and environmental justice will be developed and included through a Social Equity (SE) lens throughout the General Plan document. Social equity seeks to integrate elders, youth, and the minority races more meaningfully into the civic discourse by: improving access to jobs, affordable housing, parks, more reliable mobility options; and active inclusion in government processes, programs, and decisions.



FIGURE 4-13: TCAC OPPORTUNITY AREAS – ENVIRONMENTAL SCORE



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: //belonging.berkeley.edu/2021-tcac-opportunity-map



E. COMPOSITE SCORE

Since 2017, the California Tax Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources, such as high-paying job opportunities, high-quality schools, safe and clean neighborhoods, and other healthy economic, social, and environmental indicators based on evidence-based research to inform policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions as a tool to assess access to opportunities within their community.

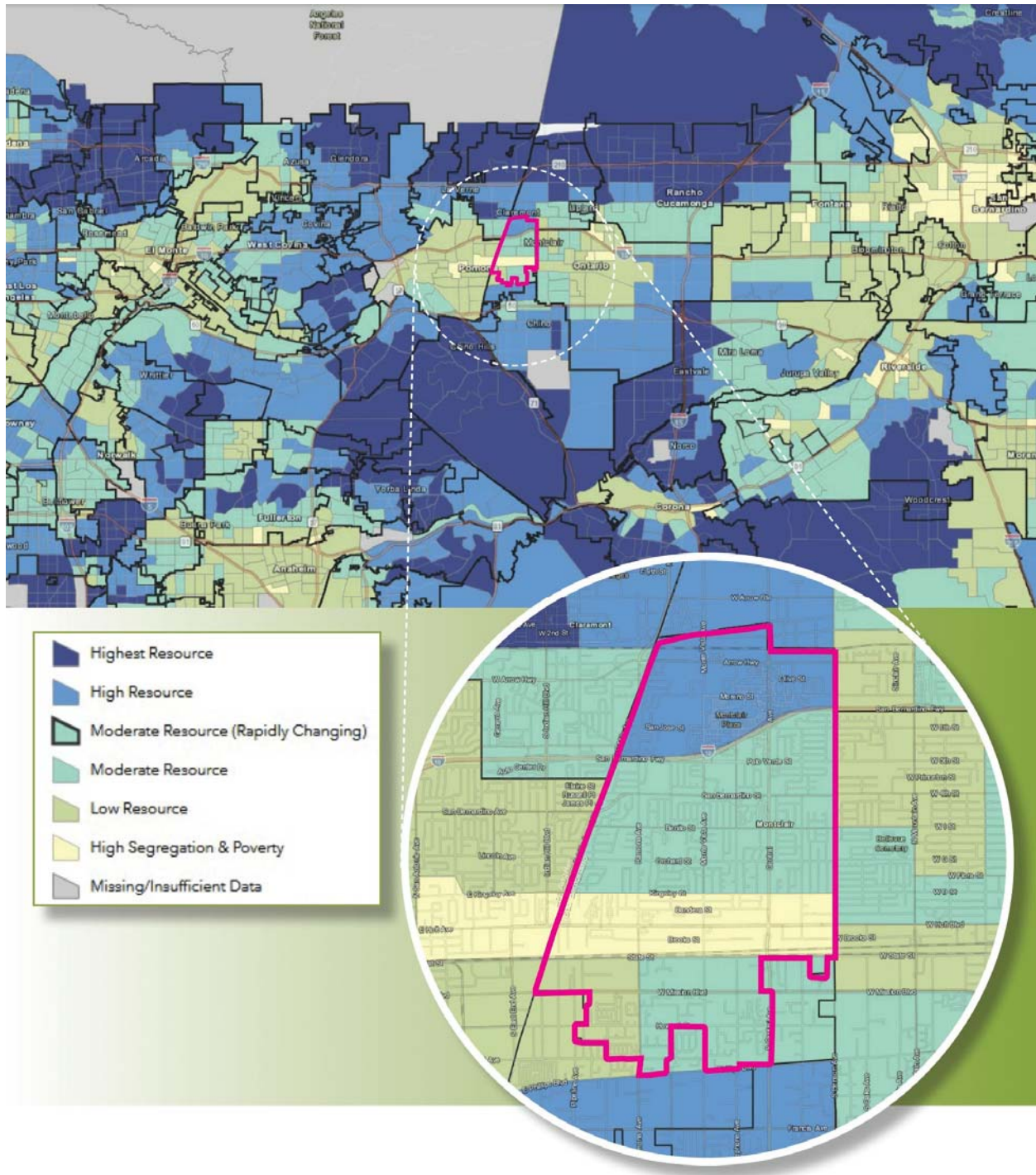
Indicators identified by TCAC and HCD to determine access to opportunity include high levels of employment and close proximity to jobs, access to educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These indicator scores decrease as the level of designation decreases until they are classified as “Low Resource” areas, which typically have limited access to opportunities, poor environmental quality, and a historic pattern of exclusionary practices impacting fair housing issues.

The TCAC composite score map for the City obtained from the HUD AFFH Tool is provided in Figure 4-14, TCAC Opportunity Areas – Composite Score. As shown in this figure, the City of Montclair has a range of resource areas. One tract is a tract of high segregation and poverty and is in the southern portion of the City. A majority of the City falls in the moderate resource range, while a northern portion of the City is listed as high resource. No portions of the City fall within the highest resource area.

Tract 2.01 is shown as High Resource area and Tract 3.03 is shown as a Low Resource area. Tract 0003.01 is shown as an area that also experiences High Segregation and Poverty. The remaining areas of the City are Moderate Resource areas. Compared to other areas of the region, neighboring cities including Pomona, Ontario, Claremont, Uplands and Chino, Montclair represents a median with a blend of high, moderate and low resource areas. In contrast, Ontario to the east and Pomona to the west, have a higher number of low resource areas. In comparison, Claremont to the north and Chino to the south, have a higher number of high and highest resource areas. Other areas with a concentration of high and highest resource areas in the greater region include coastal cities in Los Angeles and Orange Counties, areas along the Los Angeles and Orange County lines, and pockets of the San Gabriel Valley, largely north of the 210 freeway.



FIGURE 4-14: TCAC OPPORTUNITY AREAS – COMPOSITE SCORE



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: //belonging.berkeley.edu/2021-tcac-opportunity-map



5. DISPROPORTIONATE HOUSING NEEDS INCLUDING DISPLACEMENT

The purpose of a disproportionate housing needs and displacement analysis is to identify how access to the housing market differs for members of protected classes—and to determine if such differences are related to discriminatory actions or effects.

The AFFH rule defines “disproportionate housing needs” as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of members of any other relevant groups or the total population experiencing that category of housing need in the applicable geographic area” (HUD 2016).

A. COST BURDEN

1. Overpayment

Housing costs for ownership and rental units have increased dramatically in the last decade for the County overall. Figure 4-15, *Montclair Median Home Sales Price (unadjusted for inflation)*, illustrates the median average home sales price for the City since 2012. In less than 10 years, the median home sales price has risen from approximately \$230,000 in 2012 to \$588,000 at present. The graph illustrates that prices have been increasing since 2012, and since January 2021 to the present, prices have dramatically risen.

Median home sales prices are higher in Montclair when compared to the rest of San Bernardino County; the City’s median home sales price, at \$588,000, is approximately \$150,000 more than the County. As shown in Figure 3-16, *San Bernardino County Median Homes Sales Price (unadjusted for inflation)*, in less than 10 years, the median home sales price has risen at a rate of just over 150 percent from approximately \$175,000 in 2012 to \$439,000 at present. The graph illustrates that prices rose significantly in 2013 during the economic recovery that followed the recession of 2008, followed by a steady rise upward from 2014 up until late 2020. Since January 2021 to the present, prices have dramatically risen.

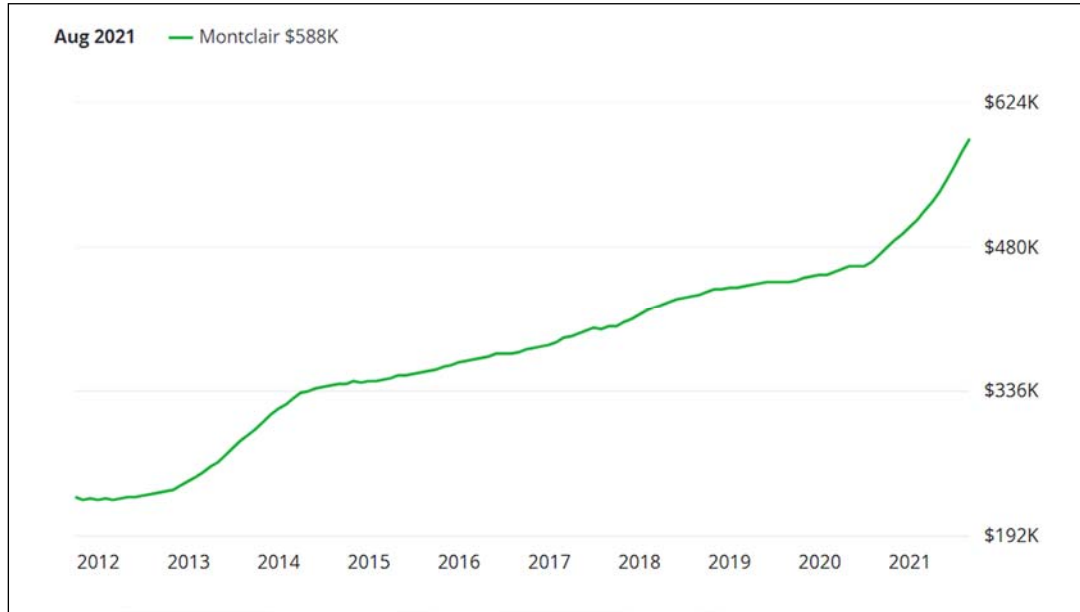
Illustrative examples of overpayment by homeowners and renters for year 2019, obtained from HUD AFFH Tool, are provided in Figure 4-17, *Overpayment by Homeowners (2019)* and Figure 4-18 *Overpayment by Renters (2019)*. As shown in these figures, overpayment for living costs is an issue faced both by homeowners and renters in Montclair. HCD defines overpayment as households spending more than 30 percent of their income, including utilities. Overpayment creates a cost burden for both homeowners and renters.

As of the 2019 ACS data, in northern portions of Montclair, 20 to 40 percent of homeowners are overpaying for their housing costs, and thus are considered cost burdened. These areas fare better when compared to the rest of the City, where 40 to 60 percent of homeowners are considered cost burdened. Overpayment by renters is even more prevalent. In most portions of the City, 40 to 60 percent of renters are considered cost burdened. Three tracts,



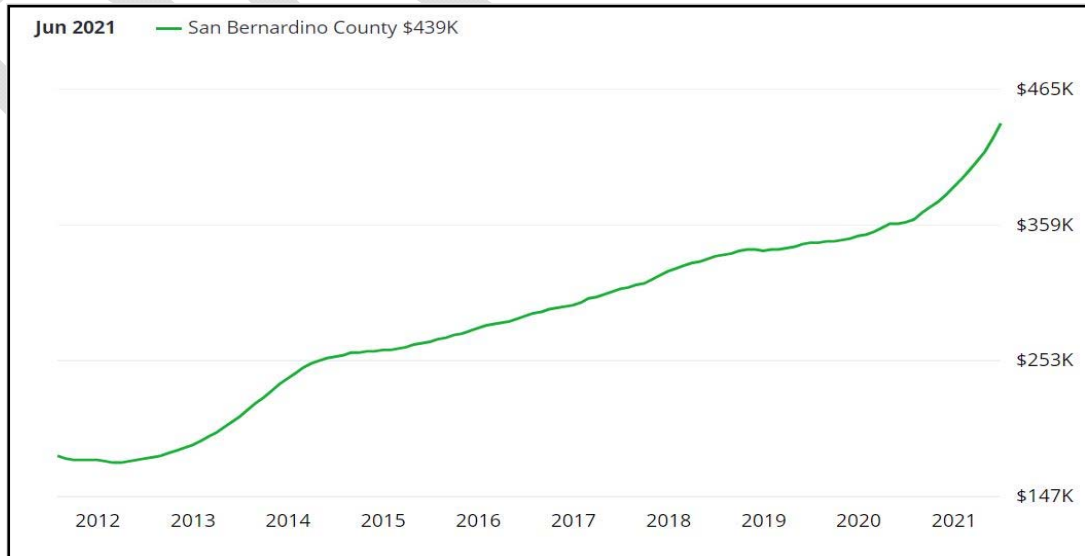
all located in the southern portion of the City, including the census tract that is considered an area of high segregation and poverty, have 60 to 80 percent of renters that overpay for rent.

FIGURE 2: MONTCLAIR MEDIAN HOMES SALES PRICE



Source: Zillow, Montclair Home Values, 2021

FIGURE 4-16: SAN BERNARDINO COUNTY MEDIAN HOME SALES PRICE



Source: Zillow, San Bernardino County Home Values, 2021



The cost burden impacts for renter households have steadily increased countywide, including in the City of Montclair. As indicated in Table 4-14, *Tenure – Renter/Owner by Ethnicity*, the overall number of renter households experienced a significant increase of 31 percent from 2010 to 2017, with owner households having a much smaller increase of 3 percent. Trends in the County overall indicate a slight decrease of 5 percent in homeownership from 2010 to 2017 and a moderate increase of 22 percent in renters.

Tenure data for the City broken out by race/ethnicity, as shown in Table 4-14, *Tenure – Renter/Owner by Ethnicity*, indicates the following: the White population had an increase of 19 percent in renters but a decrease of 20 percent in homeowners; the Black population had a decrease of 8 percent in renters but a substantial increase of 20 percent in homeowners; the Asian population had increases in both renters at 31 percent and homeowners at 37 percent (which represents the greatest homeownership increase of the racial/ethnic distribution); the population designated as Other saw the largest increase in renter population at 131 percent but saw a 10 percent decrease in homeowners; and the Hispanic population in the City had an increase of 39 percent in renters, as well as an increase of 9 percent in owners.

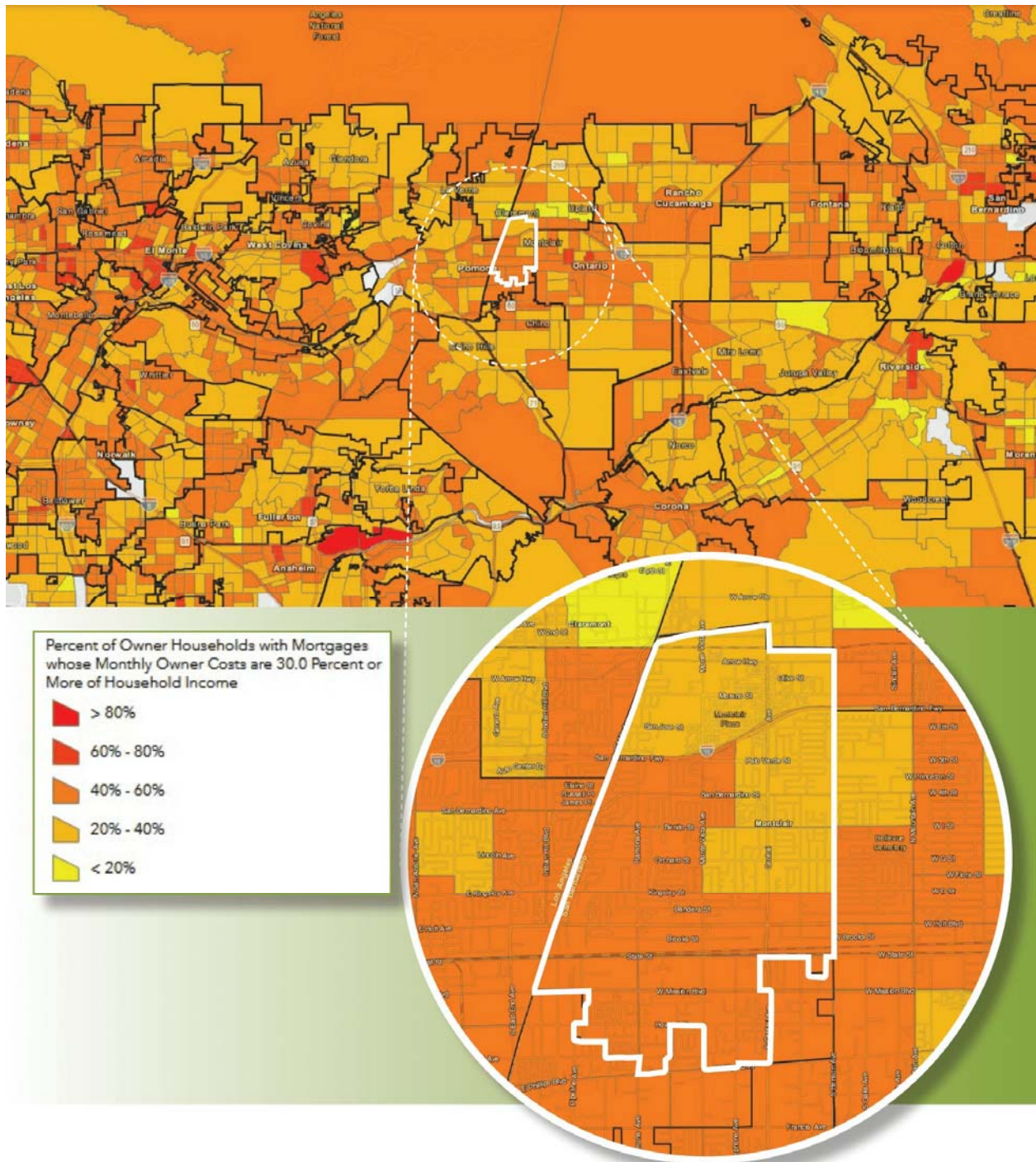
In San Bernardino County overall, households of color are less likely than White households to own their homes. Black households have the lowest homeownership rate (33.1 percent), which is less than half of the White ownership rate of 68.7 percent. Hispanic and Native American homeownership rates are also significantly lower (55.4 percent and 49.8 percent, respectively) than the homeownership rate for White households. Asian and other non-Hispanic households have homeownership rates closer to that of White households (62.4 percent and 60.1 percent, respectively). By geography, the largest concentration of renters is near military bases, such as Fort Irwin and the Marine Corps Air Ground Combat Center in Twentynine Palms, which is located approximately 90 miles east of Montclair.⁹

However, it is important to note that homeownership can counteract the negative impacts of rising housing prices and displacement, especially for lower-income households. The constraint on homeownership in Montclair involves both the affordability of the housing stock and the ability of potential buyers to fulfill down-payment requirements. Conventional home loans typically require 5 to 20 percent of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and method to bridge the gap between the down payment and a potential homeowner's available funds. While the City does not have a homebuyer assistance program, the City does direct eligible residents to programs offered by the County.

⁹ County of San Bernardino Community Development and Housing Agency. 2020. *San Bernardino County Analysis of Impediments to Fair Housing Choice Program Years 2020-2025*.



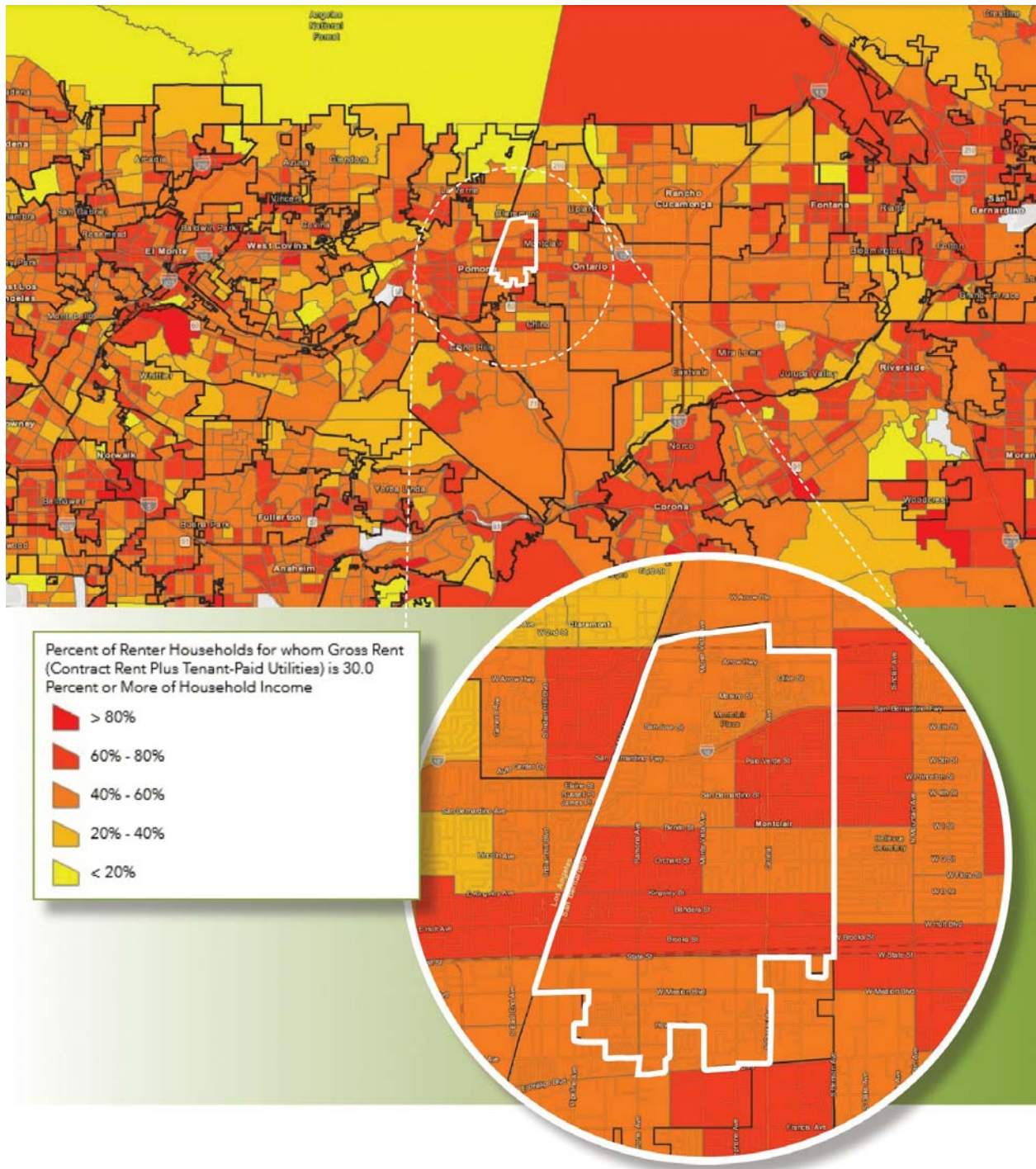
FIGURE 4-17: OVERPAYMENT BY HOMEOWNERS (2019)



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2014-2018 American Community Survey 5-Year Estimates.



FIGURE 3: OVERPAYMENT BY RENTERS (2019)



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2014-2018 American Community Survey 5-Year Estimates.



TABLE 4-14: INCOME AND TENURE BY ETHNICITY

	2010		2017		Percent Change	
	Renters	Owners	Renters	Owners	Renters	Owners
Total	3,520	5,589	4,628	5,748	31%	3%
White, non-Hispanic						
<= 30% of HAMFI ¹	55	130	120	65	118%	-50%
>30% to <=50%	25	260	119	75	376%	-71%
>50% to <=80%	170	310	95	250	-44%	-19%
>80% to <=100%	40	240	60	225	50%	-6%
>100%	240	910	235	865	-2%	-5%
Total	530	1,850	629	1,480	19%	-20%
Black, non-Hispanic						
<= 30% of HAMFI	90	15	95	25	6%	67%
>30% to <=50%	30	0	25	0	-17%	0%
>50% to <=80%	85	25	110	0	29%	-100%
>80% to <=100%	25	30	10	20	-60%	-33%
>100%	75	130	40	195	-47%	50%
Total	305	200	280	240	-8%	20%
American Indian and Alaskan Native, non-Hispanic						
<= 30% of HAMFI	30	0	0	0	100%	0%
>30% to <=50%	0	0	0	0	0%	0%
>50% to <=80%	0	0	0	0	0%	0%
>80% to <=100%	0	0	0	0	0%	0%
>100%	10	0	30	29	200%	100%
Total	40	0	30	29	-25%	100%
Asian, non-Hispanic						
<= 30% of HAMFI	100	25	100	70	0%	180%
>30% to <=50%	25	35	60	80	140%	129%
>50% to <=80%	100	65	105	55	5%	-15%
>80% to <=100%	40	70	0	40	-100%	-43%
>100%	75	290	180	420	140%	45%
Total	340	485	445	665	31%	37%
Native Hawaiian and Other Pacific Islander, non-Hispanic						
<= 30% of HAMFI	0	0	0	0	0%	0%
>30% to <=50%	0	0	0	0	0%	0%
>50% to <=80%	0	0	0	0	0%	0%
>80% to <=100%	0	0	0	0	0%	0%



TABLE 4-14: INCOME AND TENURE BY ETHNICITY

	2010		2017		Percent Change	
	Renters	Owners	Renters	Owners	Renters	Owners
>100%	0	0	0	10	0%	100%
Total	0	0	0	10	0%	100%
Other (including multiple races, non-Hispanic)						
<= 30% of HAMFI	0	0	25	0	100%	0%
>30% to <=50%	35	55	0	55	-100%	0%
>50% to <=80%	0	0	55	15	100%	100%
>80% to <=100%	0	30	0	4	0%	-87%
>100%	10	14	24	15	140%	7%
Total	45	99	104	89	131%	-10%
Hispanic						
<= 30% of HAMFI	395	185	625	155	58%	-16%
>30% to <=50%	600	220	680	205	13%	-7%
>50% to <=80%	440	705	700	540	59%	-23%
>80% to <=100%	285	405	470	500	65%	23%
>100%	540	1,440	665	1,835	23%	27%
Total	2,260	2,955	3,140	3,235	39%	9%

Source: HUD User, U.S. Department of Housing and Urban Development Consolidated Planning/CHAS/Data (2010-2017)

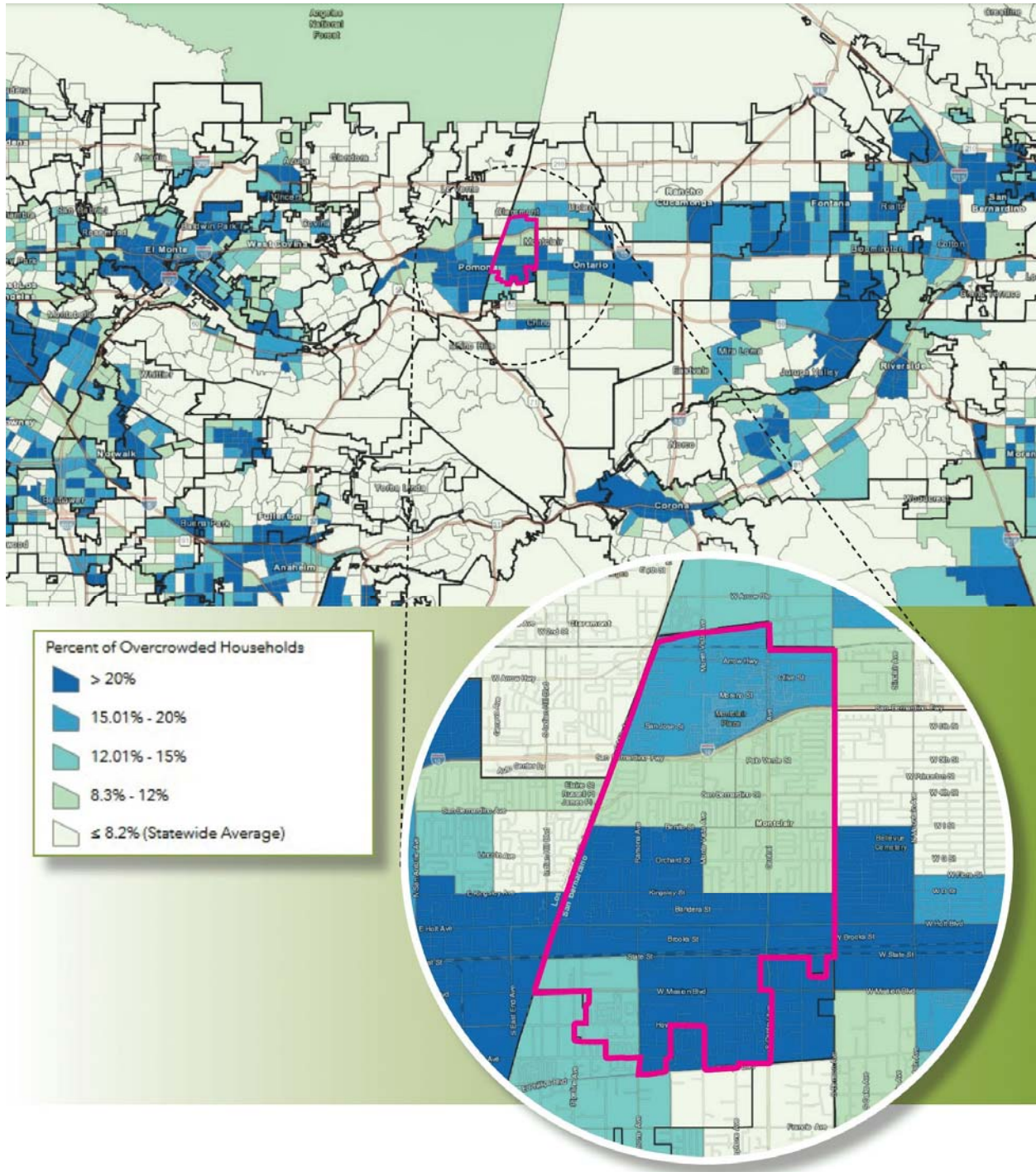
Notes: 1 = HAMFI = HUD Area Median Family Income

B. OVERCROWDING

Overcrowding is defined by HUD as a household containing more than one person per room; a household is severely crowded if more than 1.5 persons share a room. According to the SCAG Local Profile, the average household size in the City of Montclair is higher than San Bernardino County. The average household size in Montclair is 3.8 persons per household, compared to San Bernardino County at 3.3 persons per household. Larger household sizes can contribute to overcrowding, especially with the cost burdens as discussed above. As shown in Figure 4-19, *Overcrowded Households*, all areas in Montclair have a higher rate of overcrowding than the state average of 8.2 percent. The southern portions of the City have overcrowding rates of over 20 percent. The central portion of Montclair has the lowest number of overcrowded households, ranging from 8.3 to 12 percent. Other portions of the City have overcrowding rates between 12 and 20 percent. The most overcrowded tracts are also the tracts with the highest overpayments by both homeowners and renters, suggesting households are accommodating more people to help defer increases in housing costs. There are various pockets of overcrowding across the region, particularly in close proximity to job centers in Montclair, Pomona and Ontario and in places already burdened by a high concentration of overpayment.



FIGURE 4-19: OVERCROWDED HOUSEHOLDS



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2014-2018 American Community Survey 5-Year Estimates.



C. SUBSTANDARD HOUSING

HUD defines substandard housing as “housing which was dilapidated, without operable indoor plumbing or a usable flush toilet or bathtub inside the unit for the family’s exclusive use, without electricity or with inadequate or unsafe electrical service, without a safe or adequate source of heat, and should but does not have a kitchen, or has otherwise been declared unfit for habitation by the government.”

According to the Comprehensive Housing Affordability Strategy (CHAS) data, the following four housing problem definitions are used to make the determination of substandard housing. A household is said to have a housing problem if it has any one or more of these four problems:

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

TABLE 4-15: HOUSING PROBLEMS

	2010			2017		
	Number of Households	Has 1 or More of the 4 Housing Unit Problems	Percent with Housing Problems	Number of Households	Has 1 or More of the 4 Housing Unit Problems	Percent with Housing Problems
Total	9,109	5,035	55%	10,376	5,158	50%
White, non-Hispanic	2,380	825	35%	2,109	750	36%
Black, non-Hispanic	505	225	45%	520	300	58%
American Indian/Alaskan Native, non-Hispanic	40	30	75%	59	25	42%
Asian, non-Hispanic	825	445	54%	1,110	530	48%
Native Hawaiian/Other Pacific Islander, non-Hispanic	0	0	0%	10	0	0%
Other (including multiple races, non-Hispanic)	144	70	49%	193	133	69%
Hispanic	5,215	3,440	66%	6,375	3,420	54%

Source: HUD Consolidated Planning/CHAS Data (2010 and 2017)

As indicated in Table 4-15, *Housing Problems*, Montclair experienced a 5 percent decrease from 2010 to 2017 in the number of households having one or more of the above-listed substandard housing conditions. This trend in Montclair mirrors the 5 percent decrease experienced by the County overall in the same time. Some groups saw degradation in their



housing conditions. The ethnicities that experienced an increase in housing problems during this time were: White (1 percent), Black (13 percent), and Other (20 percent). Other racial/ethnic groups saw improvements in their housing conditions, i.e., a decrease in the percentage of housing problems: Asian (6 percent), American Indian/Alaskan Native (33 percent), and Hispanic (12 percent).

D. HOMELESSNESS

Homelessness is becoming an increasing issue of concern countywide due to the increase of homelessness within urban areas of the County. As indicated in the County's 2019 *Homeless Count and Subpopulation Survey Final Report*, approximately 2,607 persons were registered homeless with 687 being sheltered and 1,920 unsheltered (San Bernardino County 2019). This accounts for a 12 percent increase in the overall homelessness population from approximately 2,321 persons registered in year 2013 (San Bernardino County 2013).

Data from the San Bernardino County Homeless Partnership 2013 and 2019 Point In Time Counts specific to Montclair are presented in Table 3-48, *Homelessness Characteristics*, below. As shown in Table 4-16, the number of people experiencing homelessness in Montclair has increased from 15 persons to 24 persons between 2013 and 2019, a 60 percent increase. With Montclair's population being just over 39,000 residents, the current number of homeless represents 0.06 percent of the City's total population. All 24 homeless persons are reportedly unsheltered. Note that regarding the Montclair Point in Time Counts, in 2013, there were 15 unsheltered persons, but ethnicity data was not collected for all persons counted. For the 2019 data, only 10 of the 24 unsheltered adults were surveyed. Racial demographic information was collected in the 2019 survey and shows that the majority of those experiencing homelessness identified as Black.

TABLE 4-16: HOMELESSNESS CHARACTERISTICS

Type	2013	2019	Change
Total Homeless	15	24	60%
Sheltered/Unsheltered Status			
Sheltered	-	-	-
Transitional Housing	-	-	-
Unsheltered	15	24	60%
Sex			
Male	12	7	-42%
Female	3	3	0%
Transgender	-	-	-
Chronic Homeless	-	-	-
Families (Including Chronically Homeless Families)	-	-	-
Persons with Mental Health Problems			
Persons w/HIV/AIDS	6	8	33%
Substance Users	-	-	-
Unaccompanied Women	6	4	-33%
U.S. Veterans	1	0	-100%
Victims of Domestic Violence	8	5	-38%
Youth Under 18	-	-	-

**TABLE 4-16: HOMELESSNESS CHARACTERISTICS**

Type	2013	2019	Change
Youth 18 to 24	3	0	-100%
Persons Released from Prisons & Jails During Past 12 Months	1	0	-100%
Race/Ethnicity	-	-	-
White, non-Hispanic	-	-	-
Black, non-Hispanic	3	6	100%
American Indian and Alaskan Native, non-Hispanic			
Asian, non-Hispanic	-	2	-
Native Hawaiian and Other Pacific Islander, non-Hispanic	-	1	-
Multiple Races or Other	-	0	-
Don't Know/Refused	-	0	-
Hispanic/Latino	-	0	-

Source: San Bernardino County Homeless Partnership 2013 and 2019 Point In Time Counts

E. DISPLACEMENT

Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Neighborhood change is influenced by three processes: movement of people, public policies and investments, such as capital improvements and planned transit stops, and flows of private capital (Zuk et al 2015).¹⁰ These processes can disproportionately impact people of color, as well as lower-income households, persons with disabilities, large households, and persons at-risk of or experiencing homelessness. An assessment of displacement within a city should address these three processes, root causes, and disproportionate impacts on protected classes. For the purposes of the Housing Element, displacement is used to describe any involuntary household move caused by landlord action or market changes.

Displacement can broadly be understood to be caused by disinvestment, investment-fueled gentrification, or a process combining the two. Low-income neighborhoods experience displacement due to disinvestment resulting from both public and private sector decisions. Similarly, both public and private investments fuel displacement by attracting residents with higher incomes and higher educational attainments into low-income communities (Chapple 2020).¹¹ The County of San Bernardino AI included a Housing and Community Development Survey, in which more than half (66.94 percent) of respondents identified displacement of residents due to rising housing costs as a barrier to fair housing.

Overpayment is a main factor contributing to displacement, which continues to be an issue of concern within all areas of the County. Overpayment of rental expenses among low-income households presents an increased probability of displacement resulting from the need to relocate

¹⁰ Zuk, M., et al. (2015). Gentrification, Displacement, and the Role of Public Investment. Federal Reserve Bank of San Francisco, 32.

¹¹ Chapple, K. (2020). "On the Brink of Homelessness: How the Affordable Housing Crisis and the Gentrification of America Is Leaving Families Vulnerable." Written statement for the record before the House Financial Services Committee, Washington DC: January 14, 2020. [https:// docs.house.gov/meetings/BA/BA00/20200114/110362/HRG-116-BA00-Wstate-ChappleK-20200114.pdf](https://docs.house.gov/meetings/BA/BA00/20200114/110362/HRG-116-BA00-Wstate-ChappleK-20200114.pdf)Desmon



to an area where affordable housing of non-overpayment of rental expenses is available. As discussed in Section 4.5.A, *Cost Burden*, and illustrated in Figure 4-18, *Overpayment by Renters (2019)*, rental owner overpayment percentages experienced an *increase* in census tract areas. While rental overpayment percentages fell in some parts of the City from 40 to 60 percent to 20 to 40 percent in 2019, overpayment for renters is still quite prevalent. The trends in 2019 largely mirrored the trends in 2014, with some improvement seen in the northern sections of Montclair.

Additionally, while San Bernardino County saw overall decreases in owner overpayment percentages from 2014 to 2019, the City's owner overpayment data indicates a different trend as shown in Figure 4-17, *Overpayment by Homeowners (2019)*. For homeowners in 2014, most of the City fell within the 40 to 60 percent range. Patterns in 2019 largely mirror the trends in 2014 regarding homeowner overpayment, although some tracts in the northern portions of the City have seen decreases in that percentage.

Data from the Urban Displacement Project provides an important tool in assessing the risk of displacement, including the analysis of sensitive communities, low-income population groups that may be particularly vulnerable to displacement pressures (e.g., redevelopment, rising housing costs, neighborhood change). As shown in Figure 4-21, existing sensitive communities with higher vulnerability are largely concentrated in two areas: north of the I-10 freeway and south of Kingsley Street to the City's southern border. These maps are intended to define a general neighborhood change progression toward displacement. However, it is important to note that not all neighborhoods may definitively change into neighborhoods experiencing gentrification and/or displacement.

An additional consideration of displacement risk is an analysis of social vulnerability, which can provide important insights into the potential for disaster-driven displacement, particularly for low-income renters in the community. As shown in Figure 4-22, existing vulnerable communities are largely concentrated in two areas: north of the I-10 freeway and south of Kingsley Street to the City's southern border. As discussed in the General Plan, the entire City and SOI are located within FEMA Flood Zone X, designated as the area determined to be outside the 500-year flood area, protected by levee from 100-year flood, and with a minimal or 0.2% chance of flooding. There is a small 4-acre area surrounding the San Antonio Channel in the southwest corner of the City that is designated as Zone A, which represents areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage.

Earthquake risks poses an additional displacement risk. Although the potential for damage resulting from future earthquakes cannot be ignored, Montclair is characterized by a number of factors that tend to reduce earthquake, fire, and other hazards. Foremost among these are the relatively low density character of the community, comparatively high level of seismic hazard awareness on the part of residents of the community and public officials, and relative newness of the community. Future intensification trends will benefit from modern seismic design strict adherence to the 2016 California Building Code, including Seismic Zone 4 structural requirements, setbacks, clearance and fire preventive devices, and construction technology, creating a positive environment for the total community.

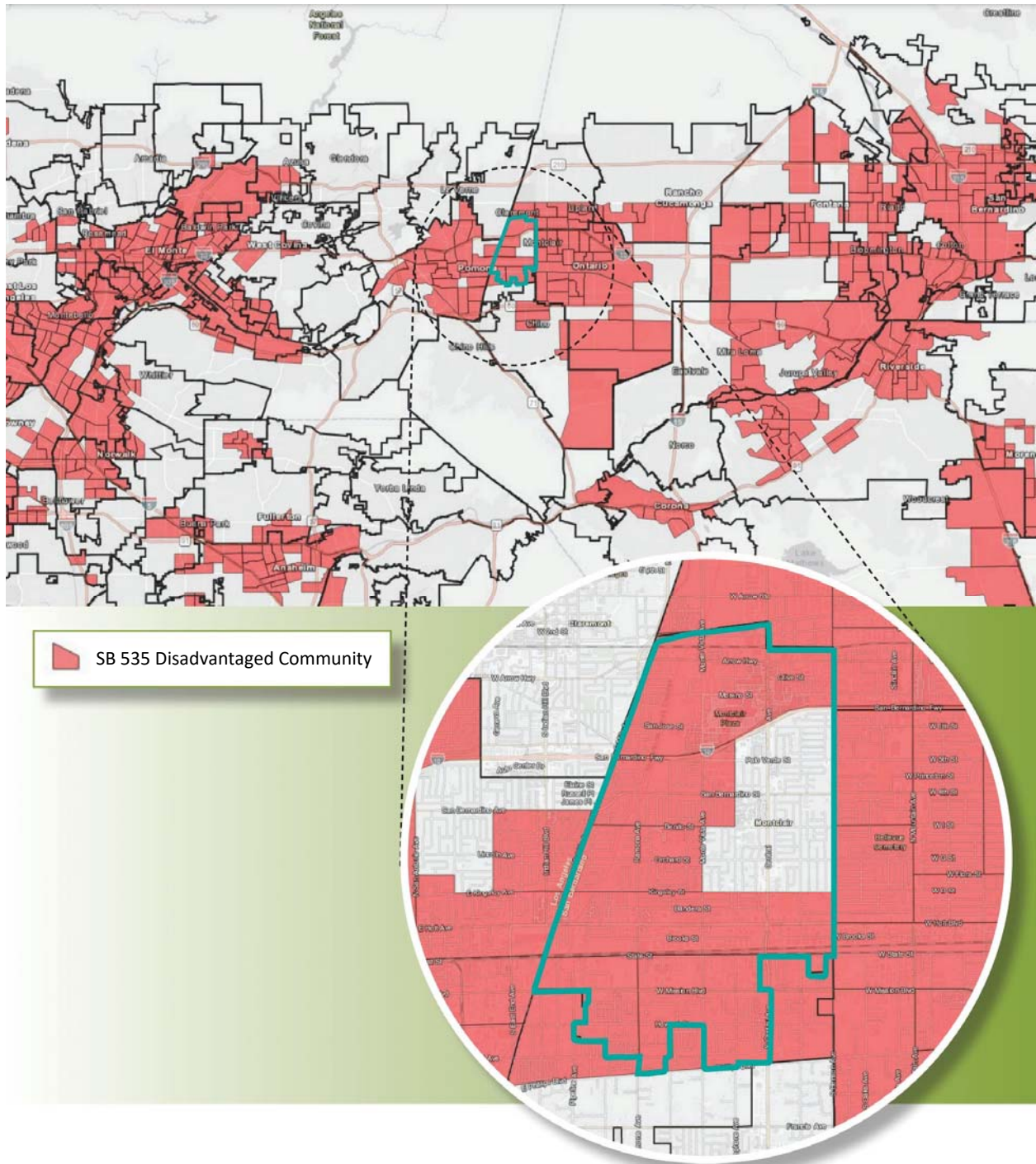


While all residents are at risk to disaster-driven displacement, members of protected classes are more at risk due to conditions that can exacerbate impacts to the City's most vulnerable community members, such as seniors, low-income residents, children, the disabled, and homeless. For instance, poor environmental conditions, lack of access to essential services, limited community infrastructure, language barriers, and disruptions to public transportation can place disproportionate burdens on protected classes. The City will ensure that all new plans and programs related to disaster planning examine the potential effects of stresses, shocks, and post-disaster recovery plans and efforts through an equity lens, prioritizing resources for communities that experience the greatest inequities, disproportionate impacts, and unmet needs. This can be achieved through consistency of the Housing Element with the Safety Element and the creation of an Environmental Justice Element as part of a General Plan update, which will be completed as part of the City's comprehensive General Plan update.

DRAFT



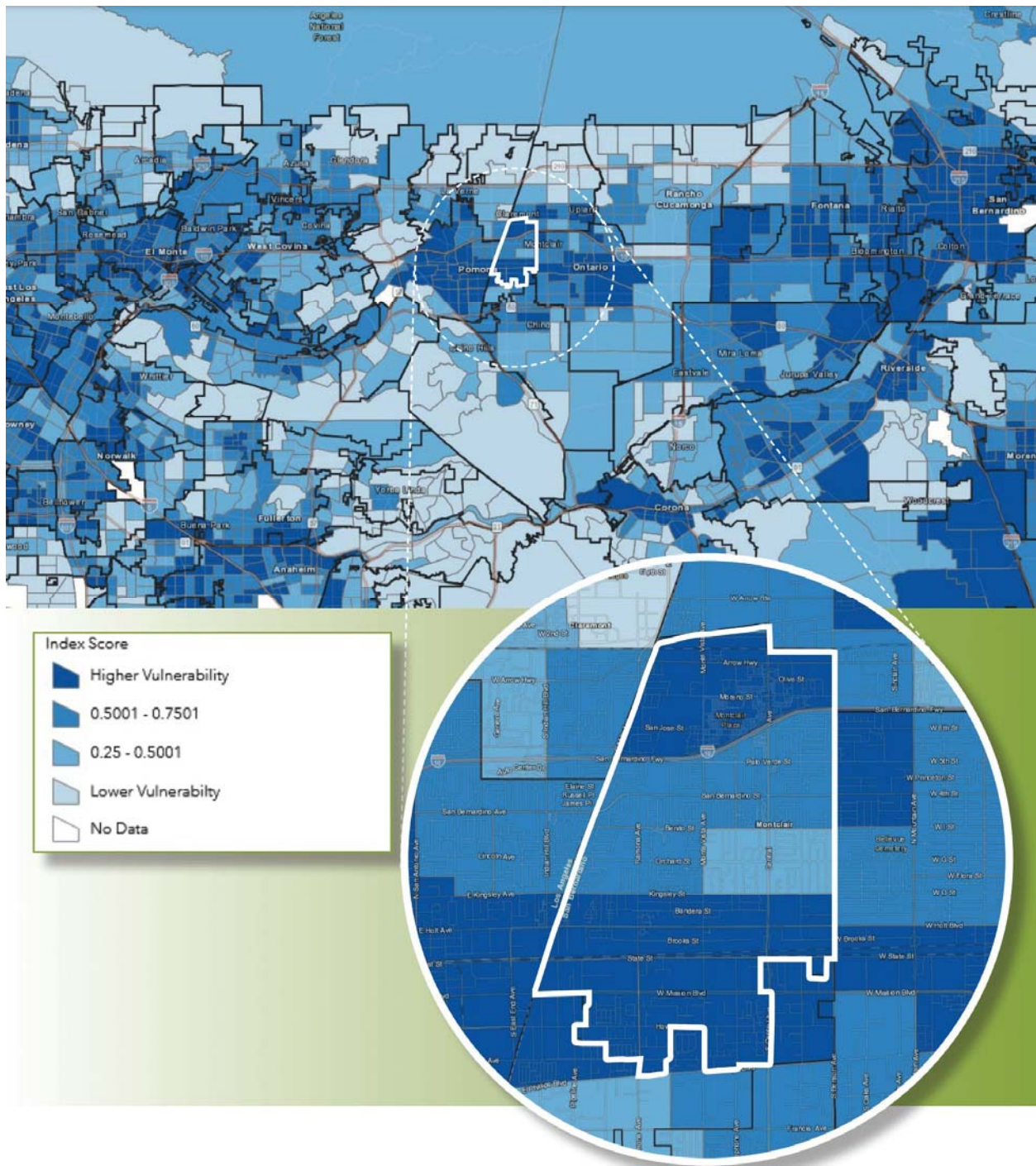
FIGURE 4-20: SB 535 DISADVANTAGED COMMUNITIES



Source: Source: AFFH DataViewer – accessed by National CORE on June 1, 2021.

Original data source: California Communities Environmental Health Screening Tool (CalEnviroScreen 4.0)

FIGURE 4-21: SOCIAL VULNERABILITY INDEX

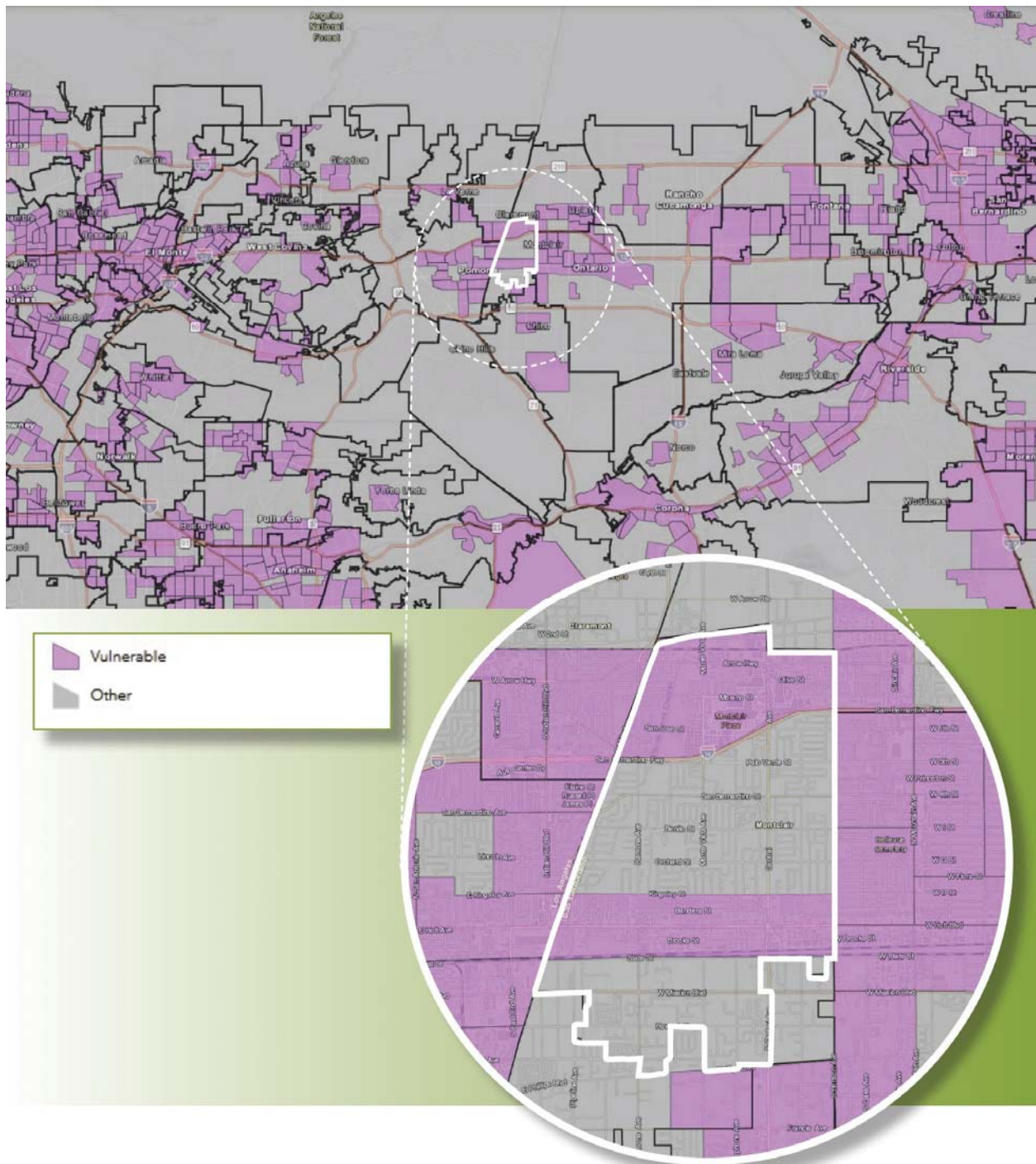


Source: Source: AFFH DataViewer – accessed by National CORE on June 1, 2021.

Original data source: CDC/ATSDR/Division of Toxicology and Human Health Sciences/Geospatial Research, Analysis & Services Program



FIGURE 4-22: VULNERABLE COMMUNITIES



6. IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

Based on demographic information presented in this section and the fair housing issues presented in the County's Analysis of Impediments, input from stakeholders and community members from the Housing Element, General Plan and Specific Plan update process and the analysis in this document, there are several contributing factors that may affect fair housing choice in the City of Montclair.

Based on City and County staff experience in conducting community outreach for various planning and community development matters, expanded efforts are needed as it relates ensuring that Montclair residents, particularly low income residents are not displaced due to increasing housing costs and gentrification. There are several census tracts in the City that are defined as vulnerable to displacement in the event of increased development or drastic shifts in housing cost. These census tracts are located at the northern end of the City near Montclair Place and the Montclair Transcenter and along Holt Boulevard. This is a high priority item to address as development in the City picks up and potential for gentrification increases.

Second, it is critical that a variety of housing types be available in the City to allow for low income households to not only stay in Montclair, but to progress into non-subsidized housing and eventually home ownership as their income increases. Housing costs throughout Southern California, including Montclair have increased substantially over the last decade. Due to a multitude of factors, new housing developments being proposed are largely market rate, in the City of Montclair, and the wider region. The construction of market rate housing and smaller units can lead to gentrification of neighborhoods that have historically housed minority populations. The increase in housing costs can also result in lower income households leaving the City in search of more affordable housing options. To address this the City has prioritized and incentivized the development of a variety of housing types, will promote the development of ADUs, particularly in high resource areas, and will support the development of large housing units for families. This is also a high priority item given the recent increase in development of market rate housing in the City.

Related to this factor, the development of affordable housing and housing for special needs populations is often met with concern from surrounding property owners and at times even elected officials. This can discourage new investments and developer interest that would otherwise lead to affordable housing units, particularly in areas considered to be high resource areas. To address this factor the City will participate in County efforts to distribute educational programming with the goal of developing an understanding of affordable and workforce housing among residents (see also Policy Action 4.1 of the Housing Plan.) This is a medium priority item that is important but will take time to develop and implement.

Finally, within the City of Montclair there is a concentration of transit amenities in the northern portion of the City. As shown in the HCD/TCAC Opportunity maps there is a stark contrast in opportunity between the areas north of Interstate 10 and neighborhoods along Holt Boulevard. To address this the City has established programs to focus investments in lower resource areas, fund complete neighborhoods, coordinate with service providers and remove constraints to the development of housing for special needs populations. This is a medium priority item that is already being addressed through the General



Plan update and revisions to specific plans throughout the City. The City has less control over transit infrastructure but will still prioritize working with local agencies to ensure equal access to amenities as best they can.

Table 4-17 presents each fair housing issue, identified contributing factors and policy actions the City has included in the 2021-2029 Housing Plan to address each issue.

TABLE 4-17: FAIR HOUSING ISSUES AND CONTRIBUTING FACTORS

Fair Housing Issues	Contributing Factors	Meaningful Actions
Displacement of Residents due to Economic Pressures	<ul style="list-style-type: none"> • Unaffordable rental and sales prices. • Cost of repairs or rehabilitation, especially for older housing units. • The availability of affordable units throughout the City. 	<ul style="list-style-type: none"> • Provide training to landlords on fair housing requirements, source of income discrimination, and benefits of marketing housing units for vouchers to expand the locations registered units in the City (HE Actions 4.1 and 4.2). • Encourage the construction of ADUs in existing low-density neighborhoods (HE Action 2.6) • Incentivize development of affordable housing units (HE Actions 2.1 and 2.3) • Preserve existing affordable housing that is at-risk of converting to market-rate rents (HE Action 1.3) • Develop a program to connect lower-income residents with affordable housing opportunities. (HE Actions 4.2 and 4.3) • Connect homeowners with programs that offer rehabilitation funding (HE Actions 1.1). • Support households experiencing or at-risk of homelessness (HE Action 4.6)
Housing Mobility	<ul style="list-style-type: none"> • The availability of affordable units in a range of sizes (such as large units for families) • Location and type of affordable housing • Private discrimination and misinformation about affordable and special needs housing • Land use and zoning laws 	<ul style="list-style-type: none"> • Support the development of larger housing units (HE Actions 3.3 and 3.4) • Increase the supply of housing for lower income households and special needs groups (HE Actions 2.1, 2.2, 2.3, and 2.7) • Encourage development of ADUs in high opportunity areas (HE Action 2.6) • Educate and encourage landlords with properties in moderate and high resource areas to accept housing choice vouchers (HE Actions 1.4 and 4.2) • Incentivize construction of high-density housing, prioritizing high resource areas and neighborhoods dominated by low-density housing (HE Actions 3.1 3.2, 3.4, and 4.7)



TABLE 4-17: FAIR HOUSING ISSUES AND CONTRIBUTING FACTORS

Fair Housing Issues	Contributing Factors	Meaningful Actions
Disproportionate Access to Services	<ul style="list-style-type: none"> • Concentration of transit amenities in the northern half of the City • Limited public transit connecting southern neighborhoods to resources. • Concentrations of individuals with lower educational attainment. • Limitations on where residential care facilities are permitted. 	<ul style="list-style-type: none"> • Meet with disability service providers to identify if there are unmet needs or gaps in service areas (HE Action 4.5) • Encourage construction of low-barrier navigation centers for residents experiencing, or at risk of, homelessness (HE Action 2.8) • Develop place-based investments in low resource areas that support affordable housing (HE Actions 4.7 and 4.8) • Allow for residential care facilities in all zones that allow residential uses (HE Action 2.8)

The City has identified the shortage of affordable housing units, the potential for displacement, housing mobility opportunities as well as access to transit and services as some of the primary contributing factors to fair housing in Montclair. The City has included actions to address these factors, as well as the other issues identified in this assessment, throughout the Housing Element programs and policies. Programs under Goal 4 have been included to affirmatively further fair housing, per AB 686, and take meaningful actions that address significant disparities in housing needs and access to opportunities for all groups protected by state and federal law. Regional coordination efforts outlined in several programs will ensure that the City furthers patterns of integration and development of affordable housing in such a way that it will have a positive impact on residents of the city and region.

CHAPTER 5

HOUSING CONSTRAINTS

1. CONSTRAINTS OVERVIEW

This section of the Housing Element examines constraints that could hinder the City's achievement of its objectives and the resources that are available to assist in the production, maintenance and improvement of the City's housing stock. Constraints to the provision of housing may include governmental, market, infrastructure, and environmental factors. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvements of housing for all persons of all income levels and disabilities. The constraints analysis must also demonstrate efforts by the local jurisdiction to remove governmental constraints that hinder achievement of housing goals.

2. GOVERNMENTAL CONSTRAINTS

Governmental constraints can limit the supply of housing in the jurisdiction, making it difficult to meet the demand for housing. Governmental constraints can include policies, standards, requirements, or actions imposed by the various levels of government upon land use and development. These constraints may include land use controls, growth management measures, building codes, fees, and processing and permit procedures. Although State and federal agencies may also impose constraints upon housing, these agencies are beyond the control of local government and are therefore not included in this analysis.

A. LAND USE CONTROLS

1. 2020 Montclair General Plan

State law requires each city in California to have a General Plan, which is a comprehensive plan that establishes guidelines for development in a city, among other things. The City of Montclair began updating the General Plan in 2018 and with adoption planned for 2022. The Montclair General Plan is an integrated plan which includes a community driven vision, direction, and policy guidance on the physical structure of the City: the places to preserve,



the things to build, and how and where to build them. The General Plan lays out how the City should harness the tools at its disposal to achieve this vision.

The Montclair General Plan establishes the city’s long-range vision and serves the following purposes:

1. Recasts the 1999 General Plan to incrementally generate a place that fulfills the city’s vision by 2040;
2. Sets forth the principles, goals, policies, and actions to help achieve the community vision, establishing the basis for evaluating choices and making near- and long-term decisions;
3. Defines integrated strategies for environmental stewardship, economic development, land use and community design, housing, transportation, resilience, health, safety, recreation, and culture to help achieve the community’s vision; and
4. Prioritizes actions to advance on-going implementation.

The Land Use Element of the Montclair General Plan, “Our Well Planned Community”, identifies the location, distribution and density of land uses throughout the City. Montclair uses a number of planning tools, including zoning regulations, specific plans and the subdivision ordinance to implement the General Plan.

The updated General Plan includes two residential land designations and two Mixed-Use designations that allow for residential uses. Table 5-1 summarizes these designations and their associated density ranges and acreages. Densities for residential designations are expressed in dwelling units per acre (du/ac).

TABLE 5-1: CITY OF MONTCLAIR GENERAL PLAN LAND USE DESIGNATIONS

Designation	Description	Density Range
Residential-Low Density	Low-density residential areas permit detached single family homes and is characterized by lots of 5,000 to 10,000 square feet. Uses are primarily single-family residential.	0-7 du/ac
Residential-Medium Density	The medium-density residential designation permits attached housing types, such as townhomes and duplexes and detached single family homes on smaller lots. Uses are comprised of single-family houses and limited multifamily dwellings organized along walkable streetscapes and range of private and public open spaces.	5-15 du/ac



TABLE 5-1: CITY OF MONTCLAIR GENERAL PLAN LAND USE DESIGNATIONS

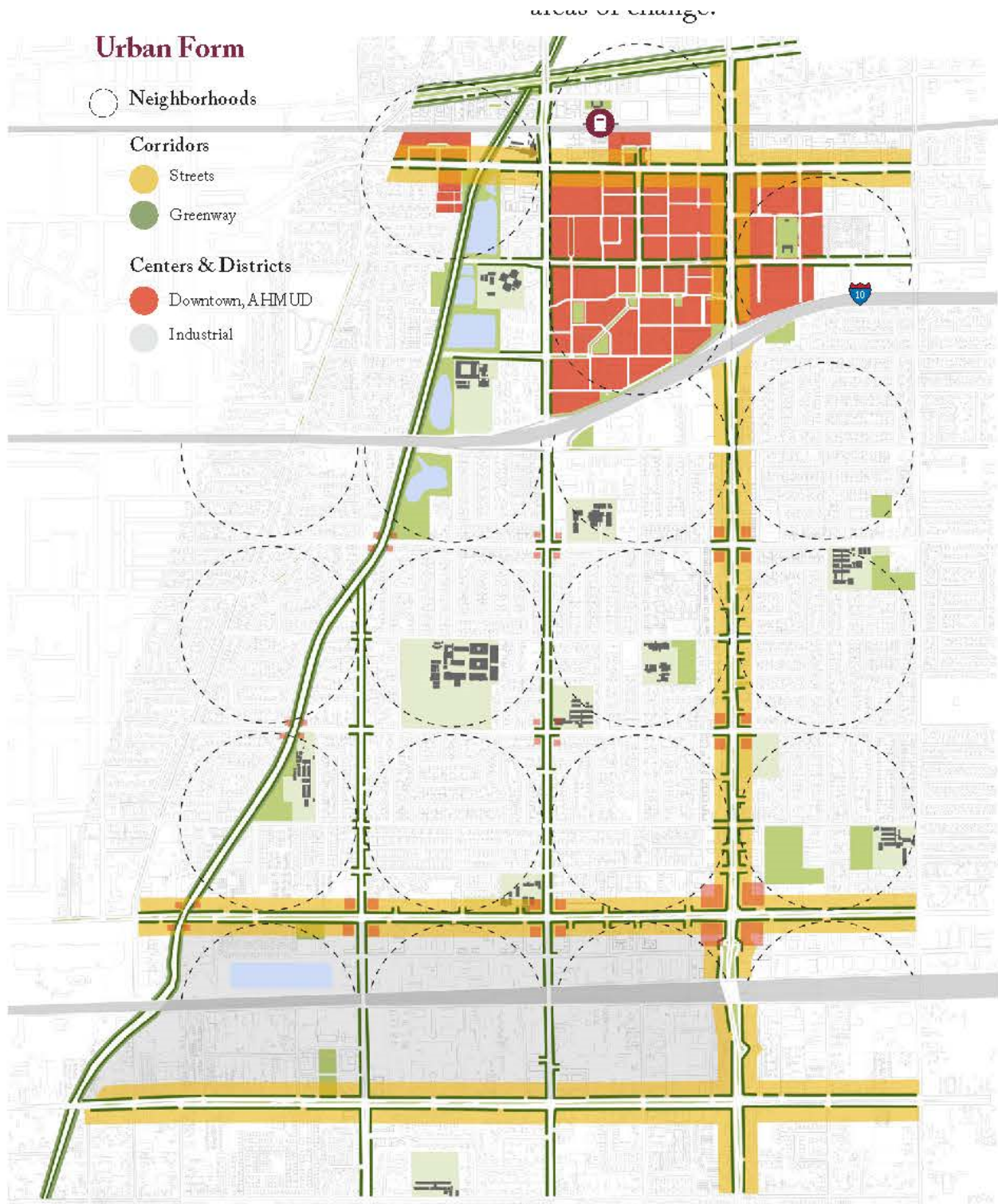
Designation	Description	Density Range
Mixed-Use - Neighborhood	Uses are a variety of single-family houses and small multifamily dwellings organized along walkable streetscapes with limited neighborhood serving commercial/retail activity within walking distance. Allowed uses include retail, professional office, local-oriented uses, including supermarkets, retail stores, restaurants, professional and medical offices, and specialty retail stores. Residential uses are secondary uses found on upper floors of mixed-use buildings and in multifamily buildings at the edge of a center where it transitions to an adjoining neighborhood.	10-50 du/ac
Mixed-Use - Commerce	A wide variety of office and large-format retail and commercial activity along with multifamily dwellings. Uses would include light industrial uses including research and development uses, small scale manufacturing, professional and medical office, and traditional business park.	40-85 du/ac
Mixed-Use - Urban Core	The Urban Core provides high intensity mixed-use development anchored by civic, cultural, entertainment, retail and dining activity that features a variety of building sizes and housing choices. Uses are a range of higher intensity multifamily residential uses and commercial uses along walkable streetscapes. Uses such as public facilities, guest houses, churches, schools, family day care homes, public facilities, and others which are determined to be compatible with and oriented toward serving the needs of neighborhoods may also be allowed and should be focused along corridors and main streets.	75-140 du/ac

Source: *The Montclair Plan, 2021.*

As Montclair is a built-out community, the General Plan is focused on strategically identifying infill opportunities in appropriate locations. The stable areas are preserved and maintained, and areas where redevelopment is likely to occur are programmed for regeneration. Growth is redirected to corridors in the Downtown Transit area, the corridors and Arrow Highway Mixed-Use District in varying need of reinvestment where viable infrastructure is already in place. This approach focuses policy, regulation, and the techniques used to implement the community vision for areas of change. The basic organizing place types are neighborhood, centers, districts and corridors. Majority of the new growth in the City will be directed to the downtown area, the corridors, and Arrow Highway Mixed-Use District. The level of change ranges from reinvestment in existing buildings and minor improvements to utility infrastructure and the public realm, to the occasional infill development that completes the prevalent development pattern. In some instances, addition of new streets may be necessary to break large scale super-blocks into pedestrian oriented blocks, or completing a block with missing buildings, open space or infrastructure. These focus areas are identified in Figure 5.1.



FIGURE 5.1: MONTCLAIR GENERAL PLAN URBAN FORM





2. Zoning Code

The Montclair Zoning Code establishes specific allowable uses, development standards and limitations for the entire city. Development standards typically include requirements related to density, height, lot size, setbacks and provision of parking. These standards are established to ensure a quality living environment for all Montclair residents. Given that the City is built out, the Zoning Code will still apply to stable areas that have been identified to be preserved and maintained.

The Zoning Code establishes four districts which permit residential uses:

- A: Estate
- R-1: Single Family Residential
- R-2: Two-Family (Duplex) Residential
- R-3: Residential Medium-High Density

The Zoning Code also establishes the Small-Lot Detached Housing Overlay (SL) which is applied in combination with the R-1 zone. Table 5-2 summarizes the City’s zoning districts and the permitted residential uses therein.

TABLE 5-2: ZONING CODE PERMITTED USES

Land Use	A and R-1	R-2	R-3
Single-Family Dwellings	P	P	CUP
Duplexes	--	P	CUP
Planned Residential Development	CUP	--	P
Apartments	--	--	P
Mobile Home Parks	--	--	P
Manufactured Housing	P	P	CUP
Senior Citizen Housing	--	--	P
Convalescent Centers, Residential Care Facilities	--	--	CUP
Multifamily-Bungalow Court	N/A	N/A	P
Multifamily- Courtyard Housing	N/A	N/A	P
Multifamily- Duplex, Triplex, Quadplex	N/A	P	P
Multifamily- Mansion Apartment	N/A	N/A	P
Multifamily-Rowhouse	N/A	N/A	P
Multifamily- Side yard Housing	N/A	N/A	P
Multifamily- Stacked Dwellings	N/A	N/A	P
Live/Work Unit	N/A	N/A	P
Residential Care, 6 or fewer people	N/A	N/A	P
Residential Care, 7 or more people	N/A	N/A	CUP
Second Unit or Carriage House	P	P	P



Manufactured or factory-built housing is permitted as a single-family dwelling, subject only to the same development standards as a conventional single-family dwelling in the same zone as long as they are of a permanent character in a permanent location.

The City previously required a conditional use permit for any development in the R-3 zone of three gross acres or more in size or two or more stories in height. Senior housing also required a conditional use permit in the R-3 zone. The City has not found the conditional use permit requirement to be a constraint to housing development. However, to further increase opportunities for the development of housing and address any potential constraints, this Housing Element update establishes a policy program to remove CUP requirements for developments that are three gross acres or more in size, two or more stories in height or include senior housing. To encourage the development of multifamily and affordable housing, the City also established a policy program that addresses increasing the maximum permitted density in the R-3 zone. Ordinance No. 13-934 eliminating the CUP requirement for multifamily development and senior housing in the R-3 zone and increasing the density permitted in the R-3 zone was adopted on July 7, 2014.

TABLE 5-3: RESIDENTIAL ZONE DEVELOPMENT STANDARDS AND REQUIREMENTS

Zoning District	Maximum Building Height	Maximum Density	Maximum Lot Coverage	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Open Space
A	The Planning Commission shall establish by resolution development standards for the "A" zoning district, including, but not limited to, setbacks.						
R-1 (including R-1(20) and R-1(11))	2 stories, 35 ft.	7,500 sq. ft.; or as designated by suffix to R-1 designation	35%	25 ft. ¹	Interior lots with vehicular access to an alley- 5 ft. Interior lots without vehicular access to an alley- one side not less than 12' and one side not less than 5' Corner lots- 5 ft. adjacent to the interior side lot line and 15 ft. along the street side	1-story building - 15 ft.; 2-story building - 20 ft.	1,000 sq. ft.
R-2	2½ stories; 35 ft.	3,750 sq. ft.	40%	25 ft. ¹	Same as R-1	1-story building - 10 ft.; 2-story building - 15 ft.	800 sq. ft. per dwelling unit



TABLE 5-3: RESIDENTIAL ZONE DEVELOPMENT STANDARDS AND REQUIREMENTS

Zoning District	Maximum Building Height	Maximum Density	Maximum Lot Coverage	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Open Space
R-3 ³	50 ft or 4 stories ²	Maximum density of 20-30 du/ac	N/A	3 stories or less - 25 ft. 4 stories or more - 35 ft. ³	Street Side: 3 stories or less - 25 ft. 4 stories or more - 35 ft. Interior Side: 3 stories or less - 10 ft. 4 stories or more - 15 ft.	3 stories or less - 10 ft. 4 stories or more - 15 ft. ³	Outdoor open space: at least 35% of net acreage; Private Open Space: 100 sq. ft. per unit
Mobile Home Parks		7 du/ac		Adjacent to a major street - 20 ft. Adjacent to a secondary street or a street with a lower classification - 15 ft.	10 ft.		500 sq. ft. per mobile home site

Notes:

1. However, no front yard need be deeper than the average of the depths of the front yards of the lots next thereto on either side,
2. Any portion of a building within 200 feet of the boundary of any R-1 Zone shall be limited to 38 feet and a maximum of three floors, and any portion of a building within 75 feet of the boundary of any R-1 Zone shall be limited to 28 feet and a maximum of two floors.
3. A greater setback may be required as part of the Precise Plan of Design due to the size, width or length of a building and its relationship to the street or intersection of 2 streets. In addition, a greater setback may be required to ensure compatibility with contiguous land uses.

Source: Montclair Municipal Code

The Municipal Code also establishes requirements for building bulk for construction in the R-3 zone. These requirements are as follows:

1. Structures having dwelling units attached side by side or units above shall be composed of not more than eight dwelling units, and not greater than 200 feet in length.
2. Structures having dwelling units attached side by side shall have an offset in the front building line of at least 4 feet for every two dwelling units within such structure. Alternatives may be approved subject to review by the Planning Commission.
3. Structures having dwelling units attached side by side or stacked above one another shall have at least one-third of the total number of units within such development constructed as a one-story unit.



Table 5-4 summarizes the minimum dwelling unit size requirements in each zone. These requirements are established to ensure adequate space is provided in each unit.

TABLE 5-4: MINIMUM DWELLING UNIT SIZE

Zoning District	Minimum Dwelling Unit Area
R-1	1 and 2 bedrooms (including den):1,300 sq. ft; 3 or more bedrooms: 1,400 sq. ft.
R-2	For duplex dwellings: 1 bedroom: 950 sq. ft. 2 bedrooms: 1,200 sq. ft. 3 bedrooms: 1,400 sq. ft. 4 bedrooms: 1,450 sq. ft. For 2 single-family dwellings on the same lot. Same as R-1
R-3	Studio or 1 bedroom: 800 sq. ft. 2 bedrooms: 950 sq. ft. 3 bedrooms: 1,200 sq. ft. 4 bedrooms: 1,450 sq. ft.
SL Overlay	1 and 2 bedrooms: 1,250 sq. ft. 3 bedrooms: 1,400 sq. ft. 4 or more bedrooms: 1,450 sq. ft.

Source: Montclair Municipal Code

The minimum setback, maximum lot coverage and maximum height requirements are specifically designed to work with the parcel area requirements to not reduce the ability for a project to achieve the maximum permitted density in the zone.

3. Specific Plan areas

The City of Montclair is a built-out city that will not grow in land area, but is setting a course to get healthier, stronger, and more connected through the updated General Plan. While the Zoning Code still applies to stable areas that have been identified to be preserved and maintained, the General Plan and concurrently developed Specific Plans are intended to focus and promote growth in strategic areas of the City. As outlined in the General Plan, the City’s intent is to enhance stable areas, promote contextual infill, and direct new growth to Downtown, Arrow Highway Mixed-Use District, near the TransCenter, and along key corridors.

NORTH MONTCLAIR DOWNTOWN SPECIFIC PLAN

The Montclair General Plan builds upon more than a decade of progressive planning by the City of Montclair. As a post-war Southern California suburb, Montclair typifies the urban form and mobility trends of the time, seen vividly in its single-family cul-de-sac neighborhood fabric, its large downtown mall and its wide asphalted thoroughfares. The pattern of development for living and working was planned around the car. Montclair does not have a traditional Main Street where people enjoy a walkable outdoor environment. In similar



fashion to a majority of communities in San Bernardino County, planning efforts in the City emphasized the car as the primary mode of transportation over pedestrians.

Over the past decade, the City has undertaken a visionary approach to reverse these trends. The original North Montclair Downtown Specific Plan (NMDSP) was adopted in 2006 to create a framework for creating a transit-oriented downtown for Montclair between the Montclair Place Mall and the Montclair Transcenter. Though included within the boundaries of the specific plan, the 2006 NMDSP did not include zoning for the “big box” properties along the west side of Central Avenue between Moreno Street and Arrow Highway.

The NMDSP was amended in 2017 to:

1. Introduce transitional zoning for the “big box” parcels located along the west side of Central Avenue between Moreno Street and Arrow Highway to enable the existing “big box” buildings to continue in their present form and change use without triggering non-conforming status. In addition, new mixed-use zoning, for the “big box” properties, was introduced to enable the parcels, at the owner’s discretion to intensify, introduce a street and block network, and accommodate mixed-use projects.
2. Accommodate the extension of Metro’s Gold Line to Montclair and the new Montclair Gold Line Station.
3. Expand the Specific Plan area to include the properties along the southwest corner of Arrow Highway and Monte Vista Avenue (the Alexan multifamily housing project site) and the properties located between the railroad tracks and the City’s northern boundary between the Montclair Transcenter/Gold Line Station and Central Avenue.
4. Update the Illustrative Plan and Regulating Plan to reflect development that had occurred since 2006.

The North Montclair Downtown Specific Plan establishes three zoning districts that allow residential uses: Town Center (TC), Corridor Residential (CR) and Neighborhood Residential (NR). The development standards for these three zones are shown in Table 5.5.



TABLE 5-5: NORTH MONTCLAIR DOWNTOWN SPECIFIC PLAN DEVELOPMENT STANDARDS

Zoning District	Maximum Building Height	Maximum Density	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Open Space
Town Center (TC)	6 stories or 65 ft.;	40-60 du/ac	5 ft. max.	Side Street - 5 ft. min. Interior Side - 10 ft. min.	0 ft. min. for 25% of lot width and 20 ft min for remaining 75%	Based on Architectural form/type.
Corridor Residential (CR)	4 stories or 45 ft. and up to 30% of the building footprint area may be 6 stories	Minimum – 30 du/ac Maximum – 50 du/ac	5 ft. min -15 ft. max	Side Street - 5 ft. min -15 ft. max Side yard – 8 ft. min	5 ft. min.	Based on Architectural form/type.
Neighborhood Residential (NR)	25 ft or 2 stories at street frontage and 3 stories or 35 ft. when 25 ft. from the property line	Minimum – 20 du/ac Maximum – 30 du/ac	7 ft. min -10 ft. max for 60% of the lot frontage	Side Street - 7 ft. min -10 ft. max for 60% of the lot frontage Side yard – 5 ft. min	5 ft. min.	Based on Architectural form/type.

MONTCLAIR PLACE DISTRICT SPECIFIC PLAN

In September of 2020, the City of Montclair City Council approved the Montclair Place District Specific Plan (MPDSP). The MPDSP is a 20-year plan that includes zone changes that will transform the existing enclosed mall and department stores. A maximum of 5,496 units or 6,321 housing units with a density bonus are envisioned by the plan, as well as 512,000 square feet of commercial space and a 100- to 200-room hotel.

The high-concept mixed-use design would create a new downtown for Montclair. Its main feature is a street, or Rambla, with a large tree-lined median with angled parking for pop-up restaurants, stores and a farmer’s market, patterned after a street in Barcelona, Spain. The Rambla would be located north of the mall and connect Fremont Avenue and San Jose Street. It would be flanked by mixed-use buildings with retail on the ground floor and residential on the upper floors. At the area occupied by the mall, called the District Center, the plan calls for residential buildings between five and 20 stories in height. Retail buildings and entertainment uses on the ground floor.



A key component of the MPDSP is the connection to the Montclair Transcenter, where buses and Metrolink trains connect to San Bernardino and Riverside, as well as the San Gabriel Valley. The Metro Gold Line, could also provide an important light-rail connection at the train station from Los Angeles to Pasadena and when funding is secured to Montclair.

TABLE 5-6: MONTCLAIR PLACE DISTRICT SPECIFIC PLAN DEVELOPMENT STANDARDS

Zoning District	Maximum Building Height	Maximum Density	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Open Space
District Corridor (COR)	55 ft. max	85 du/ac	5 ft. min.	Side Street - 5 ft. min. Interior Side - 10 ft. min.	With alley – 0 ft. min Without alley – 10 ft min.	Minimum 15% of total lot area. Varies based on architectural form/type.
District Place (PLA)	55 ft. max	65 du/ac	5 ft. min	Side Street - 5 ft. min. Interior Side - 10 ft. min.	With alley – 0 ft. min Without alley – 10 ft min.	Minimum 15% of total lot area. Varies based on architectural form/type.
District Commons (COM)	90 ft. max	102 du/ac	5 ft. min	Side Street - 5 ft. min. Interior Side - 10 ft. min.	With alley – 0 ft. min Without alley – 10 ft min.	Minimum 10% of total lot area. Varies based on architectural form/type.
District Center (CEN)	240 ft. max	140 du/ac	N/A	Side Street - 5 ft. min.	With alley – 0 ft. min Without alley – 10 ft min.	Minimum 10% of total lot area. Varies based on architectural form/type.

Source: Montclair Place District Specific Plan, 2020.

The Plan also allows for unit transfers, allowing for the redistribution of residential units from one Zone to another within the Specific Plan. For example, if a number of residential units developed within a particular Zone are planned to be below the maximum number of units



allowed by the maximum density allowed for that Zone, then all or a portion of the remainder of those units may be transferred to another Zone within the Specific Plan, subject to the maximum density allowed by the Zone of the receiving Zone. This will allow the Specific Plan to ensure that the permitted amount of housing can be developed if supported by the market.

ARROW HIGHWAY MIXED-USE DISTRICT SPECIFIC PLAN AREA

The proposed Arrow Highway Mixed-Use District (AHMUD) Specific Plan Area will be adopted concurrent with the General Plan update and is composed of two distinct areas at the far northwest and northeast corners of Montclair. The AHMUD Specific Plan is a form-based code that is intended to guide public funding and seek to attract private investments to these two specific areas of the City. As the AHMUD Specific Plan and the General Plan were prepared and adopted simultaneously, the two documents are entirely consistent with each other.

A key difference between conventional use-based and form-based codes (FBCs) is that FBCs do not determine entitlements through FAR or units per acre. According to the author of the AHMUD, the conventional density controls have failed to produce diversity in living and working arrangements in a contextual manner. Overly restrictive use and density regulations are common barriers to small-scale development. The focus of the AHMUD is on the few, but critically important, urban standards that shape the public realm. These include design of streets and open spaces, setback, building height, building frontage at street level, parking, and access.

TABLE 5-7: ARROW HIGHWAY MIXED-USE DISTRICT SPECIFIC PLAN DEVELOPMENT STANDARDS

Zoning District	Maximum Building Height	Minimum - Maximum Density	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Open Space
Corridor	4 stories or 55 ft. max	40-85 du/ac	5 ft. min to 10 ft. max.	Side Street – 5 ft. min. Interior Side - 8 ft. min.	With alley – 5 ft. min Without alley – 15 ft min.	Minimum 15% of total lot area. Varies based on architectural form/type.
Commerce	3 stories or 45 ft. max	40-85 du/ac	10 ft. min -15 ft. max	Side Street - 10 ft. min -15 ft. max Interior Side – 8 ft. min	With alley – 5 ft. min Without alley – 15 ft min.	Minimum 10% of total lot area. Varies based on architectural form/type.



TABLE 5-7: ARROW HIGHWAY MIXED-USE DISTRICT SPECIFIC PLAN DEVELOPMENT STANDARDS

Zoning District	Maximum Building Height	Minimum - Maximum Density	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Open Space
Neighborhood	3 stories or 40 ft. max	10-50 du/ac	10 ft. min 25 ft. max	Side Street - 10 ft. min Interior Side – 5 ft. min	With alley – 10 ft. min Without alley – 15 ft min.	Minimum 15% of total lot area. Varies based on architectural form/type.

CATALYTIC CORRIDORS

With the preparation of the Montclair General Plan, other portions of the City were planned to include the commercial corridors located south of the I-10 Freeway (Central Avenue, Holt Boulevard Corridor, and Mission Boulevard), and Arrow Highway including the area around the Montclair Transcenter. The four main corridors aspire to be vibrant, equitable, and sustainable places, with a mix of uses and a variety of transportation options, with an urban form and human scale detailing that catalyzes investment in adjacent properties and businesses and begins to define Montclair as a unique destination that is attractive to investors, competitive for new businesses, livable for residents, and exciting to visitors.

4. Residential Density Bonus

As an incentive to developers for the production of housing affordable to lower income households, moderate income households and senior citizens, the City offers a density bonus to qualifying projects. In 2014, the City updated the Density Bonus Ordinance in accordance with SB 1818 and AB 2280 to reflect changes in Density Bonus Law. City will continue monitor changes to legislation (i.e., SB 1085) and will update the ordinance as necessary to maintain compliance with State Law.

5. Parking Requirements

To promote the development of a variety of housing opportunities the City has introduced reduced parking requirements in all Specific Plan areas and through the General Plan and Zoning Code update. Specifically, the General Plan update, is focused on improving transit access, promoting mixed-use development, increasing walkability and locating housing in closer proximity to jobs and transit which is intended to reduce reliance on cars and in turn parking requirements. The City is also updating and adopting several Specific Plan areas, considered to be significant areas of growth, with densities over 30 du/ac that are identified to accommodate a substantial amount of the City’s RHNA allocation. The Specific Plans will be adopted within one year of Housing Element adoption and provide flexibility from traditional parking ratios. Parking ratios within the Specific Plan areas are typically a maximum of 1.5 spaces per unit and garages are not required. The City is compliant with



the parking reductions required by State law through the Density Bonus Ordinance, AB 1085, and AB 744. Table 5-8 summarizes the residential parking requirements in Montclair. Required parking does not constrain the development of housing directly. However, parking requirements may reduce the available parcel area for residential development.

The majority of new residential development in the City is anticipated to occur within the North Montclair Downtown Specific Plan area. The Specific Plan requires 1.5 spaces per residential unit, regardless of unit size. The City has found that residential developers anticipate market demand for housing units with more than one parking space. Two recently entitled projects in the Specific Plan area have chosen to provide two spaces per unit. The City has not found its current parking requirements to be a constraint to development. However, the requirement of two garage spaces per unit for duplexes and multifamily development could increasingly constrain housing as land and construction costs increase. Allowing for flexibility in parking types, configurations, and locations, can be the difference in allowing developers make a development work. To ensure the City’s parking requirements are not a constraint to residential development, especially new housing units affordable to lower and moderate-income households, the City will review all parking requirements in the Municipal Code, specifically the requirement for two spaces in an enclosed garage for multifamily housing. If it is determined that this requirement is not in line with regional requirements or is a constraint to the development of housing (i.e. affordable and marketrate projects are requesting reduced standards), the City will revise their parking requirements to allow for more flexibility. To

TABLE 5-8: RESIDENTIAL PARKING REQUIREMENTS

Unit Type	Required Parking Spaces (Off Street)
Single Family	2 parking spaces in an enclosed, private garage
Duplex and Multifamily	1-bedroom dwelling unit: 1 ¼ spaces 2-bedroom dwelling unit: 1 ½ spaces 3 or more bedrooms: 2 spaces There shall be provided at least 2 spaces in an enclosed private garage for each duplex or multifamily unit on the same lot with such unit. The remaining spaces required need not be covered and may be located on an adjacent lot but shall not be located in, or encroach upon, any required front, side or rear yard.
Multifamily in R-3	Studio – 1 space 1 or 2 bedrooms – 2 spaces 3+ bedrooms – 3 spaces 1 parking spaces within a fully enclosed garage or carport per unit. Every effort will be made to locate required parking within 200 feet of the dwelling unit it is designed to serve. Plus 1 guest parking space for each 3 dwelling units
Mobile Home Parks	2 per unit (1 covered, can be tandem) plus 1 guest space per every 4 mobile home sites
Planned Residential	2 parking spaces within a fully enclosed garage per unit.



Development	Every effort will be made to locate required parking within 150 feet of the dwelling unit it is designed to serve. Plus 1 guest parking space for each 3 dwelling units
North Montclair Downtown Specific Plan Residential Uses	1.5 spaces per unit
Montclair Place District Specific Plan Residential Uses	1 space per unit (minimum) + 1 guest space for every 4 units (minimum)
Arrow Highway Mixed- Use District Specific Plan Residential Uses	1 space per unit (minimum) + 1 guest space for every 4 units (minimum)

Source: Montclair Municipal Code, North Montclair Downtown Specific Plan

6. Emergency Shelters, Transitional and Supportive Housing, and Single Room Occupancy Units

EMERGENCY SHELTERS

In 2019, the San Bernardino County Homeless Census and Survey estimated there were 24 unsheltered homeless persons in Montclair. House of Ruth in Ontario, formerly located in Montclair, provides emergency shelter and transitional housing serving women and children with disabilities, families with teenage sons, and women with mental health and substance abuse issues. In addition to House of Ruth, there are a number of programs and organizations that assist homeless persons or work to prevent homelessness. These include the Inland Valley Council of Churches whose program is geared towards homeless prevention through rental assistance and vouchers for emergency situations.

During the previous planning period the City of Montclair conducted a staff level review of its zoning districts and determined the "BP" (Business Park) land use district of the Holt Boulevard Specific Plan is conducive to provision of an emergency homeless shelter as a matter of right. On September 15, 2014, the City Council adopted Ordinance 14-944 which modified the Zoning Ordinance to permit emergency shelters in this district subject to the same development and management standards as other permitted uses within the district.

The "BP" land use district does not currently permit any residential uses, except a caretaker's residence, which is allowed with a conditional use permit. Parcels within the "BP" land use district are located along on of the City's main east-west thoroughfare, Holt Boulevard, which is developed with a mix of businesses, such as convenience stores, eating establishments, retail stores, religious facilities, and other businesses catering primarily to local clientele. Holt Boulevard is served by Omnitrans Line 61, which runs from the Pomona Transit Center in Downtown Pomona through Montclair to Ontario International Airport, and then generally north and northeast through Ontario and Fontana, terminating at the Fontana Metrolink station. Transfers to other lines operated by Omnitrans may be made at several points along Line 61, and riders can transfer to buses operated by Foothill Transit or to Metrolink at the



Pomona Transit Center in order to reach points to the west. The location of the "BP" land use district provides access to public transit, employment opportunities and services. There is currently 11.83 acres of vacant land within the "BP" land use district. Using a conservative estimate of 30 beds per acre, the BP district has the capacity to accommodate 354 beds on vacant land. There are also opportunities for redevelopment of underutilized parcels within the "BP" land use district to accommodate emergency shelter and/or other related services.

TABLE 5-9: DEVELOPMENT STANDARDS IN BUSINESS PARK LAND USE DISTRICT

Minimum Parcel Size (in acres)	1 acre
Building Height Limit (in feet)	28 feet (2 stories)
Maximum Lot Coverage	45%
Minimum Front Setback	35 feet
Interior Side Property Line	10 feet
Rear Property Line	0 feet
Source: Montclair Municipal Code, Holt Boulevard Specific Plan	

TRANSITIONAL AND SUPPORTIVE HOUSING

State law defines supportive housing as housing with no limit on length of stay, that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Transitional housing is defined as rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Pursuant to SB 2, transitional and supportive housing are to be considered as residential uses and must only be subject to the same restrictions that apply to similar housing types in the same zone. The Montclair Municipal Code does not explicitly define or address transitional or supportive housing. To comply with the provisions of SB 2, the City shall include a program in this Housing Element to define and provide zoning for these uses in the Municipal Code.

SINGLE ROOM OCCUPANCY UNITS

Single Room Occupancy (SRO) units are typically small, one-room units occupied by a single individual and may have either shared or private kitchen and bathroom facilities. SROs are typically rented on a monthly basis, often without rental deposits. SROs can provide an entry point into the housing market for Extremely Low-Income individuals, formerly homeless and persons with disabilities.



On September 15, 2014, the City Council adopted Ordinance 14-944 which modified Chapter 11.37.040 the Zoning Ordinance to define SRO units and identify that they are permitted within the "BP" (Business Park) land use district of the Holt Boulevard Specific Plan. The Ordinance also established development standards to guide the operation of any proposed facilities.

7. Accessory Dwelling Units

Accessory dwelling units provide additional housing opportunities for persons of all age and economic levels, while maintaining compatibility with surrounding neighborhoods. The City of Montclair currently permits accessory dwelling units in the R-1, R-2 and R-3 zoning districts, provided certain requirements are met.

Requirements for accessory dwelling units include:

- An accessory dwelling unit shall include permanent provisions for living, sleeping, eating, cooking and sanitation separate from the primary dwelling unit on the same lot.
- The main dwelling unit and accessory dwelling unit shall be constructed on a permanent foundation.
- A maximum of one accessory dwelling unit shall be allowed per property. The accessory dwelling unit may be attached to the existing primary dwelling unit or detached from the existing primary dwelling on the same lot.
- A detached accessory dwelling unit shall be limited to one story, not exceeding 15 feet in height or the height of the primary unit, whichever is less, and shall not be constructed over a detached garage or other accessory structure.
- Accessory dwelling units over attached garages may be allowed when the garage is at the rear of the main residence.
- An accessory dwelling unit shall not contain more than two bedrooms.
- The floor area of an accessory dwelling unit shall be a minimum of 400 square feet and a maximum of 700 square feet of conditioned space, exclusive of attached garages, porches, and attached unenclosed patio covers.
- Construction of an accessory dwelling unit shall conform to all required development standards of the zoning district in which the lot is located.
- The accessory dwelling unit shall be provided with an entrance separate from that of the main dwelling unit and pedestrian access shall be provided to the entrance from a public street or alley.
- The exterior design of the accessory dwelling unit shall be architecturally compatible with the architectural style of the primary dwelling unit.
- In addition to required on-site parking for the primary residence, there shall be at least one off-street parking space provided for each bedroom in the accessory dwelling unit.
- Garage conversions for accessory dwelling units shall not be permitted, unless replacement covered parking is, or can be, provided on-site meeting all applicable current code requirements.



The City has a specific application for accessory dwelling units and approval of applications can be made by the Planning Director. During the 2021-2029 planning period the City has allocated Local Early Action Planning (LEAP) funding update their ADU Ordinance to ensure that they are compliant with State law. The City plans to develop a guide book that contains pre-approved accessory dwelling units plans (that have been vetted by an architect and meet all required development standards) that that can be customized to specific parcels. This would allow for a more streamlined approval process for secondary dwelling units and reduce the costs for individuals wanting to construct a secondary dwelling unit on a parcel.

8. Housing for Persons with Disabilities

As defined by the U.S. Census Bureau, persons with disabilities are individuals with a long-lasting physical, mental or emotional condition. These conditions can make it difficult for a person to do daily activities such as walking, climbing stairs, dressing, bathing, learning or remembering. These disabilities may prevent a person for going outside the home alone or holding a job.

REASONABLE ACCOMMODATION PROCEDURES

Pursuant to SB 520, jurisdictions are required to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities. Cities must demonstrate efforts to remove governmental constraints and provide reasonable accommodations for housing designed for persons with disabilities.

The City of Montclair Adopted Ordinance No. 15-948 in May 2015, to provide individuals with disabilities reasonable accommodation in the application of the City's rules, policies, practices, and procedures as necessary to ensure equal access to housing. The City has no special zoning or land use restrictions that regulate or constrain the development of housing for persons with disabilities. During the previous planning period, the City has accommodated requests for generators to support medical equipment, ramps and other similar requests in compliance with State law.

ZONING AND OTHER LAND USE REGULATIONS

The City currently permits convalescent centers and residential care facilities in the R-3 zone, subject to a conditional use permit. However, the Municipal Code does not define the uses, nor does it provide specific development standards or standard conditions for them. As a result, the City has included Policy Action 2.7 to define and address these uses, as well as other housing types for persons with disabilities, in accordance with State law. Policy Action 2.7 also commits the City to explore allowing State-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone, or otherwise amending the Montclair Municipal Code to make it easier to locate a State-licensed residential care facility for seven or more persons in the City. Residential care facilities would still be subject to state licensing.



The Municipal Code defines “family” as an individual, or two or more persons related by blood or marriage or a group of not more than five persons, excluding servants, who are not related by blood or marriage living together as a single housekeeping unit in a dwelling unit. The City has determined that the current definition does not pose a constraint on housing for persons with disabilities.

B. BUILDING CODES AND ENFORCEMENT

The City adopts and enforces building and safety codes to preserve public health, safety and welfare and to ensure the construction of safe and adequate housing. These standards have the potential to increase the costs of housing construction and maintenance but are generally consistent with standards across the State.

1. Building Codes

The City has adopted by reference the 2019 California Building Code, the 2019 California Residential Code, the 2019 California Electrical Code, the 2019 California Mechanical Code, the 2019 California Plumbing Code, and the 2019 California Green Building Standards Code. The City has also adopted amendments to the codes as needed to further define requirements based on local conditions. The following is a summary of the code amendments.

Amendments to the California Building Code:

- Section 1.8.8: Deletes Appeals Board section.
- Section 101.2: Amends language regarding scope of code.
- Section 102.1: Amends language regarding general requirements.
- Section 104.1: Clarifies duties and powers of Building Official.
- Section 104.12: Adds section regarding cooperation of other officials and officers.
- Section 105.2: Amends language regarding types of work exempt from permits.
- Sections 105.3.2 and 105.5: Revises time limits for applications.
- Section 107.5: Requires submittal of electronic images of plans.
- Section 109.2: Amends schedule of permit fees.
- Section 109.4: Establishes investigative process for work that has commenced before permit issuance.
- Section 109.6: Establishes standards for fee refunds.
- Section 110: Establishes standards regarding workmanship, certain types of inspections, and inspection requests.
- Section 111: Establishes requirements for Certificate of Occupancy.
- Section 114.4: Establishes violation penalties.

The majority of these amendments clarify or establish procedures to administer and enforce the code. Prior to their adoption, the City analyzed the potential impacts of these



amendments and did not find them to negatively impact residential construction or maintenance.

2. Federal Regulations

The Americans with Disabilities Act (ADA) and the federal Fair Housing Act of 1998 are intended to assist in providing safe and accessible housing. ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible for persons with disabilities. Cost of new housing construction and rehabilitation of older units required to comply with current codes may increase by complying with these federal regulations. However, the enforcement of these requirements is not at the discretion of the City but mandated under federal law.

3. Code Enforcement

Code enforcement in Montclair is conducted on a complaint basis as well as proactively through the Housing Improvement Task Force programs. Code enforcement ensures housing maintenance problems are addressed before substantial deterioration occurs and works to preserve the existing housing stock.

C. ON- AND OFF-SITE IMPROVEMENTS

When subdividing land, the City requires the developer to dedicate land within the subdivision that is needed for streets and alleys, including access rights and abutters' rights, drainage, public utility easements, and other public easements. The developer is also required to improve all streets, highways, alleys, ways or easements required. Such improvements include:

- The grading, drainage, and drainage structures necessary for proper use and for public safety;
- Portland cement concrete curbs, gutters, sidewalks, and drive approaches;
- Storm drains, conduits and channels;
- Asphalt concrete street paving;
- Aggregate base;
- An adequate domestic water supply, including the relocation or replacement of all water mains, irrigation lines, and appurtenances as required by the City Engineer;
- Sanitary sewer facilities and connections for each lot;
- Underground utilities providing services to each lot;
- Services from public utilities, where provided, and from sanitary sewers shall be made available for each lot in such manner as will obviate the necessity for disturbing the street pavement, gutters, curbs and sidewalks when service connections are made;
- Street trees;



- Fire hydrants;
- Street name signs and traffic regulatory devices;
- Streetlights, including ornamental light standards;
- The relocation or replacement of all utility lines and poles as required by the City Engineer;
- Permanent subdivision survey monuments; and

In addition to the aforesaid minimum requirements, the City Council may require such additional improvements and facilities or such modifications in the standards of minimum improvements as special conditions may cause the City Council to make a special finding of need. Streets, alleys and sidewalks must meet the following standards:

- Local streets shall have a right-of-way not less than 60 feet in width, or dedicated to that width of previously dedicated portions of streets,
- When one or more streets or alleys are dedicated or proposed to be dedicated as part of a subdivision or an approved parcel map, such streets and alleys shall conform to and be, as nearly as possible, in alignment with other established or dedicated streets or alleys.
- Boundary line streets and half streets shall be required to be developed to a minimum width of 28 feet or to such greater width as may be required by the City Council in the public interest and to facilitate safe and convenient traffic movement.
- Improved alleyways shall be at least 20 feet wide.
- For residential districts, 5-foot sidewalks are required

For Planned Residential Developments, the following standards apply:

- All primary streets designed to provide primary access through a development shall be improved with a minimum pavement width of 32 feet.
- All secondary streets and drives shall be improved with a minimum pavement width of 28 feet. All improvements shall be constructed in accordance with City standards.
- Street trees shall be provided with 15-gallon-sized trees planted approximately 45 feet on center on local public streets having 60-foot rights-of-way; and six 24-inchbox trees shall be planted per 100 linear feet of street frontage.

D. DEVELOPMENT FEES

In order to cover administrative costs associated with development of residential projects, the City charges various development and permit fees. These fees ensure quality development and provision of adequate services. Table 5-10 summarizes the fees that may be charged for residential projects in the City of Montclair. The total fee for a typical single-family unit in the City of Montclair is \$5,000. Based on a 2,000 square-foot single-family dwelling with a construction valuation of \$220,360 in addition to a land cost of \$114,000,



assuming land cost is approximately \$19 per square foot and the parcel size is 6,000 square feet, the fees are approximately 1.5 percent of the total development cost.

The total fee for a typical multifamily unit is \$4,232. RealFacts reports that the average multifamily unit size in Montclair is 955 square feet. The development cost including construction and land costs is approximately \$200 per square foot (based on recently completed projects in the in the general vicinity.) The total development cost for a typical multifamily unit in Montclair is estimated to be around \$450,000 or \$400 per square foot based on affordable projects developed in the general vicinity. The fees are approximately 2.2 percent of the total development cost.

The City has the zoning ordinances, development standards, zoning maps, General Plan maps, Specific Plan documents and planning applications and procedures posted on the main page of the Community Development Department website for easy resident access - <https://www.cityofmontclair.org/development-process-fee-schedule/>.

TABLE 5-10: DEVELOPMENT FEE SUMMARY

Description	Fee/Deposit
Development Review Fees	
Administrative Adjustment – Non Residential	\$400
Administrative Adjustment in SFR zone	\$150
Code Amendment (Municipal Code)	\$2,625
Conditional Use Permit (Administrative)	\$1,475
Conditional Use Permit (New Land Use)	\$2,950
Conditional Use Permit Amendment	\$1,475
CC&R Review	\$500 deposit + actual cost + staff time
Environmental Review	EIR - \$5,000 deposit + actual cost
General Plan Amendment (applicant initiated)	\$4,210
Mailing Labels for Public Hearing	\$50 (each additional 100 labels or portion thereof)
Parcel Map	Tentative (up to 5 lots) - \$2,750
Precise Plan of Design	New Single Family Residence - (first 5 units) \$2,500, (each additional 5 units or portion thereof) \$250 New Multifamily Residential Development - \$3,500 Single Family Residence or 2 nd story addition requiring PC review - \$500 per unit Second Unit or Major Accessory Structure in R-1 Zone - \$350 Residential Development – North Montclair Downtown Specific Plan - \$4,500 Peer Review – North Montclair Downtown Specific Plan - \$5,000
Specific Plan	\$5,450



TABLE 5-10: DEVELOPMENT FEE SUMMARY

Description	Fee/Deposit
Tract Map	Tentative (up to 5 lots) - \$4,900 Tentative (each additional lot) - \$50
Variance	Standard - \$1,865
Zone Change	(first 3 acres) \$2,950 + \$75 each additional acre or portion thereof
Zoning and Standards Report	\$150
Building Permit Fees	
Building Permits	Based on the adopted development fee schedule (City Council Resolution No. 18-3201). The fee is derived from a cost analysis study determining actual cost to the City for inspections. The analysis is updated annually. Fees are based on square footage of new construction. For example, fees for a new 2,000 square foot home would be \$2,236 for plan review, and \$2,236 for the building permit, for a total of \$4,472. Fees for multifamily residential construction are calculated on a similar basis but slightly lower in cost per unit in consideration of the number of units in a multifamily development project.
School Fees	
Ontario-Montclair School	District \$4.95/ sq. ft.
Chaffey Joint Union High School	District \$1.42/ sq. ft.
Park Development Impact Fees:	Single Family Residential Lot/Dwelling (Per Unit) Land Dedication 478 Sq. Ft. or \$2,800 Multifamily Residential (Per Unit) Land Dedication 431 Sq. Ft. or \$2,800
Transportation Development Impact Fees:	Single Family Residential Lot/Dwelling (Per Unit) \$1,935.00 Multifamily Residential (Per Unit) \$1,354.00
Source: City of Montclair, Development Review Fees, 2018.	

E. LOCAL PROCESSING AND PERMIT PROCEDURES

Processing time for residential projects varies based on the complexity of the proposed project and the required level of review. The City strives to streamline application and review processes to the greatest extent possible. An approved Precise Plan of Design is required for all development with the exception of single-story additions to existing R-1 Zone uses.



The Planning Commission is the review and approval body for projects, except for second units in R-1 zoning district, which are handled administratively pursuant to AB 1866.

To streamline the review process when a Planning Commission hearing is required, the City has established a Development Review Committee. The Committee consists of representatives from the following departments and/or departmental divisions:

- Planning
- Building
- Engineering/Public Works
- Housing
- Economic Development
- Code Enforcement
- Fire
- Police
- Environmental

The duties and responsibilities of the Development Review Committee are to review preliminary development proposals, provide applicant with technical advice and serve as technical advisor to the Planning Division staff. The goals and objectives of the development review process include the following:

- Reduce the amount of review time between project application and Planning Commission consideration by acquiring conditions from all responsible City departments in an expedient manner;
- Minimize applicant's development costs by providing comprehensive recommendations on initial proposal;
- Eliminate confusion and substantiate applicant's desire to proceed with project by providing applicant with a coordinated list of recommendations and conditions from all affected City departments;
- Provide, when possible, alternatives to physical constraints affecting the feasibility of a project by making technical recommendations;
- Encourage efficient, aesthetic and desirable use of land by considering proposals in relation to existing and/or proposed development surrounding them; and
- Encourage variety in the physical development pattern of the City by considering immediate project surroundings and, where feasible, introducing elements in contemporary development trends.

The Planning Commission has the authority to grant conditional use permits and variances. Projects requiring a zone change or General Plan amendment, or subdivisions, are ultimately decided upon by the City Council. Projects requiring a CUP must satisfy the following findings:

- That the use is essential or desirable to the public convenience and public welfare;



- That granting the permit will not be materially detrimental to the public welfare and to other property in the vicinity;
- That the use conforms to good zoning practices and development standards; and
- That the use is not contrary to any of the objectives of the adopted General Plan.

To ensure that design review and CUP findings, which are subjective in nature, do not pose a tacit form of discretionary review, the City offers up to three voluntary pre-meetings (at no charge) to discuss site planning, architecture and design details with applicants. Representatives from other City departments often participate in these meetings. The specific intent of these pre-meetings is to ensure the applicant understands the regulatory and design elements necessary for project entitlement; and helps to clarify any standards and guidelines. The process facilitates more expedient approvals, either administratively or at Planning Commission. If required, a CUP is processed concurrently with the Precise Plan of Design so that the review is as expeditious as possible. Table 5-11 outlines the typical processing timelines for various residential developments.

TABLE 5-11: TYPICAL PROCESSING TIMEFRAMES FOR RESIDENTIAL PROJECTS

	Single-Family	Subdivision	Multifamily
Review Process	Environmental Review (Exempt)	Environmental Review (Initial Study)	Environmental Review (Initial Study or Exempt)
	Site Plan Review	Tentative Map Tentative Map (if condominium)	Final Map (if condominium)
	Design Review		Site Plan Review
Design Review			Design Review
Special Agreement (RDA or Council)			Special Agreement (RDA or Council)
Estimated Processing Time	4-6 weeks	10-12 weeks	10-12 weeks

Source: City of Montclair, 2021.

In addition to the typical processing timeframes, some projects may require additional time for specific requests. These are not typically required of all projects but are site and project specific. The timeframes are shown in Table 5-12.

For all projects outside of the R-1 zone, a precise plan of design is required. Precise Plan of Design shall specify and include:

- A. The location, size, height, and type of all structures, including signs, walls and fences;
- B. The location, size and dimensions of all yards and setbacks and all spaces between structures;



- C. The location, dimensions, and method of improvement of all driveways, parking areas, walkways, and means of access, ingress, and egress;
- D. The location, dimensions, and methods of improvement of all property to be dedicated to the public or to public utilities;
- E. The general nature of the proposed use;
- F. A detailed plan of landscaping showing the location, dimensions, and method of irrigation for all areas to be landscaped;
- G. The location, dimensions and layout of all areas to be used for parking;
- H. The elevations of all buildings proposed for construction, showing the general design, architectural features, and building materials; and
- I. The location and design of all lighting within the proposed development area except that which is within any building

In the approval or rejection of a Precise Plan of Design, consideration is given and restrictions can be imposed by the Planning Commission regarding: "the size and shape of the parcel and the present and proposed zoning and use of the subject property and the surrounding property to permit the same degree of enjoyment of the subject property, but subject to the same degree of protection of adjoining properties, as would be accorded in normal circumstances by the standard restrictions imposed by this title". The development standards imposed in the various zones are intended as the minimum restrictions necessary in normal circumstances to prevent a substantial depreciation of property values in the vicinity, unreasonable interference with the use and enjoyment of property in the vicinity the occupants thereof for lawful purposes, and the protection of the public peace, health, safety and general welfare. "Normal circumstances" are intended to refer to the case of a permitted use upon a lot of normal size and shape surrounded by property in the same zone as the lot in question.

If the proposed Precise Plan of Design would substantially depreciate property values in the vicinity or would unreasonably interfere with the use for enjoyment of property in the vicinity by the occupants thereof for lawful purposes, or would endanger the public peace, health, safety or general welfare, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove such objections.

In addition to the foregoing grounds of rejection, the Planning Commission or City Council, as the case may be, may also consider and take into account the exterior architectural design, general exterior appearance, landscape, color, texture of surface materials and exterior construction, shape and bulk, and other physical characteristics, including the location and type of public utility facilities, and, if it is found that the proposed Precise Plan of Design, including the considerations enumerated, would interfere with the orderly development of the City, such Precise Plan of Design shall be rejected or shall be so modified or conditioned before adoption as to remove such objections.

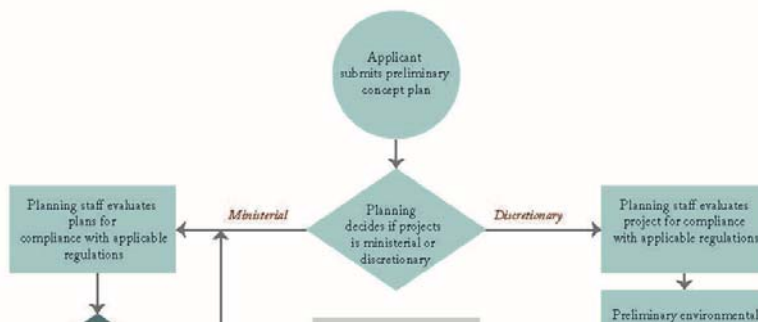




TABLE 5-12: ADDITIONAL DEVELOPMENT PROCESSING TIMEFRAMES

Application Type	Typical Processing Timeframes
Conditional Use Permit	
Pre-submittal Review	
Development Review Committee (DRC)	10 days
Formal Submittal	
Review for Application Completeness	30 days
Environmental Review (ER)	None- if Exempt or 10 days for Initial Study (IS)
Public Hearing Notice	10 days or 20 days for IS
Staff Report and Resolution Preparation	Included (no additional time)
Planning Commission Hearing	Included (no additional time)
Appeal to City Council	(add 60 days to the above)
Total Time Required	50 days / 60 days with ER
General Plan Amendment and Zone Change	
Pre-submittal Review	
Development Review Committee (DRC)	10 days
Formal Submittal	
Review for Application Completeness	30 days
Environmental Review (ER)	30 days for Initial Study (IS)
Public Hearing Notice	20 days for IS
Staff Report and Resolution Preparation	Included (no additional time)
Planning Commission Hearing	Included (no additional time)
City Council (Set-for-Hearing and Public Hearing)	60 days
Total Time Required	180 days with ER

Source: City of Montclair

After a project is approved, it becomes the applicant’s responsibility to initiate the steps to secure building permits and approvals and begin construction in accordance with the approved plans. These steps include obtaining additional City clearances and paying fees as outlined in a project’s conditions of approval. Other necessary actions for the applicant include:

- Completing construction drawings after project approval (city does not control this timeline)
- Recording with the County Clerk subdivision (final) maps (applies to ownership projects)
- Retaining contractors
- Obtaining utility approvals (not owned by the city), required easements and rights of entry

The length of time between a project’s approval and building permit issuance is determined by the applicant. The City does allow applicants to dual track entitlements and permitting to reduce development times, but a majority of developers opt to obtain entitlements first, as



there is risk in running a dual track approach. There is no required wait time between when a project receives entitlements and when the applicant can apply for permits. It is typical for there to be a one to six month gap in time between entitlement approval and submittal for permits, depending on the financing and availability of the design team to prepare Design and Construction Documents. For affordable housing development projects this time period can be longer as funding sources are cyclical and only happen a few times a year.

Once a project begins the construction plan review process, the following general timelines can be achieved with responsive applicants:

- Land Use Entitlement timelines and procedures generally take 3-6 months, but if they are considered major projects (projects requiring CEQA compliance), the process could take 6 – 12 months.
- Building permit approval timelines generally take 1-3 months (actual timeline depends on how fast an applicant can resubmit plans with corrections, etc.)

The City's development procedures and applications are posted on the City website and are reviewed and updated annually. The length of time to obtain approvals is typical and is not a constraint to development in the City.

F. LOCAL ORDINANCES, BUILDING CODES AND ENFORCEMENT

In addition to land use controls, local building codes also affect the cost of housing. Montclair has adopted the International Building Code (IBC) which establishes minimum construction standards. As required of all jurisdictions in California, Montclair, has adopted the 2019 California Green Building Code in 2020 that establishes construction standards necessary to protect public health, safety, and welfare. The provision of the California Building Code is to ensure that barrier-free design is incorporated in all buildings, facilities, site work and other developments to which this code applies and to ensure that they are accessible to and usable by persons with disabilities.

Chapter 11.81 of the Montclair Municipal Code provides guidelines for the City's inclusionary housing ordinance. The intent of Chapter 11.81 is to ensure that all residential development in the City's redevelopment project areas provide a range of housing opportunities for all identifiable economic segments of the population, including households of very low, lower and moderate income. The current ordinance requires the following:

1. Require that a minimum of 15 percent of all approved residential development in the City's redevelopment project areas be restricted to and affordable to very low-, lower- and moderate-income households;
2. Require that a minimum of 40 percent of the foregoing units be restricted to and affordable to very low-income households;



3. Under certain conditions, allow alternatives to on-site construction as a means of providing affordable units for very low-income households; and
4. In specific cases, allow inclusionary requirements to be satisfied through the payment of an in-lieu fee as an alternative to requiring affordable units to be constructed.

As the City's Redevelopment Agency was dissolved in 2011 the inclusionary housing ordinance has not been enforced in the last 10 years. The City recently received LEAP funding to study their inclusionary ordinance to determine what revisions could be made to make it relevant post RDA dissolution. To date the City does not yet have a draft and has not yet outlined an implementation framework, including levels of mandated affordability and the types of options and incentives offered to encourage and facilitate compliance with the inclusionary requirements. The City has included Policy Action 3.2 to study the ordinance in the year following Housing Element adoption and engage the development community to obtain their feedback.

The Code Enforcement Division is responsible for enforcing City ordinances affecting property maintenance, building conditions, and other housing and neighborhood issues (Policy Action 1.1 of the Housing Plan). The Code Enforcement Division proactively targets areas of concentrated rehabilitation needs within the City and responds to complaints and proactively enforce the zoning ordinance; housing, fire and building codes; and standards for landscaping to maintain safe and decent housing. The primary goal of regulation is to provide reasonable controls for maintenance, rehabilitation, preservation, and conservation of existing commercial and residential properties.

3. ENVIRONMENTAL CONSTRAINTS

The following hazards may impact future development of residential units in the City.

1. Seismic Hazards

Montclair is located in a region of high seismic activity. Four major active or potentially active earthquake fault zones are found within the general area: the San Andreas Fault system, the Cucamonga Fault, the Chino Fault, and the San Jacinto Fault. The primary seismic hazard in Montclair is earthquake shaking. The Cucamonga Fault, which is considered to have a high potential for generating significant earthquakes, is located within 3.8 miles of the City.

2. Flood Hazards

The basin Montclair is located in receives storm water in two main forms - concentrated flows emerging from the San Gabriel Mountains and generalized flows resulting from direct rainfall to the area. In the past, both of these sources have created flood problems. The San Antonio



Dam, located five miles north of the City limits, serves as a flood control dam. It is rarely, if ever, filled to capacity. Dam failure is not considered a significant threat to the City.

The majority of Montclair is designated in Zone X, which is defined as areas determined to be outside the 500-year floodplain. There is a small portion of the San Antonio Channel which is designated Zone A - no base flood elevations determined.

3. Toxic and Hazardous Wastes

The primary locations of hazardous materials within Montclair are on the major transportation routes and in the industrial areas. The Montclair Fire Department is responsible for responding to hazardous materials emergencies within the study area. Additional resources are available as part of the West End Hazardous Materials Response Unit. The City also has an extended service contract with the County of San Bernardino that provides sampling, field identification, laboratory services, contractor cleanup services, follow-up survey of site, and investigation and enforcement.

4. Fire Hazards

Because of the urbanized nature of Montclair, wildland fires do not pose a serious threat. The only areas subject to such fires are the vacant lots scattered throughout the City. Structural fires are the most serious fire threat in Montclair. There are two fire stations to serve the City. The Montclair Fire Department also has mutual aid and automatic aid agreements with all surrounding communities.

5. Noise

The most significant noise sources in the City are from transportation sources (arterial roads, freeways, rail lines and aircraft flyovers). Residential areas along the San Bernardino Freeway (I-10) are the most affected by transportation noise. Sound walls along the freeway have been placed to mitigate excessive noise affecting residents in this area. Other sources of noise in the City include air conditioning units, power generators, air compressors, power equipment and construction activity. The City has established interior and exterior noise standards for residential uses as well as maximum noise levels for various times of the day.

4. NON-GOVERNMENTAL CONSTRAINTS

A. VACANT AND UNDERUTILIZED LAND

A complete analysis of vacant and underutilized land resources for housing is provided in Chapter 6.



6. Land Prices

The cost of land directly influences the cost of housing. In turn, land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes scarcer, the price for land increases. In terms of development density, land prices are positively correlated with the number of units permitted on each lot. Thus, a higher density lot may command a higher price than one designated for lower densities, but upon completion the developer may realize a higher profit margin based on a greater number of units sold. Based on online listings for vacant land in January 2021, Table 5-13, shows that land prices range from \$16 to \$29 per square foot. At the time this research was completed there were very few vacant parcels in the City, especially parcels zoned for residential use, so an inventory of all available land was included to show the price range within the City.

TABLE 5-13: LAND AND LOTS FOR SALE IN MONTCLAIR, DECEMBER 2020

Address	Existing Use/Zoning	Price	Acres	Per Square Foot Cost
4689 Huntington Drive	Vacant/Residential	\$195,000	0.26	\$17
5455 Arrow Highway	Vacant/Industrial	\$595,000	0.46	\$29
4100 Mission Blvd	Vacant/Industrial	\$539,900	0.55	\$22
4790 Brooks Street	Vacant/Business Park	\$410,775	0.38	\$29
5065 Mission Blvd	Restaurant/Commercial	\$999,000	1.08	\$22
4620 Holt Boulevard	Vacant/Commercial	\$1,760,000	2.11	\$19
4144 Holt Boulevard	Vacant/Commercial	\$495,000	0.71	\$16
4187 Mission Boulevard	Warehouse/Residential	\$3,300,000	3.07	\$25

Source: Zillow.com and Loopnet.com accessed Dec 28, 2020

7. Construction Costs

Although the 2020 election cycle is over, and development and distribution of vaccines to combat the COVID-19 pandemic is underway, there is still plenty of uncertainty impacting the market for construction materials. Construction backlogs in the construction material supply chain and increased costs are likely to continue through at least the first half of 2022. For the first time since July 2018, all categories under the materials and equipment sub-index saw price increases, with copper continuing its rise for the seventh consecutive month. Carbon steel skyrocketed, with the price index leaping from 50 in December 2020 to 70 in January 2021. Heat exchangers and pumps and compressors went from flat to rising pricing for the period as supplies tightened and input costs increased.

The cost of labor is based on a number of factors, including housing demand, the number of contractors in an area and the unionization of workers, but it is generally two to three times the cost of materials. Prevailing wages may also be an additional constraint on construction



costs. In the State of California, all public works projects must pay prevailing wages to all workers employed on the project. A public works project is any residential or commercial project that is funded through public funds, including federally funded or assisted residential projects controlled or carried out by an awarding body. The prevailing wage rate is the basic hourly rate paid on public works projects to a majority of workers engaged in a particular craft, classification, or type of work within the locality and in the nearest labor market area.

Twice a year, prevailing wage rates are determined by the director of the California Department of Industrial Relations. A prevailing wage ensures that the ability to get a public works contract is not based on paying lower wage rates than a competitor and requires that all bidders use the same wage rates when bidding on a public works project. The California Department of Industrial Relations provides link to the current prevailing wages for a journeyman craft or classification for each county in California. Prevailing wages may constrain construction of affordable housing because they are often higher than normal wages.

Together, the cost of building materials and construction labor are the most significant cost components of developing residential units. In the current southern California market, construction costs are estimated to account for upwards of 50 percent of the sales price of a new home. Typical construction costs for high-density apartment (20 units per acre) developments run around \$350,000 per unit and could incur an additional \$50,000 per unit for structured parking. Hard construction costs for development of medium-density (15 units per acre) condominiums over podium parking run approximately \$300,000 per unit, including \$35,000 per unit for the parking structure. The cost of construction has increased substantially over the last eight years and will likely continue to increase due to increased demand and decreased supply due to manufacturing limits during the COVID-19 pandemic.

The data indicates that construction costs in the Montclair vicinity can constitute approximately 40 percent of the cost of a single-family detached housing unit. These figures are even more noteworthy considering that the cost of raw land constitutes only four to 14 percent of the cost of a housing unit. Typically, in the private sector market, the development of residential units is a business and investment venture. Therefore, developers seek the greatest return for their investment. As with most businesses, a constraining factor in the area of profitability continues to be the marketplace where developers sell their products. To a great extent, the marketplace sets the upper end of the profit margin with overhead costs for construction constituting the lower parameter of profit.

The construction cost of housing affects the affordability of new housing and can be a constraint to the creation of affordable housing in the City and greater San Bernardino County region. Particularly with the tightening of mortgage lending standards, homebuilders have slowed construction of new homes, which could potentially affect the provision of affordable housing. A reduction in construction costs can be brought about in several ways. One such method involves a reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety and adequate performance),



which may result in lower sales prices. State Housing Law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable State building codes.

In addition, prefabricated, factory-built housing may provide lower priced products by reducing labor and materials costs. As the number of units built in scale increases, savings in construction costs over the entire development can be realized, particularly when combined with density bonus provisions. The City may implement a variety of programs to write down land costs or provide other developer incentives such as flexibility in development standards to increase affordability, subject to the developer providing a percentage of units with affordability restrictions.

8. Financing

Mortgage interest rates have a large influence over the affordability of housing. Increases in interest rates decrease the number of persons able to afford a home purchase. Decreases in interest rates result in more potential homebuyers introduced into the market. National policies and economic conditions determine interest rates, and there is little that local governments can do to affect these rates. Jurisdictions can, however, “leverage” funds by offering interest rate write-downs to extend home purchase opportunities to lower income households. In addition, government insured loan programs may be available to reduce mortgage down payment requirements.

First time homebuyers are the most impacted by financing requirements. Mortgage interest rates for new home purchases are about 3.5 percent or lower for a fixed rate 30-year loan in 2021. Lower initial rates may be available with Graduated Payment Mortgages (GPMs), Adjustable Rate Mortgages (ARM's), and Buy-Down Mortgages. However, variable interest rate mortgages on affordable homes may increase to the point that interest rates exceed the cost of living adjustments, which is a constraint on affordability. Although interest rates are currently low, they can change significantly and substantially impact the affordability of the housing stock.

Interest rates in 2021 are not a constraint to affordable housing; however more strict lending standards could pose a constraint to affordable housing. An increase of one percentage point can make a monthly payment out of reach for many lower income households. As such, financing for long term mortgages is generally available in Montclair, subject to normal underwriting standards.

A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, conventional home loans will require 80 percent loan-to-value and represents the largest constraint to homebuyers. Other programs, such as those for first-time homebuyers, can find down payment requirements between 5 percent and 20 percent. However, more recent



events in the housing market have made it more difficult for prospective home buyers to secure a home loan.

The greatest impediment to homeownership, however, is credit worthiness. According to the Federal Housing Authority, lenders consider a person’s debt-to-income ratio, cash available for down payment, and credit history, when determining a maximum loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit rating. Individuals with a poor credit rating may only qualify for higher interest rates or a loan amount insufficient to purchase a house. Poor credit rating can be especially damaging to lower-income residents, who have fewer financial resources with which to qualify for a loan. The FHA is generally more flexible than conventional lenders in its qualifying guidelines and allows many residents to re-establish a good credit history.

TABLE 5-14 - MORTGAGE LENDING RATES - 2019

Income Group	Total Applications	Loans Originated	Applications Denied	Percentage Denied
Less than 50% AMI	19,443	8,828	5,138	26%
50-79%AMI	28,600	14,459	6,980	24%
80-99% AMI	13,918	7,669	2,756	20%
100-119% AMI	42,419	25,443	7,050	17%
120% or More AMI	130,469	81,872	18,292	14%

Source: Federal Financial Institution Examination Council, Home Mortgage Disclosure Act Data, 2019.
<https://ffiec.cfpb.gov/data-publication/aggregate-reports/2019/CA/40140/5>

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to report lending activity by census tract. Analysis of available HMDA reports do not indicate documented cases of underserved lower income census tracts in the City. Table 5-14 presents the disposition of home purchase loan applications in 2019 by number of loans approved and loans denied. The data is for the Riverside-San Bernardino-Ontario MSA, which includes the City of Montclair. The data includes purchases of one to four-unit homes as well as manufactured homes. Over 80 percent of the loan applications were received from above moderate-income households (earning greater than 120 percent of Median Family Income [AMI]). Moderate-income households (80 to 120 percent of AMI) and lower-income households (less than 80 percent AMI) accounted for approximately 8 percent and 2 percent, respectively (please note that there is a slight margin of error in the percentage calculations because the sum of the total applications for each income category does not equal the actual total count). The overall loan origination rate can be expected to contract further as a recent national survey conducted by the Federal Reserve found that more than half of banks responding reported they had tightened their lending standards for sub-prime mortgages.



B. REQUESTS FOR LOWER DENSITY, PERMIT TIMES, AND EFFORTS TO ADDRESS NONGOVERNMENTAL CONSTRAINTS

According to City Staff, during the previous planning period, no sites in the site's inventory were developed at densities below the maximum permitted. Requests to develop below the maximum typically occurs when market demand is inconsistent with development regulations. If this occurs, the City will work cooperatively with the developer to maximize the site's potential consistent with the General Plan and other community objectives. To ensure that adequate sites are available for the development of lower income housing during the 2021-2029 planning period the City has included Policy Action 3.1 to track the number of units built on parcels including in the City's sites inventory and to determine the remaining site capacity by income category. This will ensure no net loss and hold the City accountable if a site in the Housing Opportunity Areas is developed at a density below what is permitted.

To address or mitigate nongovernmental constraints, the City of Montclair offers streamlined permit processing, incentives and technical assistance for developments that include units for extremely low-income households (Policy Action 2.1), annually reviews fees (Policy Action 2.5), providing adequate sites for a variety of housing opportunities (Policy Action 3.7) as well as incentives for lot consolidation (Policy Action 3.5).

5. ENERGY CONSERVATION

The City of Montclair continues to promote energy conservation efforts in the construction of new housing and the rehabilitation of older units. Energy conservation serves to reduce energy costs, and therefore overall housing costs. The City's Building Division reviews construction drawings for compliance with Title 24. Compliance with Title 24 of the California Code of Regulations on the use of energy efficient appliances and insulation has reduced energy demand stemming from new residential development. Included in Title 24 is the California Green Buildings Standards Code (Cal Green).

Southern California Edison, which provides electricity in the City of Montclair, offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides incentives for energy efficient new construction and home improvements. Through the Residential Multifamily Energy Efficiency Rebate Program, property owners and managers receive incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation and window categories. Owners of existing homes can receive monetary incentives for purchasing Energy Star® qualified appliances or making other energy saving improvements such as installing a whole-house fan. The City of Montclair supports Southern California Edison in its efforts to provide public information and technical assistance to developers and homeowners regarding energy conservation measures and programs.

The Southern California Gas Company, which also provides service to Montclair, offers various rebates and savings programs that promote reduced energy consumption and sustainable design. Rebates include energy efficient appliances upgrade for both single-family and multifamily units.



One of the more recent strategies in building energy-efficient homes is the use and adoption of green building guidelines and programs by cities and developers. Some of the more popular programs within the housing industry include:

- U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) green building programs;
- Build It Green's Green Point Rated program;
- National Association of Home Builders Model Green Home Building program;
- U.S. Environmental Protection Agency's Energy Star® for Homes program; and
- Building Industry Institute's California Green Builder program.

Many of these programs have been designed to reduce the impacts associated with the construction and operation of residential buildings through reduction in energy and water use, use of innovative technologies, reduced maintenance costs, and improved occupant satisfaction. The LEED for Homes program includes standards for new single-family and multifamily home construction. This program and other similar programs have been applied to numerous single-family and multifamily residential projects throughout California and nationwide.

The following items present a variety of ways in which Montclair can further promote energy conservation:

- Provide information on rebate programs and energy audits available through the utility companies;
- Refer residents and businesses to green building certification programs such as LEED for Homes;
- Develop incentives, such as expedited plan check, for projects utilizing green building;
- Promote funding opportunities for green buildings, including available rebates and funding through the California Energy Commission; and
- Provide resource materials regarding green building and energy conservation.

CHAPTER 6

HOUSING RESOURCES

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Montclair. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

1. REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

State Housing Element Law requires that each city and county demonstrate it has adequate sites to meet its "fair share" of the regional housing need. Cities must analyze their land resources, taking into consideration zoning, development standards and availability of public services and facilities to accommodate a variety of housing types and income levels. The City must demonstrate it has capacity or adequate sites to accommodate the projected need for additional housing units during the Planning Period.

The State Department of Finance (DOF) is responsible for projecting the total Statewide housing demand, with the State Department of Housing and Community Development (HCD) apportioning this demand to each of the State's regions. This demand represents the number of additional units needed to accommodate anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-housing uses, and to achieve a future vacancy rate that allows for a healthy functioning of the housing market.

The Southern California Association of Governments (SCAG), the Council of Governments (COG) representing the region, in cooperation with the local jurisdictions, is responsible for allocating the region's projected new housing need to each city and county. This process is known as the Regional Housing Needs Allocation (RHNA) and the allocations are known as the RHNA need or the "regional share" allocation for new housing construction. The allocation process takes into account factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, community patterns, and type and tenure of housing need.

In determining each jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower-income households in one jurisdiction. The allocation is further divided into four income categories:



- Very-Low Income - 0 to 50 percent of the median income
- Low Income - 51 to 80 percent of the median income
- Moderate Income - 81 to 120 percent of the median income
- Above-Moderate Income - more than 120 percent of the median income

Additionally, AB 2634 mandates that each jurisdiction also address the projected need for extremely low-income households, defined as households earning 30 percent or less of the median income. The projected extremely low-income need is assumed to be 50 percent of the total RHNA need for the Very-Low Income category.

Montclair’s Regional Housing Needs Allocation (RHNA) for the 2021-2029 planning period has been determined by the Southern California Association of Governments (SCAG) to be 2,593 housing units, including 698 units for very low-income households, 383 units for low-income households, 399 units for moderate-income households, and 1,113 units for above moderate-income households.

TABLE 6-1: 2021-2029 REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

Income Level	Number of Units	Percent of Allocation
Extremely Low Income	349	13.4%
Very Low Income	349	13.5%
Low Income	383	14.8%
Moderate Income	399	15.4%
Above Moderate Income	1,113	42.9%
Total	2,593	100%

Notes:

1. Extremely Low Units are assumed to be 50% of the City’s Very Low-Income allocation.

Source: Southern California Association of Governments, 2021.

2. CREDITS TOWARD THE RHNA

The 6th cycle RHNA covers a planning period that is eight years, starting on October 15, 2021 and ending on October 15, 2029. Housing units built, under construction, or approved by June 30, 2021 onward can be credited towards meeting the City’s RHNA. These units can be subtracted from the City’s share of regional housing needs. The City must demonstrate in this Housing Element its ability to meet the remaining housing needs, through the provision of sites, after subtracting units under construction or anticipated, as shown in Table 6-2. The City currently has a total of 462 housing units in construction or permitted, including 17 Accessory Dwelling Units (ADUs), 2 single-family homes and 443 multifamily units.



TABLE 6-2: CREDITS TOWARD THE 2021-2029 RHNA

Address	Unit Type	Income Category				Total
		Very Low	Low	Mod	Above	
Montclair RHNA		698	383	399	1,113	2,593
UNITS PERMITTED OR UNDER CONSTRUCTION						
5477 Palo Verde Street	SFR				1	1
5479 Palo Verde Street	SFR				1	1
Citywide	JADU/ADU					17
9631 Monte Vista Avenue	MF				90	90
9651 Monte Vista Avenue	MF				23	23
Permitted Subtotal					115	132
UNITS ENTITLED OR IN PLAN CHECK						
5050 E Arrow Highway	MF				330	330
Plan Check Subtotal					330	330
CREDITS TOTAL					445	462
REMAINING RHNA		698	383	399	668	1,925

Source: City of Montclair Planning Department, May 2021.

As of May 1, 2021, the focus of development activity (reviews and entitlements) within the City has been on residential development. Currently within plan check are plans for the Village at Montclair mixed-use project which features 350 residential units (330 permanent residential units and 20 flex-units). The Village at Montclair is the fourth high density residential development project undertaken under the auspices of the City's transit oriented development (TOD) district known as the North Montclair Downtown Specific Plan (NMDSF). Building permits for the Village at Montclair project are expected to be issued by the end of 2021 or in early 2022. Two additional multifamily projects that would provide an additional 439 residential units are in preliminary review with a formal application submittal anticipated by year end. The City has also begun early preliminary discussions involving two new large scale mixed-use developments within the boundaries of the Montclair Place Downtown Specific Plan (MPDSP), with anticipated formal submittal dates by mid-year 2022.

After accounting for units approved and pending approval, a remaining need of 1,925 units exists, including 1,081 units for lower income households. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units by October 15, 2029.



3. ACCESSORY DWELLING UNITS

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). In response to the changes in legislation, on October 4, 2021, the City approved Ordinance 21-996 which provided greater flexibility for development of accessory dwelling units. The ordinance was intended to increase opportunities for ADUs by: removing requirements regarding minimum lot size, reducing rear setback requirements, adjusting the allowable maximum and minimum square footage for ADUs and the number of ADUS per lot and reducing parking requirements for ADUs. The ordinance also established an ADU use-permit application process, reduced the maximum application review time from 120 days to 60 days; and establishes impact fee exemptions or limitations. The City has worked to inform eligible property owners of the incentives to construct second unit through updated handouts and information on city website.

In 2019 the City approved 5 ADU permits. In 2020, this number increased 55 percent to 9 ADU permits issued. In 2021, the City approved 14 ADU permits which is a 64 percent increase from the previous year. For the previous three years the average number of ADU permits issued is 9.3 units. With the changes in State law, the City expects to see this number increase or remain around 15 permits annually, however, to be conservative the City is anticipating 10 ADU units annually.

To understand the potential for ADUs as a source of affordable housing in the region, the Southern California Association of Governments (SCAG) conducted a regional analysis of existing ADU rents in April and June of 2020. The analysis resulted in affordability assumptions for San Bernardino and Riverside County jurisdictions that allocate 15 percent of ADU's to extremely low-income households, 8 percent to very low-income households, 35 percent to low-income households, 35 percent to moderate-income households, and 8 percent to above moderate-income households.

For the purpose of RHNA credits, the City conservatively assumes that 10 ADUs will be developed annually for a total of 80 ADUs over the eight-year planning period. These units will be distributed across the various income groups in alignment with SCAG's affordability analysis.

4. LAND RESOURCES

State law requires that a community identify an adequate number of sites to accommodate and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under State law (California Government Code section 65583.c.1), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. Land considered suitable for residential development includes the following:

- Vacant residentially zoned sites;
- Vacant non-residentially zoned sites which allow residential uses (such as mixed-use);



- Underutilized residentially zoned sites that are capable of being developed at a higher density or with greater intensity; and
- Non-residential zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions).

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

Montclair is quickly becoming a built-out community with limited vacant land available to accommodate new high-density residential development. Consequently, to accommodate its RHNA obligation and facilitate the development of new housing, the City is focused on strategically identifying infill opportunities in appropriate locations. The stable areas of the City, with existing single-family neighborhoods, will be preserved and maintained, and areas where redevelopment is likely to occur are programmed for regeneration. Growth has been redirected to the downtown area, major transit corridors, and Arrow Highway District. The identification of sites within these focus areas makes sense as most these areas include:

1. Proximity to transit, including bus lines and the Montclair Metrolink station;
2. Easier access to services and amenities, including schools, parks, grocery stores, pharmacy and medical offices;
3. Employment opportunities which may reduce the need to commute outside of the region for work;
4. Disadvantaged communities' status per SB 535, which is a factor considered on financing applications for affordable housing; and
5. High and Moderate Resource classifications on the 2020 TCAC/HCD Opportunity Maps, which is also considered on some funding applications for affordable housing.

Montclair is in the process of a General Plan update that will significantly increase opportunities for higher density residential development in strategic areas of the City that are located in proximity to transit and amenities. To accommodate their 2021-2029 RHNA, the City has identified roughly 112 parcels totaling roughly 146 acres. The parcels included as opportunity sites have been grouped into 25 housing areas and are shown in Figure 6-1. The 25 housing opportunity areas include a mix of vacant and underutilized parcels that range in size but generally are greater than 0.5 acres and are less than 10 acres. In instances where smaller parcels are included in the inventory, they typically are grouped to show common ownership and could be consolidated to create a parcel that is around 0.5 acres in size.

Within the inventory the City has identified 29 vacant parcels totaling 13.9 acres that are designated for residential or mixed-use development. Based on the General Plan densities, just under 4,200 units can



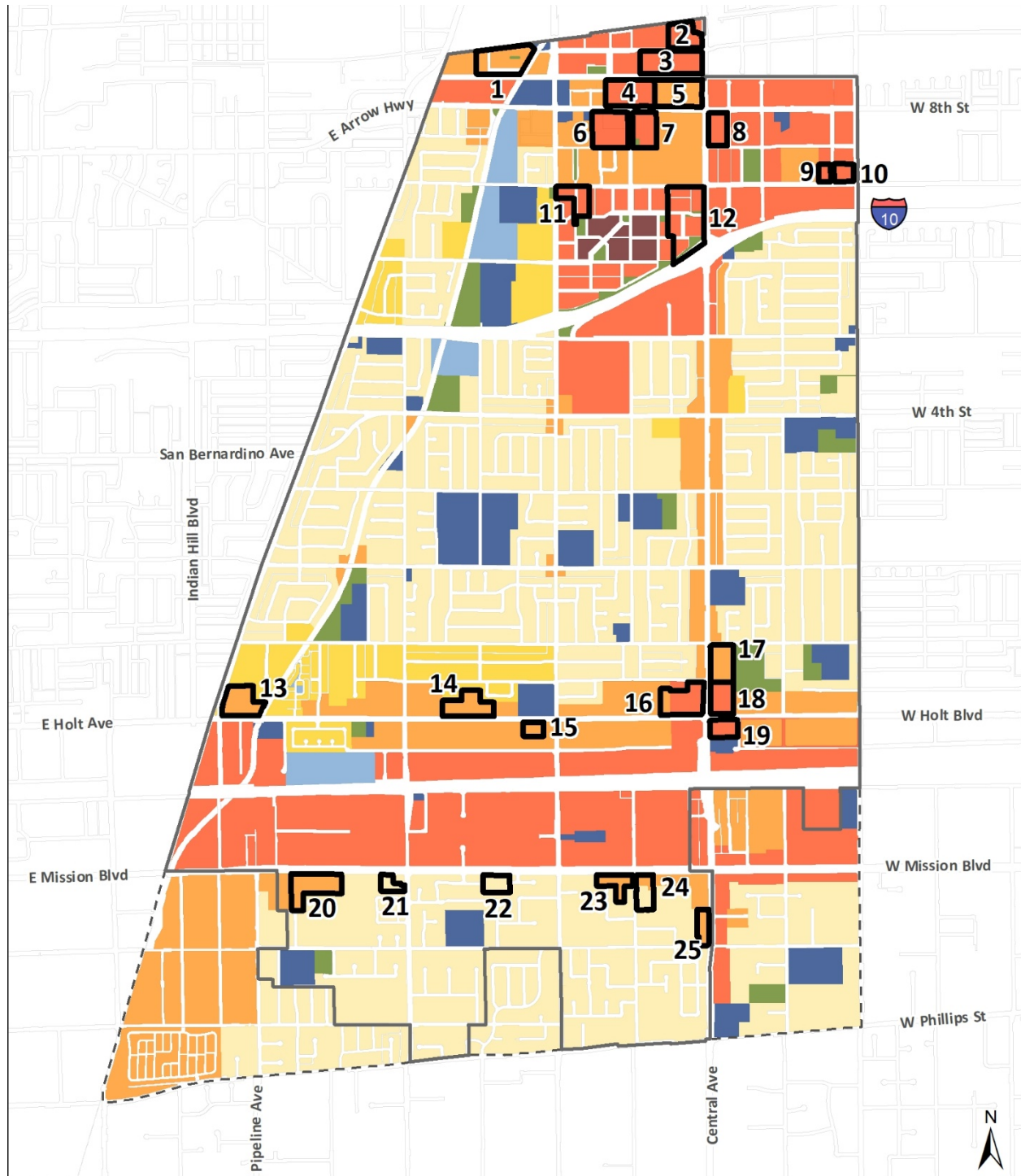
be accommodated, including 2,015 for lower-income, 720 for moderate-income and 1,974 for above moderate-income. Based on this the City has identified vacant land to accommodate more than 50 percent of its lower-income RHNA on vacant sites.

The remaining parcels included in the inventory represent opportunities for redevelopment. Approximately 2,700 residential units can be accommodated on parcels that have been identified as having aging or vacant structures, large surface parking lots, uses with low improvement to land ratios, or uses that significantly below the allowed development intensity. Information on the age of structures, land to improvement ratios, and ownership of the underutilized parcels included in the inventory are provided in Appendix B.

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FIGURE 6-1: HOUSING OPPORTUNITY AREAS



- Housing Element Sites
- City Limits
- Sphere of Influence

Proposed General Plan Land use

- Mixed-use, Urban Core (75 to 140 units/acre)
- Mixed-use, Commerce (40 to 85 units/acre)
- Mixed-use, Neighborhood (10 to 50 units/acre)
- Residential, Medium (5 to 15 units/acre)
- Residential, Low (0 to 7 units/acre)
- Open Space
- Park
- Schools, Religious Facilities, City Hall

5. DEVELOPMENT CAPACITY ASSUMPTIONS

A. MIXED USE SITE CAPACITY

According to a market study prepared for the Montclair General Plan, Montclair has approximately 23% of the Competitive Market Area's (CMA) square feet for retail, anchored by Montclair Place along the I-10, and concentrated along commuting corridors. However, nearly three-quarters of the City's existing retail stock was built between sixty and thirty years ago, and 64 percent of it is concentrated in low-density strip malls. Rents for retail space have still not recovered to pre-Recession rates, and the COVID-19 pandemic has led to increased vacancies.

With increasing competition from e-commerce, which has only heightened during the COVID-19 pandemic, the retail landscape is changing rapidly not only in Montclair but across the country. Based on this the Montclair General Plan update assumes only a modest demand for new retail, and largely plans for new retail development through the redevelopment of underperforming retail spaces that includes mixed use in the form of multistory residential development with a smaller ground floor retail footprint. This development trend is specifically planned for through the General Plan and correlating Specific Plans for the Central Avenue, Holt Boulevard, and Mission Boulevard corridors. Through the General Plan and other planning efforts, the City is developing design guidelines for such developments that promote walkability and to drive foot-traffic to retail by ensuring that residential units are developed to support new and existing ground floor retail.

In addition, during the previous Housing Element planning period, the City has seen increasing interest in mixed use development and residential-only development. Within the City and surrounding jurisdictions, mixed use development, or more predominantly residential projects with a small non-residential component are increasingly becoming the trend. This is likely due to the increase in internet services and online sales and has been further compounded by the COVID-19 pandemic. Table 6-3 provides information on recent mixed use and multifamily development activity in the City.

TABLE 6-3: RECENT DEVELOPMENT TRENDS

Address	Site Area	Units	Non-Res SF	Permitted Density	Actual Density
5050 E Arrow Hwy - Village at Montclair	6.68 ac	350 res only, 20 flex	24,919 SF	50 du/ac	60 du/ac
4868 Cypress Street - Alexan-Kendry	6.27 ac	211	---	30 du/ac	31 du/ac
8951 Monte Vista Avenue - Vista Court	0.65 ac	23	---	30 du/ac	35 du/ac



Alexan-Kendry Expansion - SWC Arrow Hwy at Monte Vista Ave	2.13 ac	137	---	50 du/ac	64 du/ac
Montclair Station on Huntington Drive	9.60 ac	302	---	30 du/ac	31 du/ac

B. REDEVELOPMENT ASSUMPTIONS

The housing opportunity areas identified for potential high density residential and mixed use projects are located along major corridors with good access to transit, services, and amenities, along the Central, Holt and Mission corridors. To determine which parcels with potential for new development or redevelopment opportunities, the following criteria were used:

- Land value is greater than improvement value.
- Structure was built prior to 1990 (and therefore over 30 years of age).
- Existing uses are not condominiums or apartments.
- Redevelopment can at least double the number of units existing on site.

More specifically, based on land use patterns in the City, parcels with the following characteristics were included in the inventory:

- Vacant properties, and underutilized paved surface parking lots, that provide opportunity for infill development.
- One-story structures that could be developed with higher intensity uses.
- Non-conforming single-family uses, often older and in need of substantial repairs, that are not in keeping with the surrounding uses and the current activity of major corridors.

The resultant parcels were reviewed based on an additional set of factors:

- General characteristics, such as declining uses, low existing Floor Area Ratio (FAR), and COVID-impacted uses, among others
- Location near recent mixed use or residential development activities on properties exhibiting similar characteristics or neighborhoods, where capital improvement projects are occurring
- Expressed interest from property owners or developers
- Potential for lot consolidation

Based on these factors the City is conservatively assuming that 70 percent of the parcels identified in the housing opportunity areas will be redeveloped with new residential uses, and the remaining 30 percent may be parcels that do not redevelop during the planning period or are developed entirely with non-residential uses. The City is also reducing the



capacity of the developable area of the parcels to 80 percent to further account for and needed improvements and/or design related requirements dictating the building form.

C. MAXIMUM DENSITY ASSUMPTIONS

The City considered and evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements) which provided a realistic capacity of 80 percent. The City also looked at project examples to determine the appropriate realistic capacity. The City reviewed the projects included in Table 6-3 which are all within the North Montclair Downtown Specific Plan area. The permitted densities allow for between 30 to 50 units per acre depending on form. As shown in Table 6-3, recent developments have maximized allowable densities achieving more than 100 percent of the permitted density.

Within the 25 identified housing opportunity areas, permitted densities range from 7 up to 140 units per acre. A majority of the parcels in the inventory are designated Mixed-Use, Commerce which allows up to 85 units per acre or Mixed-Use, Neighborhood which allows up to 50 units per acre. Of the Opportunity Areas, eight sites are within the North Montclair Specific Plan area, and an additional 10 sites are within other specific plan areas. Based on past development trends it is realistic to assume that actual densities can match permitted densities.

Additionally, based on how existing financing applications for low income housing tax credits, AHSC, and other funding sources are structured, affordable housing developments for lower-income households are most competitive to win funding when the project exceeds a jurisdiction's base density and/or utilizes a density bonus. In the instance of 4% Low Income Housing Tax Credits, a new construction project must utilize a density bonus in order to even be eligible.

For the purposes of calculating potential capacity, the City has conservatively assumed that an average of 80 percent of the maximum permitted density will be achieved in calculating the capacity of the housing opportunity areas.

D. ZONING APPROPRIATE TO ACCOMMODATE HOUSING FOR LOWER INCOME HOUSEHOLDS

Density is a critical factor in the development of affordable housing. Maintaining low densities typically increases the cost of construction per unit, while higher density development lowers the per-unit land cost and facilitates construction in an economy of scale. In addition to the potential for density bonus provisions, more intense residential development is achieved through a number of mechanisms, including clustering of residential development and flexible design, subject to City development standards. Clustering of housing can produce higher densities on a portion of land while creating space for amenities and retaining the overall density assignment of the entire property. This method is effective when portions of



the property not utilized for residential development can be developed with compatible uses, such as open space/recreation, parks, schools and public facilities.

Affordability is typically correlated with density. The State Housing and Community Development Department (HCD) has established “default densities” that by definition are considered sufficient to provide market-based incentives for the development of housing for lower-income households. For jurisdictions with a population greater than 25,000 and located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the default density is 30 dwelling units per acre (or higher). Montclair has a population greater than 25,000 and is within the San Bernardino MSA; consequently, the default density for the City is 30 dwelling units per acre.

It is important to note that all the parcels in the inventory, except for Sites 21, 22 and a portion of Site 24, allow for the development of densities between 50 to 140 units per acre and are zoned appropriately to accommodate the City’s lower income RHNA. Potential units on sites 21, 22 and 24 have been allocated to accommodate the City’s above moderate income RHNA as the Residential Low land use designation only allows for 7 units per acre. As the permitted densities of most the sites meet the State default density, parcels within the 25 Opportunity Areas were classified as appropriate for lower income, moderate income, and above moderate income based on parcel size, unit yield, ownership information and lot consolidation potential. To determine the affordability level, several factors were considered:

1. If a parcel was less than 0.5 acres and/or the development potential was less than 30 units, the parcel was allocated to the City’s above moderate income RHNA. This size project is difficult to finance with public resources to develop lower income units and often too small to offer moderate income rents.
2. If a parcel could yield a housing development between 30 and 60 units in size it was allocated toward the City’s moderate income RHNA. A development of this size is generally still too small to finance with public sources to include lower income units but allows for development types that may be more affordable to moderate income households.
3. If a parcel is greater than 0.5 acres and the development capacity was 60 units or more, it was generally deemed appropriate to accommodate the City’s lower income RHNA.
4. If a grouping of parcels had common ownership and allowed for a development of 60 units or more, they were also allocated toward the City’s lower income RHNA.
5. If a grouping of parcels had common ownership and allowed for a development between 30 and 60 units, they were allocated toward the City’s moderate income RHNA.



To further encourage and facilitate the development of affordable units for low- and very low-income families, the City will offer a menu of development incentive opportunities, including: streamlined processing, density bonus incentives, deferred impact fees, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.

Although rare, developers have occasionally requested to develop at densities below the maximum permitted on a given site. This typically occurs when market demand is inconsistent with development regulations. When this occurs, the City will work cooperatively with the developer to maximize the site's potential consistent with the General Plan and other community objectives. To ensure that adequate sites are available for the development of lower income housing during the 2021-2029 planning period the City has included Program 28 to track the number of units built on parcels including in the City's sites inventory and to determine the remaining site capacity by income category. This will ensure no net loss and hold the City accountable if a site in the Housing Opportunity Areas is developed at a density below what is permitted.

E. SUMMARY OF AVAILABLE SITES

As discussed in the previous sections, the City has evaluated the development capacity of the Housing Opportunity Areas to determine a realistic potential development yield, based upon evaluation of existing land uses, infrastructure capacity, and evaluation of land use controls and required site improvements. The assumptions for the City of Montclair Sites Inventory can be summarized as follows:

1. On all parcels, it is assumed that 70 percent of development are residential uses and 30 percent will be non-residential or parcels that do not redevelop during the planning period.
2. On all parcels, the land area has been reduced to 80 percent of the gross area to account for necessary improvements and to provide an additional discount in the instance that sites do not redevelop during the planning period.
3. On all parcels, it is feasible that 80 percent of the maximum densities permitted can be achieved.
4. Within each housing opportunity area, it is assumed that parcels yielding developments of more than 60 units will be for lower-income households, developments between 30 to 60 units will be for moderate income households, and developments with less than 30 units will be for above moderate-income households.



5. Each identified site is adjacent to developed land and can be readily served with existing infrastructure.

Table 6-4 shows how the City of Montclair can accommodate its RHNA allocation for the 2021-2029 planning period, including credits towards the RHNA, development of accessory dwelling units and land identified within the 25 Housing Opportunity Areas. Based on the sites selected there is a surplus of appropriately zoned land to accommodate all three income categories.

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TABLE 6-4: ACCOMMODATION OF THE 2021-2029 RHNA

Area No.	General Plan	Acres	Income Level			Total
			Lower	Moderate	Above	
2021-2029 RHNA			1,081	399	1,113	2,593
CREDITS TOWARDS THE RHNA			0	0	668	668
SHORTFALL			1,081	399	445	1,925
ACCESSORY DWELLING UNIT DEVELOPMENT			46	28	6	80
LAND INVENTORY OF SITES TO BE REZONED						
Area 1	Mixed-use, Neighborhood	8.89	0	0	199	199
Area 2	Mixed-use, Commerce	4.63	176	0	0	176
Area 3	Mixed-use, Commerce	9.98	229	31	121	380
Area 4	Mixed-use, Commerce	9.01	0	0	323	323
Area 5	Mixed-use, Neighborhood	8.36	130	57	13	200
Area 6	Mixed-use, Commerce	8.49	180	128	15	323
Area 7	Mixed-use, Commerce	5.90	225	0	0	225
Area 8	Mixed-use, Commerce	4.25	0	0	164	164
Area 9	Mixed-use, Commerce	1.46	0	0	56	56
Area 10	Mixed-use, Commerce	2.25	0	30	56	86
Area 11	Mixed-use, Commerce	3.98	81	0	27	108
Area 12	Mixed-use, Commerce	13.95	76	57	247	380
Area 13	Mixed-use, Neighborhood	6.67	63	32	54	149
Area 14	Mixed-use, Neighborhood	1.35	77	47	30	154
Area 15	Mixed-use, Neighborhood	1.94	0	43	0	43
Area 16	Mixed-use, Neighborhood	6.02	229	39	20	288
Area 17	Mixed-use, Neighborhood	5.90	0	132	0	132
Area 18	Mixed-use, Commerce	5.14	196	0	0	196
Area 19	Mixed-use, Neighborhood	3.34	64	43	20	127
Area 20	Mixed-use, Neighborhood	8.27	71	43	71	185
Area 21	Residential Low	3.26	0	0	23	23
Area 22	Residential Low	3.20	0	0	22	22
Area 23	Mixed-use, Neighborhood	3.75	0	0	84	84
Area 24	Mixed-use, Neighborhood	4.16	0	0	53	53
Area 25	Mixed-use, Neighborhood	2.84	0	63	0	63
Land Sub-Total		146	1,797	745	1,597	4,139
SURPLUS			716	346	484	1,546

A detailed inventory of parcels is provided in Appendix B.

6. INFRASTRUCTURE

The City of Montclair is largely built out and is served by well-established utility service providers. As part of the General Plan update the City analyzed and is mitigating any potential impacts incurred by future development. As the Housing Element is consistent with the Land Use Element (our Well Planned Community) it is expected that housing development proposed in the sites inventory will have adequate infrastructure. Current providers and major infrastructure are listed below:

Utility	Service Provider	Infrastructure
Storm Drain	City of Montclair, San Bernardino County Department of Public Works	30-87" Storm Drain, County Flood Control Channels, Montclair Recharge Basins, San Antonio Channel
Sewer	City of Montclair, Inland Empire Utilities Agency (IEUA)	6-24" Sewer Mains, IEUA Interceptor Lines
Water	Monte Vista Water District, IEUA	6-30" Distribution Lines, IEUA Recycled Water Lines
Electricity	Southern California Edison	Distribution Lines Throughout
Natural Gas	SoCal Gas	Distribution Lines Throughout
Solid Waste	Burrtec Waste Industries, Inc.	Waste Pickup throughout City

Under proposed buildout conditions, land use changes across the City will alter utility demands and may result in increased demands on existing infrastructure or necessitate upsizing or replacing infrastructure.

A. STORM DRAIN

For new developments within the City, hydromodification requirements and standard flood control requirements for new development and redevelopment will ensure that runoff remains at or below current levels. In addition, due to local, county, and state-level low impact development (LID) requirements, new development and redevelopment as a result of the Housing Element will result in reduced pollutant loading to storm drain systems and receiving water bodies. Based on the LID hierarchy and regional soil characteristics, it is anticipated that infiltration-based Best Management Practices (BMPs) will be implemented for individual projects within the AHMUD Area. These BMPs include dry wells, infiltration trenches, biofiltration basins, permeable pavement, and stormwater landscape planters, and will be sized to effectively treat the "first flush" rainfall event. Per Santa Ana Regional Water Quality Control Board and City of Montclair requirements, new development projects will be required to prepare a Water Quality Management Plan (WQMP) that describes the menu of BMPs chosen for the project, as well as operation and maintenance requirements for the site and all structural and treatment control BMPs. These requirements are typical for Southern California.

B. SEWER



Under proposed conditions, flows are anticipated to increase and will continue to drain south through City infrastructure to regional conveyance infrastructure and ultimately to one of three regional wastewater treatment plants operated by Inland Empire Utilities Agency (IEUA). All three facilities (Regional Water Recycling Plant #1 and #5 and Carbon Canyon Water Recycling Facility) have adequate existing capacity to take the additional flows proposed under GPU buildout, and both Regional Water Recycling Plant #1 and #5 are proposing additional capacity upgrades in anticipation of future regional demands.

The most recent sewer capacity assessment prepared for the City, the 2017 Sewer Master Plan, identified that a majority of infrastructure assessed within the City and SOI did not feature any capacity issues, with the exception a sewer main running down Monte Vista Avenue and traversing to Ramona Avenue. This main ranged from having minor capacity issues to featuring surcharge and flooding conditions and receives flows directly from the Montclair Place Specific Plan area. These deficiencies have been noted as part of Specific Planning efforts, as well as a system for upsizing deficient infrastructure on an as-needed basis.

The City maintains a formal process to ensure functionality of the sewer system and that any priority upgrades, including unforeseen upgrades necessary as part of General Plan or individual Specific Plan buildout, are addressed in a time efficient manner. Individual developments will be responsible for contributing to necessary infrastructure upgrades based on proposed intensity of land use and proximity to deficient areas. These requirements are typical for Southern California.

C. WATER

The 2008 MVWD Water Master Plan included an infrastructure assessment based on both pipe capacity and condition and identified deficient segments throughout the City. A total length of 80,648 feet of deficient pipeline was identified, ranging in diameter from 2" to 12". The WMP noted that the primary causes of deficiency were either undersized pipelines, or aging, rough pipelines. Redevelopment within the area presents the opportunity to upgrade those segments not already replaced or upsized by MVWD. MVWD regularly updates a Financial Master Plan and associated CIP and prioritizes and determines funding for improvement projects throughout its service area.

Proposed projects adjacent to or served by deficient infrastructure will be required to contribute to improvement costs as-needed based on proximity to infrastructure and anticipated demand. All new pipes associated with individual developments under the GPU will be sized to provide adequate fire flows and a minimum of 20 psi residual pressure at any demand node in the system. These requirements are typical for Southern California.

D. ELECTRICITY



The City receives all electrical service from Southern California Edison (SCE). As part of statewide reporting requirements, SCE regularly prepares an Integrated Resource Plan (IRP). The 2018 IRP examines trends in demand and the portfolio of energy supplies that SCE can utilize across the planning period out to 2030. The IRP also discusses compliance with California legislation requiring a 50 percent renewable portfolio standard by 2030. This shift towards renewable energy sources requires potential rate adjustments and changes in infrastructure, which the IRP addresses as well. The IRP does not note any existing deficiencies in the GPU area under the demand and supply scenarios identified.

Increases in demand due to the development of Housing Element sites are anticipated to be adequately served by regional infrastructure. While new on-site infrastructure and connections may be constructed, it is not anticipated that any upgrades or changes to regional transmission infrastructure will be required.

E. NATURAL GAS

Natural gas service to the City is provided by Southern California Gas Company (SoCalGas). SoCalGas prepares an annual California Gas Report (“CA Gas Report”) that identifies demand forecasts as well as potential changes in supply. The CA Gas Report covers a 15-year demand and forecast period through 2035. The CA Gas Report projected potential declines in demand across the reporting period as statewide greenhouse gas emission reduction programs and public pressure to switch to emissions-free energy sources become more prevalent. There are currently no existing or projected deficiencies in supplies or infrastructure across the SoCalGas service area given the current demand scenario, which includes the Housing Element sites.

No regional infrastructure improvements are anticipated to be required as a result of the development of Housing Element sites. Individual connections and parcel-based conveyance infrastructure will be constructed on a per project basis.

F. SOLID WASTE SERVICE

Solid waste services are provided by Burrtec Industries, Inc. Commercial and residential solid waste within the City of Montclair is transported to a variety of materials recovery facilities (MRFs) where recyclable materials are sorted out and remaining waste is sent to one of seven landfills serving the City. While residential and commercial waste generation patterns may change as zoning and land use plans are incorporated into new development, additional impacts on solid waste infrastructure are not anticipated. In addition, local and statewide recycling and sustainability initiatives are anticipated to result in reduced generation at an individual level, and improved collection and disposal methods at a service provider level.

7. CONSISTENCY WITH AFFIRMATIVELY FURTHERING FAIR HOUSING



State law requires that housing elements due on or after January 1, 2021, identify housing sites in the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Affirmatively Furthering Fair Housing means taking meaningful actions that comprehensively address significant disparities in housing needs and access to opportunity. For the purpose of this Housing Element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (e.g., lack access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty.

A. SEGREGATION AND INTEGRATION ANALYSIS

As discussed in Section 4.2, the Housing Element must include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Importantly, the analysis must address both integration and segregation to holistically evaluate existing patterns and practices, and better identify and prioritize contributing factors to fair housing issues. This analysis must also address Housing Opportunity Areas, identifying sites relative to segregation and integration of protected classes. This analysis may focus on households by income but must address segregation and integration of other protected classes as well, including population by race, disability and familial status; the analysis must address the effects of economic segregation on members of protected classes and show how the site inventory decreases the segregation index scores for protected classes and along income lines within the jurisdiction, as well as the segregation indices at the regional scale.

The City of Montclair has a high concentration of population identifying as non-white. This is discussed in great detail in Section 4.2.A. Demographic trends in Montclair are further illustrated by Figure 6-2, which shows that the City is almost entirely comprised of census block groups that have greater than 81 percent non-white population. Within the City of Montclair there are only two census block groups (2.052 and 2.032) located just south of Interstate-10 that report a non-white population between 61 to 80 percent. There are no census block groups in the City that have a non-white population of less than 60 percent. Figure 6-2 presents the proposed Housing Opportunity Areas throughout the City in relation to the percentage of non-white residents within each census block group. As shown in Figure 6-2, the proposed Housing Opportunity Areas are distributed throughout four of the City's eight total census tracts and not concentrated in any one area of the City. The resulting distribution is such that 100 percent of the parcel acreage identified within the housing opportunity areas are within census tracts that are more than 81 percent non-white. The distribution of housing sites throughout the City is not expected to further patterns of segregation with regard to race or ethnicity in the City.

The Housing Opportunity Areas are located in the Downtown and along the City's established transportation and commercial corridors, primarily Mission Boulevard, Holt Avenue, and Central Avenue and surrounding areas. Due to the high percentage of non-white population in a majority of the City's census tracts, these areas also happen to coincide



with tracts that have majority minority and lower-income populations. This is primarily a function of two major factors: access to services and amenities, and current racial demographics found within the City. As shown in Figure 4-3, TCAC Area of High Segregation and Poverty, there is one census tract in the City (3.01) that is identified as having a high level of segregation and poverty. Approximately 26 percent of the land inventory acreage – separated into seven out of 25 potential sites – is located within this tract. Census Tract 3.01 has 629 lower income RHNA units of the City's 1,797 or 61% and 41% moderate income units.

Redeveloping the sites in this tract is expected, however, to have a positive impact on these neighborhoods through the introduction of new economic opportunities; the introduction of new affordable housing options; providing new or refurbished infrastructure and public realm improvements; and providing new funding for services and amenities like schools through payment of development impact fees. Along the Holt Avenue corridor, the City has a number of infrastructure and amenity projects underway. These include:

1. **Reeder Ranch** - In June 2019, the City Council approved the adoption of Resolution No. 19-3239 authorizing the application for Statewide Park Development and Community Revitalization Program grant funds to develop Reeder Ranch Park. Increasing the City's park acreage will have multiple long-term benefits including encouraging physical activity, reducing chronic diseases, improving mental health, fostering community connections, and supporting community resilience to climate change and pollution, according to the California Healthy Places index. The City staff developed this park plan with the community. The City conducted six community outreach events; residents suggested a playground, a walking trail, fitness stations, and picnic areas. An outdoor stage for movies in the park or summer concerts and a recreation center to anchor other activities in the park were also requested. The California Department of Parks and Recreation awarded the City of Montclair \$5,137,000 for development of the Reeder Ranch Park.
2. **West Valley Connector Bus Rapid Transit** - The San Bernardino County Transportation Authority (SBCTA) proposes to implement the West Valley Connector Bus Rapid Transit (BRT) Phase 1 service linking the City of Pomona in Los Angeles County with the cities of Montclair, Ontario, and Rancho Cucamonga in San Bernardino County. The alignment includes 3.5 miles of center-running, dedicated BRT lanes through central Ontario and 15.5 miles of curb lane, mixed flow operation with transit signal priority and queue jump lanes to bypass congestion at intersections. SBCTA has secured completed funding for the project from federal, state, and city funding sources totaling \$266 million. Construction is anticipated to started mid 2022 with an anticipated end of construction and beginning of service in fall of 2024. The project is intended to provide enhanced transit service in the most heavily traveled bus corridor in the area as well as connectivity with local bus services and two Metrolink commuter rail stations. The project serves activity centers including downtown Pomona, downtown Ontario, Ontario International Airport, Ontario Mills regional malls, the Terra Vista master-



planned community, and the Victoria Gardens regional town center. Headways will be 10 minutes in the peak commute period and 15 minutes off-peak, providing a high level of service to the community. Montclair will have two BRT stations located at the intersections of Holt/Central and Holt/Ramona.

- 3. Cardenas Shopping Center** - On October 9, 2017, the Montclair Planning Commission approved an application for a Conditional Use Permit and Precise Plan of Design under to allow the development of a 66,001-square-foot multi-tenant commercial retail center on Holt Boulevard and Central Avenue. The commercial retail center is anchored by a Cardenas Market and several neighborhood serving retail spaces. The multi-tenant commercial retail center was completed in early 2020 and the Cardenas Market opened on October 14, 2020. The development of the shopping center will help ensure access to fresh and healthy foods for residents within Tract 3.01.

Within the Housing Plan, the City has also included Policy Actions 4.1, Fair Housing Information, Policy Action 4.2, Affirmatively Furthering Fair Housing, Policy Action 4.3, Affirmative Marketing Strategies to support vulnerable communities and prevent the displacement of residents. The City has also included Policy Action 3.2 which commits the City to updating their inclusionary housing ordinance. The ordinance is intended to promote the development of mixed income residential projects or ensure that developers provide an in lieu fee for the development of affordable housing. This funding could be used to ensure that deed-restricted units are developed in census tracts with high vulnerability to prevent displacement of low income and minority residents.

As discussed previously in Section 4.2.B, the median income in Montclair in 2019, was \$62,024. Figure 6-3 illustrates that north of Kingsley Street to the City boundary all, but one census block group show a median income of less than \$87,100 annually. South of Kingsley to the railroad tracks, the median income is less than \$55,000 annually. This grouping of block groups is within tract 3.01, which is described above as being a TCAC Area of High Segregation and Poverty. South of the railroad tracts there is a mix of incomes including two block groups at \$87,100 or less, two block groups at \$55,000 or less and one block group that is \$125,000 or less. There are no block groups in the City with a median income greater than \$125,000 annually or with a median income of less than \$30,000.

Additional data from HUD, shows that within the City there are three census tracts (2.01, 3.01, and 3.03) that have 50 to 75 percent of the population that is considered to be low to moderate income. The remaining five census tracts have 25 to 50 percent of the population that is considered by HUD to be low to moderate income. There are no census tracts that have population that are 75 to 100 percent or 0 to 25 percent low to moderate income.

Figure 6-3 shows that the proposed parcels within the sites inventory fall into census tracts that range with regard to the percentage of the population that are low- and moderate-income households. Approximately 64 percent of sites inventory acreage are within two census tracts that have 50 to 75 percent of the population that is low- and moderate-income. The remaining 36 percent is within two tracts that have 25 to 50 percent of the population



that is low- and moderate-income. The distribution of housing sites throughout the City was largely driven by existing land use patterns (preservation of existing single family neighborhoods and redevelopment of commercial corridors to include residential uses), location of the Montclair Transcenter and future BRT lines, and access to amenities to ensure competitiveness for affordable housing financing. As such, the selection of sites is not expected to further patterns of segregation with regard to income in the City.

Housing Opportunity Areas 1-12 are located in the northern part of the City, within Census Tract 2.01. This tract is a TCAC High Resource area which interestingly also reports 50% - 75% of households are Low- to Moderate- Income. Housing Opportunity Areas 1 through 12, can accommodate approximately 1,097 units or 61 percent of the City's total lower income RHNA of 1,797 units. Census Tract 2.01 also can accommodate 302 of 745 moderate income units, or 40 percent of the City's share. Because Areas 1 through 12 are in a higher resource area, it is a priority area for the development of lower and moderate income housing. Census Tract 3.01, on the other hand, has 629 lower income RHNA units of the City's 1,797, or 25% and 336 or 45% of the City's moderate income RHNA. Census Tract 3.01 is classified as a High Segregation and Poverty area, but it has appropriately sized parcels that are either vacant or have highly underutilized uses that are prime for redevelopment during the planning period.

In the City, just over 9 percent of the population 18 years and older have a disability. Figure 6-4, shows the housing sites inventory in the context of the percentage of population with disabilities by census tract. Of the parcels included in the sites inventory approximately 1,258 units or 32 percent of the acreage is within two census tracts (Tracts 3.01 and 3.03) where less than 10 percent of the population identifies as being disabled which is the highest percentile range in the City. Based on the sites inventory, parcels identified in Tracts 3.01 and 3.03 can accommodate 700 lower income units, 336 moderate income units and 218 above moderate income units. This equates to 39 percent of the total lower income, 48 percent of the moderate income, and 14 percent of the above moderate income capacity, respectively. The remaining 2,835 units, or 68 percent of the total acreage, is in two census tracts (Tracts 2.01 and 3.04) where between 10 to 20 percent of the population in that tract have a disability. As the Housing Opportunity Areas are located in the Downtown, near existing or future transit stations and along the City's established transportation and commercial corridors, the sites are more likely to meet the needs of disabled residents by providing increased access to amenities and public transportation. The distribution of housing sites throughout the City is not expected to further patterns of segregation with regard to persons with disabilities in the City.

B. RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY AND AFFLUENCE

As discussed in Chapter 4.3, the Housing Element must include an analysis of racially and ethnically concentrated areas of poverty. While San Bernardino County, currently has 23



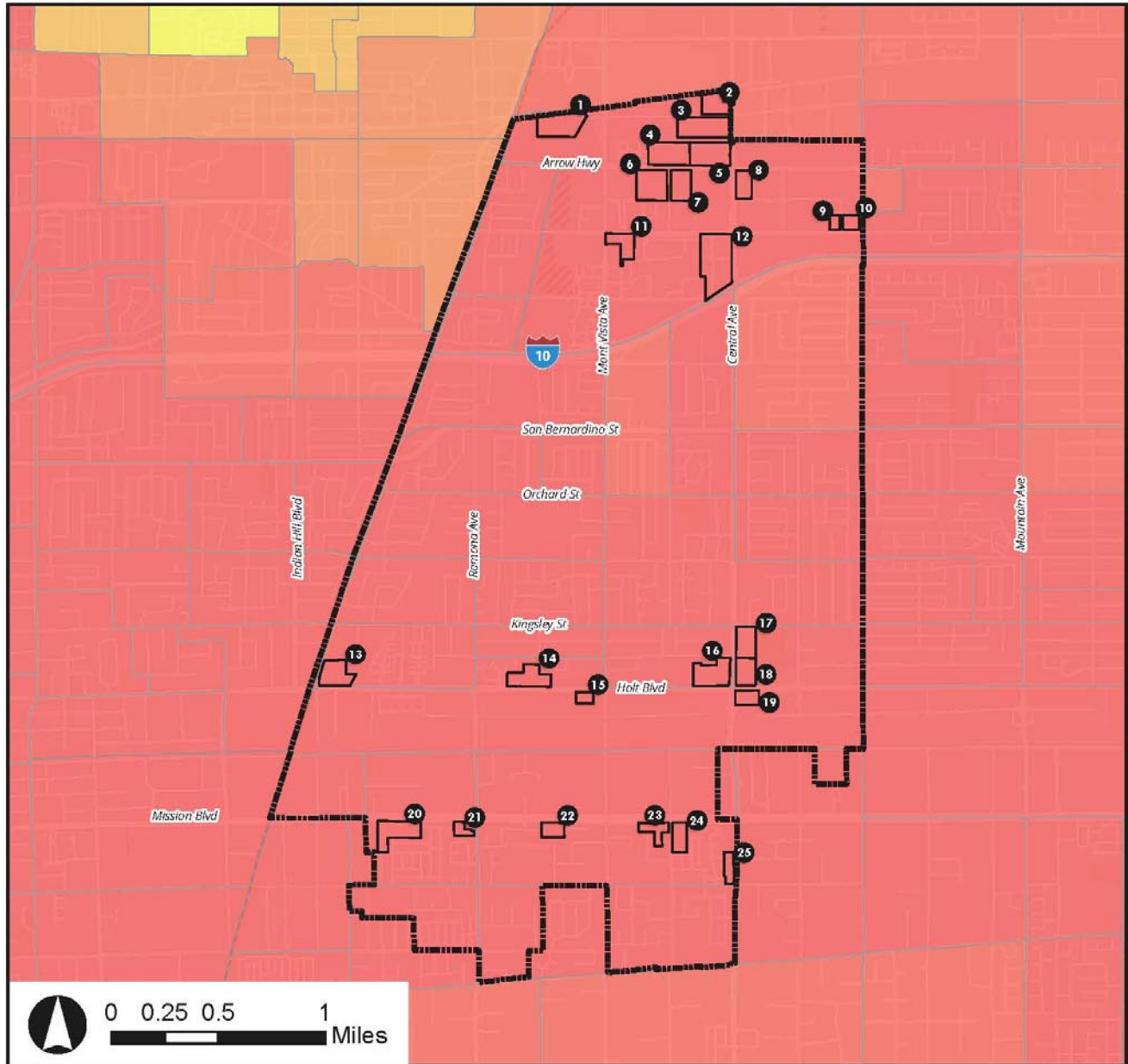
census tracts designated as R/ECAPs, there are no R/ECAP census tracts that have been identified in or adjacent to the City. Despite this, as shown previously in Figure 4-3, *TCAC Area of High Segregation and Poverty*, there is one census tract (Census Tract 3.01) in the City that was identified as having a high level of segregation and poverty.

In selecting the parcels to include in the sites inventory, the City looked for potential sites throughout the City, and ultimately included parcels in four out of the City's eight total census tracts. The selection of parcels to include in the inventory to realistically accommodate new residential development was also significantly limited by the limited vacant land and existing development patterns. The housing sites are largely focused in the Downtown, near high quality transit (Holt BRT and the Montclair Transcenter) and along the City's established transportation and commercial corridors, primarily Mission Boulevard, Holt Avenue, and Central Avenue and surrounding areas.

After taking into account land areas that have potential for infill development, to redevelop or be developed with higher intensity uses, a number of additional criteria were used to select housing sites, including access to transit, services, and amenities, which are often factors in determining quality of life, as well as surrounding uses, likelihood of redevelopment for parcels in and around Montclair Place, and recent investment in public infrastructure. These factors and assumptions are presented in Chapter 6.5. Within Census Tract 3.01, there is 61% of the City's lower income RHNA and given the location of the housing sites throughout the City and the high level of diversity, there is no indication that the identification of the sites will have disproportionate outcomes for members of protected classes and will continue to diversify housing opportunities throughout the City in proximity to transit and amenities.



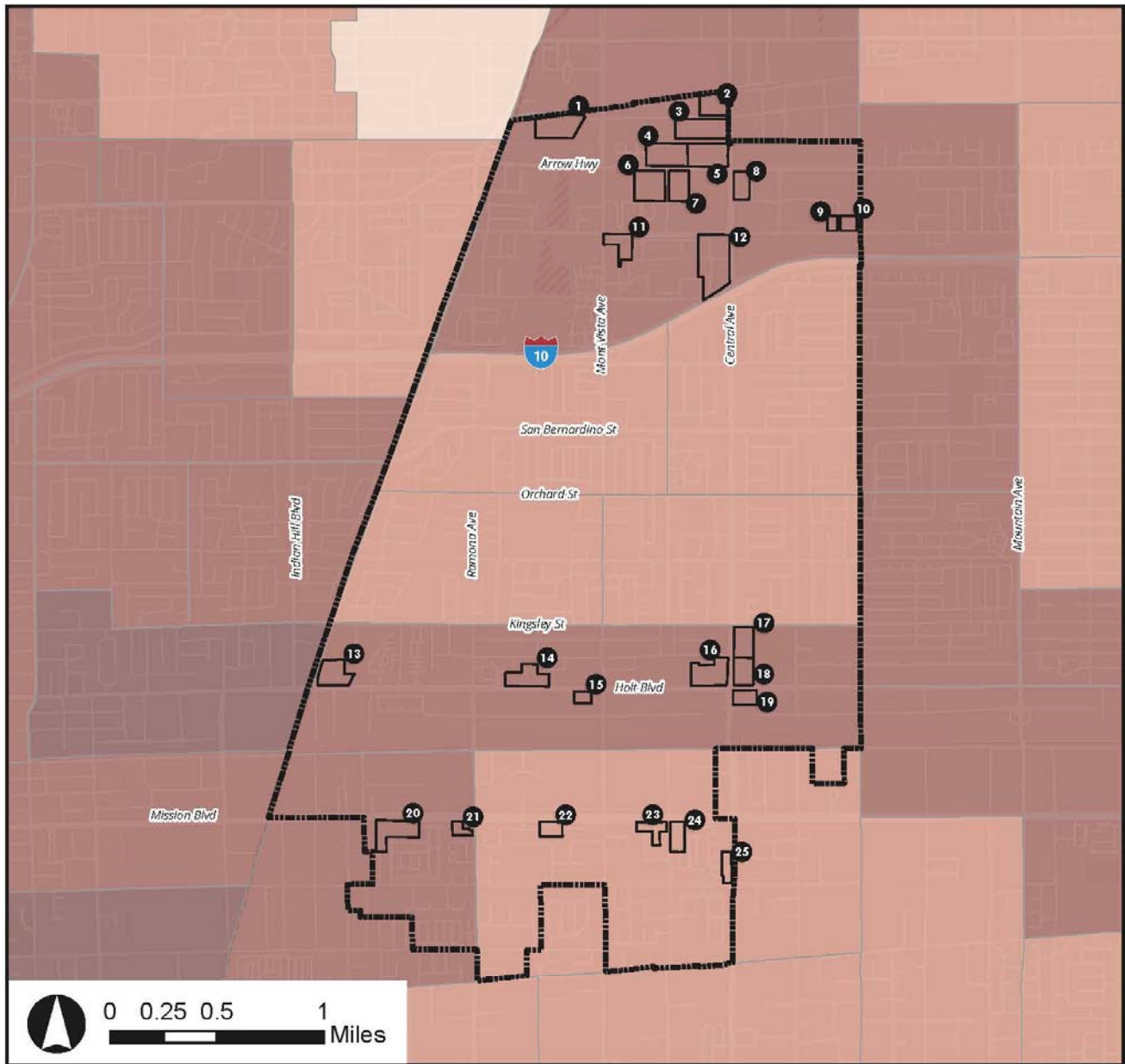
FIGURE 6-2: OPPORTUNITY AREAS/NON-WHITE POPULATION



Racial Demographics 2018 (Block Group)



FIGURE 6-3: OPPORTUNITY AREAS/LOW-MODERATE-INCOME



Low to Moderate Income Population (Tract) - (HUD)

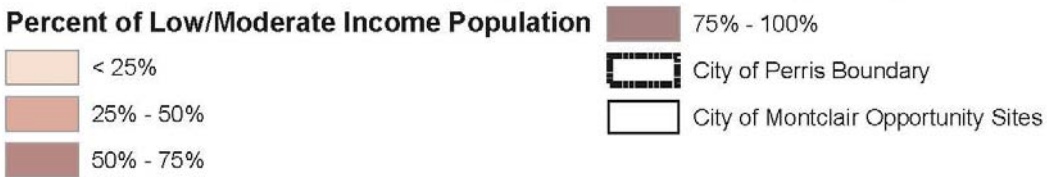
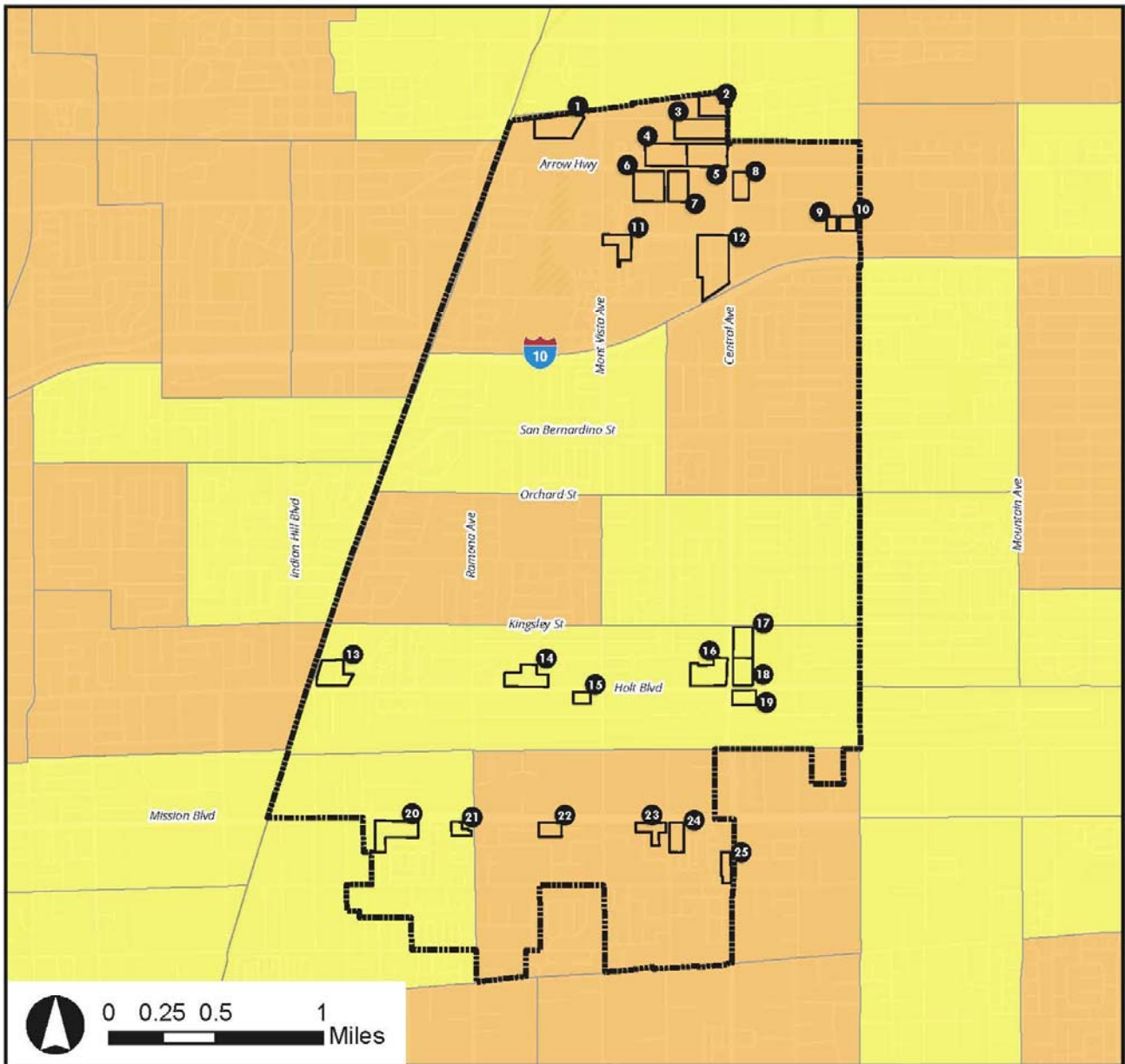
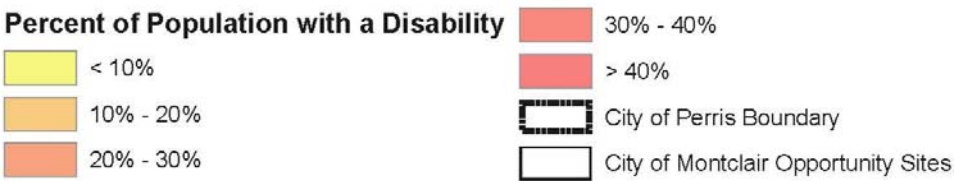




FIGURE 6-4: OPPORTUNITY AREAS/PERSONS WITH DISABILITIES



Population with a Disability (Tract) - ACS (2015-2019)





After taking into account land areas that have potential for infill development, to redevelop or be developed with higher intensity uses, a number of additional criteria were used to select housing sites, including access to transit, services, and amenities, which are often factors in determining quality of life, as well as surrounding uses, likelihood of redevelopment for parcels in and around Montclair Place, and recent investment in public infrastructure. These factors and assumptions are presented in Chapter 6.5. Given the location of the housing sites throughout the City and the high level of diversity, there is no indication that the identification of the sites will have disproportionate outcomes for members of protected classes and will continue to diversify housing opportunities throughout the City in proximity to transit and amenities.

C. DISPARITIES IN ACCESS TO OPPORTUNITY

As reported in Chapter 4.4, the Housing Element must identify and analyze significant disparities in access to opportunity (e.g., education, transportation, economic development, and environment). In selecting the housing sites, the City utilized the 2021 HCD/TCAC Opportunity Maps, and scored sites based on proximity to amenities and 9% Low Income Housing Tax Credit guidelines. Figure 6-5 shows the Housing Opportunity Areas in context with the 2021 HCD/TCAC Opportunity Map. Figure 6-6 shows the proximity of the Housing Opportunity Areas to 9% LIHTC scored amenities for family projects.

The City is predominantly made up of Moderate Resource Opportunity Areas, with one High Resource tract in the northern end of the City (Census Tract 2.01), one Low Resource tract in the southwest corner of the City (Census Tract 3.03), and one High Segregation and Poverty tract along Holt Avenue (Census Tract 3.01). There are not any census tracts in the City that are considered by HCD/TCAC to be Highest Resource Opportunity Areas. Given the existing conditions of housing site, the zoning capacity for higher density residential, proximity to amenities, the Transcenter and the BRT line along Holt Avenue, the City feels the 25 housing sites offer the most viable development and redevelopment opportunities to accommodate the housing need within the 2021-2029 planning period.

Parcels included in the City's sites inventory are distributed as follows: 57 percent of the acreage is within a High Resource tract (tract 2.01), 10 percent is within a Moderate Resource area (tract 3.04), 7 percent is within a Low Resource Area (tract 3.03) and 26 percent is within the High Segregation and Poverty tract along Holt Avenue (tract 3.01). Within the sites inventory the City has identified potential for 1,797 units to accommodate its lower income RHNA of 1,081. Of this total, 1,097 units (60 percent) are in Tract 2.01 which is a High Resource area, 629 units (35 percent) are in tract 3.01, a tract with High Segregation and Poverty, and the remaining 71 units (5 percent) are in tract 3.03 which is a Low Resource tract. This distribution is intended to put a large percentage of lower income, as well as above moderate income units in a High Resource area, with good access to amenities and transit. It is important that housing in Tract 3.01 provide a mix of opportunities to ensure that gentrification and displacement does not occur. Consequently, within Tract 3.01, 629 units (60 percent) of lower income housing, 296 units (28 percent) of moderate

income housing and 124 units (12 percent) of above moderate income housing have been identified for this area.

As discussed above the City is already working to improve outcomes within Census Tract 3.01 with the introduction of the Holt Avenue BRT line, improvements to Reeder Ranch park, and the approval of a new Cardenas grocery store at the intersection of Central and Holt Avenues. Additionally, through the General Plan update and updates to associated Specific Plans, the City is well positioned to see higher density development and increased mixed use development. As part of the Housing Plan, the City is committing to work with developers interested in applying for affordable housing financing, including Low Income Housing Tax Credits and Affordable Housing Sustainable Communities (AHSC) Program funds. Staff will also become more familiar with the programs and the various requirements needed from a local jurisdiction co-applicant or partner.

The California Office of Environmental Health Hazard Assessment (OEHHA) identifies California communities disproportionately burdened by multiple sources of pollution. High-scoring census tracts tend to be more burdened by pollution from multiple sources and are most vulnerable to its effects, considering their socioeconomic characteristics and underlying health status. The higher the percentage score, the higher the assumed burden. Figure 6-7 shows that City's census tracts range between 71 to 100 percent burdened by environmental impacts. Approximately 35 percent of the site acreage are in tracts (Tracts 3.01 and 3.04) that are 91 to 100 percent burdened and 65 percent of the site acreage are in tracts (Tracts 2.01 and 3.03) that are approximately 81 to 85 percent burdened. A total of 1,167 lower income units (65 percent) are in the less burden tracts that show 81-85 percent burden. The remaining 629 units (35 percent) are in tracts that are 91-100 percent burdened. Overall, the largest percent of units for all income categories are within tract 2.01 which is the least burdened of the four tracts with sites identified. Because the city overall experiences high environmental impacts, it is expected that any development that occurs in the City will experience some level of environmental impacts. Redeveloping the sites in these areas would have a positive impact on these neighborhoods through the introduction of new economic opportunities; the introduction of new affordable housing options; providing new or refurbished infrastructure and public realm improvements; and providing new funding for services and amenities like schools through payment of development impact fees. Development opportunities in less burden tracts are limited as they are largely built out with single family neighborhoods and would be difficult to redevelop.

FIGURE 6-5: HCD/TCAC OPPORTUNITY

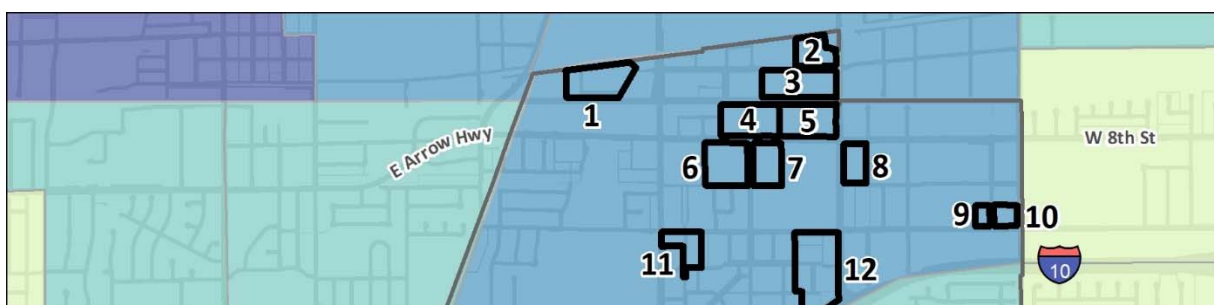




FIGURE 6-6: LIHTC AMENITIES SCORING

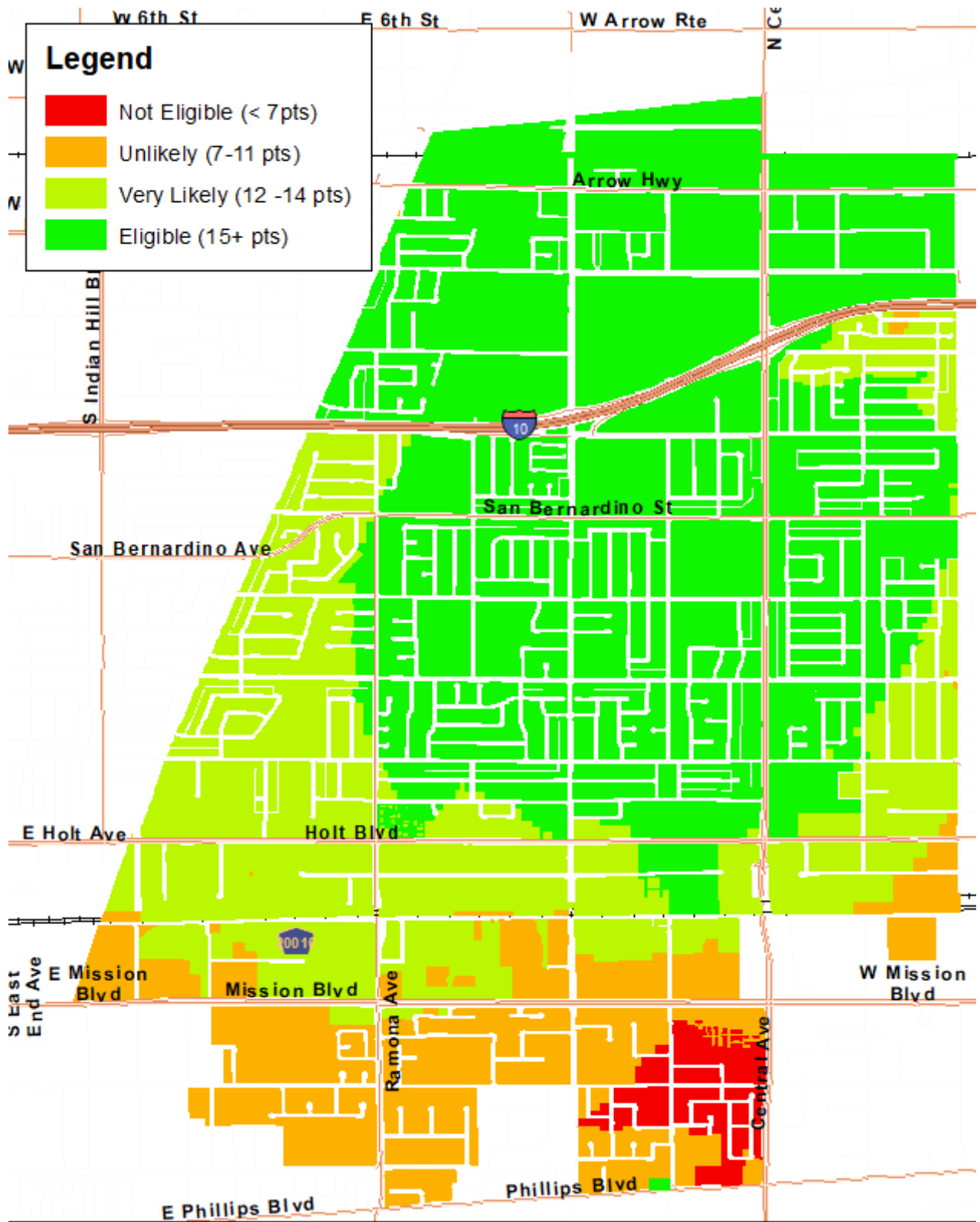
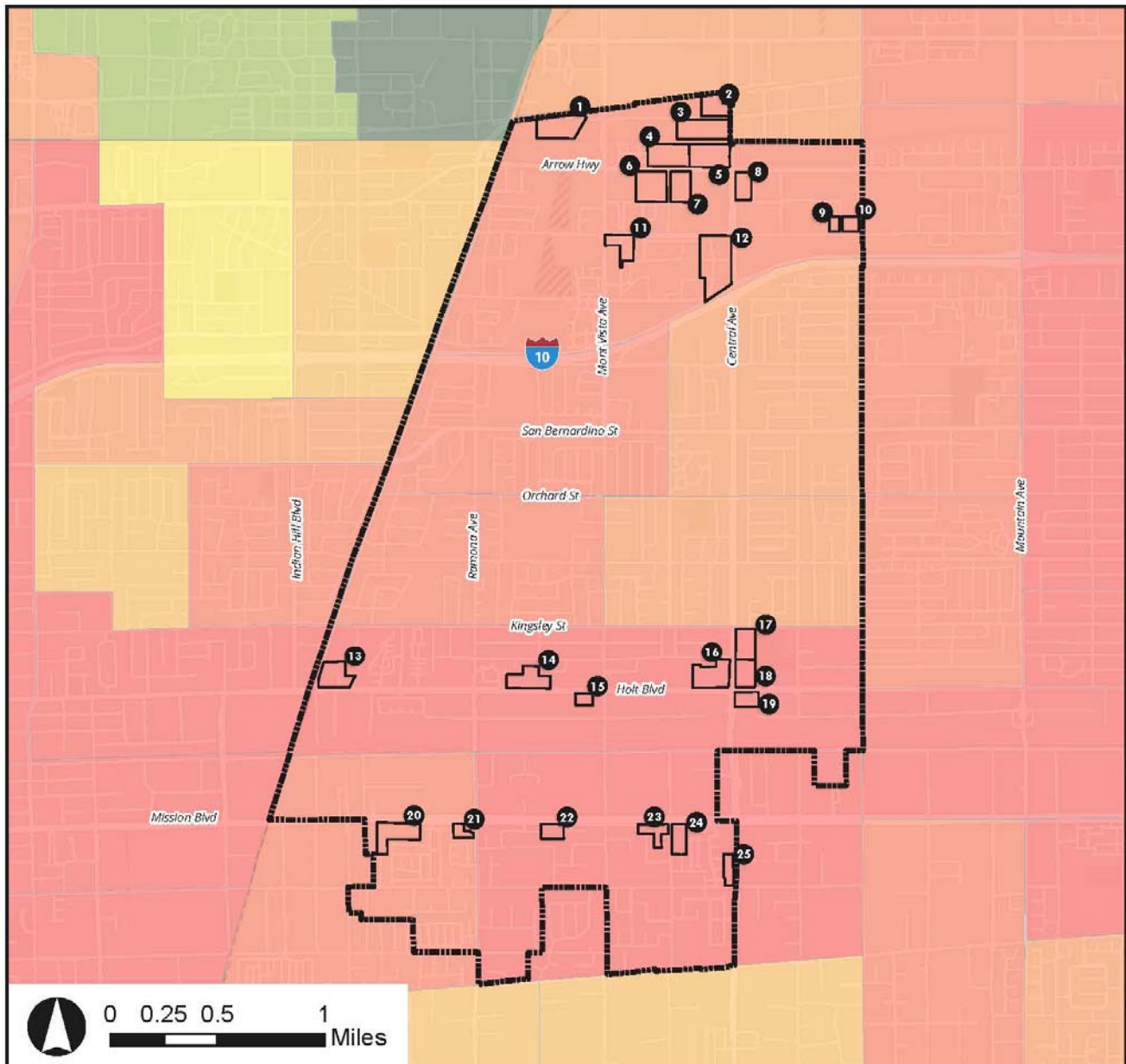




FIGURE 6-7: OPPORTUNITY SITES/CALENVIROSCREEN 4.0



CalEnviroScreen 4.0 - Feb 2021 Update

CalEnviroScreen 4.0 Percentile	41 - 50%	91 - 100% (Highest Scores)
1 - 10% (Lowest Scores)	51 - 60%	City of Perris Boundary
11 - 20%	61 - 70%	City of Montclair Opportunity Sites
21 - 30%	71 - 80%	
31 - 40%	81 - 90%	



D. DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT RISK

As discussed in Chapter 4.5, low-income neighborhoods experience displacement due to disinvestment resulting from both public and private sector decisions. Similarly, both public and private investments fuel displacement by attracting residents with higher incomes and higher educational attainments into low-income communities. Sensitive communities are defined as communities where residents may be particularly vulnerable to displacement in the context of rising property values and neighborhood change.

As shown in Figure 4-21, utilizing data from the Urban Displacement Project, existing sensitive communities with higher vulnerability are largely concentrated in the center of the City along Holt Avenue and in and around Montclair Place and the Downtown to the north. To support residents living in sensitive communities, that may be more likely to experience gentrification and/or displacement, the City has a number of programs in place. These programs include: Policy Action 3.2 to explore the possibility of an inclusionary housing ordinance to develop new mixed income housing; Policy Actions 3.2 and 3.3 to partner and providing funding to affordable housing developers to construct new units; Policy Actions 4.1 and 4.2 to educate tenants and landlords, and to address potential unlawful eviction cases; Policy Action 4.3 to affirmatively market available funding and programs to eligible households within vulnerable areas; and Policy Action 4.6 to reduce the instances of poverty and homelessness and promote economic stability and in turn reducing the risk of displacement.

Additionally, effective January 1, 2020, Senate Bill 330 (SB 330) aims to increase residential development, protect existing housing inventory, and expedite permit processing. Under this legislation, municipal and county agencies are restricted in ordinances and policies that can be applied to residential development. The revised definition of “Housing Development” now contains residential projects of two or more units, mixed-use projects (with two-thirds of the floor area designated for residential use), transitional, supportive, and emergency housing projects. SB 330 sets a temporary 5-year prohibition of residential density reduction associated with a “housing development project,” from January 1, 2020, to January 1, 2025. For example, during this temporary prohibition, a residential triplex cannot be demolished and replaced with a duplex as this would be a net loss of one unit.

None of the housing opportunity sites contain significant existing housing with low-income tenants who will be displaced if the sites redevelop. To the extent that there is existing housing, all housing must be replaced under SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted just cause eviction provisions and statewide rent control to protect tenants from displacement. The City of Montclair is committed to making diligent efforts to engage underrepresented and disadvantaged communities in studying displacement.



8. GOVERNMENTAL RESOURCES

A variety of federal, State and local programs are available to create and/or maintain rental and purchase affordability for lower income households and for persons with special needs. These programs are also available to other jurisdictions for potential acquisition, subsidy, or replacement of units at-risk. Table 6-5 summarizes financial resources available to the City, private and non-profit parties to preserve/create housing that is affordable.

A. MONTCLAIR HOUSING CORPORATION

In June 1994, the Montclair Redevelopment Agency Board of Directors approved the formation of the Montclair Housing Corporation, a 501(c)(3) nonprofit corporation. The Montclair Housing Corporation was formed as a nonprofit, public-benefit corporation organized for the purpose of increasing, improving, and preserving affordable housing in the City of Montclair.

The Montclair Housing Corporation functioned as a resource for the Agency to meet some of the State mandates imposed through use of housing set-aside funds. A housing corporation could acquire, own, manage, and dispose of properties in a more expeditious manner than a redevelopment agency. The housing corporation concept was useful when considering projects such as mobile home park conversions, mobile home park development, apartment acquisition, or rehabilitation projects. State law prohibited a redevelopment agency from owning rental property beyond a reasonable time to complete rehabilitation efforts. Formation of the Montclair Housing Corporation ensures that the units developed with Redevelopment Agency funds remain affordable to persons whose incomes do not exceed the low- to moderate income levels as defined by state law. This was accomplished through the 30-year Lease and Regulatory Agreement between the Montclair Housing Corporation and the Agency, and recordation of deed restrictions against all Agency acquired properties.

The Montclair Housing Corporation is responsible for the day-to-day maintenance of the Agency-owned single-family and multifamily rental units. The Montclair Housing Corporation currently manages 16 single-family units, one condominium unit, and 81 apartment units. All the properties are rented to low- to moderate-income families with tenants undergoing a comprehensive tenant screening process. Rental properties include single-family homes primarily located on Central Avenue, and one-, two-, and three-bedroom apartment units on Canoga Street, Amherst Avenue, and Pradera Avenue.

On April 4, 2011, the Redevelopment Agency Board of Directors and the Montclair Corporation Board of Directors approved the sale of these 98 housing units to the Montclair Housing Corporation with the approval of Redevelopment Agency Special Counsel. The properties were sold by the Redevelopment Agency to the Montclair Housing Corporation for approximately \$12 million with the provision that all loan payments would be forgiven as



long as the properties remained affordable housing subject to 55-year affordability covenants. As previously indicated, the Montclair Housing Corporation was established in June 1994 to maintain and manage certain rental properties that the former Redevelopment Agency purchased and rehabilitated for the purpose of providing affordable housing with Low- and Moderate-Income Housing Funds to meet Health and Safety Code Inclusionary requirements. The City Council acts as the Board of Directors for the Montclair Housing Corporation.

While auditing the former City of Montclair Redevelopment Agency, the State Controller never questioned the validity of the asset transfer to the Montclair Housing Corporation. However, upon issuance of its draft Report in November 2012, the Controller's Office indicated that the housing units transferred to the Montclair Housing Corporation should be returned to the Successor Agency. Successor Agency staff responded to the State Controller's conclusion indicating that the 98 units were existing units of affordable housing containing over 300 tenants. In addition, all the units contain 55-year affordability covenants. The State Controller's staff verbally communicated to Successor Agency staff saying that the units could be retained by the Montclair Housing Corporation upon adoption of a Resolution affirming such action by the Oversight Board. The Oversight Board approved Resolution No. 13-02 approving the transfer of the housing units to the Montclair Housing Corporation on January 23, 2013. The Final Report issued by the State Controller's Office dated March 6, 2013, indicated the Oversight Board had authorized the property transfer and no further action was necessary. However, after receipt and review of Resolution No. 13-02 by the Department of Finance (DOF) a letter was received from DOF on May 15, 2013, disallowing the transfer of the 98 housing units to the Montclair Housing Corporation. The action by DOF indicated no "Meet and Confer" on this action was authorized. The letter from DOF did remand the action back to the Oversight Board for consideration. Successor Agency staff verbally communicated with DOF where it was indicated that the housing assets in question should be placed on the Long-Range Property Management Plan. It should be noted that DOF did not question the placement of these housing units as assets on the Housing Asset Transfer list submitted by the Successor Agency and Oversight Board in July 2012.

The Successor Agency to the City of Montclair Redevelopment Agency has included 98 units of low- to moderate-income housing (Housing Assets) in the Long-Range Property Management Plan currently held by the Montclair Housing Corporation. These properties are included in the PMP at the direction of the Department of Finance (DOF). It is the opinion of the Successor Agency, Successor Agency Counsel, and the Oversight Board that these Housing Assets should not be placed in the Long-Range Property Management Plan. These housing units were purchased and rehabilitated by the former Redevelopment Agency with Low- and Moderate-Income Housing Funds.

The 98 units contain 55-year deed restrictions for affordability; approximately 80 percent of the units are deed restricted for very low-income families; and over 300 people currently reside in these units. After conference with legal counsel, Successor Agency staff submitted



Resolution No. 13-10 to the Oversight Board for consideration. This resolution directed the Successor Agency to transfer the 98 units of rental housing to the Montclair Housing Authority (Successor Housing Agency) as housing assets. On September 11, 2013, the Oversight Board adopted Resolution No. 13-10 directing the Successor Agency to transfer the 98 low- and moderate-income housing units to the Montclair Housing Authority. On September 18, 2013, DOF Analyst Hanzhao Meng pulled Resolution No. 13-10 for review. On December 13, 2013, the DOF approved the transfer of the 98 units to the Montclair Housing Authority. Hopefully, this action of the part of DOF will resolve the status of the 98 affordable housing units in relationship to their inclusion in the PMP. However, DOF has been known to rescind previous approvals.

If DOF maintains its approval as to the status of the housing units, the successor housing agency, the Montclair Housing Authority, will contract with the Montclair Housing Corporation for the management of the 98 affordable units.

B. OUTSIDE AGENCIES AND ORGANIZATIONS

In addition to the Agency sponsored programs, Montclair residents are also able to apply for programs and funds from the County of San Bernardino and Neighborhood Partnership Housing Services.

1. County of San Bernardino

Montclair residents may apply for the County of San Bernardino Homeownership Assistance Program (HAP) which utilizes federal HOME funds to provide down payment assistance and closing costs for income qualified persons wishing to purchase a home. In 2013, the HERO Financing Program became available to San Bernardino County homeowners to assist them with a wide variety of energy conservation improvements. The program is available to Montclair residents but administered by the County.

2. Neighborhood Partnership Housing Services

Neighborhood Partnership Housing Services (NPHS), formerly NPM, administers the Healthy Homes Grant program provides essential home safety repair grants for low-income senior citizen homeowners and homeowners with permanent mobility disabilities living throughout San Bernardino, Riverside and Los Angeles Counties. By installing safety devices, making small repairs, and providing accessibility modifications such as grab bars, door handles, light switches, and exterior steps and ramps, NPHS greatly improves the quality of life for individuals in need.



C. CDBG AND HOME FUNDS

The County of San Bernardino receives CDBG and HOME funds on an entitlement grant basis. The City of Montclair is a cooperating city in the County Consortium and therefore can request funds for specific programs from the County. Montclair residents are also eligible for many of the loan and grant programs funded through HOME and CDBG funds and administered by the County. The County awards funds to each of the cooperating cities on a competitive basis. For the 2019-2020 Fiscal Years, Montclair received \$230,000 in CDBG funds. In FY 2019-2020 the City was allocated roughly \$23,000 for graffiti abatement and \$53,000 for code enforcement. The City also utilized roughly \$10,000 to provide curb-to-curb transportation services for senior citizens, age 60 and older, to help them maintain their independence and age in place. The remaining \$142,000 was allocated for the City to provide construction management services for the design and construction of ADA Access (grading, driveway, parking, striping, walkway, and ramp into the house), within Historic Preservation guidelines of the Reeder Ranch House Foundation Museum, for the purpose of holding educational tours for the public.

In the City of Montclair, CDBG funds can be used for the following activities:

- Rehabilitation
- Economic Development
- Homeless Assistance
- Public Services
- Public Improvements

HOME funds can be used for the following activities:

- New Construction
- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Rental Assistance

The City of Montclair is not an entitlement jurisdiction and receives CDBG and HOME funds through the County of San Bernardino. The City's Community Development Department is also responsible for coordination with the County and annually receives roughly \$275,000. Funding is typically used to construct public improvements and to help finance graffiti abatement and code enforcement activities in the City's target neighborhoods. For fiscal year 2020-2021, the City allocated \$80,000 for code enforcement activities, \$33,859 for graffiti abatement, \$10,000 for the Golden Express, a senior transportation program and \$110,000 for the design and construction of the exterior restoration of the Reeder Ranch House.

For the 2021-2029 planning period, the City will continue to partner with the County and administer CDBG funds. The City is also adding a policy action to the Housing Plan,



committing City Staff to attend trainings on available State and federal funding sources to ensure the City is accessing all available resources and to be able to better support affordable housing developers through the application processes. Additionally, if a housing trust fund for the region is created, the City will plan to participate and contribute funds.

TABLE 6-5: RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program	Description	Eligible Activities
<i>Local Resources</i>		
Density Bonus	The City allows an increase in density to developers who set-aside at least 25% of their project to low-and moderate-income persons, in conjunction with at least one financial and one development incentive	<ul style="list-style-type: none"> • Density Bonus
Tax-Exempt Bonds	The City has the authority to issue tax-exempt bonds. When available, bond proceeds will be used to develop affordable housing. There is no bonding ability at this time.	<ul style="list-style-type: none"> • Housing Development
City/Agency Owned Land	If available and appropriate, City or Agency owned land may be made available per the Surplus Land Act.	<ul style="list-style-type: none"> • Housing • Community Facilities
<i>State Resources</i>		
Low Income Housing Tax Credits (LIHTC)	9% and 4% tax credits are available to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, of which the proceeds are utilized for housing development.	<ul style="list-style-type: none"> • Rehabilitation • New Construction • Acquisition
Affordable Housing Sustainable Communities (AHSC) Program	Provides grants and loans for land use, affordable housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions.	<ul style="list-style-type: none"> • Rehabilitation • New Construction • Transit Related Infrastructure and Amenities
CalHome	Grants to local public agencies and nonprofit corporations to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-unit ownership projects.	<ul style="list-style-type: none"> • First Time Home Buyer Assistance



TABLE 6-5: RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program	Description	Eligible Activities
California Emergency Solutions and Housing (CESH)	Grant funds to Administrative Entities (AEs) (local governments, non-profit organizations, or unified funding agencies) designated by the Continuum of Care (CoC) to assist persons experiencing or at-risk of homelessness.	<ul style="list-style-type: none"> • Housing Relocation and Stabilization Services (Including Rental Assistance) • Operating Subsidies for Permanent Housing, • Flexible Housing Subsidy Funds • Operating Support for Emergency Housing Interventions • Systems Support for Homelessness Services and Housing Delivery Systems
Emergency Solutions Grants Program (ESG)	Grant funds for projects serving homeless individuals and families through eligible non-profit organizations or local governments to be used for supportive services, emergency shelter/transitional housing, homelessness prevention assistance, and providing permanent housing. Funds are available in California communities that do not receive ESG funding directly from the U.S. Department of Housing and Urban Development.	<ul style="list-style-type: none"> • Support Services • Permanent Housing • Emergency Housing • Homelessness Prevention Services
Golden State Acquisition Fund (GSAF)	Combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing. Loans are a maximum of \$13,950,000. Funds are made available over the counter.	<ul style="list-style-type: none"> • Acquisition • Preservation
Home Investment Partnerships Program (HOME)	Assists cities, counties, and non-profit community housing development organizations (CHDOs) to create and retain affordable housing for lower-income renters or owners. HOME funds are available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily projects and as grants for tenant-based rental assistance. Funds are available in California communities that do not receive HOME funding directly from HUD.	<ul style="list-style-type: none"> • Rehabilitation • New Construction • Acquisition • Tenant-based Rental Assistance
Homekey	Provides grants to local entities (including cities, counties, and other local public entities such as housing authorities and federally recognized tribes) to acquire and rehabilitate a variety of housing types — such as hotels, motels, vacant apartment buildings, and residential care facilities — in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19.	<ul style="list-style-type: none"> • Hotel/Motel Conversion
Housing Navigators Program	Allocates \$5 million in funding to counties for the support of housing navigators to help young adults aged 18 years and up to 21 years secure and maintain housing, with priority given to young adults in the foster care system.	<ul style="list-style-type: none"> • Tenant-based Rental Assistance



TABLE 6-5: RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program	Description	Eligible Activities
Infrastructure Infill Grant (IIG)	Grant assistance, available as gap funding for infrastructure improvements necessary for specific residential or mixed-use infill development projects or areas. Funds will be allocated through a competitive process, based on the merits of the individual Infill Projects and Areas. Application selection criteria includes project readiness, affordability, density, access to transit, proximity to amenities, and consistency with regional plans.	<ul style="list-style-type: none"> • Construction, rehabilitation, demolition, relocation, preservation, and acquisition of infrastructure
Local Housing Trust Fund Program (LHTF)	Lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income. State funds matches local housing trust funds as down payment assistance to first-time homebuyers.	<ul style="list-style-type: none"> • Rehabilitation • New Construction • First Time Home Buyer Assistance
Mobile home Park Rehabilitation and Resident Ownership Program (MPRRP)	Funds awarded to mobile home park tenant organizations to convert mobile home parks to resident ownership	<ul style="list-style-type: none"> • Acquisition • Rehabilitation
Multifamily Housing Program (MHP)	Deferred payment loans with a 55-year term; 3 percent simple interest on unpaid principal balance to support the development of new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households.	<ul style="list-style-type: none"> • Rehabilitation • New Construction • Acquisition
National Housing Trust Fund	Funds to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households (ELI households, with incomes of 30 percent of area median or less).	<ul style="list-style-type: none"> • Rehabilitation • New Construction • Acquisition
No Place Like Home	Bond proceeds from the State to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition of Properties • Preservation
Permanent Local Housing Allocation (PLHA)	Provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock for households earning 60% AMI or less and/or households experiencing or at-risk of homelessness.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition of Properties • Preservation • Homelessness Prevention Activities



TABLE 6-5: RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program	Description	Eligible Activities
Transitional Housing Program	Allocates \$8 million in funding to counties for the purpose of housing stability to help young adults 18 to 25 years secure and maintain housing, with priority given to young adults formerly in the foster care or probation systems.	<ul style="list-style-type: none"> • Tenant-based Rental Assistance
Veterans Housing and Homelessness Prevention Program (VHHP)	Long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families. Funds are made available to sponsors who are for-profit or nonprofit corporations and public agencies.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition of Properties • Preservation • Homelessness Prevention Activities
California Housing Finance Agency (CalHFA) Multifamily Loan Programs	Below market rate financing offered to builders and developers of multiple family and elderly housing. Tax-exempt bonds provide below-market mortgage money.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition of Properties
California Housing Finance Agency (CalHFA) Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to provide below-market loans to first time homebuyers. Program is operated through participating lenders that originate loans purchased by CHFA	<ul style="list-style-type: none"> • Homebuyer Assistance
California Housing Finance Agency (CalHFA) Special Needs Housing Program	Allows local governments to use Mental Health Services Act (MHSA) and other local funds to provide financing for the development of permanent supportive rental housing that includes units dedicated for individuals with serious mental illness, and their families, who are homeless or at risk of homelessness. This program is administered by CalHFA.	<ul style="list-style-type: none"> • Permanent Supportive Housing
California Housing Finance Agency (CalHFA) Mixed-Income Program (MIP)	Per SB2, MIP establishes long-term subordinate financing for new construction of multifamily housing projects which restrict units at a mix between 30% and 120% of the Area Median Income. This program is administered by CalHFA.	<ul style="list-style-type: none"> • New Construction
Mortgage Credit Certificate (MCC)	Federal tax credit for low- and moderate-income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State and administered by the County	<ul style="list-style-type: none"> • First Time Home Buyer Assistance
California Community Reinvestment Corporation (CCRC)	Private, non-profit mortgage banking consortium that provides long term debt financing for affordable multifamily rental housing	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition of Properties
California Housing Rehabilitation Program	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and non-profits sponsor housing rehabilitation projects.	<ul style="list-style-type: none"> • Rehabilitation • Repair of Code Violations • Property Improvements



TABLE 6-5: RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program	Description	Eligible Activities
<i>Federal Resource -Entitlement</i>		
Community Development Block Grant (CDBG)	Entitlement program that is awarded to the City on a formula basis. The objectives are to fund housing activities and expand economic opportunities. Project must meet one of three national objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet other urgent needs.	<ul style="list-style-type: none"> • Section 108 Loan Repayments • Historic Preservation • Admin. & Planning • Code Enforcement • Public Facilities Improvements • Economic Development • Housing Activities (i.e., acquisition, rehabilitation)
HOME Investment Partnership Program	A flexible grant program for housing. The intent of this program is to expand the supply of decent, safe, and sanitary affordable housing. HOME is designed as a partnership program between the federal, state, and local governments, non-profit and for-profit housing entities to finance, build/rehabilitate and manage housing for lower-income owners and renters	<ul style="list-style-type: none"> • Multifamily Acquisition/Rehab • Single-Family • CHDO Assistance • Administration
HUD Neighborhood Stabilization Program	The program targeted emergency assistance to states and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. This program is authorized under Title III of the Housing and Economic Recovery Act of 2008.	<ul style="list-style-type: none"> • Assist in the redevelopment of abandoned and foreclosed homes and vacant properties • Funds will be used to develop affordable housing within specific target areas
Emergency Shelter Grants (ESG)	Annual grant funds are allocated on a formula basis. Funds are intended to assist with the provision of shelter and social services for homeless	<ul style="list-style-type: none"> • Homelessness Prevention • Essential Services • Operating Expenses
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are allocated to Lake Elsinore on behalf of all jurisdictions in Riverside County. Funds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons with HIV/AIDS.	<ul style="list-style-type: none"> • Rental Assistance • Supportive Social Services • Administration
Mortgage Credit Certificate Program	Under the MCC Program, first-time homebuyers receive a tax credit for the year based on a percentage of the interest paid on their mortgage. This program may be used alone or in conjunction with a Down Payment Assistance Loan.	<ul style="list-style-type: none"> • Home Buyer Assistance
<i>Federal Resources – Competitive</i>		
Supportive Housing Grant	Grants to improve quality of existing shelters and transitional housing. Increase shelters and transitional housing facilities for the homeless	<ul style="list-style-type: none"> • Housing Rehabilitation



TABLE 6-5: RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program	Description	Eligible Activities
Section 8 Rental Assistance	Rental assistance program which provides a subsidy to very low-income families, individuals, seniors and the disabled. Participants pay 30% of their adjusted income toward rent.	<ul style="list-style-type: none"> • Rental Assistance
Section 811/202	Grants to non-profit developers of supportive housing for the elderly and persons with disabilities. Section 811 can be used to develop group homes, independent living, facilities, and intermediate care facilities.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New Construction • Rental Assistance • Support Services
Section 811	Grants to non-profit developers of supportive housing for person with disabilities, including group homes, independent living facilities and intermediate care facilities	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New Construction • Rental Assistance
Shelter Care Plus	Provides grants for rental assistance for permanent housing and case management for homeless individuals with disabilities and their families	<ul style="list-style-type: none"> • Rental Assistance • Homeless Prevention
Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvement or other projects. The jurisdiction must pledge its future CDBG allocations for loan repayment. Maximum loan amount can be up to five times the entitlement jurisdiction's most recent approved annual allocation. Maximum loan term is 20 twenty years.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Home Buyer Assistance • Homeless Assistance
<i>Private Resources</i>		
Federal National Mortgage Association (Fannie Mae)	<ul style="list-style-type: none"> • Community Home Buyer Program – Fixed rate Mortgages 	<ul style="list-style-type: none"> • Homebuyer Assistance
	<ul style="list-style-type: none"> • Community Home Improvement Mortgage Program – Mortgages for purchase and rehabilitation of a home 	<ul style="list-style-type: none"> • Homebuyer Assistance/Rehab
	<ul style="list-style-type: none"> • Fannie Neighbor – Underserved low-income minorities are eligible for low down-payment mortgages for the purchase of single-family homes 	<ul style="list-style-type: none"> • Expand Home Ownership for Minorities
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium that pools resources to reduce lender risk in financing affordable housing. Provides long term debt financing for affordable multifamily rental housing	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for-profit developers, and public agencies for affordable low-income ownership and rental projects	<ul style="list-style-type: none"> • New Construction • Expand Home Ownership for Lower Income Persons



TABLE 6-5: RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program	Description	Eligible Activities
Savings Association Mortgage Company (SAMCO)	Statewide loan pool that provides thirty-year permanent loans for affordable housing projects, serving persons earning up to 120% of the median income.	<ul style="list-style-type: none">• Construction• Redevelopment

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CHAPTER 7

PROGRESS REPORT

Section 65581 of the Government Code also underscores the need for the periodic review of the Housing Element. This process of review and evaluation permits local officials to evaluate trends in the community and to initiate new programs that will further housing goals. The Progress Report reviews the previous Housing Element's goals, policies, and implementation actions that were to be implemented during the previous planning period. The City of Montclair's previous Housing Element identified five goals that the City anticipated to achieve during the previous planning period. Each program has specific policies that were to be accomplished to facilitate the construction of affordable housing and to maintain the existing affordable housing stock. Each policy consists of implementation actions with quantified objectives that were to accomplish the goals established in the Housing Element. Each implementation action had a timeframe for completion along with a responsible agency to monitor the policies.

The accomplishments are listed on the right column of the table and display the progress, effectiveness, and appropriateness of the program. Pursuant to Government Code Section 65588, local governments shall review their Housing Element and evaluate the following:

1. The progress of the City or County in implementation of the Housing Element;
2. The effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and
3. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal.

During the 2014-2021 planning period, the City worked diligently to address the housing needs of special needs groups. Some of the accomplishments are highlighted below:

- The City partners with the Inland Fair Housing Mediation Board for Fair Housing services and refers residents to them for resolution of tenant/landlord issues and has continued to supply fair housing materials and information to residents through its website, social media platforms, posters, and the City's electronic message board located in City Hall.
- The City approved one residential care facility with 90 units for senior residents.
- Adopted Ordinance No. 15-948 to provide individuals with disabilities reasonable accommodation in the application of the City's rules, policies, practices, and procedures as necessary to ensure equal access to housing.



- Adopted Ordinance No. 14-944 to encourage and facilitate Single-Room Occupancy lodging facilities and applied for Homeless Emergency Aid Program (HEAP) funding and is exploring Project Roomkey funding to assist extremely low income and homeless individuals.
- Addressed more than 7,796 code enforcement cases focused on CDBG priority areas, which typically include multifamily and low-income residential neighborhoods in order to encourage proactive maintenance of properties.
- During the 2014-2021 planning period, the City's Building Division issued a total of 543 building permits to property owners and homeowners for the installation of solar panels.
- Secured LEAP funding to promote the development of accessory dwelling units, including a revised ordinance and standardized, pre-approved blueprints that can be used to streamline the approval process and is exploring opportunities co-housing and improving housing near transit.

The following table reviews the continued progress in implementation, the effectiveness of the Housing Element, and the appropriateness of the City's housing goals since 2014.



PROGRAM	ACCOMPLISHMENTS
GOAL 1: MAINTENANCE AND REHABILITATION OF HOUSING STOCK	
<p>Policy Action 1.1: Code Enforcement</p> <p>Objective: Continue code enforcement</p>	<p>Progress and Effectiveness: The City of Montclair code enforcement officers actively canvas the City and respond to resident complaints to ensure property owners maintain compliance with the California Building Code and the City's Municipal Code. From 2014-2020 the City addressed more than 7,796 code enforcement cases or roughly 1,300 cases annually. Throughout the planning period the City utilized approximately \$50,000 annually of General Fund monies and a small amount of CDBG to fund their code enforcement program. Code Enforcement efforts are focused on CDBG priority areas, which typically include multifamily and low-income residential neighborhoods in order to encourage proactive maintenance of properties. When appropriate, City Staff, provide referrals to Neighborhood Partnership Housing Services, Monte Vista Water District, and Southern California Edison who offer small grants for home improvements.</p> <p>Appropriateness: This program is crucial to preserving the City's existing housing stock and is connected to rehabilitation programs offered by the City. The City will continue to utilize \$50,000 annually from the General Fund and CDBG funds to offer this program in the upcoming planning period. In light of the 2020 COVID-19 pandemic and related economic crisis, it is possible that funds for this program may be affected. Additionally, this program may be combined with Policy Actions 1.3 and 1.4, which are focused on Maintenance and Rehabilitation of Housing and Neighborhood Enhancement.</p>
<p>Policy Action 1.2: Housing Improvement Taskforce</p> <p>Objective: Improve the aesthetic environment of identified neighborhoods</p>	<p>Progress and Effectiveness: The City of Montclair Redevelopment Agency (RDA) created the Housing Improvement Task Force (HITF) in 1986 for the purpose of improving housing conditions. The HITF is led by management staff from the Planning, Building, Finance, Code Enforcement and City Manager's Office. The Program was originally focused on multifamily properties in need of revitalization or with code violations. The City worked with property owners to establish owners' associations by offering incentives and utilizing CDBG funds to close off alleyways and complete landscape improvements. In some areas the City was able to purchase problematic properties to stabilize them and recorded CCRs to ensure maintenance into the future. There are still four active associations that City continues to partner with. City Staff attends association meetings as frequently as once a month and continues to provide Staff time to support stabilization and rehabilitation activities.</p> <p>Appropriateness: Upkeep to the City's Housing stock is important to create a sense of neighborhood, instill a feeling of security, and improve the aesthetic environment of the City's targeted neighborhoods for rehabilitation. City Staff will continue to work with the established neighborhood associations, regularly attending meetings and will look for opportunities to encourage new and reactivation of other associations. This policy action will be included in the 2021-2029 Housing Plan.</p>



<p>Policy Action 1.3: Maintenance and Rehabilitation of Housing</p> <p>Objective: Maintenance and Rehabilitation of Housing</p>	<p>Progress and Effectiveness: City Staff continues to direct residents to nonprofit organizations and utility providers that offer small grants to homeowners for improvements. The City previously had an exterior housing improvement program however due to the loss of redevelopment funding the City is now only able to assist homeowners with referrals. This policy action is a cooperative effort between a number of City Departments, including: Code Enforcement, Housing, Planning, Building, City Manager’s Office, Fire and Police Departments and Public Works. During the planning period the City provided materials and referrals to Neighborhood Partnership Housing Services, the Monte Vista Water District and SoCal Edison who offer small grants for home improvements.</p> <p>Appropriateness: The City will continue to encourage proactive maintenance and aesthetic improvements in the residential neighborhoods by providing referrals to organizations and utility providers who offer grant funding. As referrals are often tied to code enforcement and neighborhood enhancement activities, this policy action will be combined with Policy Action 1.1 and 1.4 in the 2021-2029 Housing Element.</p>
<p>Policy Action 1.4: Community – Based Neighborhood Enhancement</p> <p>Objective: Improve the Quality of Life in Neighborhoods</p>	<p>Progress and Effectiveness: The City continues outreach efforts to directly engage residents in improving local neighborhoods and provide educational opportunities related to home maintenance and lending practices. Similar to Policy Action 1.3, this policy action is a cooperative effort between a number of City Departments, including: Code Enforcement, Housing, Planning, Building, City Manager’s Office, Fire and Police Departments and Public Works. During the planning period the City provided materials and referrals to Neighborhood Partnership Housing Services, Monte Vista Water District and Southern California Edison, and Southern California Gas Company who offer small grants for home improvements. City Staff also referred potential first time buyers to services and seminars offered by the Inland Fair Housing Mediation Board.</p> <p>Appropriateness: The City will continue to encourage proactive maintenance and aesthetic improvements in the residential neighborhoods. As referrals are often tied to code enforcement and neighborhood enhancement activities, this policy action will be combined with Policy Action 1.1 and 1.3 in the 2021-2029 Housing Element.</p>



PROGRAM	ACCOMPLISHMENTS
GOAL 2: PRESERVATION OF HOUSING COST AFFORDABILITY	
<p>Policy Action 2.1: Monitor and Preserve “At Risk” Units</p> <p>Objective: Monitor and preserve “at-risk” units</p>	<p>Progress and Effectiveness: While the 2014-2021 Housing Element, indicates there were 230 units at-risk of converting from income-restricted to market-rate during the planning period, the City’s inventory of assisted housing units shows only one development, Heritage Park Manor at risk of conversion during the planning period. Heritage Park Manor includes 145 units that are rent restricted for seniors aged 62 and older with covenants set to expire in 2014. The covenants for the project did expire and the units are now rented at market rate rents.</p> <p>Appropriateness: The Program is required and when implemented has been effective in stabilizing the City’s multifamily neighborhoods. The program also provides for the continued stabilization of rents in that the neighborhoods are preserved by the individual apartment owners and do not experience significant gentrification which often substantially increases rents and contributes to the displacement of residents whom the neighborhood becomes too expensive for. The City will also maintain compliance with AB 987 and publish a table annually with information on affordable units that exist in the City. This policy action will be included in the 2021-2029 Housing Plan.</p>
<p>Policy Action 2.2: Single-Room Occupancy (SRO) Units</p> <p>Objective: Revise Zoning Code for “single-room occupancy” units</p>	<p>Progress and Effectiveness: Ordinance No. 14-944 was adopted on September 15, 2014, specifically to address, encourage, and facilitate Single-Room Occupancy lodging facilities. During the planning period, no developments with SRO units were proposed or approved, however the City has applied for Homeless Emergency Aid Program (HEAP) funding and is exploring Project Roomkey funding to assist extremely low income and homeless individuals.</p> <p>Appropriateness: State law requires that jurisdictions identify zoning districts available to encourage and facilitate a variety of housing types, including single-room occupancy units (SROs). As this Policy Action was fully implemented during the planning period, the Policy Action will not be included in the 2021-2029 Housing Element.</p>
<p>Policy Action 2.3: Review Development Fees</p> <p>Objective: Review development fees</p>	<p>Progress and Effectiveness: The City updated its Master Fee Schedule in 2018, which was adopted by City Council via Resolution No. 18-3201. The City continues to biannually review multifamily development fees to ensure that they are not considered a constraint on multifamily development. The City also monitors development impact fees charged internally and in a recent review, determined that their impact fees are fewer and less substantial than other surrounding jurisdictions.</p> <p>Appropriateness: Development fees, including impact and permit fees, may impact the feasibility of residential development, especially the development of multifamily units. In its biannual review if/when fees are determined to be a constraint the City shall establish programs or strategies to address constraints, such as fee deferrals or waivers. The City will continue to monitor fees, conduct a biannual review, and include developer input on how fees impact the development of affordable housing.</p>



PROGRAM	ACCOMPLISHMENTS
GOAL 3: ENSURE EQUAL HOUSING OPPORTUNITY	
<p>Policy Action 3.1: Reasonable Accommodation Procedures</p> <p>Objective: Develop and adopt procedures to provide reasonable accommodations for persons with disabilities in compliance with the provisions of SB 520.</p>	<p>Progress and Effectiveness: The City of Montclair Adopted Ordinance No. 15-948 On May 4, 2015, to provide individuals with disabilities reasonable accommodation in the application of the City’s rules, policies, practices, and procedures as necessary to ensure equal access to housing. The City has no special zoning or land use restrictions that regulate or constrain the development of housing for persons with disabilities. During the planning period, the City has accommodated requests for generators to support medical equipment, ramps and other similar requests in compliance with State law.</p> <p>Appropriateness: The City will promote the adopted reasonable accommodation procedures on the City website and at City Hall for the 2021-2029 planning period.</p>
<p>Policy Action 3.2: Density Bonus</p> <p>Objective: Revise the Municipal Code in accordance with SB 1818 and AB 2280 to reflect changes in Density Bonus Law.</p>	<p>Progress and Effectiveness: The City adopted a Density Bonus Ordinance in 2014, to encourage affordable housing development. During the planning period, no developments were proposed that utilized the adopted ordinance.</p> <p>Appropriateness: Regulatory incentives, such as the Density Bonus, when applied to multifamily development can offset the cost of providing affordable units promoting the creation of more affordable housing. The City recognizes the importance of offering incentives like the density bonus incentive and will continue to provide this incentive in the future. The City will continue to monitor changes to legislation (i.e., SB 1085) and will update the ordinance as necessary to maintain compliance with State Law. City Staff will continue to provide information on this program to developers with applicable projects.</p>
<p>Policy Action 3.3: Energy Conservation</p> <p>Objective: Encourage the use of energy conservation measures in the development of all new residential units.</p>	<p>Progress and Effectiveness: The City promotes the efficient use of energy services, including solar, and encourages residents and developers to participate in energy conservation incentive programs at City Hall and the City’s website. During the 2014-2021 planning period the City approved 543 solar permits for single family homes and three permits to upgrade multifamily developments. The City is also a member of the County’s HERO energy program and has entered discussions with potential developers to incorporate solar energy into projects.</p> <p>The City has taken a very hard stance on not removing mature trees when developing or redeveloping a site. The City no longer allows for the planting of high water-usage plant and sod material on all new developments. The City also offers incentives through the code enforcement department to convert landscaping to drought tolerant plants (i.e., if a property is found to be in violation – assistance is offered to purchase drought tolerant plants at Home Depot etc.)</p> <p>Appropriateness: The City recognizes the importance of encouraging energy efficient design, particularly in the design of new residential units for lower income households. The City will continue to encourage maximum utilization of available</p>



PROGRAM	ACCOMPLISHMENTS
GOAL 3: ENSURE EQUAL HOUSING OPPORTUNITY	
	grant programs, available funding, and Staff resources to monitor technology advances and new materials and equipment, review new ordinances and support energy conservation.
<p>Policy Action 3.4: Fair Housing Information</p> <p>Objective: Supply fair housing materials.</p>	<p>Progress and Effectiveness: City Staff continue to supply fair housing materials and information to residents through its website, social media platforms, posters, and the City’s electronic message board located in City Hall. The City partners with Inland Fair Housing Mediation Board for Fair Housing services and refers residents to them for resolution of tenant/landlord issues.</p> <p>Appropriateness: The City will continue to be involved with the Inland Fair Housing Mediation Board to eliminate housing discrimination and distribute information to the public about how they can report housing discrimination. This policy action will be included in the 2021-2029 Housing Plan.</p>
<p>Policy Action 3.5: Residential Care Facilities</p> <p>Objective: Implement policies to allow and encourage the production of Residential Care Facilities</p>	<p>Progress and Effectiveness: In 2014, the City revised its Zoning code to define “Residential Care Facilities” and to provide applicable development standards. During the planning period, the City approved one residential care facility, Aqua Ridge, with 90 units: 75 assisted living and 15 for memory care services. The project was developed on a former commercial property located at 9631 Monte Vista Avenue.</p> <p>Appropriateness: The City has achieved its objective and this Policy Action will not be included in the 2021-2029 Housing Plan.</p>
<p>Policy Action 3.6: Housing for Extremely Low-Income Households</p> <p>Objective: Encourage the development of housing for households making 30% AMI and below</p>	<p>Progress and Effectiveness: The City of Montclair recognizes the importance of working with non-profit organizations, developers and other service providers to address the housing needs of extremely low income and homeless households. During the 2014-2021 planning period the City applied for Homeless Emergency Aid Program (HEAP) funding and is exploring Project Roomkey and Homekey funding to assist extremely low income and homeless individuals. City Staff in the Planning Department have also met with housing developers to discuss potential projects and barriers to development, including suggestions on how to modify existing development standards – support on grants. The City has also applied for LEAP funding to support the development of an Inclusionary Housing Ordinance which if implemented could provide crucial leverage leading to the development of new housing units for ELI households.</p> <p>Appropriateness: The City has not met its need for housing for Extremely Low-Income Households. There are approximately 1,280 households (12 percent of all households) are considering extremely low income in Montclair. As the City addresses its programs for housing affordability, preservation, and development, the City will take the needs of this group into consideration. The City may modify the</p>



PROGRAM	ACCOMPLISHMENTS
GOAL 3: ENSURE EQUAL HOUSING OPPORTUNITY	
	Policy Action to incentive and prioritize the development of housing for ELI households.
<p>Policy Action 3.7: Minimum Unit Size Requirements</p> <p>Objective: Use flexible development standards to facilitate the development of affordable housing, in effort to meet or exceed the City's RHNA affordable housing quota.</p>	<p>Progress and Effectiveness: The City adjusted its minimum unit sizes in its North Montclair Downtown Specific Plan and the Montclair Place District Specific Plan, and such smaller units have already been constructed. The City continues to evaluate the minimum unit size requirements and its Small Lot Zoning designation. The City's General Plan update, initiated in 2018, supports this by implementing a form-based code, creating density within forms that are compatible with the existing neighborhood. During the planning period the City applied for LEAP funding to promote the development of accessory dwelling units, including a revised ordinance and standardized, pre-approved blueprints that can be used to streamline the approval process and is exploring opportunities co-housing and improving housing near transit.</p> <p>Appropriateness: The City recognizes the importance of providing flexible development standards to allow for the development affordable housing. The City will continue to review their standards and provide flexibility on a project-by-project basis to ensure the development of a variety of housing types. The City also provides concessions and incentives from the established development standards for projects that provide affordable units per the Density Bonus Ordinance. This policy action has been achieved and will not be included in the 2021-2029 Housing Plan.</p>
<p>Policy Action 3.8: Housing Programs Information</p> <p>Objective: Disseminate housing programs information</p>	<p>Progress and Effectiveness: The City continues to provide and make accessible current housing programs available at City Hall, including grant funding available from Neighborhood Partnership Housing Services, Monte Vista Water District, Southern California Edison, and Southern California Gas Company. Referrals are typically made by the Code Enforcement or Community Development Departments.</p> <p>Appropriateness: As referrals are often tied to code enforcement and neighborhood enhancement activities, this Policy Action will be removed as it is duplicative of Policy Actions 1.1, 1.3, and 1.4.</p>
<p>Policy Action 3.9: Parking Requirements</p> <p>Objective: Continue to use flexible development standards to facilitate the development of affordable housing</p>	<p>Progress and Effectiveness: To promote the development of a variety of housing opportunities the City has introduced reduced parking requirements in all Specific Plan areas and through the General Plan and Zoning Code update. Specifically, the General Plan update, is focused on improving transit access, promoting mixed-use development, increasing walkability and locating housing in closer proximity to jobs and transit which is intended to reduce reliance on cars and in turn parking requirements. The City is compliant with the parking reductions required by State law through the Density Bonus Ordinance, AB 1085, and AB 744.</p>



PROGRAM	ACCOMPLISHMENTS
GOAL 3: ENSURE EQUAL HOUSING OPPORTUNITY	
	<p>The General Plan focuses on how mobility is being redefined and how that will alter land use planning. This includes bike sharing, car sharing, e-scooters, micro-transit and Transportation Network Companies (TNCs): also called a ride-hailing service, are companies like Uber and Lyft that provide on-demand rides for passengers with mobile apps or websites. All of these services tend to increase demand for curb space but can decrease the demand for parking. The General Plan also focuses on minimizing surface parking by implementing parking management strategies such as, prioritizing feeder transit services to mobility hubs, and integrating parking with surrounding development, providing bicycle amenities, and creating first/last mile connections. As much of the new development in the City is focused around the transit station and along major corridors, the General Plan establishes the precedent for flexible parking requirements for residential development.</p> <p>Appropriateness: The City recognizes the importance of providing flexible development standards to allow for the development affordable housing. The City will continue to review their standards and provide flexibility on a project-by-project basis to ensure the development of a variety of housing types. This policy action will be included in the 2021-2029 Housing Plan.</p>
<p>Policy Action 3.10: Senior Housing</p> <p>Objective: Encourage development of senior housing</p>	<p>Progress and Effectiveness: During the 2014-2021 planning period, the City approved one market-rate residential care facility, Aqua Ridge, with 90 units of assisted living and memory care services for senior residents. The project was developed on a formerly commercial property located at 9631 Monte Vista Avenue. The City of Montclair also offers food security and emotional support programs to seniors directly and through partner organizations.</p> <p>Appropriateness: As the population of Montclair ages, so will the need for affordable senior housing within the City. A thoughtfully developed senior development can provide vital services that allow seniors to live independently in their homes and avoid group care facilities. This policy action will be included in the 2021-2029 Housing Plan.</p>
<p>Policy Action 3.11: Incentives for Development of Housing Affordable to Extremely Low-, Very Low-, Low- and Moderate-Income Households</p>	<p>Progress and Effectiveness: In 2018, the City embarked on a General Plan update to identify new areas for growth and opportunities to provide additional housing that is complementary to existing neighborhoods. The proposed Land Use Plan identifies two residential and three mixed-use land use designations that allow for densities up to 140 dwelling units per acre. The Land Use Plan also focuses growth within the Downtown and along corridors that are well served by public transit and other key amenities. The City continues to meet with affordable housing developers to identify potential sites and opportunities. During the planning period, the City also applied for LEAP funding to develop an Inclusionary Housing</p>



PROGRAM	ACCOMPLISHMENTS
GOAL 3: ENSURE EQUAL HOUSING OPPORTUNITY	
<p>Objective: Encourage the development of Moderate – ELI housing</p>	<p>Ordinance which if implemented could provide crucial leverage leading to the development of new rent-restricted housing units.</p> <p>Appropriateness: This program will not be included in the 2021-2029 Housing Plan; however, the City has drafted an inclusionary housing ordinance, which will require the development of affordable housing, including moderate income units.</p>
<p>Policy Action 3.12: Amend Zoning Ordinance Provisions for Manufactured Housing</p> <p>Objective: Amend Zoning Ordinance provisions for manufactured housing to be consistent with State housing law</p>	<p>Progress and Effectiveness: In July 2014, the City amended the Zoning Code to permit manufactured homes as a use within zones that allow single-family residential, subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject. During the planning period the City did not receive any applications for new manufactured units, which may be attributed to the cost. In most instances pre-fabricated and manufactured housing units are still more costly than stick build.</p> <p>Appropriateness: The City recognizes manufactured homes as source of affordable housing and will continue to preserve existing units and process applications for new units as they are submitted. This program will not be included in the 2021-2029 Housing Element.</p>
<p>Policy Action 3.13: Conditional Use Permit Requirements</p> <p>Objective: Remove CUP requirements for development in the R-3 zone</p>	<p>Progress and Effectiveness: In July 2014, the City updated the Zoning Code to remove the CUP requirement for multifamily development in the R-3 zone. Apartments, condominiums, townhomes, and planned residential developments are permitted as primary uses. Additionally, in 2018 the City embarked on a General Plan and Zoning Code update, focused on improving transit access, promoting mixed-use development, increasing walkability and locating housing in closer proximity to jobs and transit. The General Plan Land Use Element also focuses on creating density within forms that are compatible with the existing neighborhoods. In 2020, the City also applied for LEAP funding to develop an Inclusionary Housing Ordinance which if implemented could provide crucial leverage leading to the development of new rent-restricted housing units.</p> <p>Appropriateness: The City will investigate how it can expedite the permit process and remove barriers for developments with affordability conditions. As supported by reasonable processing times, and the relative facility of permit procedure, the City's processing and permit procedures are not meant to constrain the development of housing.</p>



PROGRAM	ACCOMPLISHMENTS
GOAL 4: PROVIDE ADEQUATE HOUSING SUPPLY	
<p>Policy Action 4.1: Identify Adequate Sites for Emergency Shelters, Transitional and Supportive Housing</p> <p>Objective: Meet the requirements of SB 2 by revising permitted uses in the "BP" (Business Park) land use district of the Holt Boulevard Specific Plan to include emergency shelters and amending the Zoning Code to permit transitional/ supportive housing as a residential use in all residential zones.</p>	<p>Progress and Effectiveness: In compliance with SB2, the City designated the Business Park (BP) land use district of the Holt Boulevard Specific Plan, in which emergency shelters can be located and permitted "by right." During the 2014-2021 planning period, no emergency shelters were proposed, however the City is exploring Project Roomkey and Project Homekey as a funding opportunity to support ELI and homeless households in Montclair.</p> <p>Appropriateness: As the City has completed the required rezoning to compliance with SB2, this program will not be included in the 2021-2029 Housing Element.</p>
<p>Policy Action 4.2: Revisions to R-3 Zone</p> <p>Objective: Consider revisions to density standard in the R-3 zone.</p>	<p>Progress and Effectiveness: The City made changes to its R-3 multifamily zoning code to increase the density, allowing between 20 and 30 dwelling units per acre. Additionally, in 2018, the City embarked on a General Plan update to identify new areas for growth and opportunities to provide additional housing that is complementary to existing neighborhoods. The proposed Land Use Plan identifies two residential and three mixed-use land use designations that allow for densities up to 140 dwelling units per acre. The Land Use Plan also focuses growth within the Downtown and along corridors that are well served by public transit and other locational amenities. A Zoning Code update will be completed during the 2021-2029 planning period to ensure consistency between these two key planning documents.</p> <p>Appropriateness: The City successfully revised the density requirements during the 2014-2021 planning period, and as part of the Zoning Code update will evaluate the development standards required for development in the R-3 zone to remove barriers and encourage the development of a variety of housing opportunities, including housing that is affordable to lower income households. This program will be modified and included in the 2021-2029 Housing Plan.</p>
<p>Policy Action 4.3: Annual Review of Housing Element</p> <p>Objective: Track the progress of the City's housing related needs and goals</p>	<p>Progress and Effectiveness: In compliance with State law, the City has reviewed its housing element annually and has prepared and submitted progress reports for the California Department of Housing and Community Development.</p> <p>Appropriateness: A thorough review of the housing element and interim progress reporting can better help the City track its progress and make the necessary amendments to its objectives. This is a required program and will be included in the 2021-2029 Housing Element.</p>



PROGRAM	ACCOMPLISHMENTS
GOAL 4: PROVIDE ADEQUATE HOUSING SUPPLY	
<p>Policy Action 4.4: Encourage and Facilitate Lot Consolidation</p> <p>Objective: Encourage and facilitate lot consolidation</p>	<p>Progress and Effectiveness: The City has not to date had an application or a request from a developer to consolidate lots for the purposes of creating a larger development. The City has historically offered development incentives for projects that include affordable units and will continue to offer these incentives for projects requiring lot consolidation actions. On a case-by-case basis the City does review projects and provides project assistance to developments that include affordable units when funding is available. During the 2014-2021 planning period the City approved the consolidation of six parcels to allow for the development of 211 units for above moderate households.</p> <p>Appropriateness: Combining multiple small lots, (enter small lot definition), can help create more opportunities for the development of more dense housing. This is a required program and will be included in the 2021-2029 Housing Element. The City could identify areas where this policy action can be applied and encourage developers to use this site to build multifamily housing.</p>
<p>Policy Action 4.5: Large Sites for Housing for Lower Income Households</p> <p>Objective: Encourage and Facilitate Housing for Lower Income Households on Larger Sites</p>	<p>Progress and Effectiveness: The City has not to date had an application or a request to develop a parcel larger than 10 acres. The City has historically offered development incentives for projects that include affordable units and will continue to offer these incentives for projects requiring land divisions, lot line adjustments, and specific plans resulting in parcel sizes that facilitate multifamily developments affordable to lower income households. On a case-by-case basis the City does review projects and provides project assistance to developments that include affordable units, when funding is available.</p> <p>Appropriateness: Reserving the use of large sites for affordable housing encourages the development of more units and can reduce the land cost per unit for multifamily affordable developments making development more feasible. This is a required program and will be included in the 2021-2029 Housing Element.</p>

APPENDIX A

OUTREACH MATERIALS

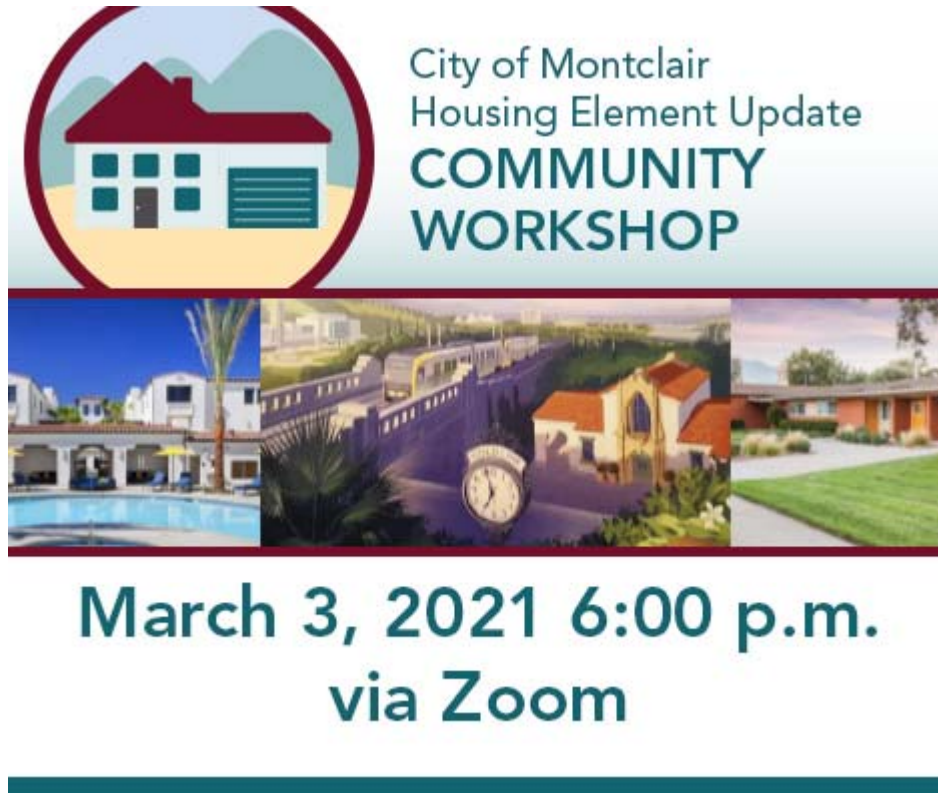
This appendix includes outreach materials prepared and utilized for the Montclair 2021-2029 Housing Element update.



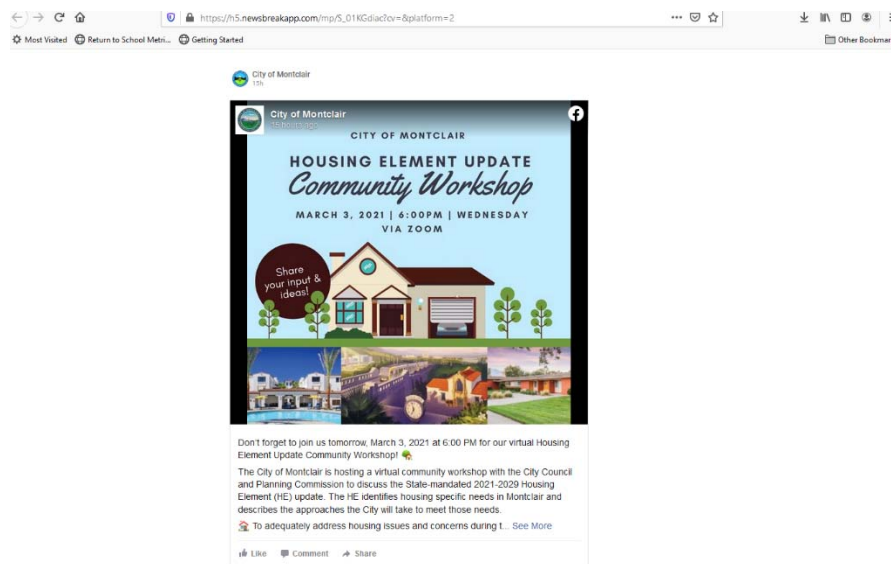
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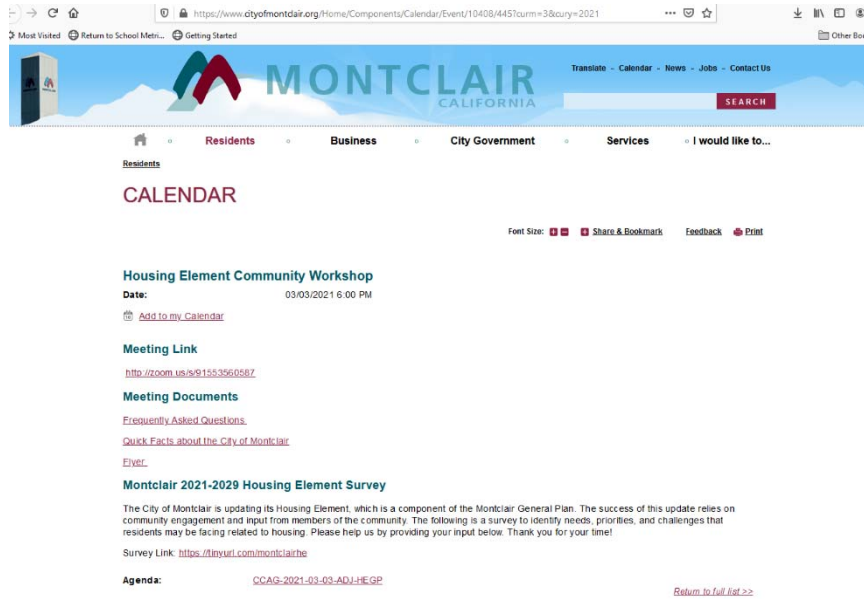
Infographic posted on the City's social media platforms (i.e., Facebook and Instagram).



Example of the City's Instagram account noticing the community workshop.



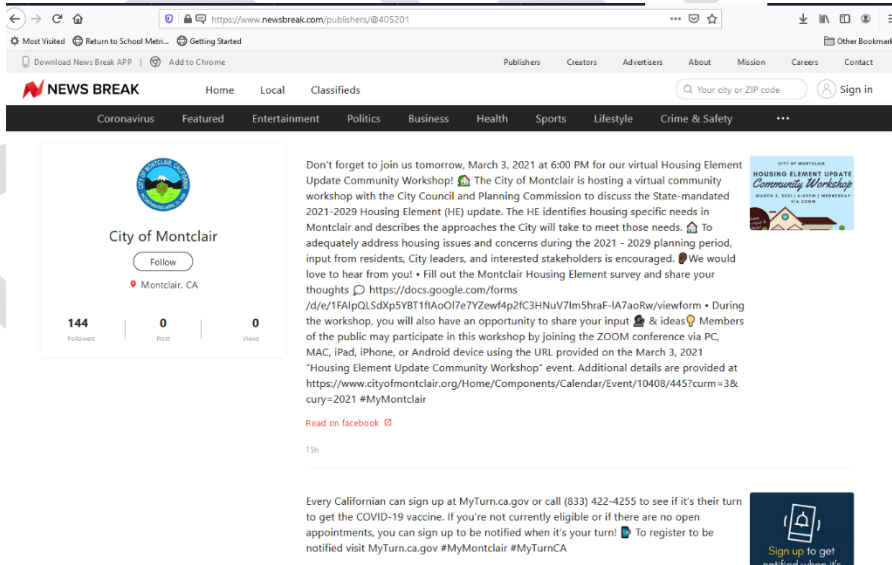
Notice of the Housing Element community workshop on the City's website.



The screenshot shows the City of Montclair website's calendar page for the "Housing Element Community Workshop". The page includes the following information:

- Event Title:** Housing Element Community Workshop
- Date:** 03/03/2021 6:00 PM
- Meeting Link:** <http://zoom.us/j/91553560587>
- Meeting Documents:** [Frequently Asked Questions](#), [Quick Facts about the City of Montclair](#), [Flyer](#)
- Survey Link:** <https://tinyurl.com/montclairhe>
- Agenda:** [CQAG-2021-03-03-ADJ-HEGP](#)

Meeting notice in the City's email blast via News Break.



The screenshot shows an email blast from News Break regarding the Housing Element Update Community Workshop. The notice includes the following details:

- Event:** Housing Element Update Community Workshop
- Date:** March 3, 2021 at 6:00 PM
- Location:** Virtual (Zoom)
- Details:** The City of Montclair is hosting a virtual community workshop with the City Council and Planning Commission to discuss the State-mandated 2021-2029 Housing Element (HE) update. The HE identifies housing specific needs in Montclair and describes the approaches the City will take to meet those needs. To adequately address housing issues and concerns during the 2021 - 2029 planning period, input from residents, City leaders, and interested stakeholders is encouraged. We would love to hear from you! Fill out the Montclair Housing Element survey and share your thoughts <https://docs.google.com/forms/d/e/1FAIpQLSdxp5YBT1fAoO7e7YZew4p2fC3HnuV7mShraF-IA7aoRw/viewform>. During the workshop, you will also have an opportunity to share your input & ideas. Members of the public may participate in this workshop by joining the ZOOM conference via PC, MAC, iPad, iPhone, or Android device using the URL provided on the March 3, 2021 "Housing Element Update Community Workshop" event. Additional details are provided at [#MyMontclair](https://www.cityofmontclair.org/Home/Components/Calendar/Event/10408/445?curm=3&cury=2021)
- Survey Link:** <https://docs.google.com/forms/d/e/1FAIpQLSdxp5YBT1fAoO7e7YZew4p2fC3HnuV7mShraF-IA7aoRw/viewform>
- Registration:** Every Californian can sign up at MyTurn.ca.gov or call (833) 422-4255 to see if it's their turn to get the COVID-19 vaccine. If you're not currently eligible or if there are no open appointments, you can sign up to be notified when it's your turn! To register to be notified visit [#MyMontclair](https://MyTurn.ca.gov) #MyTurnCA



City of Montclair Housing Element Update



Share your input and ideas on community needs at the upcoming Housing Element Update virtual workshop.

The City of Montclair is hosting a virtual community workshop with the City Council and Planning Commission to discuss the State-mandated 2021-2029 Housing Element (HE) update. The HE identifies housing specific needs in Montclair and describes the approaches the City will take to facilitate meeting those needs. The purpose of the meeting is to inform elected officials and the general public about the update process and to answer any questions regarding the HE. To adequately address housing issues and concerns during the 2021-2029 planning period, input from residents, City leaders, and interested stakeholders is encouraged. Please plan to join us on:

March 3, 2021
6:00 p.m.
via Zoom

<https://zoom.us/s/91553560587>

If you have any questions or would like additional information, please contact Sarah Walker at swalker@nationalcore.org.





City of Montclair Housing Element Update



Quick Facts about the City of Montclair

The City of Montclair is updating the Housing Element (HE) for the 2021-2029 planning period, as required by California State law. The HE identifies housing specific housing needs in Montclair and describes the approaches the City will take to facilitate meeting those needs. The success of these updates relies on community engagement and input. When planning for the housing needs of a City, it is important to understand the demographic characteristics of the population (age, household size, employment, race and ethnicity) and the characteristics of housing (number of units, size, cost) to ensure needs are adequately addressed.

The following is a summary of demographic characteristics identified through various sources, including the U.S. Census, California Department of Finance, Southern California Association of Governments, and Environmental Systems Research Institute. Also provided below is the City's regional housing needs set forth by the Southern California Association of Governments (SCAG).



OVERVIEW

- Size: 5.54 sq. miles
- Median age: 32.1
- Average household size: 3.78 persons
- Median household income: \$57,222



POPULATION¹

- Total population: 40,419
- Race & Ethnicity composition
 - Hispanic Origin (any race): 74.8%
 - White alone: 50.5%
 - Asian alone: 9.4%
 - Black alone: 4.7%
 - Some other race alone: 30.7%



HOUSING

- Number of Dwelling Units: 10,812
- Owner-Occupied Households: 5,806
- Renter-Occupied Households: 4,789
- Single Family Housing: 69.8%
- Multi Family Housing: 30.2%
- Median Property Value: \$285,000



SPECIFIC HOUSING NEEDS

- Female-headed Households (No spouse present): 1,960 (26.5%)
- Senior Households (Age 65 and older): 2,804 (26.9%)
- Extremely Low-Income Households (Earning < \$35,000): 2,611 (26.1%)
- Homeless: 54 unsheltered individuals (0.1%)



REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The RHNA is an assigned housing allocation that the City of Montclair will be required to plan for in the next housing cycle (2021-2029) to accommodate its fair share of housing units. The allocation is based on housing needs for the City's current and projected population.



HCD distributes the State's housing need to all the regional councils of governments



For Southern California, SCAG distributes the region's housing needs to the local jurisdictions



Montclair RHNA 2021-2029

INCOME GROUP	UNITS
Very low	696
Low	382
Moderate	398
Above moderate	1,110
Total	7,786

¹ 2019 American Community Survey, U.S. Census



Frequently Asked Questions

What is a Housing Element (HE) and what does it contain?

Since 1969, California has required all local governments (cities and counties) to plan to meet the housing needs of everyone in the community through the development of a HE. The HE is a component of the General Plan (GP) and provides a strategy for promoting safe, decent, and affordable housing. The GP is a City's blueprint for how it will grow and develop.

Per state law, the specific purposes of the HE are to assess both current and future housing needs and constraints, and establish housing goals, policies, and programs that provide a strategy for meeting the City's housing needs.

The current City HE, adopted in 2014, identifies strategies and programs that focus on these four goals to satisfy housing needs:

1. Improve and Conserve the Existing Housing Stock;
2. Address and Remove Constraints to the Development of Housing;
3. Identify Sites and Assist with the Development of New Housing for a Variety of Special Needs Groups and Income Levels; and
4. Provide Equal Housing Opportunities.

When and why does the Housing Element (HE) need to be updated?

State law requires regular updates to the HE to ensure relevancy and accuracy. These updates are required every eight years. The time from one update to the next is called a housing cycle. The upcoming sixth HE cycle will cover the next eight-year planning period (2021-2029).

To comply with state law, the Montclair City Council needs to adopt an updated HE by October 2021. Following adoption, and as a final step, the updated HE will require state review and certification.

What is the Housing Element Update Process?

The City will need to first update its previous HE, then submit a draft to the California Department of Housing and Community Development (HCD) for review/approval. Depending on the state's response, the City will either need to revise or proceed to adopt the updated HE. Finally, the City will need to submit its adopted HE back to HCD.

What is the Regional Housing Needs Allocation (RHNA), and what is the City of Montclair's RHNA?

A huge component of the Housing Element (HE) update is the RHNA. The RHNA is a representation of future housing needs for all income levels in a region. Montclair's RHNA for meeting regional housing needs is defined by the Southern California Association of Governments (SCAG) and state Department of Housing and Community Development (HCD). More details about RHNA are available on SCAG's website here <https://scag.ca.gov/rhna>.

Providing housing to meet the needs of all income levels is critical to the social and economic health of a City. Montclair is required to plan for its income-based housing allocation to address its share of the Southern California region's housing needs. Income groups include: *very low income* (<50% of the San Bernardino County annual median income (AMI)), *low income* (50-80% AMI), *moderate-income* (80-120% AMI), and *above moderate-income* (>120% AMI). The current AMI for San Bernardino County is \$75,300 for a family of four.

The table below shows Montclair's allocation of housing units by income group for the upcoming sixth housing cycle. About 40 percent of the allocation satisfies the housing needs of *very low* and *low income* families. In total, 2,586 housing units are needed to accommodate 2021 – 2029 housing cycle growth for all income groups, as estimated through the RHNA process.

Montclair RHNA Allocation (2021-2029)	
Income Levels	Housing Units
Very Low Income	696
Low Income	382
Moderate Income	398
Above Moderate Income	1,110
Total	2,586

The RHNA is required by California state law for every jurisdiction in the state and it is the responsibility of the City of Montclair to track progress towards the building of these units during the planning period (2021-2029). See the City's 2019 Housing Element Annual Progress Report.



City of Montclair Housing Element

Do cities build the housing units required by RHNA?

Cities do not build housing – that is the function of private developers. However, they adopt plans, regulations, and programs that provide opportunities for how and where housing development can occur. Cities must ultimately ensure that sufficient land is zoned for housing to meet its share of regional housing needs.

What is Affordable Housing?

A sizable portion of a City's housing need allocation will likely require housing for low and very low income households. Cities can plan and help remove barriers towards the development of affordable housing to meet its low and very low income housing requirements. Affordable housing refers to housing where residents pay no more than 30 percent of their incomes on rent or housing expenses. Affordable rental housing typically targets households earning less than 80 percent of the County's Area Median Income (AMI). A County's AMI varies by year and reflects the median income for households throughout the jurisdiction. In 2020, San Bernardino County's AMI was \$75,300 for a family of four. For example, this means a family of four with a household income of less than \$69,500 would be considered low-income.

Why Update a Housing Element (HE)?

Without a certified HE, the City would be ineligible to receive state grants or funding. The City would also be at risk for lawsuits for not working towards meeting their housing needs. Such lawsuits can be costly to the City, therefore, providing further economic and fiscal effects. If the City does not meet its adoption deadline, it would need to prepare a new Housing Element in just four years and potentially face steep fines until a housing plan is adopted. Having an approved plan avoids these legal and costly challenges, helps preserve local control over land use decisions, and allows the City to apply for grants and funding to improve local infrastructure and housing.

How will housing locations be selected?

The updated housing plan will need to provide exact locations where future housing can be built and identify the potential number of homes that can be built at those locations. City regulations ensure housing is not located where sensitive habitats or other constraints occur. City policies, such as those in the General Plan (GP), help to identify suitable housing sites. For example, one GP policy encourages mixed-use developments, or homes affordable to very low, low, and moderate income families to locate near transit and transportation corridors.

What about other important topics, like housing the homeless or the high cost of housing? Are those addressed in the Housing Element (HE) too?

A HE identifies issues, tendencies, and solutions for many topics, including homelessness and development constraints. The City's current HE is a great resource to see demographic, housing, and other local trends that impact issues such as homelessness and high-cost housing.

Where can I find more information?

For more information on the Montclair Housing Element update, please email Sarah Walker at swalker@nationalcore.org.



Montclair 2021-2029 Housing Element Survey

The City of Montclair is updating its Housing Element, which is a component of the Montclair General Plan. The success of this update relies on community engagement and input from members of the community. The following is a survey to identify needs, priorities, and challenges that residents may be facing related to housing. Please help us by providing your input below. Thank you for your time!

1. Which statement most closely defines your relationship to the City of Montclair?

- I am a current resident of the City of Montclair.
- I do not currently live in the City of Montclair, but would like to.
- I am employed or work in the City of Montclair.
- I am a stakeholder or service provider.
- Other:

2. If you are a Montclair resident, how long have you lived in the City?

Your answer





5. What housing issues are most important to you? (ranked from 5 (highest priority) to 1 (lowest priority))?

	5 (Highest)	4	3	2	1 (Lowest)
Affordable rent/housing payments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased rental opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased homeownership opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for families with children	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing affordable to the working class (teachers, firefighters, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing in close proximity to public transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing in close proximity to shopping centers and service providers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



3. If you are a Montclair resident, do you rent or own your home? (Minors under 18 years of age, indicate your parent's housing situation.)

- Own home
- Do not own, paying rent for either a whole unit or a shared unit/room
- Do not own and not paying rent (i.e., adult staying with a parent or friend)

4. The City wants to increase opportunities for second dwelling units in residential neighborhoods (NOT for Code Enforcement, but for Planning purposes). Do you have an accessory dwelling unit or second unit on your property?

- Yes, it is for use by occupants in the primary residence.
- Yes, it is occupied by tenants.
- No

4a. If the second dwelling unit is rented, what is the approximate monthly rent? (NOT for Code Enforcement, but for Planning purposes)

Your answer



6. What types of housing do you feel is needed in Montclair to help balance the housing stock? (Choose three types of housing needs.)

- Large single-family homes (3BRS and above)
- Small and medium single-family homes (1BR to 2BRS)
- Row houses or townhomes (no shared common areas)
- Condos (housing units with shared common areas such as corridors, shared elevators, etc.)
- Rental apartments
- Rental senior housing
- Emergency homeless shelters

7. In what area(s) of the City should planning for new housing development be identified?

Your answer

8. Are there specific neighborhoods, roadway corridors, or sites in the City you think would work well for high-density housing?

Your answer



9. How can the City help keep neighborhoods looking well-maintained?

- Stricter enforcement of current Building and Community Standards**
- Create Community Maintenance Standards**
- Set up landscaping districts and have residents pitch in to fund maintenance**
- In business districts, set up Business Improvement Districts (BIDs)**

10. Any additional thoughts on housing you would like to share?

Your answer

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Google Forms





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APPENDIX B

SITES INVENTORY



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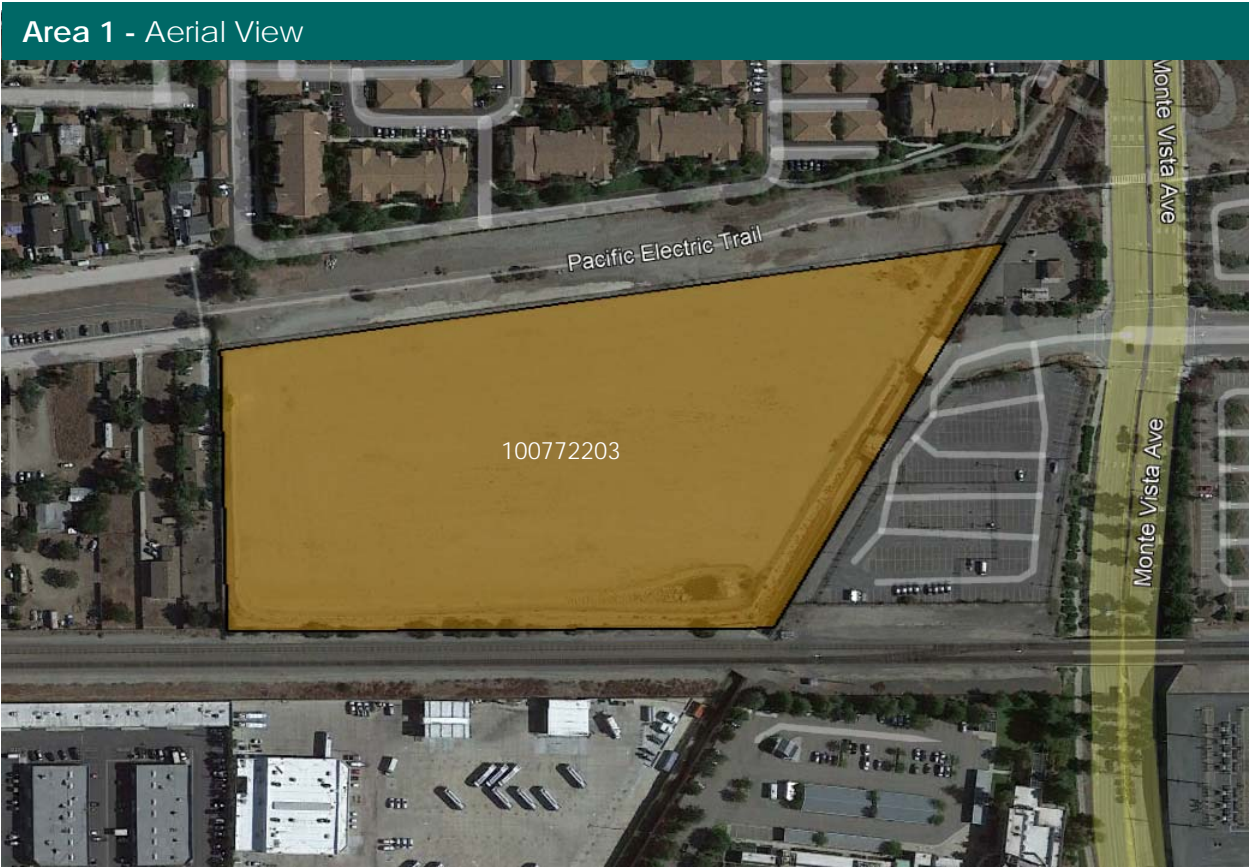
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OPPORTUNITY AREA DESCRIPTIONS

OPPORTUNITY AREA 1..... 5
OPPORTUNITY AREA 2..... 6
OPPORTUNITY AREA 3..... 8
OPPORTUNITY AREA 4..... 11
OPPORTUNITY AREA 5..... 14
OPPORTUNITY AREA 6..... 17
OPPORTUNITY AREA 7..... 20
OPPORTUNITY AREA 8..... 21
OPPORTUNITY AREA 9..... 23
OPPORTUNITY AREA 10..... 25
OPPORTUNITY AREA 11..... 28
OPPORTUNITY AREA 12..... 30
OPPORTUNITY AREA 13..... 32
OPPORTUNITY AREA 14..... 36
OPPORTUNITY AREA 15..... 39
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OPPORTUNITY AREA 18..... 46
OPPORTUNITY AREA 19..... 48
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OPPORTUNITY AREA 24..... 59
OPPORTUNITY AREA 25..... 61

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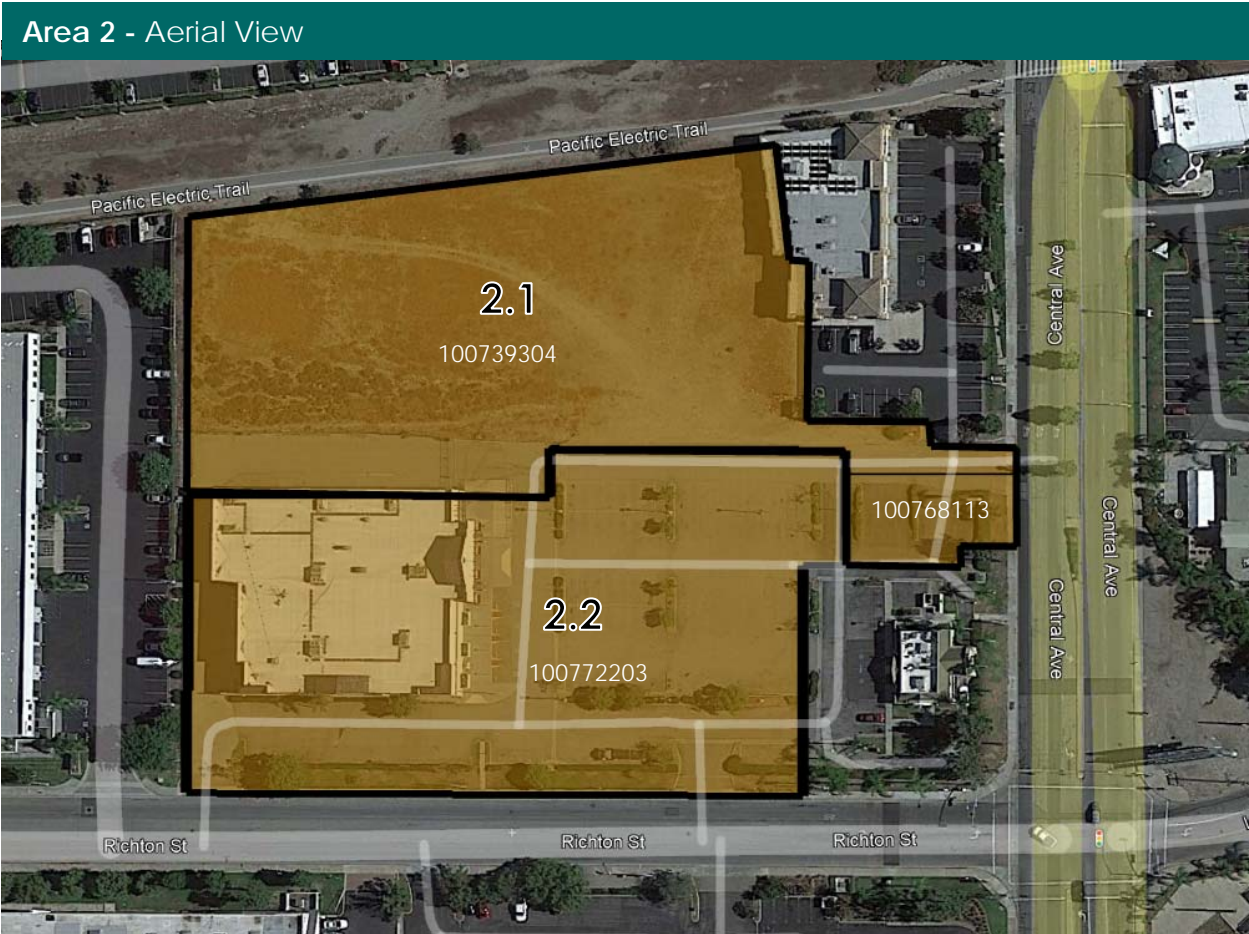
OPPORTUNITY AREA 1



DESCRIPTION: Opportunity Area 1 is comprised of one vacant parcel totaling 8.9 acres located just south of the Pacific Electric Trail, north of the San Bernardino Rail line and west of Monte Vista Avenue in northern Montclair. Surrounding this Opportunity Area are multifamily apartments to the north, an Omnitrans operations facility and the Montclair Police Station to the south, single family homes to the west and the Montclair Transcenter to the east. The site will be designated Mixed Use Neighborhood in the General Plan and is part of the Arrow Highway Mixed Use District Specific Plan area. The General Plan and Specific Plan allow for residential uses up to 50 units per acre. This site is vacant; however, a developer recently approached the City about developing the site with 300 units of market rate housing. The project is currently in the design phase and has not yet been formally submitted. Based on the Specific Plan permitted density and assuming 80 percent development capacity, it is assumed that at least 199 residential units can be accommodated. This site was included in the 2014-2021 Housing Element as an underutilized site; however, it is vacant and to Staff's knowledge not identified in the 2009-2014 Housing Element. For the 2021-2029 planning period, this parcel has been allocated to the above moderate income RHNA based on developer interest. With the change in General Plan designation, this site is likely to redevelop during the 2021-2029 planning period.

- General Plan:** Mixed Use Neighborhood
- Zoning Designation:** AHMUD Specific Plan
- Acreage:** 8.9 acres
- Permitted Density:** 50 du/ac
- TCAC/HCD Resource Category:** High
- Estimated Housing Potential:** 199 units

OPPORTUNITY AREA 2



DESCRIPTION: Opportunity Area 2 is comprised of two potential housing sites with 3 parcels totaling 4.6 acres. Area 2 is located just south of the Pacific Electric Trail and north of Richton Street in northern Montclair. Surrounding this Opportunity Area there is multifamily housing to the north, retail/commercial uses to the east and warehouse and office uses to the west and south. The site will be designated Mixed Use Commerce in the General Plan and is part of the North Montclair Downtown Specific Plan area. The General Plan and Specific Plan allow for residential uses up to 85 units per acre. These parcels are close to the Montclair Transcenter and are well positioned to score the maximum amenity points on a LIHTC application. Given the residential location, proximity to the Downtown area, transit accessibility, and high potential for increased development, both sites in this Housing Opportunity Area are likely to be developed with housing during the 2021-2029 planning period. This site was not included in the 2014-2021 Housing Element sites inventory.

- General Plan:** Mixed Use Commerce
- Zoning Designation:** North Montclair DSP
- Acreage:** 4.6 acres
- Permitted Density:** 85 du/ac
- TCAC/HCD Resource Category:** High
- Estimated Housing Potential:** 176 units

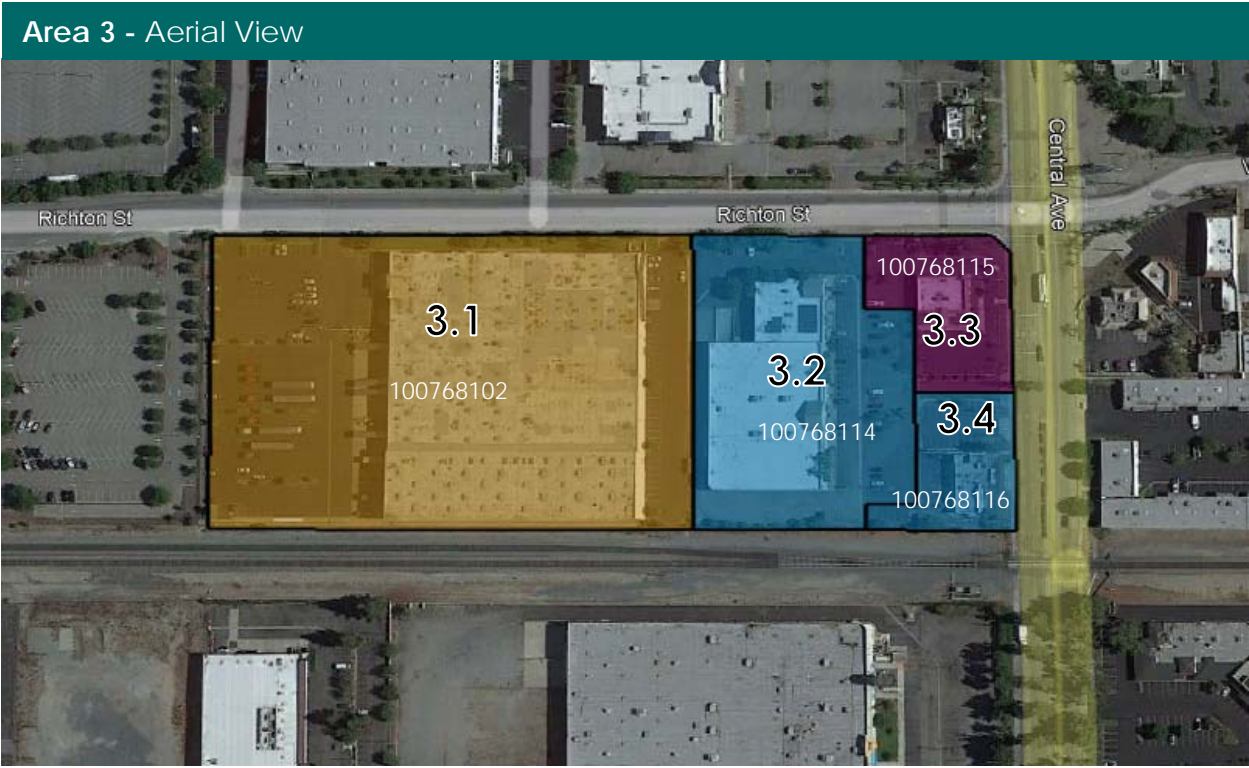
SITE 2.1: Site 2.1 includes two parcels totaling 2.3 acres with access from Central Avenue. The larger 2.1-acre parcel is vacant, and the smaller 0.2-acre parcel is developed as a surface parking lot. The parcels have common ownership and could be consolidated. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 88 units. As Site 2.1 is greater than 0.5 acres and less than 10 acres in size, and could accommodate at least 60 units, it was assumed that it could accommodate lower income residential development.



SITE 2.2: Site 2.2 includes one parcel that is 2.3 acres in size. The parcel is currently developed with a commercial building that is vacant and for lease. There is also a large surface parking lot on the eastern half of the property. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 87 units. As Site 2.2 is greater than 0.5 acres and less than 10 acres in size, and could accommodate at least 60 units, it was assumed that it could accommodate lower income residential development.



OPPORTUNITY AREA 3



DESCRIPTION: Opportunity Area 3 is comprised of four potential housing sites with 4 parcels totaling roughly 10 acres. Area 3 is located just south of Richton Street, north of the Pacific Electric Trail and west of Central Avenue in northern Montclair. Surrounding this Opportunity Area are retail and light industrial uses to the north, entertainment and auto uses south, surface parking and the Montclair Transcenter to the west, and retail/commercial uses to the east. The site will be designated Mixed Use Commerce in the General Plan and is part of the North Montclair Downtown Specific Plan area. The General Plan and Specific Plan allow for residential uses up to 85 units per acre. This Area is developed however there is potential for redevelopment due to the age of the existing structures, land to improvement value ratio, and the underutilization/low intensity of uses onsite. Based on the Specific Plan permitted density and assuming 80 percent development capacity it is assumed that 380 residential units can be accommodated. This site was not included in the 2014-2021 Housing Element sites inventory.

- General Plan:** Mixed Use Commerce
- Zoning Designation:** North Montclair DSP
- Acreage:** 10 acres
- Permitted Density:** 85 du/ac
- TCAC/HCD Resource Category:** High
- Estimated Housing Potential:** 380 units

SITE 3.1: Site 3.1 includes one parcel totaling 6 acres with access from Richton Street. The eastern portion of the parcel is currently developed with a one-story light industrial uses/warehouse built in 1980 and a surface parking area. This site has potential for redevelopment due to the age of the existing structure and the underutilization/low intensity of uses onsite. As the existing building is one story and up to six stories are allowed per the Specific Plan. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 244 units. The site is currently entitled for 330 market rate units, and the City is working with the developer to prepare for permitting. To be conservative, the City is assuming 244 units will be accommodated on site.



SITE 3.2: Site 3.2 includes one parcel that is 2.5 acres in size. The parcel is currently developed with a commercial building that is occupied by a kitchen and bathroom showroom, an auto-parts company, and a lighting store. This site has potential for redevelopment due to the underutilization/low intensity of uses onsite and proximity to the Montclair Transcenter. The existing building is one story and up to six stories are allowed per the Specific Plan indicating that the parcel is roughly only 17 percent utilized. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 97 units. While Site 3.2 is greater than 0.5 acres and less than 10 acres in size, and can accommodate at least 60 units, it was conservatively assumed that it could accommodate above moderate income residential development, as the auto-related uses may require additional mitigation to clean up the site.



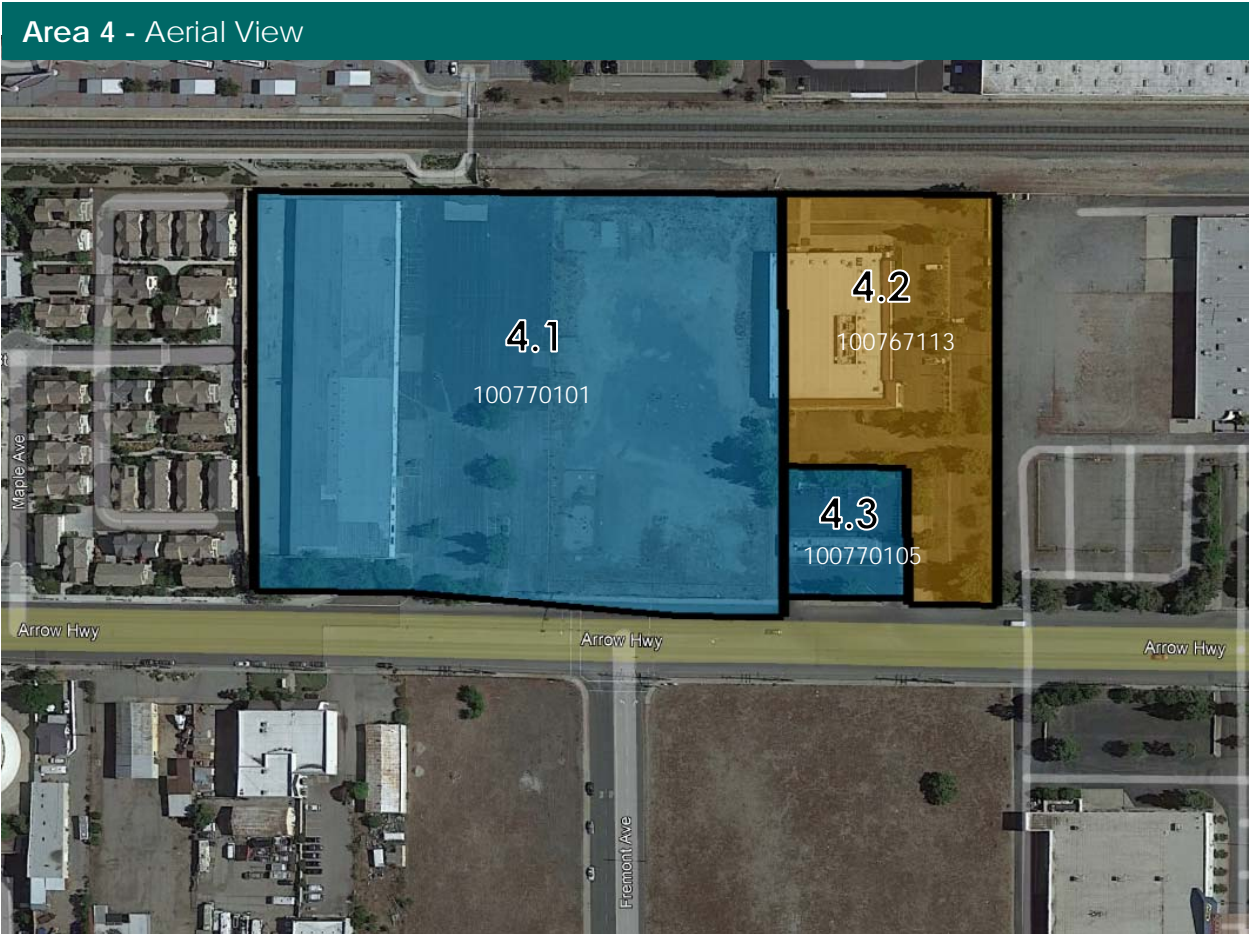
SITE 3.3: Site 3.3 includes one parcel totaling 0.8 acres with access from Central Avenue or Richton Street. The parcel is currently occupied with a credit union. This site has potential for redevelopment due to the underutilization/low intensity of uses onsite and proximity to the Montclair Transcenter. The existing building is one story and up to six stories are allowed per the Specific Plan indicating that the parcel is roughly only 17 percent utilized. It is envisioned that the parcel could redevelop with credit union on the ground floor of a building with residential uses above. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 31 units. As Site 3.3 is greater than 0.5 acres and less than 10 acres in size and can accommodate between 30 and 60 units, it was assumed that it could accommodate moderate income residential development.



SITE 3.4: Site 3.4 includes one parcel totaling 0.6 acres with access from Central Avenue. The parcel is currently occupied with a restaurant. This site has potential for redevelopment due to the underutilization/low intensity of uses onsite and proximity to the Montclair Transcenter. The existing building is one story and up to six stories are allowed per the Specific Plan indicating that the parcel is roughly only 17 percent utilized. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 24 units. While Site 3.4 is greater than 0.5 acres and less than 10 acres in size because it can accommodate less than 30 units, it was assumed that it could accommodate above moderate income residential development.



OPPORTUNITY AREA 4



DESCRIPTION: Opportunity Area 4 is comprised of three potential housing sites with 3 parcels totaling 9 acres. Area 4 is located just south of the Pacific Electric Trail, north of Arrow Highway in northern Montclair. Surrounding this Opportunity Area there is multifamily housing to the west, retail/commercial uses to the north, vacant land to the south and warehouse and office uses to the east. The site will be designated Mixed Use Commerce in the General Plan and is part of the North Montclair Downtown Specific Plan area. The General Plan and Specific Plan allow for residential uses up to 85 units per acre. Each parcel has unique ownership, so lot consolidation is potential but not necessary to facilitate development. This Area is developed however there is potential for redevelopment due to the age of the existing structures, land to improvement value ratio, and the underutilization/low intensity of uses onsite. These parcels are close to the Montclair Transcenter and are well positioned to score the maximum amenity points on a LIHTC application. Given the residential location, proximity to the Downtown area, transit accessibility, and high potential for increased development, all three sites in this Housing Opportunity Area are likely to be developed with

- General Plan:** Mixed Use Commerce
- Zoning Designation:** North Montclair DSP
- Acreage:** 9.0 acres
- Permitted Density:** 85 du/ac
- TCAC/HCD Resource Category:** High
- Estimated Housing Potential:** 343 units

housing during the 2021-2029 planning period. This site was not included in the 2014-2021 Housing Element sites inventory.

SITE 4.1: Site 4.1 includes one parcel totaling 6.41 acres with access from Arrow Highway. The western portion of the parcel is currently developed with a light industrial uses/ warehouse built in 1955 and a surface parking area. The east half is vacant. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 244 units. The site is currently entitled for 330 market rate units, and the City is working with the developer to prepare for permitting. To be conservative, the City is assuming 244 units will be accommodated on site.



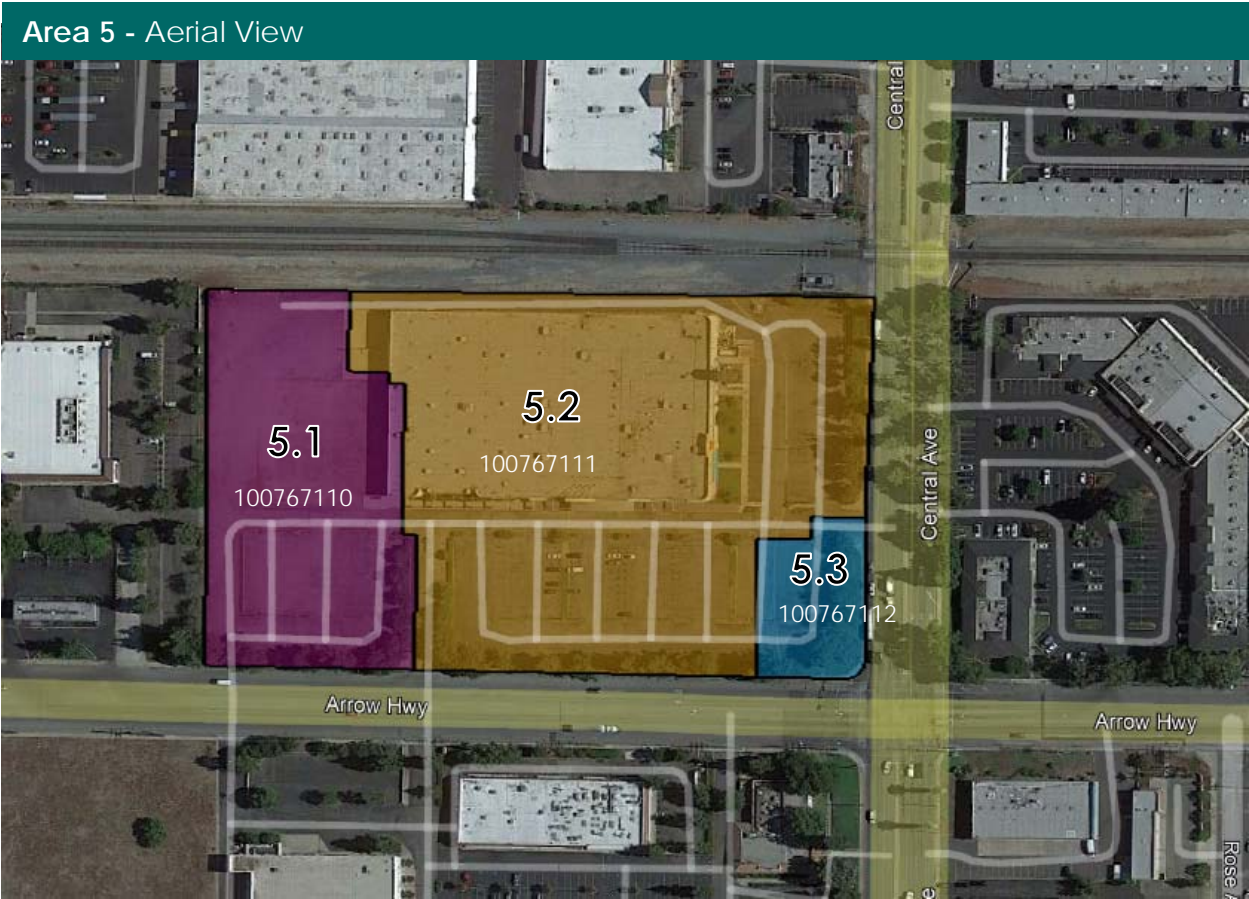
SITE 4.2: Site 4.2 includes one parcel that is 2.1 acres in size. The parcel is currently developed with a commercial building that is occupied by an auto repair shop. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 81 units. Due to existing land use intensities and onsite uses, it was determined that this site could realistically be redeveloped during the planning period. As Site 4.2 is greater than 0.5 acres and less than 10 acres in size, and could accommodate at least 60 units, it was assumed that it could accommodate lower income residential development.



SITE 4.3: Site 4.3 includes one parcel totaling 0.48 acres with access from Arrow Highway. The parcel is currently occupied with a car wash built in 1978. The land to improvement value of the onsite uses is around 0.3 indicating that the land is worth more than the current onsite structures. Due to existing land use intensities and onsite uses, it was determined that this site could realistically be redeveloped during the planning period. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 18 units. As Site 4.3 is less than 0.5 acres and can accommodate less than 30 units, it was assumed that it could accommodate above moderate income residential development.



OPPORTUNITY AREA 5



DESCRIPTION: Opportunity Area 5 is comprised of three potential housing sites with 3 parcels totaling 9 acres. Area 5 is located just south of the San Bernardino Rail line, north of Arrow Highway and west of Central Avenue in northern Montclair. This Opportunity Area is surrounded by commercial, retail and restaurant uses on all sides. The site will be designated Mixed Use Neighborhood in the General Plan and is part of the North Montclair Downtown Specific Plan area. The General Plan and Specific Plan allow for residential uses up to 50 units per acre. This site is developed with John’s Incredible Pizza, an entertainment facility, and a large surface parking area. All three parcels in Area 5 are owned by one entity which presents opportunities for consolidation or for infill development on one or all the parcels. This Area is developed however there is potential for redevelopment due to the age of the existing structures, land to improvement value ratio, and the underutilization/low intensity of uses onsite. Based on the Specific Plan permitted density and assuming 80 percent development capacity it is assumed that 200 residential units can be accommodated. Site 5.1 in Area 5 was included in the 2014-2021 Housing Element as a vacant site; however, for the 2021-2029 planning period, this parcel has been allocated to the moderate income RHNA and additional parcels have been added next to it to increase potential for lot consolidation. With the change in

- General Plan:** Mixed Use Neighborhood
- Zoning Designation:** North Montclair DSP
- Acreage:** 8.9 acres
- Permitted Density:** 50 du/ac
- TCAC/HCD Resource Category:** High
- Estimated Housing Potential:** 200 units

General Plan designation and updates to the North Montclair Specific Plan, this site is now better positioned to redevelop during the 2021-2029 planning period.

SITE 5.1: Site 5.1 includes one parcel totaling 2.5 acres with access from Arrow Highway. The parcel is currently developed with surface parking constructed in the 1980s. The site is also underutilized as the Specific Plan currently allows up to 50 units per acre and 6 stories of height and the existing parking areas are not being used. Due to existing land use intensities and onsite uses, it was determined that this site could realistically be redeveloped during the planning period. At 50 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 57 units. While Site 5.1 is greater than 0.5 acres and less than 10 acres in size because it can accommodate between 30 and 60 units, it was assumed that this site can accommodate moderate income housing development.



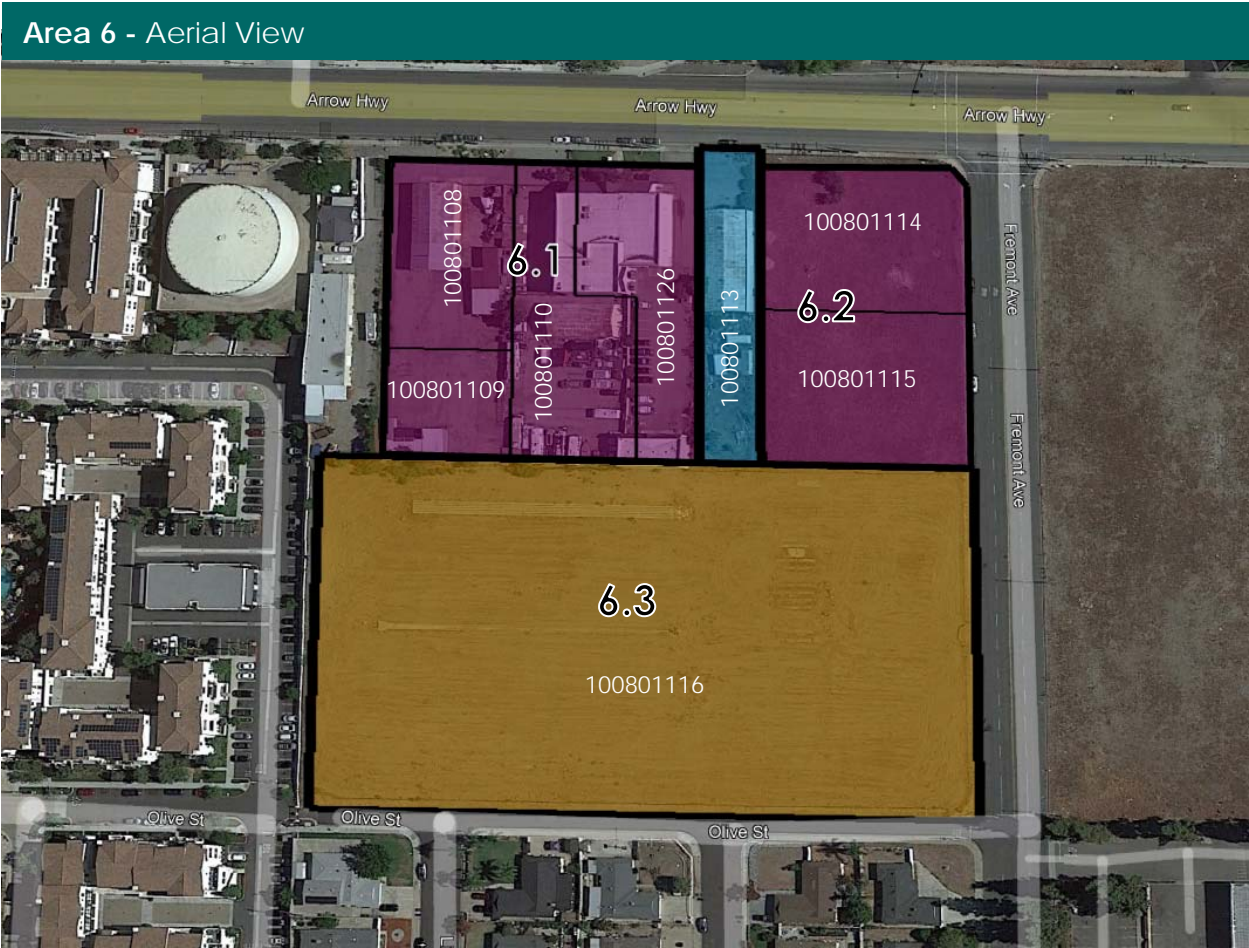
SITE 5.2: Site 5.2 includes one parcel that is 2.1 acres in size. The parcel is currently developed with a large entertainment facility, formerly John's Incredible Pizza. The building was constructed in the 1980's and is currently for lease. The site is also underutilized as the Specific Plan currently allows up to 50 units per acre and 6 stories of height and the current building is only one story and not occupied. Due to existing land use intensities and onsite uses, it was determined that this site could realistically be redeveloped during the planning period. At 50 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 130 units. As Site 5.2 is greater than 0.5 acres and less than 10 acres in size, and could accommodate at least 60 units, it was assumed that this site can and accommodate lower income residential development.



SITE 5.3: Site 5.3 includes one parcel totaling 0.6 acres with access from Arrow Highway. The parcel is currently developed with surface parking constructed in the 1980s. The site is underutilized as the Specific Plan currently allows up to 50 units per acre and 6 stories of height and the existing parking areas are not developed with structures and not being occupied with cars. Due to existing land use intensities and onsite uses, it was determined that this site could realistically be redeveloped during the planning period. At 50 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 13 units. As Site 5.3 is greater than 0.5 acres and less than 10 acres in size, and could accommodate at least 60 units, it was assumed that this site can accommodate above moderate income development.



OPPORTUNITY AREA 6



DESCRIPTION: Opportunity Area 6 is comprised of four potential housing sites with 8 parcels totaling 9 acres. Area 6 is located just south of Arrow Highway, north of Olive Street and west of Fremont Avenue in northern Montclair. This Opportunity Area is surrounded by vacant land to the east, multifamily homes to the west, and single family homes to the south and north. The site will be designated Mixed Use Commerce in the General Plan and is part of the North Montclair Downtown Specific Plan area. The General Plan and Specific Plan allow for residential uses up to 85 units per acre. This northern portion of this area is developed; however, there is potential for redevelopment due to the age of the existing structures, land to improvement value ratio, and the underutilization/low intensity of uses onsite. The southern half is vacant and could accommodate lower income housing development. Based on the Specific Plan permitted density and assuming 80 percent development capacity, it is assumed that 323 residential units can be accommodated on this site. Within Area 6, a few parcels were included in the 2014-2021 Housing Element. Two parcels in site 6.1 were included as underutilized opportunity parcels; one parcel in site 6.2 was included as a vacant opportunity parcel; and site 6.3 was included as a vacant opportunity parcel; however, for the

- General Plan:** Mixed Use Commerce
- Zoning Designation:** North Montclair DSP
- Acreage:** 8.9 acres
- Permitted Density:** 85 du/ac
- TCAC/HCD Resource Category:** High
- Estimated Housing Potential:** 323 units

2021-2029 planning period, these parcels have been allocated toward the moderate income RHNA, except for 6.3 which was allocated to the lower income RHNA, and additional parcels have been added to this site to increase potential for lot consolidation. To Staff's knowledge, the parcel in site 6.3 was not included in the 2009-2014 Housing Element. With the change in General Plan land use designation and updates to the North Montclair Specific Plan, this opportunity area is now better positioned to redevelop during the 2021-2029 planning period.

SITE 6.1: Site 6.1 includes four parcels totaling 2 acres with access from Arrow Highway. The parcels are currently developed with light industrial and manufacturing uses established from 1963 to 1989. The site is also underutilized as the Specific Plan currently allows up to 85 units per acre and 6 stories of height and the existing structures are only one story in height. This equates to roughly 17 percent utilization. All parcels have common ownership which could allow for lot consolidation. Due to existing land use intensities and onsite uses, it was determined that this site could realistically be redeveloped during the planning period. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 77 units. While Site 6.1 is greater than 0.5 acres and less than 10 acres in size because it can accommodate more than 60 units, due to the onsite industrial uses it was assumed that this site can accommodate moderate income housing development.



SITE 6.2: Site 6.2 includes one parcel that is 0.4 acres in size. The parcel is currently developed with a one-story industrial building, occupying roughly 50 percent of the site. The building was constructed in 1985 and occupied by a countertop company. The site is also underutilized as the Specific Plan currently allows up to 50 units per acre and 6 stories of height. Due to existing land use intensities and onsite uses, it was determined that this site could realistically be redeveloped during the planning period. At 50 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 15 units. As Site 6.2 is less than 0.5 acres it was assumed that this site can accommodate above moderate income residential development.



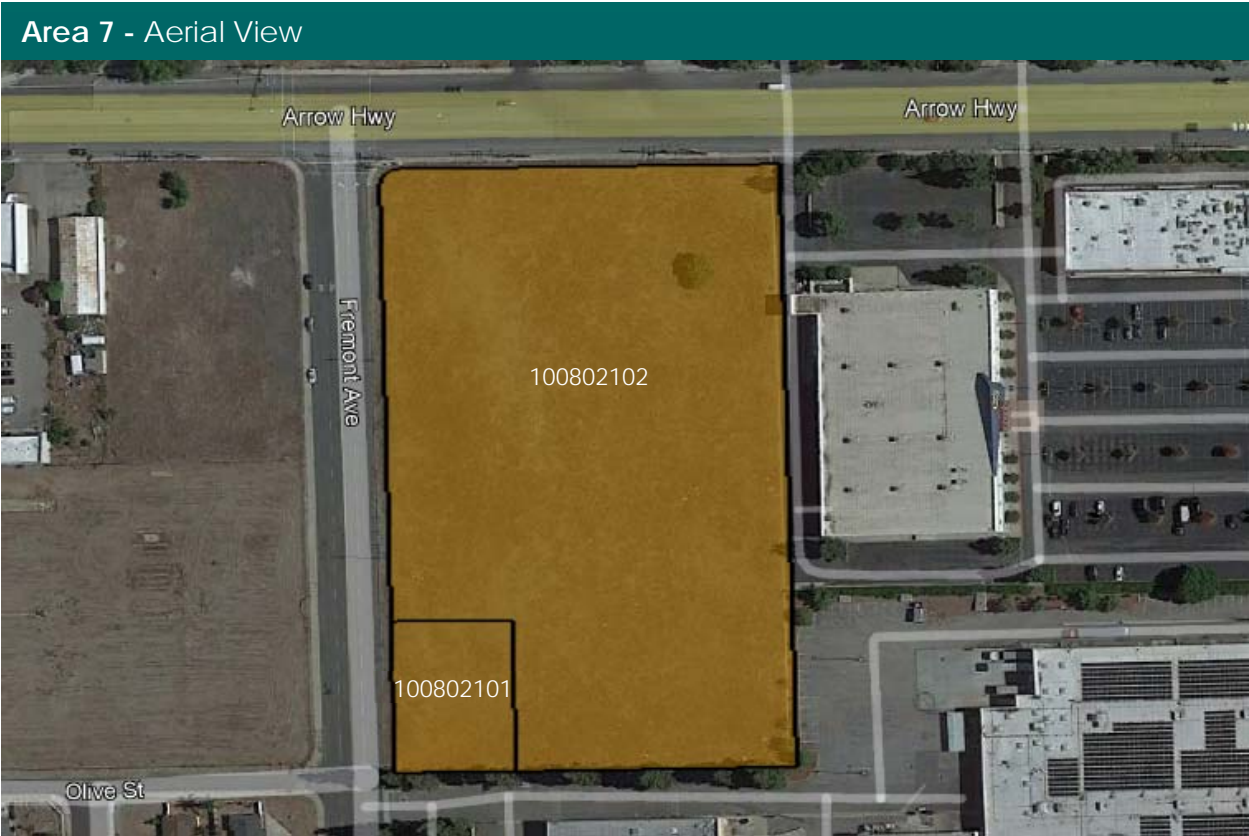
SITE 6.3: Site 6.3 includes two parcels totaling 1.3 acres with access from Arrow Highway and Fremont Avenue. The parcels are currently vacant. The Specific Plan currently allows up to 85 units per acre and 6 stories of height. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 51 units. As Site 6.3 is greater than 0.5 acres and less than 10 acres in size, and could accommodate between 30 and 60 units, it was assumed that this site can accommodate moderate income development.



SITE 6.4: Site 6.4 includes one parcels that is 4.3 acres in size with access from Arrow Highway and Fremont Avenue. The parcel is currently vacant. The Specific Plan currently allows up to 85 units per acre and 6 stories of height. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 180 units. As Site 6.4 is greater than 0.5 acres and less than 10 acres in size, and can accommodate more than 60 units, it was assumed that this site can accommodate lower income development.



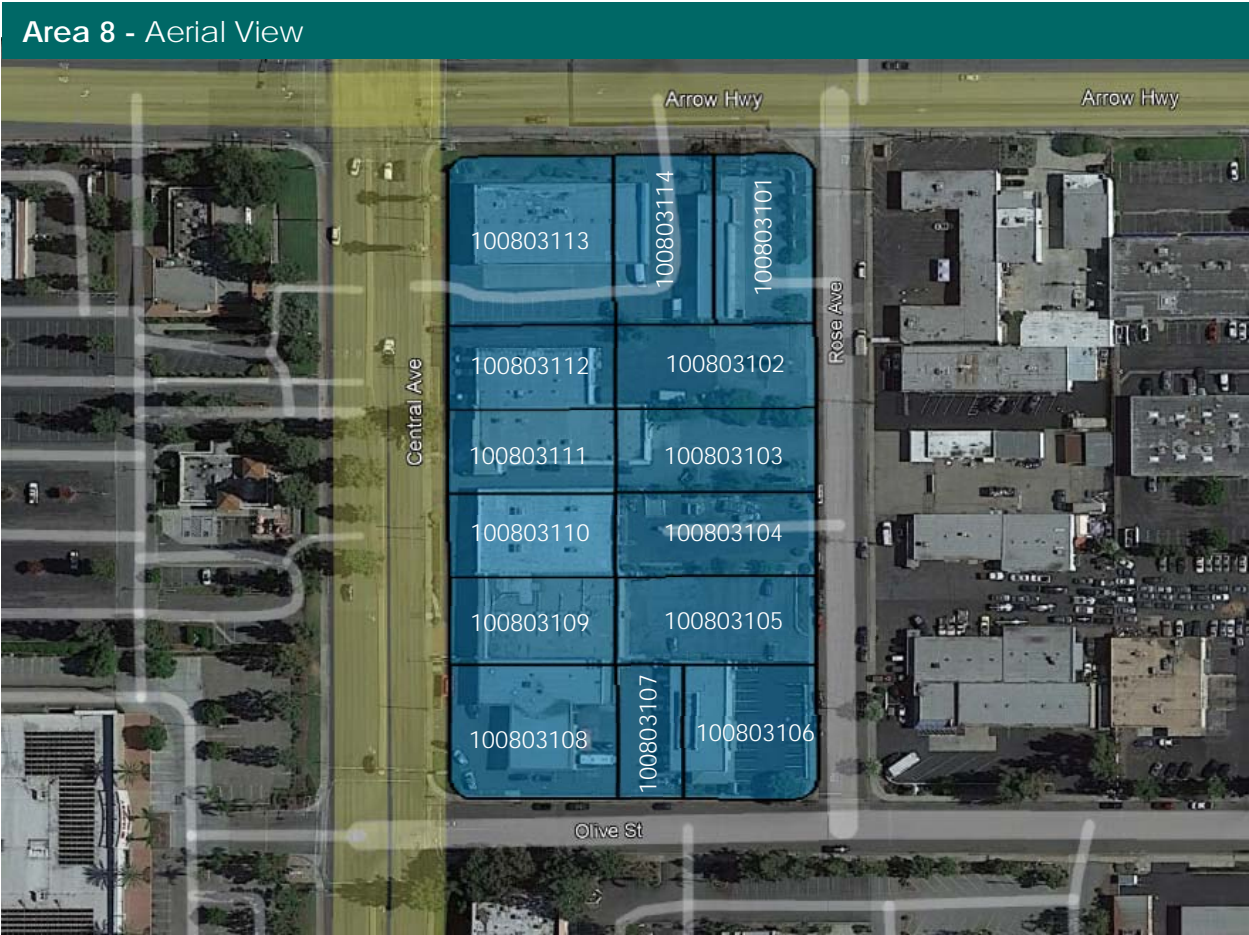
OPPORTUNITY AREA 7



DESCRIPTION: Opportunity Area 7 is comprised of two vacant parcels totaling 5.9 acres located just south of Arrow Highway and east of Fremont Street in northern Montclair. Surrounding this Opportunity Area are auto and entertainment uses to the north, a retail shopping center to the south, vacant land to the west and retail and restaurants to the east. Both parcels are owned by the same entity and could be consolidated. The site will be designated Mixed Use Commerce in the General Plan and is part of the North Montclair Downtown Specific Plan area. The General Plan and Specific Plan allow for residential uses up to 85 units per acre. Based on the Specific Plan permitted density and assuming 80 percent development capacity it is assumed that 225 residential units can be accommodated. As Site 7 is greater than 0.5 acres and less than 10 acres in size, and can accommodate more than 60 units, it was assumed that this site can accommodate lower income development. The two parcels in Area 7 were included in the 2014-2021 Housing Element as vacant opportunity parcels; however, to Staff’s knowledge they were not included in the 2009-2014 Housing Element. For the 2021-2029 planning period, these parcels have been allocated toward the lower income RHNA. With the change in General Plan land use designation and updates to the North Montclair Specific Plan, this opportunity area is now better positioned to redevelop during the 2021-2029 planning period.

- General Plan:** Mixed Use Commerce
- Zoning Designation:** North Montclair DSP
- Acreage:** 5.9 acres
- Permitted Density:** 85 du/ac
- TCAC/HCD Resource Category:** High
- Estimated Housing Potential:** 225 units

OPPORTUNITY AREA 8



DESCRIPTION: Opportunity Area 8 is comprised of 14 underutilized parcels totaling 4.25 acres located just south of Arrow Highway, north of Olive Street, between Central Avenue and Rose Avenue in northern Montclair. Surrounding this Opportunity Area is the Montclair Village Shopping Center to the north, a vacant retail shopping center to the south, restaurants and retail to the west and auto-related uses, retail, and restaurants to the east. Existing uses onsite include a tire shop, a car stereo store, a paint store, a carpet store, and another tire shop fronting Central Avenue. There is surface parking tucked behind along with a wellness center and auto repair shop fronting Rose Avenue. The existing buildings are one-story and occupy approximately 50 percent of the parcel area. The existing structures were developed in the 1950s and many have a land to improvement value of less than 1. There are several auto-related uses that have been improved more recently and have a higher ratio, however these uses are not compatible with the vision of the North Montclair Downtown Specific Plan and are significantly underutilized

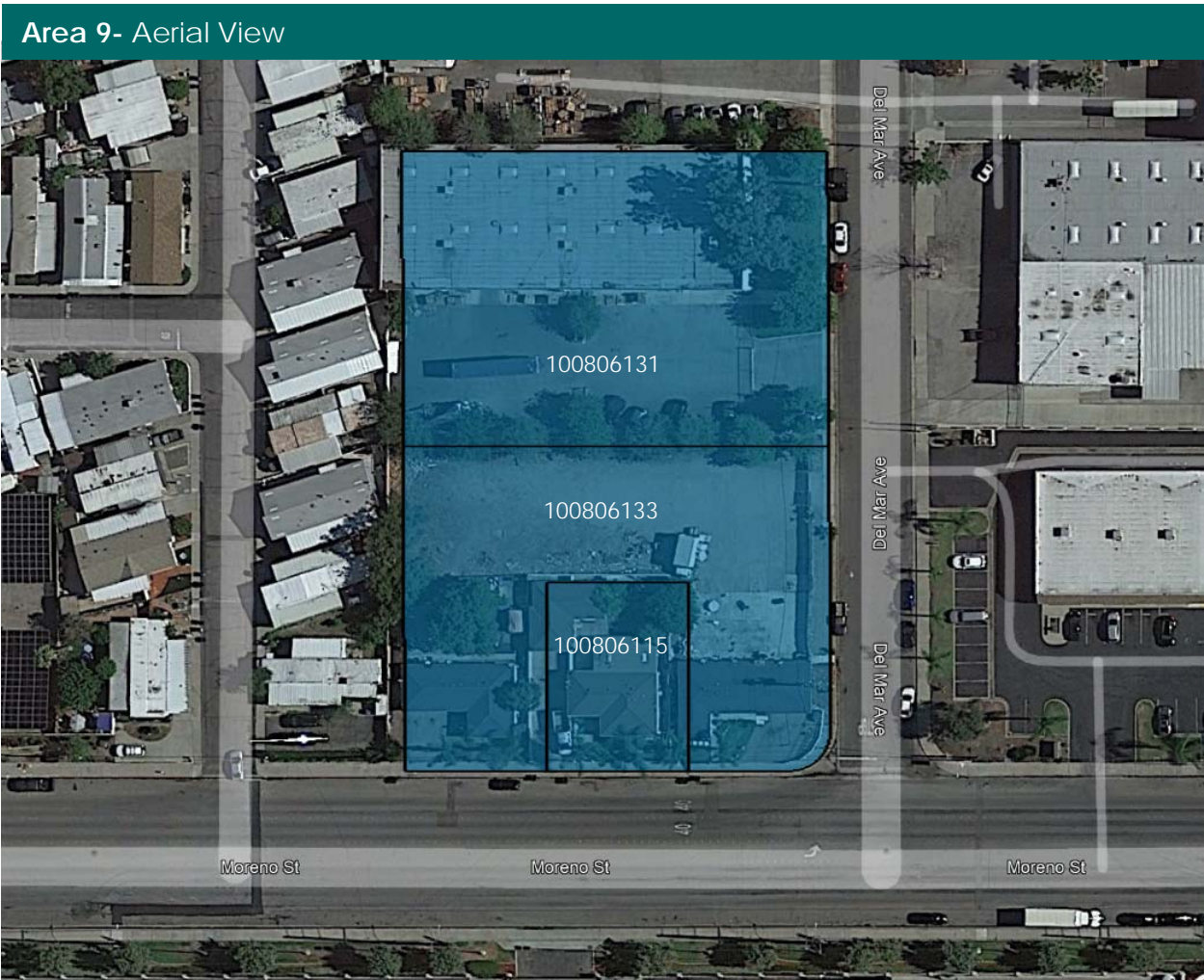
- General Plan:** Mixed Use Commerce
- Zoning Designation:** North Montclair DSP
- Acreage:** 5.9 acres
- Permitted Density:** 85 du/ac
- TCAC/HCD Resource Category:** High
- Estimated Housing Potential:** 162 units

considered that building heights of up to 6 stories are permitted. The sites in Opportunity Area 8 were not included in the 2014-2021 Housing Element sites inventory.

Among the 14 parcels there are eight different owners creating opportunities for lot consolidation amongst the parcels. The site will be designated Mixed Use Commerce in the General Plan and is part of the North Montclair Downtown Specific Plan area. The General Plan and Specific Plan allow for residential uses up to 85 units per acre. Based on the Specific Plan permitted density and assuming 80 percent development capacity it is assumed that 162 residential units can be accommodated. As Site 8 is comprised of parcels that are predominantly less than 0.5 acres in size and generally are not able to accommodate at least 16 units per parcel, it was assumed that this site can accommodate above moderate income development.



OPPORTUNITY AREA 9



DESCRIPTION: Opportunity Area 9 is comprised of three underutilized parcels totaling 1.5 acres located north of Moreno Street and west of Del Mar Avenue in northern Montclair. Surrounding this Opportunity Area is a mobile home park to the west, a lighting store and warehouses to the north, a retail shopping center and church to the east, and an RV supply store to the south. Existing uses onsite include three single family homes and a permanently closed warehouse. The existing buildings are one-story and occupy approximately 50 percent of the site area. Two of the parcels have the same owner and were built in 1951. The existing structures have a land to improvement value of less than 1. The third parcel was improved in 1991 and have a higher ratio, however these uses are not compatible with the vision of the North Montclair Downtown Specific Plan and are significantly underutilized considered that

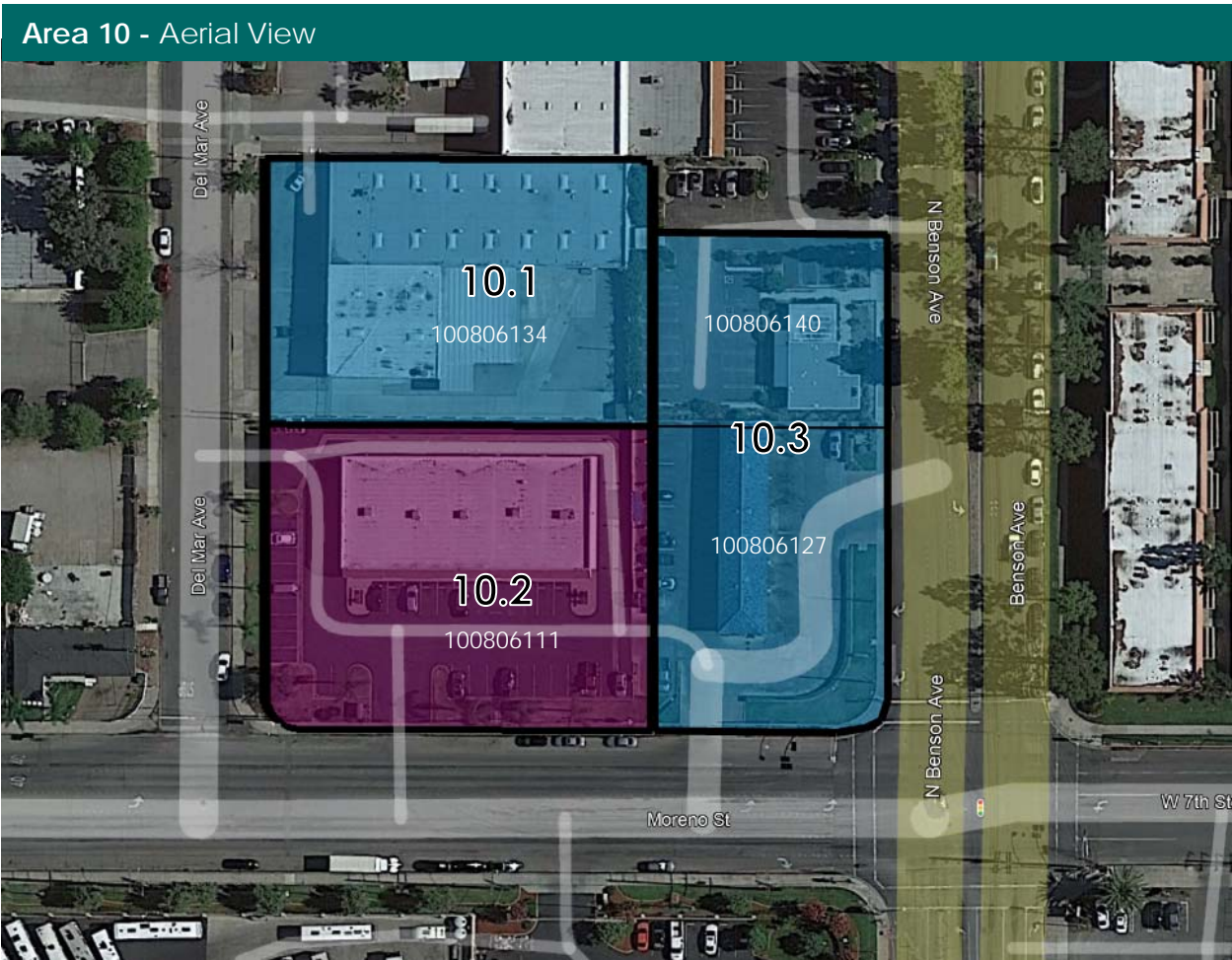
- General Plan: Mixed Use Commerce
- Zoning Designation: North Montclair DSP
- Acreage: 1.5 acres
- Permitted Density: 85 du/ac
- TCAC/HCD Resource Category: High
- Estimated Housing Potential: 56 units

building heights of up to 6 stories are permitted. Given that there are only two owners there is potential for lot consolidation.

The site will be designated Mixed Use Commerce in the General Plan and is part of the North Montclair Downtown Specific Plan area. The General Plan and Specific Plan allow for residential uses up to 85 units per acre. Based on the Specific Plan permitted density and assuming 80 percent development capacity it is assumed that 56 residential units can be accommodated. As Site 9 is comprised of parcels that are less than or around 0.5 acres in size and each parcel can accommodate less than 30 units, it was assumed that this site can accommodate above moderate income development. The parcels in this Area were not included in the 2014-2021 Housing Element sites inventory.



OPPORTUNITY AREA 10



DESCRIPTION: Opportunity Area 10 is comprised of three potential housing sites with 3 parcels totaling 4 acres. Area 10 is located north of Moreno Street, east of Del Mar Avenue and west of Benson Avenue in northern Montclair. Surrounding this Opportunity Area is a mobile home park and warehouses to the west, financial and retail uses to the north, multifamily apartments to the east, and an RV supply store to the south. The site will be designated Mixed Use Commerce in the General Plan and is part of the North Montclair Downtown Specific Plan area. The General Plan and Specific Plan allow for residential uses up to 85 units per acre. This site is developed with a small retail strip center, a vacant warehouse, a car wash, and an office building for lease. All four parcels in Area 10 are owned by different entities which makes lot consolidation more challenging, but there is still potential for two or more of the parcels to be consolidated. This Area is developed however there is potential for redevelopment due to the age of the existing structures, land to improvement value ratio, and the underutilization/low intensity of uses onsite. Based on the Specific Plan permitted density and assuming 80 percent development capacity it is assumed that 86 residential units

- General Plan:** Mixed Use Commerce
- Zoning Designation:** North Montclair DSP
- Acreage:** 2.3 acres
- Permitted Density:** 85 du/ac
- TCAC/HCD Resource Category:** High
- Estimated Housing Potential:** 86 units

can be accommodated. The parcels in this Area were not included in the 2014-2021 Housing Element sites inventory.

SITE 10.1: Site 10.1 includes one parcel totaling 0.7 acres with access from Del Mar Avenue. The parcel is currently developed with a warehouse that is permanently closed. The warehouse is one-story and was constructed in 1965. The site is underutilized as the Specific Plan currently allows up to 85 units per acre and 6 stories of height and the existing parking areas are not being used. Due to existing land use intensities and onsite uses, it was determined that this site could realistically be redeveloped during the planning period. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 26 units. While Site 5.1 is greater than 0.5 acres and less than 10 acres in size because it can accommodate less than 30 units, it was assumed that this site can accommodate above moderate income development.



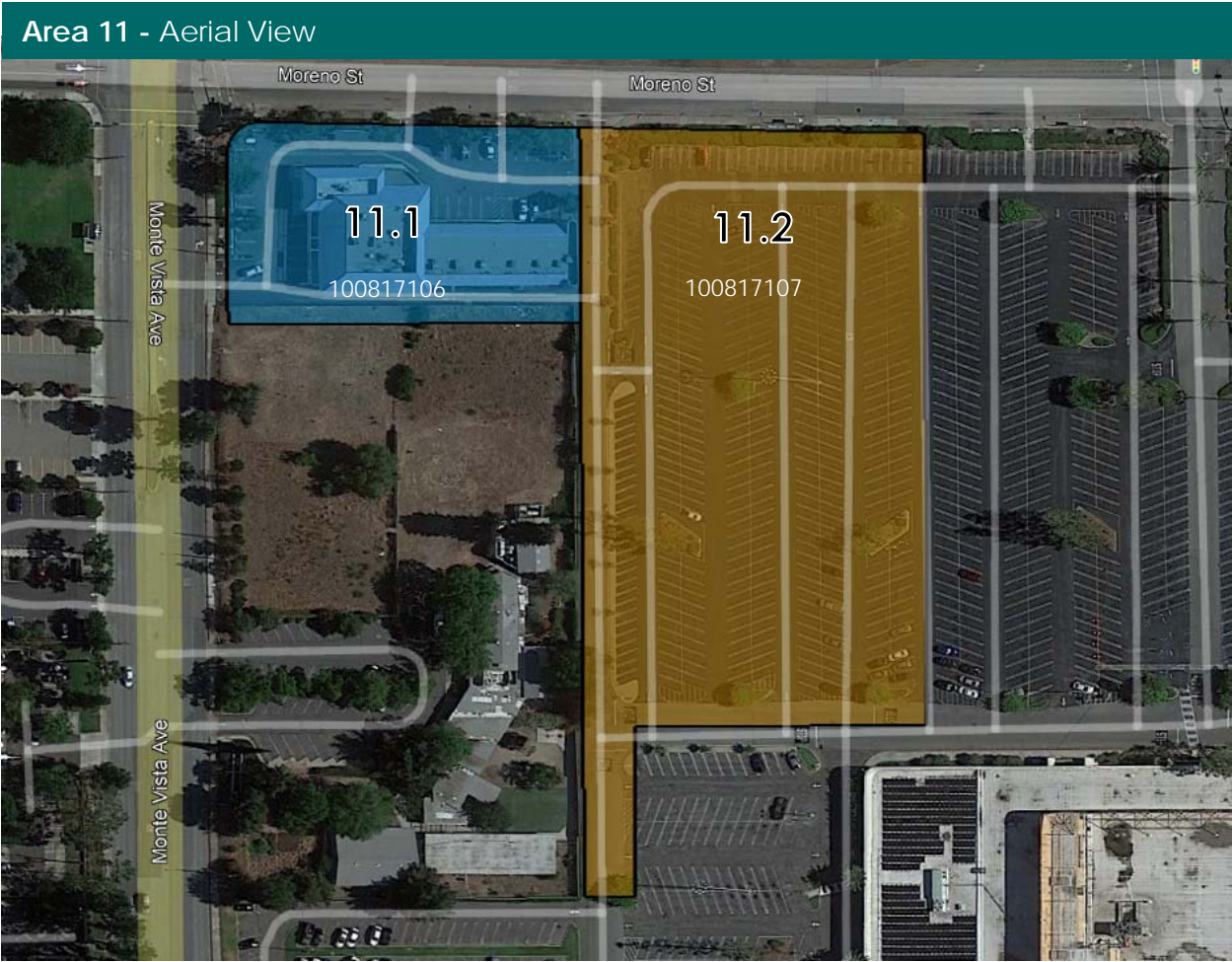
SITE 10.2: Site 10.2 includes one parcel totaling 0.8 acres with access from Moreno Street. The parcel is currently developed with a retail strip center with approximately five tenant spaces constructed in 1985. The site is also underutilized as the Specific Plan currently allows up to 85 units per acre and 6 stories of height and the existing parking areas are not being used. Due to existing land use intensities and onsite uses, it was determined that this site could realistically be redeveloped during the planning period. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 30 units. While Site 5.2 is greater than 0.5 acres and less than 10 acres in size because it can accommodate between 30 and 60 units, it was assumed that this site can accommodate moderate income housing development.



SITE 10.3: Site 10.3 includes two parcels totaling 0.8 acres with access from Benson Avenue. The site is currently developed with a car wash and an unoccupied office building. Both structures are more than 30 years old and have a land of improvement value of less than 1. The site is underutilized as the Specific Plan currently allows up to 85 units per acre and 6 stories of height. Due to existing land use intensities and onsite uses, it was determined that this site could realistically be redeveloped during the planning period. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 30 units. As Site 10.3 is greater than 0.5 acres and less than 10 acres in size, but each parcel can accommodate less than 30 units, it was assumed that this site can accommodate above moderate income development.



OPPORTUNITY AREA 11



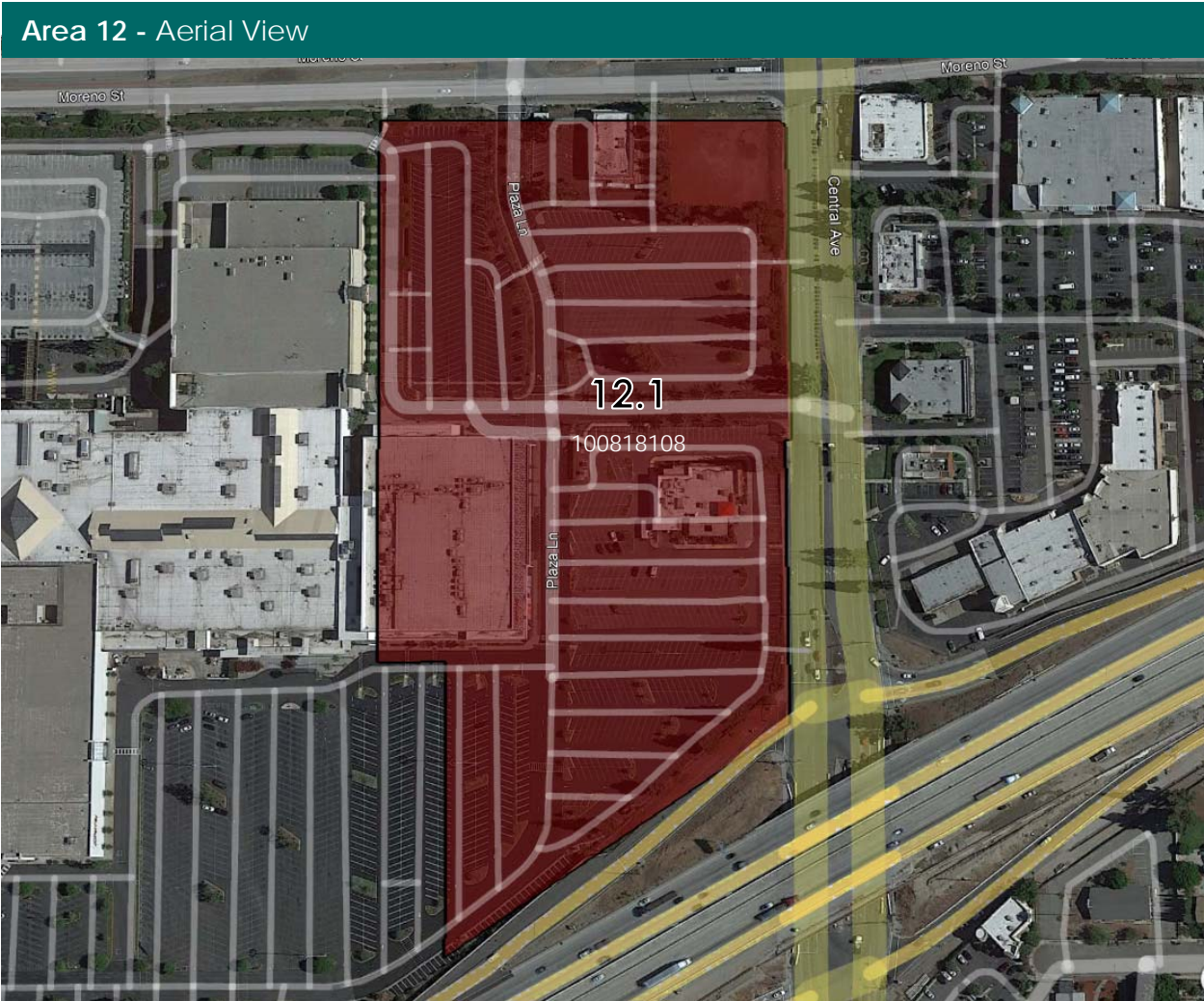
DESCRIPTION: Opportunity Area 11 is comprised of two potential housing sites with 2 parcels totaling 3.98 acres. Area 11 is located south of Moreno Street, west of Monte Vista Avenue and east of Central Avenue in northern Montclair. Surrounding this Opportunity Area are multifamily homes to the north, a shopping mall to the south and east, and single family residential to the west. The site will be designated Mixed Use Commerce in the General Plan and is part of the Montclair Place Specific Plan area. The General Plan and Specific Plan allow for residential uses up to 85 units per acre. This site is developed with a small retail strip mall and surface parking for the Montclair mall. The two parcels in Area 11 are owned by different entities which would not pose a problem if the two parcels are developed by different entities. The western-most parcel is currently developed with a strip mall with check cashing, small retail and dining uses and was constructed in 1980. This parcel has a land to improvement ratio of less than 2 which indicates slight upgrades have been made to the structure, however, because of the age of the structure itself, it is possible for the site to redevelop during the 2021-

- General Plan:** Mixed Use Commerce
- Zoning Designation:** Montclair Place SP
- Acres:** 3.98 acres
- Permitted Density:** 85 du/ac
- TCAC/HCD Resource Category:** High
- Estimated Housing Potential:** 108 units

2029 housing period to increase density. Currently the existing use is developed at one story and five stories are allowed, which demonstrates that the site is not realizing its full intensity potential. With the current zoning, a mixed use development could replace the existing structure and still offer ground floor commercial space for the businesses currently occupying the existing parcel. The second parcel is currently utilized as surface parking for the Montclair mall and is highly underutilized due to the change in shopping patterns because of online sales. Based on the Specific Plan permitted density and assuming 80 percent development capacity, it is assumed that a total of 108 residential units can be accommodated. Because the parcel currently utilized as a strip mall is less than an acre, it was assumed that it could accommodate an above moderate mixed use development with 27 units. Similarly, because the parcel currently utilized as parking is greater in size and would not require as much demolition and site work, thereby saving development expenses, it was assumed that it could accommodate a mixed use development of 81 units for lower income households. The parcels in this Area were not included in the 2014-2021 Housing Element sites inventory.



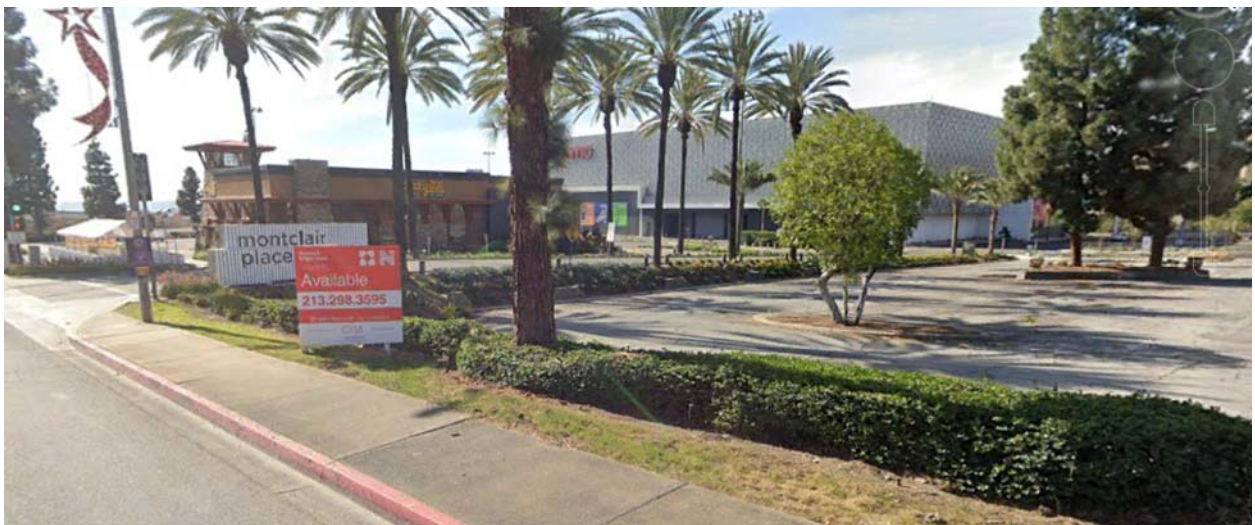
OPPORTUNITY AREA 12



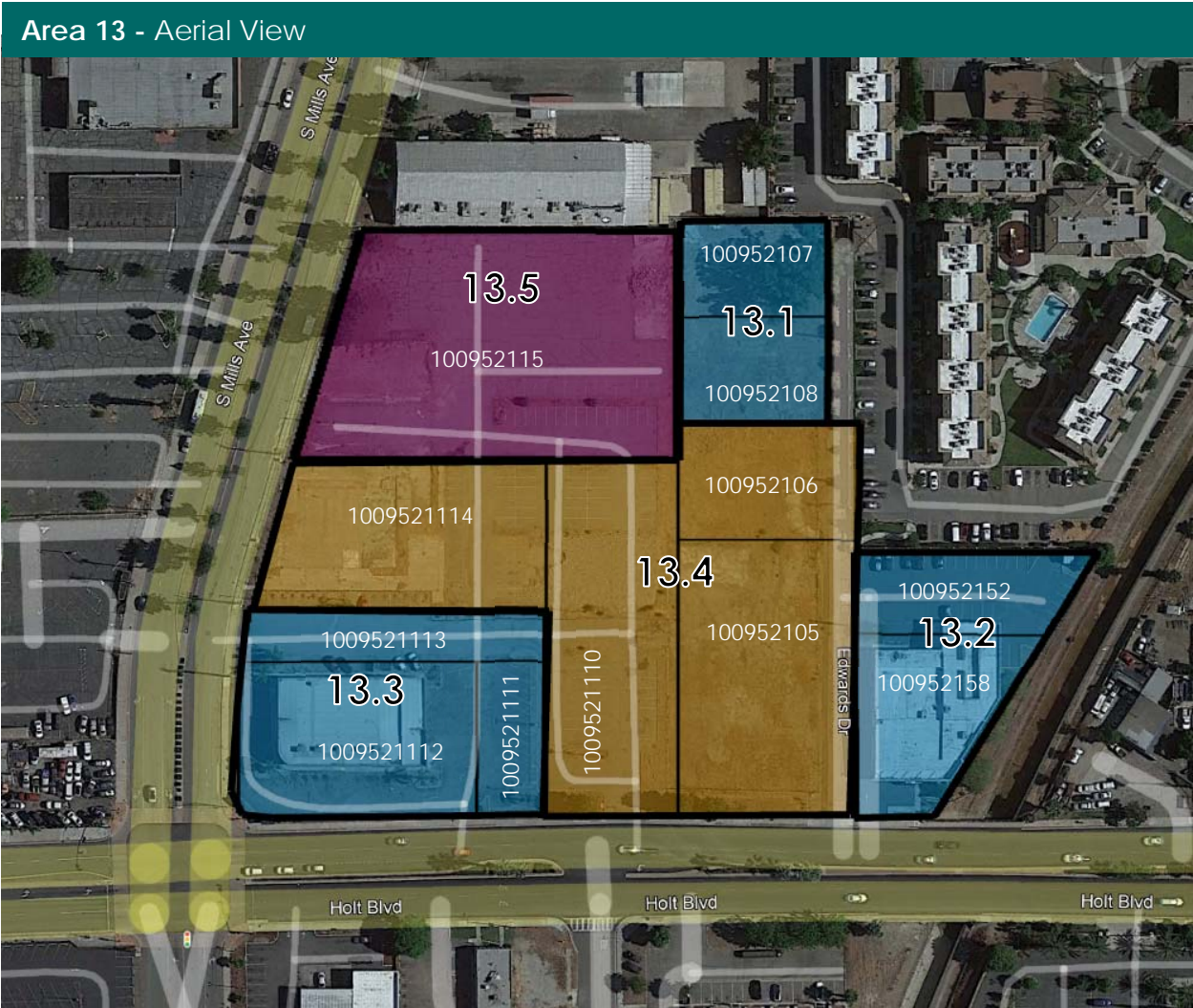
DESCRIPTION: Opportunity Area 12 is comprised of a large potential housing site on 1 parcel totaling 13.95 acres. Area 12 is located south of Moreno Street, west of Central Avenue, and just north of the I-10 freeway in northern Montclair. Surrounding this Opportunity Area are a range of amenities and the Montclair mall, which is positioned for infill development opportunities. The site will be designated Mixed Use Commerce in the General Plan and is part of the Montclair Place Specific Plan area. The General Plan and Specific Plan allow for residential uses up to 85 units per acre. This site is currently developed with a large surface parking area, an AMC theater that connects to the mall, and two standalone single story structures used for retail and dining uses constructed in 1980. Based on the Specific Plan permitted density and assuming 80 percent development capacity, a total of 380 residential units can be accommodated through a mixed income, mixed use residential development constructed in phases. A 20%

- General Plan:** Mixed Use Commerce
- Zoning Designation:** Montclair Place SP
- Acreage:** 13.95 acres
- Permitted Density:** 85 du/ac
- TCAC/HCD Resource Category:** High
- Estimated Housing Potential:** 380 units

inclusionary requirement will apply to the site to accommodate deed-restricted residential units for lower income households. Opportunity Area 12 was not included in the 2014-2021 Housing Element sites inventory.



OPPORTUNITY AREA 13



DESCRIPTION: Opportunity Area 13 is comprised of five potential housing sites among 12 parcels totaling 6.67 acres. This Area is located at the intersection of Holt Boulevard and South Mills Avenue in southwest Montclair. Area 13 is surrounded by commercial and retail to the east, north and south, and multifamily residential to the west. The site will be designated Mixed Use Neighborhood in the General Plan and is part of the Holt Boulevard Specific Plan area. The General Plan and Specific Plan allow for residential uses up to 50 units per acre. Most of Opportunity Area 13 is vacant except for two standalone single-story structures used as an adult daycare and an auto-part retailer. Both structures were built in 1960. Each of the five potential housing sites are comprised of individual parcels with common ownership which would facilitate lot consolidation and

- General Plan:** Mixed Use Neighborhood
- Zoning Designation:** Holt Blvd. Specific Plan
- Acres:** 6.67 acres
- Permitted Density:** 50 du/ac
- TCAC/HCD Resource Category:** High Segregation and Poverty
- Estimated Housing Potential:** 181 units

redevelopment. Because of the age of the structures, low land to improvement ratios, and underutilization across Area 13, there is potential for redevelopment to maximize density and provide residential uses across various income categories to assist the City in meeting its regional housing need. Based on the Specific Plan permitted density and assuming 80 percent development capacity, it is assumed that 181 residential units can be accommodated. Opportunity Area 13 was not included in the 2014-2021 Housing Element sites inventory.

SITE 13.1: Site 13.1 includes two parcels totaling 0.53 acres at the rear of a largely demolished shopping plaza. Access to Site 13.1 is through other parcels in Opportunity Area 13 and would require an easement for common use unless the parcels are consolidated and developed in phases with a mixed income development. Site 13.1 is currently vacant with a land to improvement ratio of 0. This Site is part of the Holt Boulevard Specific Plan which allows residential uses up to 50 dwelling units per acre. At 50 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 12 units. Because the two parcels are small, it was conservatively assumed that an above moderate residential development could be accommodated on the Site.



SITE 13.2: Site 13.2 includes two parcels totaling 0.76 acres off Holt Blvd. Site 13.2 is currently developed with one single standalone structure built in 1960 with a rear parking area. The structure in Site 13.2 comprises about half of the total Area and has a land to improvement ratio of 1.6. However, with an allowable five stories threshold, this Site does not currently realize its permitted density. This Site is part of the Holt Boulevard Specific Plan which allows residential uses up to 50 dwelling units per acre. At 50 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 17 units. Because the two parcels are less than an acre in size, it was conservatively assumed that an above moderate residential development could be accommodated on the Site.



SITE 13.3: Site 13.3 includes three parcels totaling 1.12 acres at the intersection of Holt Blvd. and South Mills Avenue. Site 13.3 is currently developed with one single standalone structure built in 1960 with an L shaped surface parking area. The three parcels are under common ownership which would facilitate lot consolidation. The structure in Site 13.3 comprises about half of the total Area and has a land to improvement ratio of 3.16. However, the applicable zoning allows for five stories and the existing structure is just one with ample surface parking, thereby failing to realize the full intensity potential for the site. Site 13.3 is part of the Holt Boulevard Specific Plan which allows residential uses up to 50 dwelling units per acre. At 50 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 25 units. Because the two parcels are just over an acre in combined size, it was conservatively assumed that an above moderate residential development could be accommodated on the Site.



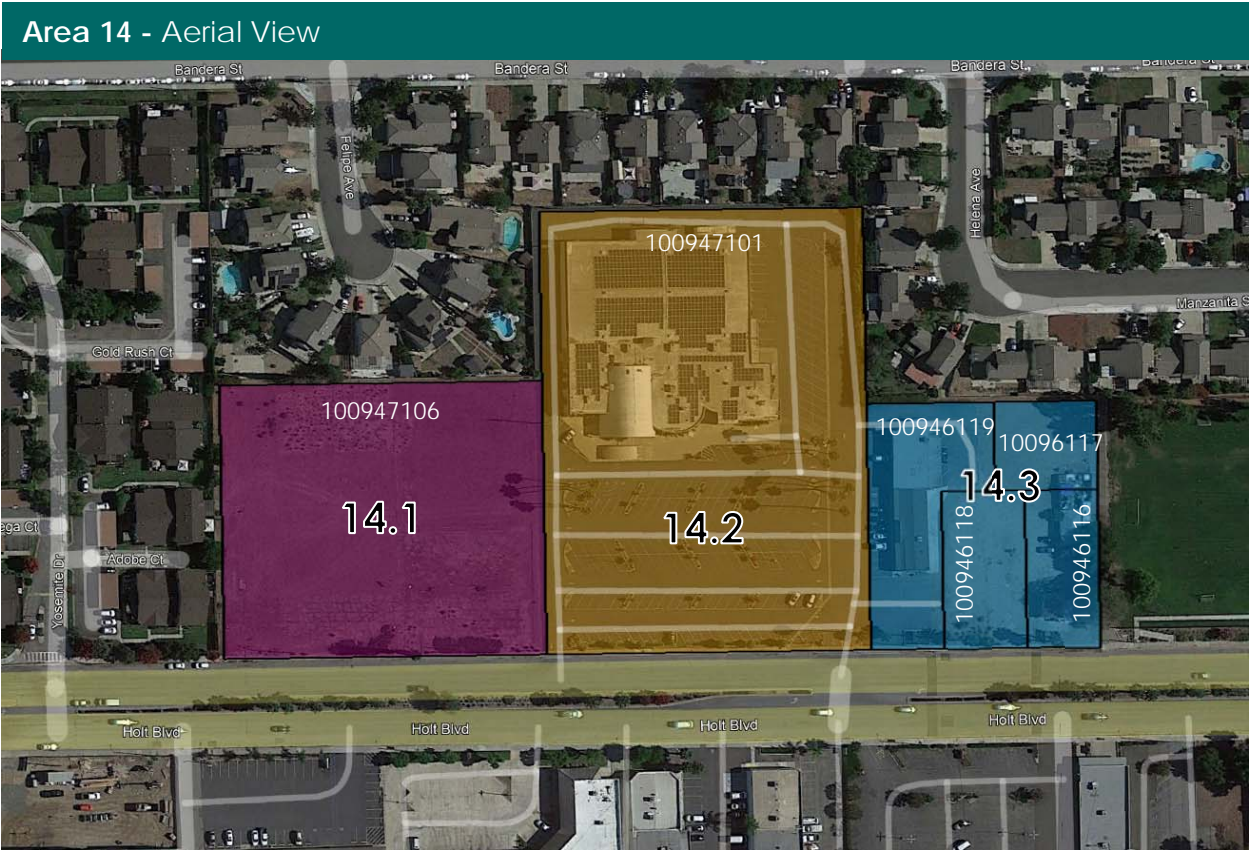
SITE 13.4: Site 13.4 includes four parcels totaling 2.83 acres off Holt Boulevard and Mills Avenue. Site 13.4 is currently vacant in a largely demolished shopping plaza. Site 13.4 was formerly used for commercial purposes but is part of the Holt Boulevard Specific Plan which allows residential uses up to 50 dwelling units per acre. At 50 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 63 units. Because the four parcels are greater than half an acre and less than 10 acres, and can accommodate over 60 units, it was assumed that the site can comfortably accommodate a multifamily residential development for lower income households. All the parcels in Site 13.4 are under common ownership which would also facilitate lot consolidation.



SITE 13.5: Site 13.5 includes one parcel totaling 1.43 acres off Holt Boulevard and Mills Avenue. Site 13.5 is currently vacant in a largely demolished shopping plaza. Site 13.5 was formerly used for commercial purposes but is part of the Holt Boulevard Specific Plan which allows residential uses up to 50 dwelling units per acre. At 50 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 32 units. Because the site is just over an acre, it was assumed that the site can accommodate a multifamily residential development for moderate income households.



OPPORTUNITY AREA 14



DESCRIPTION: Opportunity Area 14 is comprised of three potential housing sites among 6 parcels totaling 1.35 acres. This Area is located off Holt Boulevard in southwest Montclair. Area 14 is surrounded by single family residential uses to the north and west, commercial uses to the south, and an elementary school to the east. The Area will be designated Mixed Use Neighborhood in the General Plan and is part of the Holt Boulevard Specific Plan area. The General Plan and Specific Plan allow for residential uses up to 50 units per acre. Most of Opportunity Area 14 is vacant except for three standalone single-story structures used as a bowling alley, an auto detailer, and a single family home that appears to operate a real estate business. All the structures were built prior to or in 1960. The three potential housing sites are comprised of individual parcels with land to improvement ratios of less than 1 indicating no significant upgrades have been made. Because of the age of the structures, low land to improvement ratios, and underutilization across Area 14, there is potential for redevelopment to maximize density. Based on the Specific Plan permitted density and assuming 80 percent development capacity, it is assumed that 154 residential units can be accommodated. Opportunity Area 14 was not included in the 2014-2021 Housing Element sites inventory.

- General Plan: Mixed Use Neighborhood**
- Zoning Designation: Holt Blvd. Specific Plan**
- Acreage: 1.35 acres**
- Permitted Density: 50 du/ac**
- TCAC/HCD Resource Category: Low**
- Estimated Housing Potential: 154 units**

SITE 14.1: Site 14.1 includes one parcel totaling 2.11 acres off Holt Boulevard. Surrounding Site 14.1 are single family homes to the north and to the east. To the west of Site 14.1 is an existing bowling alley. Site 14.1 is used for commercial but is part of the Holt Boulevard Specific Plan which allows residential uses up to 50 dwelling units per acre. At 50 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 47 units. Site 14.1 is vacant and has a 0 land to improvement ratio. Because the site is over two acres, it was assumed that the site can accommodate a multifamily residential development for moderate income households.



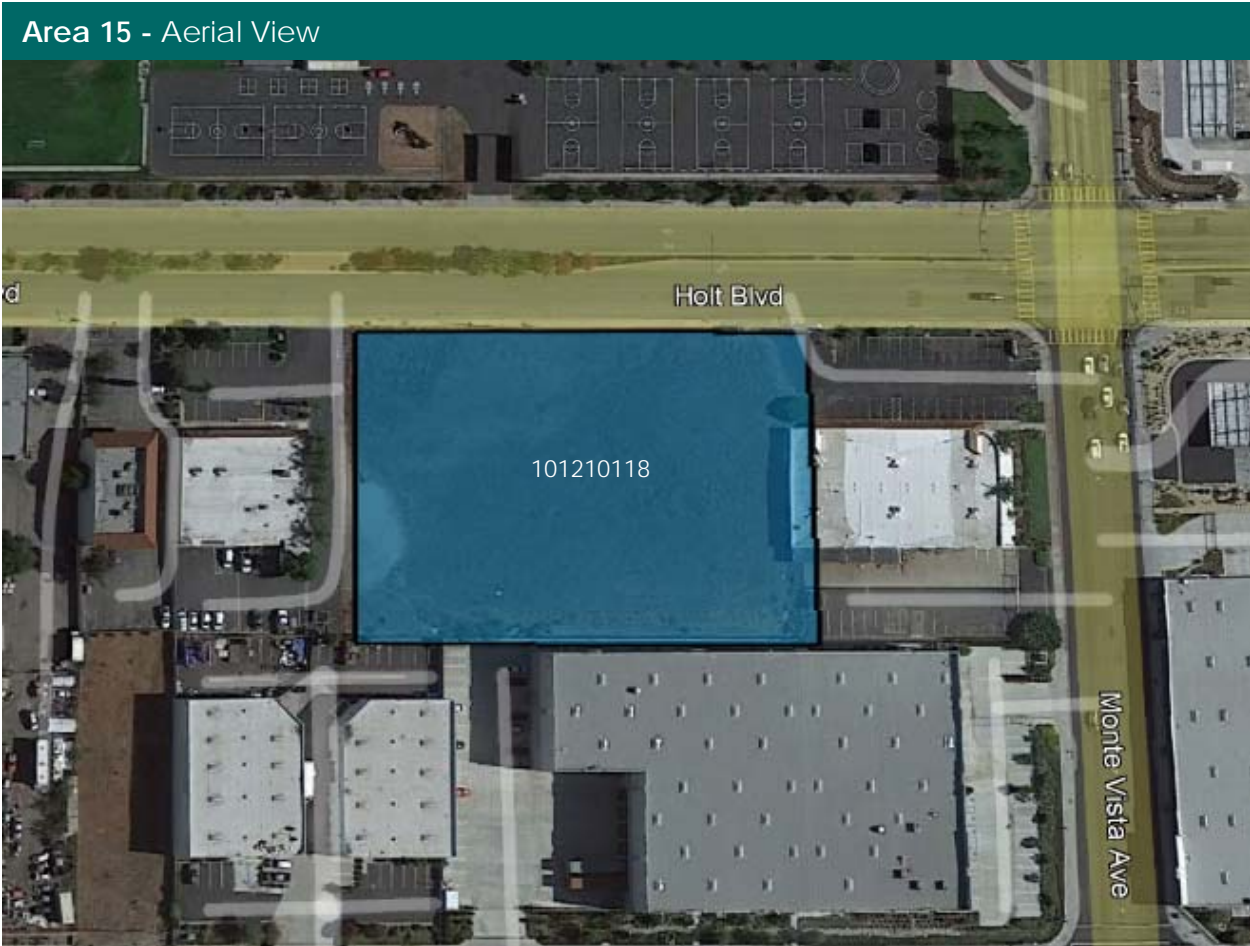
SITE 14.2: Site 14.2 includes one parcel totaling 3.42 acres off Holt Boulevard. Surrounding Site 14.2 are single family homes to the north and to the east. To the west of Site 14.2 is a parcel with an auto detailing business and a single family home used for office purposes. Site 14.2 is used for commercial but is part of the Holt Boulevard Specific Plan which allows residential uses up to 50 dwelling units per acre. At 50 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 77 units. Because the site is over three acres, it was assumed that the site can accommodate a multifamily residential development for moderate income households.



SITE 14.3: Site 14.3 includes four parcels totaling 1.35 acres off Holt Boulevard. Surrounding Site 14.3 are single family homes to the north and an elementary school to the west. Site 14.3 is largely vacant except for an auto detailing business and a single family home that appears to be used for a real estate office use. Site 14.3 is used for commercial but is part of the Holt Boulevard Specific Plan which allows residential uses up to 50 dwelling units per acre. At 50 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 30 units. Because the site is over three acres, it was assumed that the site can accommodate a multifamily residential development for moderate income households.



OPPORTUNITY AREA 15



DESCRIPTION: Opportunity Area 15 is comprised of one potential housing site on one parcel totaling 1.94 acres. The Area is located off Holt Boulevard near Monte Vista Avenue in south Montclair. Area 15 is currently vacant. Area 16 is surrounded by commercial uses to the west, east, an elementary school to the north, and single family to the northeast. The site is part of the Mixed Use Neighborhood land use in the General Plan which allows residential uses up to 50 units per acre. Based on permitted density and assuming 80 percent development capacity, it is assumed that 43 residential units can be accommodated for moderate income households. This site was not included in the 2014-2021 Housing Element sites inventory.

- General Plan: Mixed Use Neighborhood
- Zoning Designation: Mixed Use Neighborhood
- Acreage: 1.94 acres
- Permitted Density: 50 du/ac
- TCAC/HCD Resource Category: High Segregation and Poverty
- Estimated Housing Potential: 43 units



OPPORTUNITY AREA 16



DESCRIPTION: Opportunity Area 16 is comprised of four potential housing sites among 4 parcels totaling 6.02 acres. This Area is located off Holt Boulevard and Central Avenue in southeast Montclair. Area 16 is surrounded by commercial and retail to the east, west and south, and multifamily residential to the north. The site will be designated Mixed Use Neighborhood and Mixed Use Commerce in the General Plan and is part of the Holt Boulevard Specific Plan area. The General Plan and Specific Plan allow for residential uses between 50 and 85 units per acre. Based on the Specific Plan permitted density, and assuming 80 percent development capacity, it is assumed that 229 residential units can be accommodated across various income categories. Given the current zoning, density potential, and high potential for increased development in this area, Opportunity Area 16 is likely to be developed with housing during the 2021-2029 planning period. The parcels in this Area were not included in the 2014-2021 Housing Element sites inventory.

- General Plan:** Mixed Use Neighborhood; Mixed Use Commerce
- Zoning Designation:** Holt Blvd. Specific Plan
- Acres:** 6.02 acres
- Permitted Density:** 50-85 du/ac
- TCAC/HCD Resource Category:** High Segregation and Poverty
- Estimated Housing Potential:** 229 units

SITE 16.1: Site 16.1 includes one parcel totaling 1.74 acres off Holt Boulevard. Surrounding Site 16.1 are multifamily homes to the north and commercial uses to the east and west. Site 16.1 is developed with auto-related uses. Occupying the site are two single—story standalone structures built in 1982 and with a land to improvement ratio of less than 1 indicating no recent upgrades have been made. Site 16.1 is used for commercial but is part of the Holt Boulevard Specific Plan which allows residential uses up to 50 dwelling units per acre. At 50 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 39 units. Because the site is over three acres, it was assumed that the site can accommodate a multifamily residential development for moderate income households.



SITE 16.2: Site 16.2 includes one parcel totaling 2.54 acres off Holt Boulevard. Surrounding Site 16.2 are multifamily homes to the north and commercial uses to the east and west. Site 16.2 is developed with auto-related uses. Occupying the site are three single-story standalone structures built in 1971 and with a land to improvement ratio of 1 indicating only moderate upgrades have been made. Site 16.2 is used for commercial, zoned Mixed Use-Commerce, and is part of the Holt Boulevard Specific Plan which allows residential uses up to 85 dwelling units per acre. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 97 units. Because the site is over half an acre and less than 10 acres, it was assumed that the site can accommodate a multifamily residential development for lower income households.



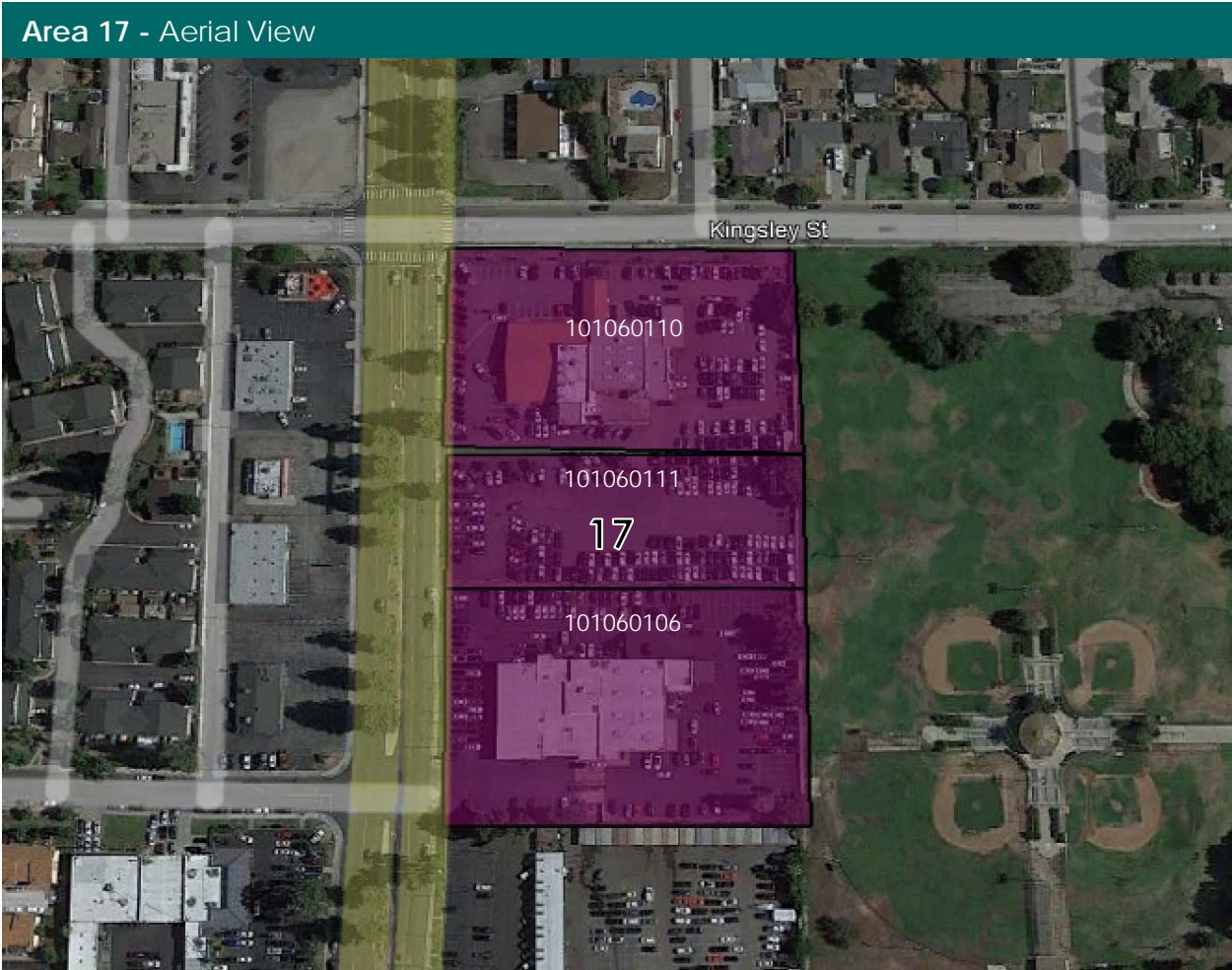
SITE 16.3: Site 16.3 includes one parcel totaling 3.48 acres off Central Avenue. Surrounding Site 16.3 are multifamily homes to the east and commercial uses to the north and west. Site 16.3 is developed with auto-related uses. Occupying the site are three single-story attached structures built in 1973 with ample surface parking area. The Site has a land to improvement ratio of less than 1 indicating no significant upgrades have been made. Site 16.3 is used for commercial, zoned Mixed Use-Commerce, and is part of the Holt Boulevard Specific Plan which allows residential uses up to 85 dwelling units per acre. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 132 units. Because the site is over half an acre and less than 10 acres, it was assumed that the site can accommodate a multifamily residential development for lower income households. The site has transit access on Holt Boulevard and Central Avenue, has a low land to improvement ratio, and only utilizes a fraction of the allowed intensity.



SITE 16.4: Site 16.4 includes one parcel totaling 0.52 acres off Central Avenue and Holt Boulevard. The Site is surrounded by commercial uses that are likely to redevelop with residential uses over the 2021-2029 planning period. Site 16.4 is developed with a clothing store in a single-story structure built in 1982 that occupies about 25% of the lot area. The remaining surface area is used for parking. The Site has a land to improvement ratio of two indicating moderate upgrades have been made. Site 16.4 is used for commercial, zoned Mixed Use-Commerce, and is part of the Holt Boulevard Specific Plan which allows residential uses up to 85 dwelling units per acre. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 20 units. Because the site is just over half an acre, it was assumed that the site can accommodate a multifamily residential development for above moderate income households. The Site has transit access on Holt Boulevard and Central Avenue, occupies only a fraction of the surface area and allowed density, and is likely to redevelop over the planning period.



OPPORTUNITY AREA 17



DESCRIPTION: Opportunity Area 17 is comprised of three 3 parcels totaling 5.9 acres. This Area is located off Central Avenue in an area of Montclair slated for mixed use redevelopment and infill opportunities to increase residential along the Holt Boulevard corridor. Area 17 is surrounded by single family residential to the north, a recreational park to the east, commercial to the south and retail to the west. The Area is designated Mixed Use Neighborhood in the General Plan and is part of the Holt Boulevard Specific Plan area. The General Plan and Specific Plan allow for residential uses up to 50 units per acre. Based on the Specific Plan permitted density and assuming 80 percent development capacity, it is assumed that 132 residential units can be accommodated. Because the site is sizeable, it was assumed that it can accommodate a moderate income mixed use residential development with ground floor retail and upper level residential uses. Opportunity Area 17 is currently developed with surface parking and two used auto

General Plan: Mixed Use Neighborhood

Zoning Designation: Holt Blvd. Specific Plan

Acreage: 5.9 acres

Permitted Density: 50 du/ac

TCAC/HCD Resource Category: High Segregation and Poverty

Estimated Housing Potential: 132 units

retailers in two standalone single-story structures built in 1985 and 1986. The structures have a land to improvement ratio of less than two indicating some upgrades have been made since they were constructed. However, this area allows developments of 5-6 stories in height and envisions a vibrant mixed use corridor with ground floor retail or commercial with above ground residential uses to maximize intensity. With current uses developed at just one story and utilizing a fraction of the surface area, these parcels are highly underutilized. Two of the three parcels which comprise the larger half of the combined 5.9 acreage are under common ownership which could facilitate the sale of the third parcel to consolidate ownership the site. Given the age of the current structures, applicable zoning, density potential, and high potential for increased development in this area, Opportunity Area 16 is likely to be developed with housing during the 2021-2029 planning period. This Area was not included in the 2014-2021 Housing Element sites inventory.



OPPORTUNITY AREA 18



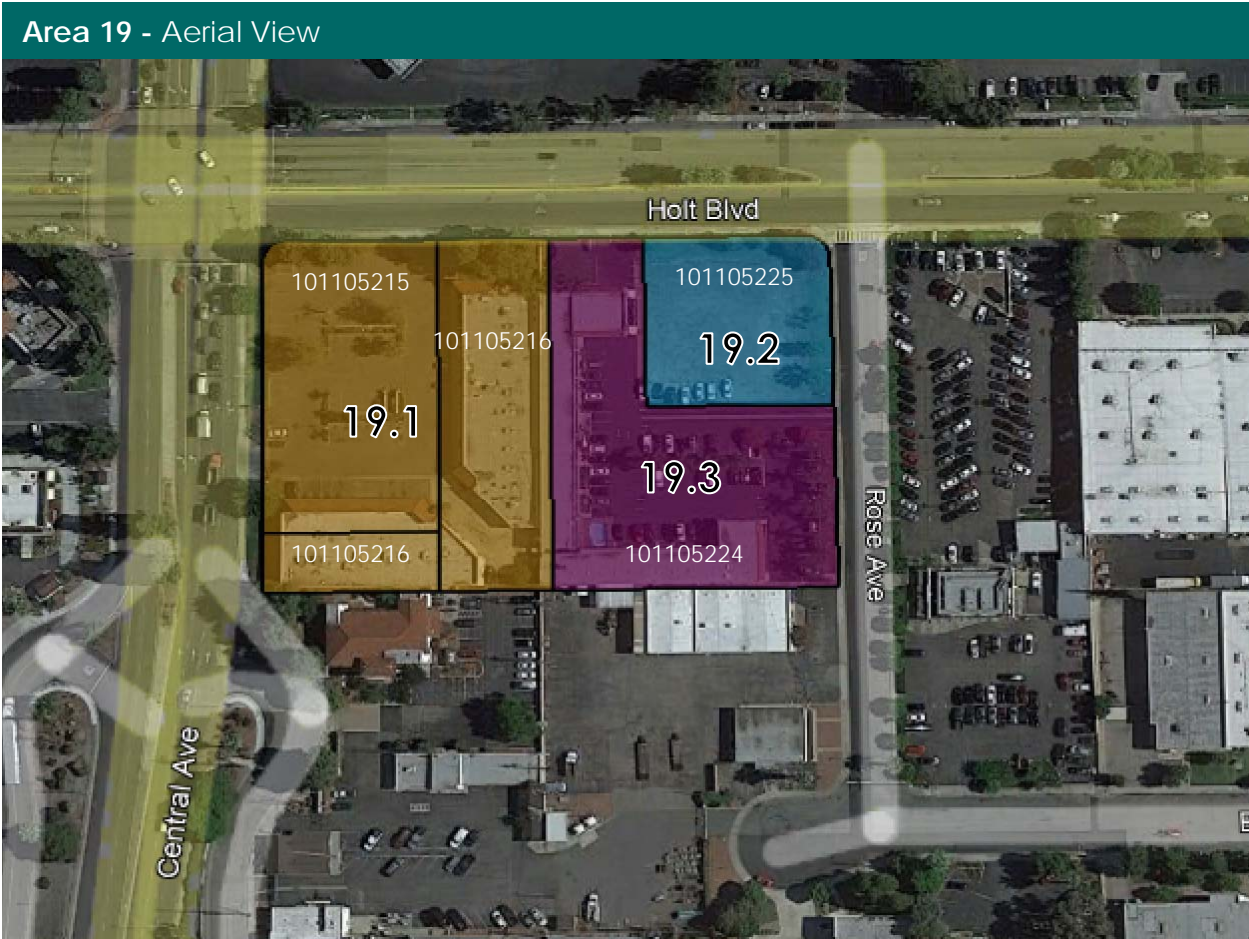
DESCRIPTION: Opportunity Area 18 is comprised of one potential housing site on 1 parcel totaling 5.14 acres. This Area is located off Central Avenue and Holt Boulevard in central Montclair. Area 18 is surrounded by existing commercial uses. However, the Area is designated Mixed Use Commerce in the General Plan and is part of the Holt Boulevard Specific Plan area which allow residential uses up to 85 units per acre. Based on the Specific Plan permitted density and assuming 80 percent development capacity, it is assumed that 196 residential units can be accommodated. Because the site is sizable and has greater density potential, it was assumed that the site can accommodate a mixed use residential development for lower income households to assist the City in meeting its regional housing need. Opportunity Area 17 is currently developed with a used auto retailer. The existing development is a slim L structured building built in 1978 with surface parking that comprises about 80% of the total site. The structure in Opportunity Area 17 has a land to improvement ratio of less than one indicating no upgrades have been made to the site. Because of the specific and general plan, the site allows developments of 5-6 stories in height and calls for mixed use developments with ground floor retail or commercial and upper level residential.

- General Plan: Mixed Use Neighborhood**
- Zoning Designation: Holt Blvd. Specific Plan**
- Acreage: 5.14 acres**
- Permitted Density: 50 du/ac**
- TCAC/HCD Resource Category: High Segregation and Poverty**
- Estimated Housing Potential: 196 units**

Currently developed at one story in height and located at a prime intersection within the specific plan, this site has strong potential to redevelop to conform to the general plan allotted density. Further, due to the age of the structures, low land to improvement ratio, applicable zoning, density potential, and high potential for increased development in this area, Area 18 is likely to redevelop during the 2021-2029 planning period. This Area was not included in the 2014-2021 Housing Element sites inventory.



OPPORTUNITY AREA 19



DESCRIPTION: Opportunity Area 19 is comprised of three potential housing sites on 5 parcels totaling 3.34 acres. This Area is located off Central Avenue and Holt Boulevard in central Montclair. Area 19 is surrounded by existing commercial uses. However, the Area is designated Mixed Use Commerce in the General Plan and is part of the Holt Boulevard Specific Plan area which allow residential uses up to 85 units per acre. Based on the Specific Plan permitted density and assuming 80 percent development capacity, it is assumed that 127 residential units can be accommodated. Opportunity Area 19 is currently developed with a retail strip mall, hotel, and surface parking. There are four existing structures in single and two-story standalone buildings built in the 1980's with ample surface parking. The structures in Opportunity Area 19 comprise about half or less of the total site area and have land to improvement ratios of less than one except for the hotel which has been slightly improved. Because of the specific and general plan, the site allows developments of 5-6 stories in height and calls for mixed use developments with ground floor retail or commercial and upper level residential. Located in a prime intersection within the specific plan, this site has strong potential to redevelop to conform to the general plan allotted density.

- General Plan:** Mixed Use Commerce
- Zoning Designation:** Holt Blvd. Specific Plan
- Acreage:** 3.34 acres
- Permitted Density:** 85 du/ac
- TCAC/HCD Resource Category:** High Segregation and Poverty
- Estimated Housing Potential:** 127 units

Further, due to the age of the structures and lower land to improvement ratio, Area 19 is likely to redevelop during the 2021-2029 planning period. Because of the size of Area 19, it was assumed that the site can accommodate a mixed use residential development for lower and moderate income households to assist the City in meeting its regional housing need. This Area was not included in the 2014-2021 Housing Element sites inventory.

SITE 19.1: Site 19.1 includes three parcels totaling 1.68 acres at the intersection of Central Avenue and Holt Boulevard. The Site is surrounded by commercial uses that are likely to redevelop with residential uses over the 2021-2029 planning period. Site 19.1 is developed with a retail strip mall in a single-story structure built in 1978 and one parcel utilized as surface parking. The structures in Site 19.1 occupy about 40% of the total lot area. The remaining area is used for parking. The Site has a land to improvement ratio of less than one indicating no significant upgrades have been made. Site 19.1 is developed with commercial uses, but is zoned Mixed Use-Commerce, and is part of the Holt Boulevard Specific Plan, which allows residential uses up to 85 dwelling units per acre. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 64 units. The current general plan and specific plan zoning allows a development of up to 6 stories height, so the current structure is not realizing its full density allotment at just one story. Additionally, the three parcels are under common ownership which would facilitate lot consolidation and redevelopment. Because the site is greater than half an acre, and less than 10 acres, it was assumed that the site can accommodate a mixed use multifamily residential development for lower income households.



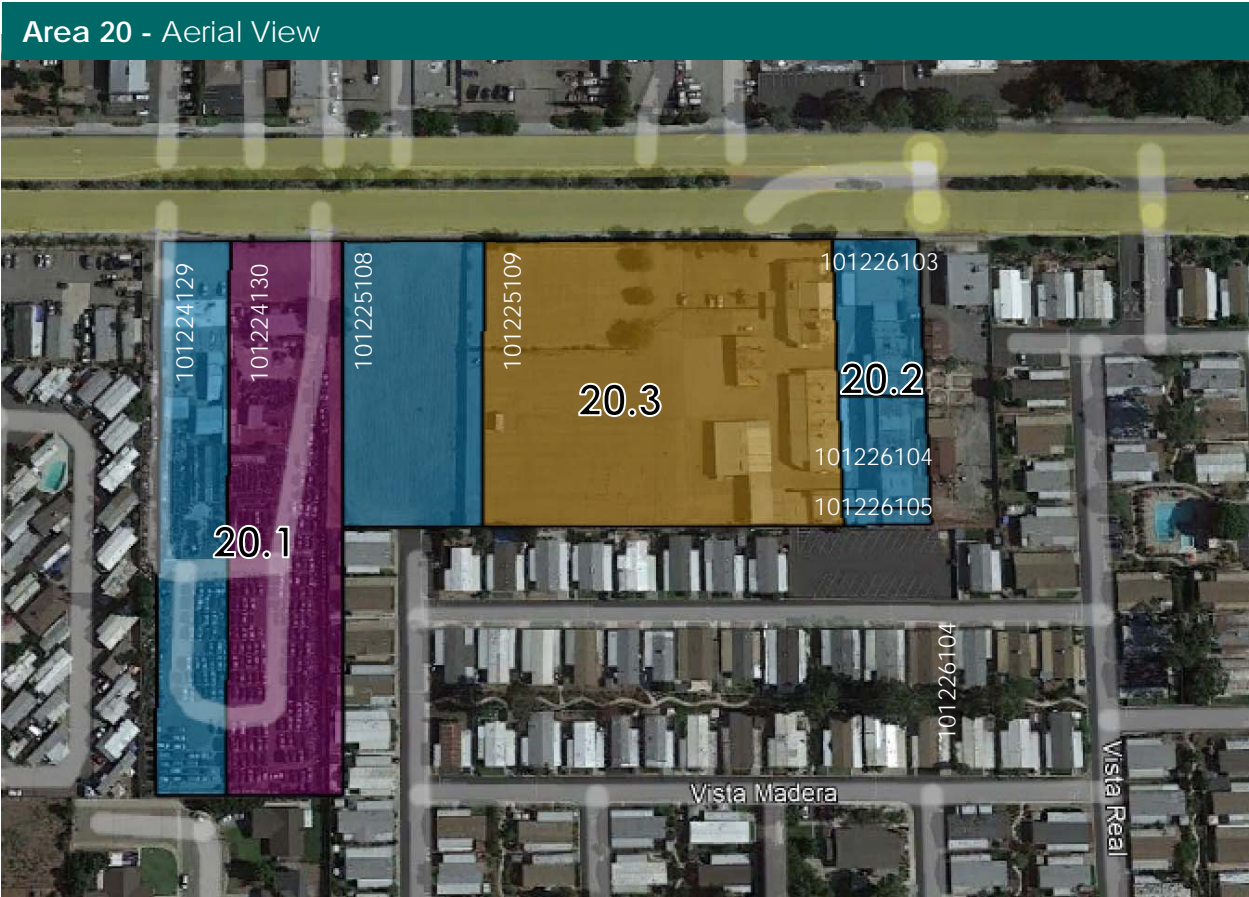
SITE 19.2: Site 19.2 includes one parcel totaling 0.53 acres off Holt Boulevard. The Site is vacant and surrounded by commercial uses that are likely to redevelop with residential uses over the 2021-2029 planning period. Surrounded uses include a strip mall and a hotel with ample surface parking. Site 19.2 is zoned Mixed Use-Commerce and is part of the Holt Boulevard Specific Plan, which allows residential uses up to 85 dwelling units per acre. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 20 units. Because the site is about half an acre, it was assumed that it can accommodate a mixed use multifamily residential development for above moderate income households. The Site has transit access on Holt Boulevard and nearby Central Avenue, occupies only a fraction of the surface area and allowed density, and is likely to redevelop over the planning period.



SITE 19.3: Site 19.3 includes one parcel totaling 1.12 acres off Holt Boulevard. The Site is surrounded by commercial uses that are likely to redevelop with residential uses over the 2021-2029 planning period. Site 19.3 is developed with a hotel in a single-story structure built in 1984 with ample surface parking. The structure in Site 19.3 occupies about 40% of the total lot area. The remaining area is used for parking. The Site has a land to improvement ratio of less than one indicating no significant upgrades have been made. Site 19.3 is developed with commercial uses, but is zoned Mixed Use-Commerce, and is part of the Holt Boulevard Specific Plan, which allows residential uses up to 85 dwelling units per acre. At 85 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 43 units. Because the site is greater than half an acre, and less than 10 acres, it was assumed that the site can accommodate a multifamily residential development for moderate income households. The Site has transit access on Holt Boulevard and nearby Central Avenue, occupies only a fraction of the surface area and allowed density, and is likely to redevelop over the planning period.



OPPORTUNITY AREA 20



DESCRIPTION: Opportunity Area 20 is comprised of three potential housing sites, with seven parcels totaling 8.27 acres. Area 20 is located along Mission Boulevard between Pipeline Avenue and Ramona Avenue in southwestern Montclair. Surround this Opportunity Area is mobile home parks to the west and east, automotive, and other retail/commercial uses to the north and west, and single family and multifamily residential uses to the south. The site is designated Mixed-use, Neighborhood, which allows for residential units up to 50 units per acre. Given the residential location and high potential for increased development, all sites in this Housing Opportunity Area are likely to be developed with housing during the 2021-2029 planning period. This Area was not included in the 2014-2021 Housing Element sites inventory.

- General Plan: Mixed Use Neighborhood**
- Zoning Designation: MU**
- Acreeage: 8.27 acres**
- Permitted Density: 50 du/ac**
- TCAC/HCD Resource Category: Low**
- Estimated Housing Potential: 185 units**

SITE 20.1: Site 20.1 is comprised of two parcels totaling 3.1 acres. The two parcels are developed with a single floor commercial building built in 1953, and the remainder of the site is a large surface parking lot. The parcels are under single ownership and could be consolidated. At 50 units per acre,

assuming 80 percent capacity development, the site can realistically accommodate 69 units. As Site 20.1 is greater than 0.5 acres and less than 10 acres in size, and could accommodate at least 69 units, it was assumed that it could accommodate lower-income residential development.



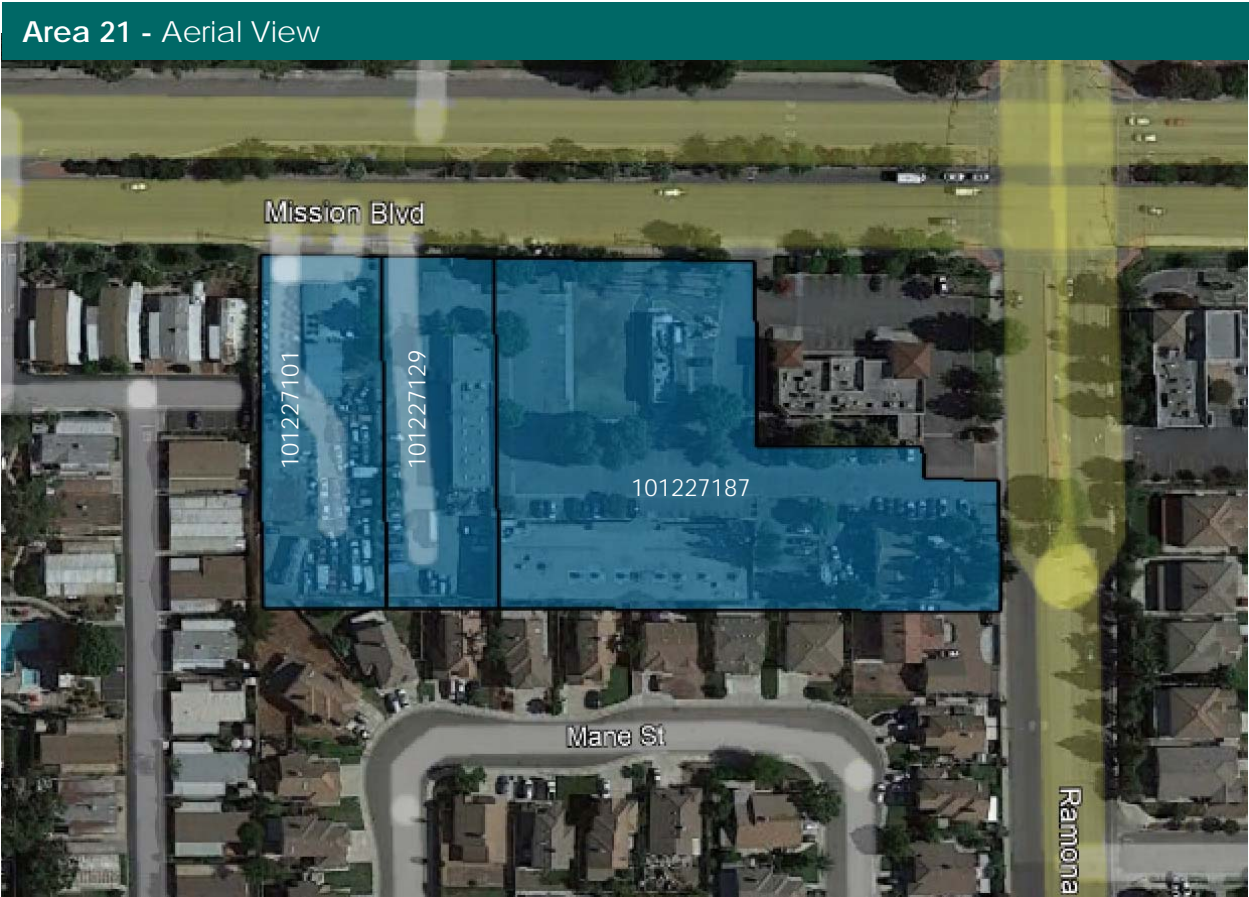
SITE 20.2: Site 20.2 is comprised of three parcels totaling 0.77 acres. The site is currently developed with a commercial building. The parcels are all under common ownership and could be consolidated. At 50 units per acre, assuming 80 percent capacity development, the site can realistically accommodate 17 units. As Site 20.2 is smaller than 1 acre in size and will yield fewer than 30 units, it was assumed that it could accommodate above moderate-income residential development.



SITE 20.3: Site 20.3 is comprised of two parcels totaling 4.4 acres. One parcel is vacant, and the other parcel is underutilized as a large surface parking lot. The parcels are under common ownership and could be consolidated. At 50 units per acre, assuming 80 percent capacity development, the site can realistically accommodate 116 units. As Site 20.3 is larger than 0.5 acres and smaller than 10 acres in size, is underutilized in its use, and can yield more than 60 units, it was assumed that it could accommodate lower-income development.



OPPORTUNITY AREA 21



DESCRIPTION: Opportunity Area 21 is comprised of three parcels, totaling 3.26 acres. Area 21 is located on Mission Boulevard west of Ramona Avenue in southwestern Montclair. Surrounding this Opportunity Area, there are retail/commercial uses to the north and east, warehouses and a mobile home park to the west, and single-family housing to the south. Ownership is unique to each parcel. The site is designated Residential Low, which allows for residential uses up to 7 units per acre. Based on the permitted density, and assuming 80 percent development capacity, it is assumed that 23 residential units can be accommodated. As Site 21 is less than 5 acres, and will yield fewer than 30 units, it is assumed that this site can accommodate above-moderate income residential development. Given the residential location and high potential for increased development, all sites in this Housing Opportunity Area are likely to be developed with housing during the 2021-2029 planning period.

- General Plan: Residential Low
- Zoning Designation: MU
- Acreage: 3.26 acres
- Permitted Density: 7 du/ac
- TCAC/HCD Resource Category: Low
- Estimated Housing Potential: 23 units



OPPORTUNITY AREA 22



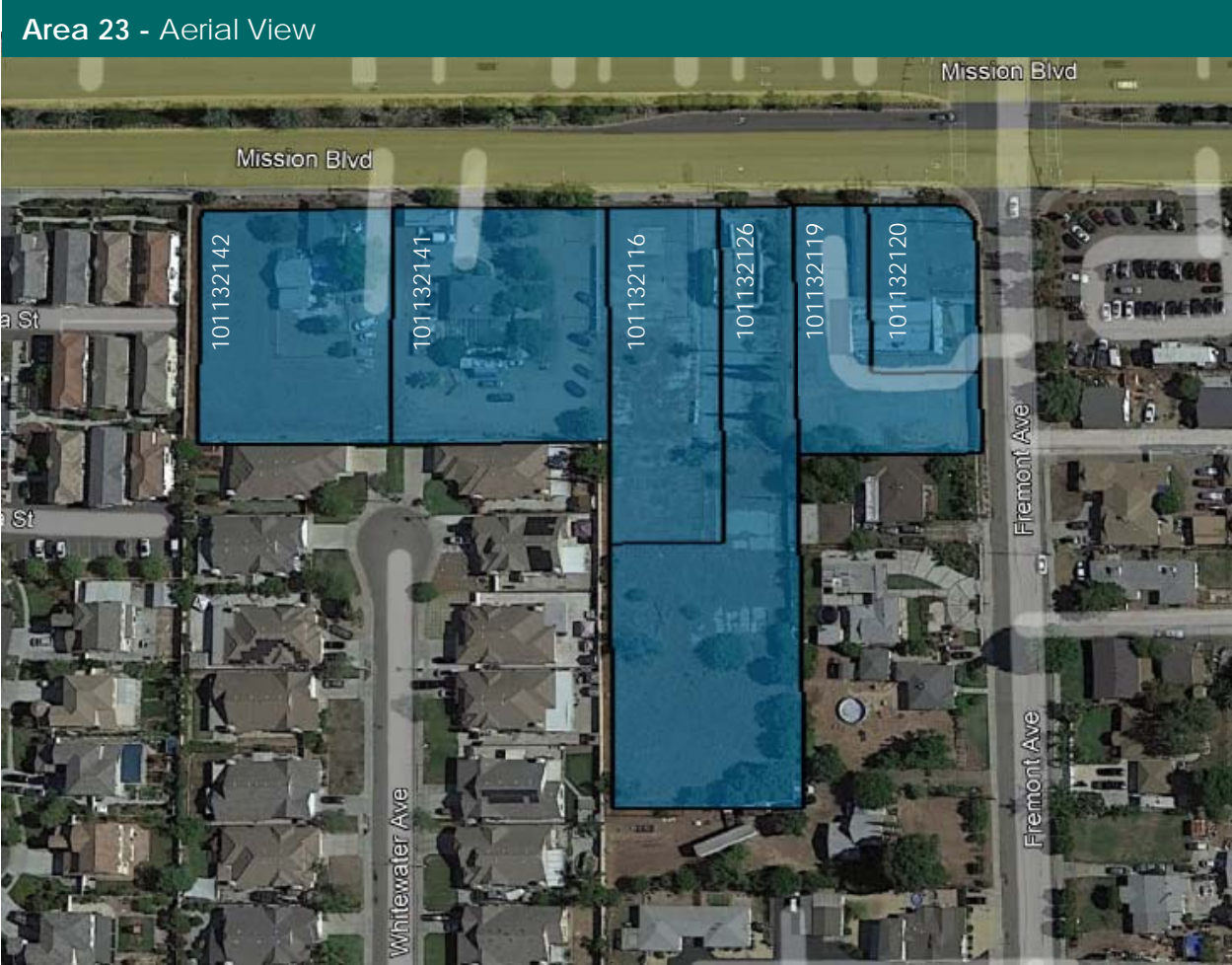
DESCRIPTION: Opportunity Area 22 is comprised of three parcels totaling 3.20 acres. Area 22 is located on Mission Boulevard west of Monte Vista Avenue in southwestern Montclair. Surrounding this Opportunity Area, there are retail/commercial uses to the north, and single family residential and an elementary school to the south. Two of the parcels are vacant and under single ownership, making consolidation more likely. The site is designated Residential Low, which allows for residential uses up to 7 units per acre. Based on the permitted density and assuming 80 percent development capacity, it is assumed that 22 residential units can be accommodated. As Site 22 is less than 5 acres, and will yield fewer than 30 units, it is assumed that this site can accommodate above-moderate income residential development. Given the residential location and high potential for increased development, all sites in this Housing Opportunity Area are likely to be developed with housing during the 2021-2029 planning period. Within Opportunity Area 22, the center parcel was included in the 2014-2021 Housing Element as a vacant site; however, for the 2021-2029 planning period, this parcel has been allocated to the above moderate

- General Plan: Residential Low**
- Zoning Designation: R1**
- Acreage: 3.2 acres**
- Permitted Density: 7 du/ac**
- TCAC/HCD Resource Category: Moderate**
- Estimated Housing Potential: 22 units**

income RHNA and additional parcels have been added on both sides of it to increase potential for lot consolidation. Additionally, with the change in General Plan designation, this site is now better positioned to redevelop during the 2021-2029 planning period.



OPPORTUNITY AREA 23



DESCRIPTION: Opportunity Area 23 is comprised of six parcels totaling 3.75 acres located at the southwest corner of Mission Boulevard and Fremont Avenue in southwest Montclair. Surrounding this Opportunity Area is the Montclair City Yard, auto, and other commercial/retail uses to the north and east, additional auto and other commercial/retail to the west, and single family residential to the south. Four of the six parcels are vacant, and four parcels share two owners, making lot consolidation possible. The site is designated Mixed-Use, Neighborhood, which allows for residential uses up to 50 units per acre. Based on the permitted density and assuming 80 percent development capacity, it is assumed that 84 residential units can be accommodated. As Site 23 is greater than 0.5 acres and less than 10 acres, contains vacant parcels, and can yield over 60 units, it is assumed that this site can accommodate above moderate residential development. Given the residential location and high potential for increased development, all sites in this

General Plan: Mixed Use Neighborhood

Zoning Designation: R1; MU

Acreage: 3.75 acres

Permitted Density: 50 du/ac

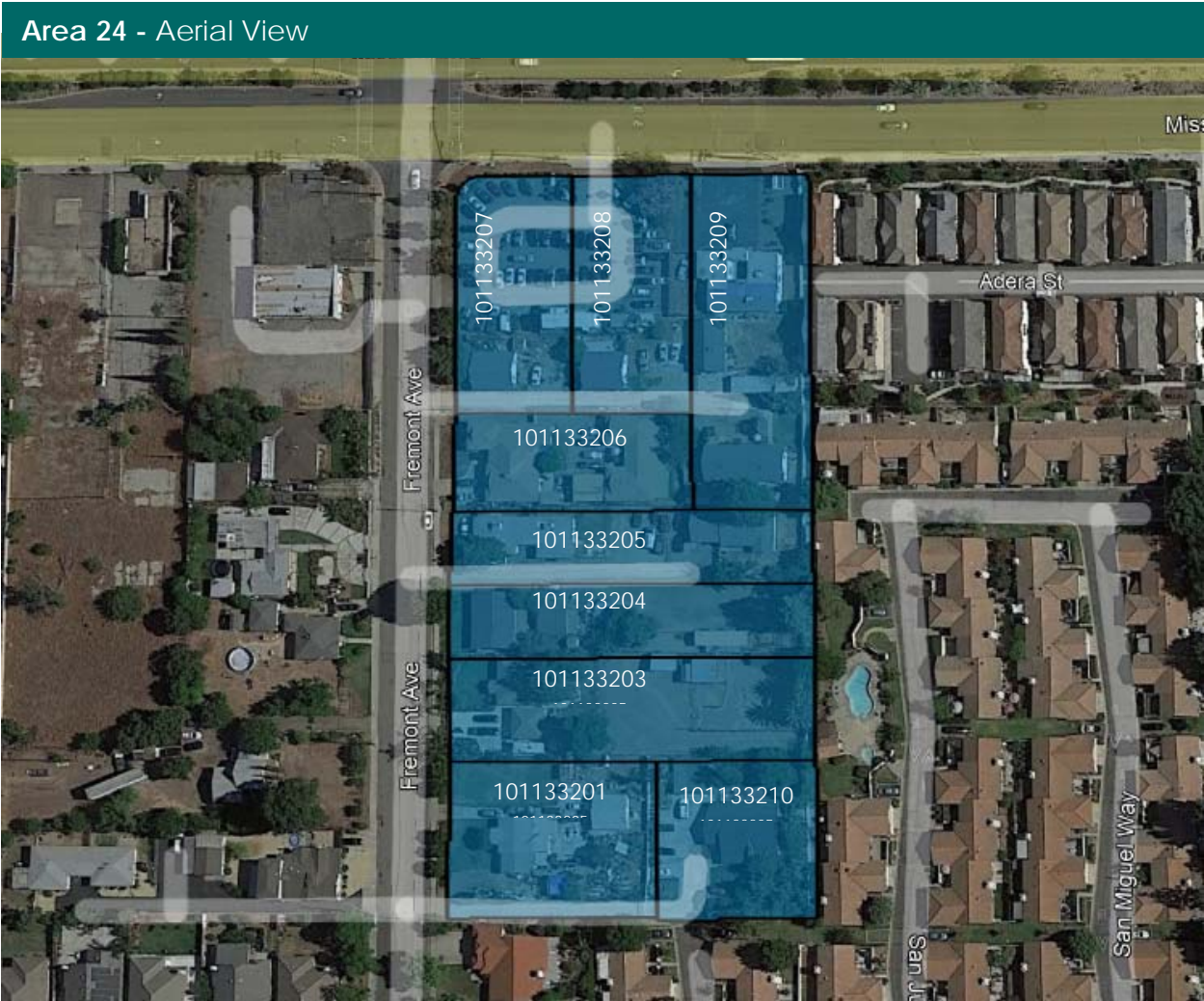
TCAC/HCD Resource Category: Moderate

Estimated Housing Potential: 84 units

Opportunity Area are likely to be developed with housing during the 2021-2029 planning period. The sites in this Opportunity Area were not included in the 2014-2021 Housing Element sites inventory.



OPPORTUNITY AREA 24



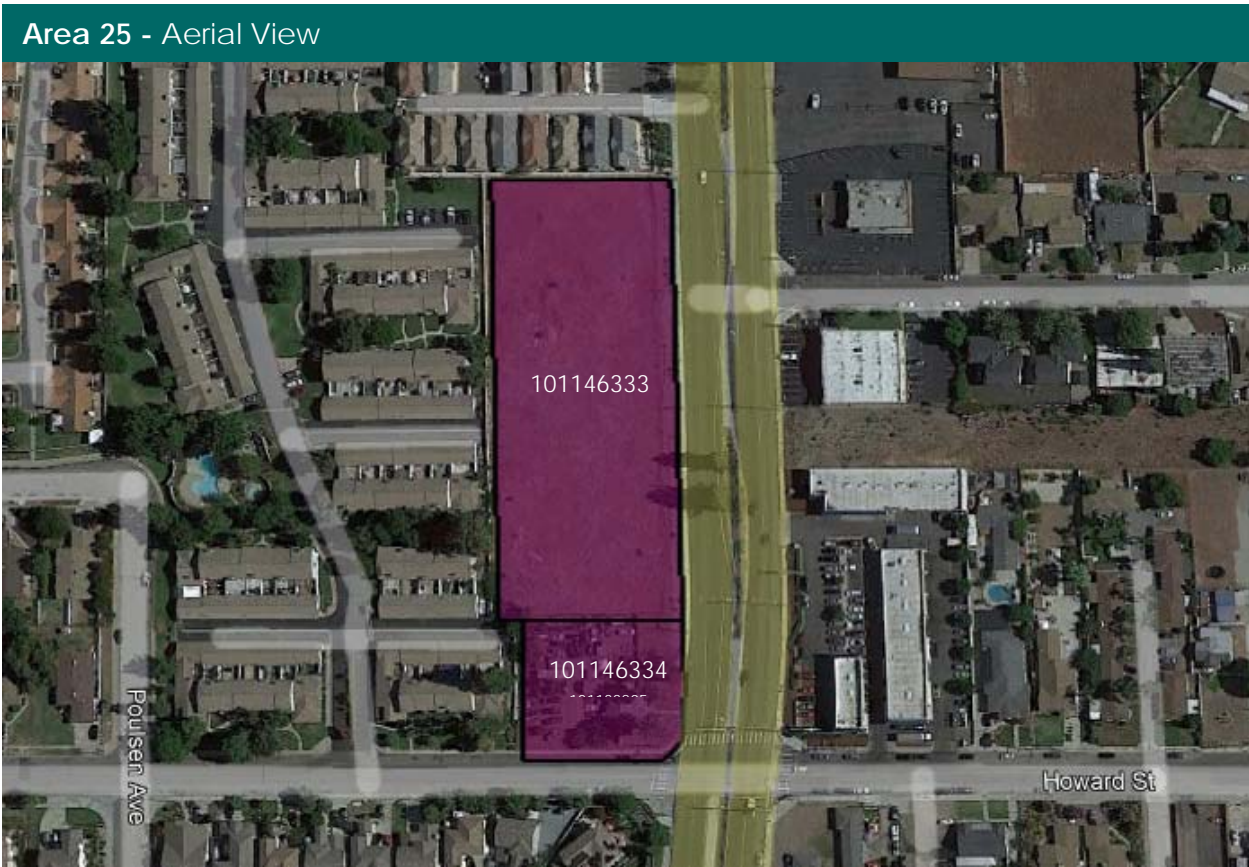
DESCRIPTION: Opportunity Area 24 is comprised of nine parcels totaling 4.16 acres located at the southeast corner of Mission Boulevard and Fremont Avenue in southwest Montclair. Surrounding this Opportunity Area is commercial and light industrial uses to the north, commercial and vacant commercial sites to the west, multifamily residential uses to the east, and single family residential to the south. Several parcels in this Area share common ownership which would facilitate lot consolidation. A portion of the Area is designated Mixed-Use, Neighborhood which allows residential uses up to 50 units per acre, and the remainder of the site is designated Residential Low, which allows residential uses up to 7 units per acre. Based on the permitted density and assuming 80 percent development capacity, it is assumed that 53 units

- General Plan:** Mixed Use Neighborhood and Residential Low
- Zoning Designation:** MU; R-1
- Acreage:** 4.16 acres
- Permitted Density:** 50 du/ac; 7 du/ac
- TCAC/HCD Resource Category:** Moderate
- Estimated Housing Potential:** 53 units

can be accommodated in this Area. Because Area 24 is greater than 0.5 acres and less than 5 acres in size, and can yield between 30 and 60 units, it was assumed that this site can accommodate above moderate-income residential development. Given the residential location and high potential for increased development, all sites in this Opportunity Area are likely to be developed with housing during the 2021-2029 planning period. The sites in this Opportunity Area were not included in the 2014-2021 Housing Element sites inventory.

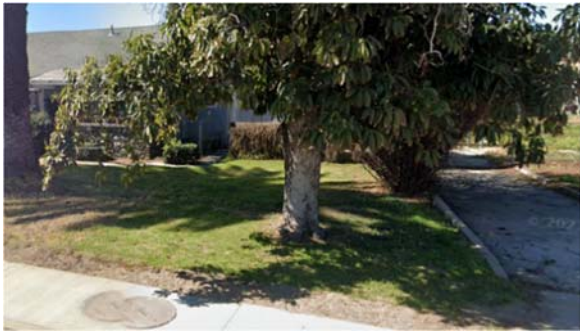


OPPORTUNITY AREA 25



DESCRIPTION: Opportunity Area 25 is comprised of two parcels located at the northwest corner of Howard Street and Central Avenue. Surrounding this Opportunity Area are multifamily residential uses to the north and west, auto-oriented retail and other commercial to the east, and additional single family residential uses to the south. Ownership is unique to each parcel which is okay should they develop independently of each other. The site is designated Mixed-use, Neighborhood, which allows for residential uses up to 50 units per acre. Based on the permitted density and assuming 80 percent development capacity, it is assumed that 63 total units can be accommodated. Because Site 25 is larger than 0.5 acres and smaller than 5 acres in size, and can yield over 60 units, it is assumed that this site can accommodate a moderate-income residential development. Given the residential location and high potential for increased development, both sites in this Opportunity Area are likely to be developed with housing during the 2021-2029 planning period. The sites in this Area were not included in the 2014-2021 Housing Element sites inventory.

- General Plan: Mixed Use Neighborhood
- Zoning Designation: R1; MU
- Acreage: 2.84 acres
- Permitted Density: 50 du/ac
- TCAC/HCD Resource Category: Moderate
- Estimated Housing Potential: 63 units



Site No.	APN	Owner Information	Value Ratio	Onsite Uses	Res Units	Year Built	Acres	General Plan Land Use	Zoning	Density	70% Res/30% NonRes	80% Density	80% Land Area	Capacity by Income Level			5th Cycle HE
														Lower	Mod	Above	
1	100772203	VULCAN MATERIALS COMPANY FOUNDATON	0.00	Vacant	0	1999	8.89	MU, Neighborhood	AHMUD SP	50	311	249	199			199	yes
							Acres	8.89	SITE 1 SUBTOTAL				199	0	0	199	
												Vacant Land	199	0	0	199	
2.1	100739304	PENNELL HOLDING COMPANY LTD	0.00	Vacant	0	0	2.16	MU, Commerce	North Montclair SP	85	129	103	82	82		0	no
2.1	100768113	PENNELL HOLDING COMPANY LTD	0.00	Surface Parking	0	1974	0.17	MU, Commerce	North Montclair SP	85	10	8	6	6		0	no
2.2	100768109	NEWMAN PROPERTIES	1.17	Retail w/ Surface Parking	0	1995	2.30	MU, Commerce	North Montclair SP	85	137	109	87	87			no
							Acres	4.63	SITE 2 SUBTOTAL				176	176	0	0	
												Vacant Land	82	82	0	0	
3.1	100768102	MICHAEL ANTONIO COMMERCIAL INC	1.75	Warehouse	0	1980	6.00	MU, Commerce	North Montclair SP	85	357	286	229	229			no
3.2	100768114	GELT FELT INVESTMENTS LLC	2.49	Auto Zone	0	1993	2.54	MU, Commerce	North Montclair SP	85	151	121	97			97	no
3.3	100768115	FIRST FINANCIAL FEDERAL CREDIT UNION	1.02	Credit Union	0	1999	0.81	MU, Commerce	North Montclair SP	85	48	38	31		31		no
3.4	100768116	CHASE VISION LLC	2.03	Restaurant	0	1998	0.63	MU, Commerce	North Montclair SP	85	37	30	24			24	no
							Acres	9.98	SITE 3 SUBTOTAL				380	229	31	121	
												Vacant Land	0	0	0	0	
4.1	100770101	KENDALL, MIRIAM A TRUST 4/27/05	0.61	Vacant Warehouse/ Vacant Land	0	1955	6.41	MU, Commerce	North Montclair SP	85	381	305	244			224	no
4.2	100767113	PEP BOYS MANNY MOE AND JACK, THE	1.45	PepBoys	0	0	2.12	MU, Commerce	North Montclair SP	85	126	101	81			81	no
4.3	100767105	DEJAGER FAMILY TRUST 12/08/20	0.28	Car Wash	0	1978	0.48	MU, Commerce	North Montclair SP	85	29	23	18			18	no
							Acres	9.01	SITE 4 SUBTOTAL				343	0	0	323	
												Vacant Land	244	0	0	224	
5.1	100767110	PRIME PACIFIC INVESTMENTS INC	0.00	Surface Parking	0	0	2.55	MU, Neighborhood	North Montclair SP	50	89	71	57		57		yes
5.2	100767111	PRIME PACIFIC INVESTMENTS INC	1.80	Vacant Restaurant	0	1986	5.81	MU, Neighborhood	North Montclair SP	50	203	163	130	130			no
5.3	100767112	PRIME PACIFIC INVESTMENTS INC	0.00	Surface Parking	0	0	0.58	MU, Neighborhood	North Montclair SP	50	20	16	13			13	no
							Acres	8.36	SITE 5 SUBTOTAL				200	130	57	13	
												Vacant Land	0	0	0	0	

6.1	100801109	MOORE, ARTHUR & OLIVE TR 09/11/13	0.00	Surface Parking	0	1987	0.29	MU, Commerce	North Montclair SP	85	17	14	11	11	yes	
6.1	100801108	MOORE, ARTHUR & OLIVE TR 09/11/13	0.66	Welding	0	1975	0.52	MU, Commerce	North Montclair SP	85	31	25	20	20	yes	
6.1	100801110	MOORE, ARTHUR & OLIVE TRUST 9/11/13	0.14	Welding	0	1989	0.62	MU, Commerce	North Montclair SP	85	37	30	24	24	yes	
6.2	100801126	5061 ARROW HIGHWAY LLC	1.09	Restaurant Equipment	0	1963	0.59	MU, Commerce	North Montclair SP	85	35	28	22	22	no	
6.2	100801113	CLARK, MARY & RONALD FAMILY TRUST 20	0.81	Countertop Sales	0	1985	0.40	MU, Commerce	North Montclair SP	85	24	19	15	15	no	
6.2	100801114	LIU, MU-WANG	0.00	Vacant	0	0	0.65	MU, Commerce	North Montclair SP	85	39	31	25	25	yes	
6.2	100801115	LIU, MU-WANG	0.00	Vacant	0	0	0.69	MU, Commerce	North Montclair SP	85	41	33	26	26	no	
6.3	100801116	CHENG, ANNE LIVING TRUST	0.00	Vacant	0	0	4.73	MU, Commerce	North Montclair SP	85	281	225	180	180	yes	
					Acres		8.49		SITE 6 SUBTOTAL				323	180	128	15
											Vacant Land		231	180	51	0
7	100802101	CHEN, JEFF Y	0.00	Vacant	0	0	0.44	MU, Commerce	North Montclair SP	85	26	21	17	17	yes	
7	100802102	CHEN, JEFF Y	0.00	Vacant	0	0	5.46	MU, Commerce	North Montclair SP	85	325	260	208	208	yes	
					Acres		5.90		SITE 7 SUBTOTAL				225	225	0	0
											Vacant Land		225	225	0	0
8	100803112	MAI, THU	0.36	Surface Parking	0	1979	0.25	MU, Commerce	North Montclair SP	85	15	12	10	10	no	
8	100803102	MAI, THU	0.00	Surface Parking	0	0	0.31	MU, Commerce	North Montclair SP	85	18	15	12	12	no	
8	100803111	ALBERTER, FREDERICK F & JEWEL TR 1-1	0.25	Paint Store	0	1975	0.25	MU, Commerce	North Montclair SP	85	15	12	10	10	no	
8	100803103	ALBERTER, JEWEL TR	0.00	Paint Store	0	0	0.31	MU, Commerce	North Montclair SP	85	18	15	12	12	no	
8	100803110	P D INVESTMENTS INC	0.68	Carpet Store	0	1962	0.25	MU, Commerce	North Montclair SP	85	15	12	10	10	no	
8	100803104	P D INVESTMENTS INC	0.00	Surface Parking	0	1975	0.31	MU, Commerce	North Montclair SP	85	18	15	12	12	no	
8	100803109	PHAM, THANG QUANG	0.69	For Lease Retail Store	0	1968	0.26	MU, Commerce	North Montclair SP	85	16	12	10	10	no	
8	100803105	PHAM, THANG QUANG	0.00	Surface Parking	0	1972	0.32	MU, Commerce	North Montclair SP	85	19	15	12	12	no	
8	100803101	CARRILLO, ALFONSO & KAY FAM TR 2-27-	3.09	Auto-related Use (Tire shop)	0	2005	0.31	MU, Commerce	North Montclair SP	85	18	15	12	12	no	
8	100803106	ANGERMEIR, ANNE S TR	1.07	Vacant Office Building	0	1972	0.31	MU, Commerce	North Montclair SP	85	18	15	12	12	no	
8	100803114	ROSEFF LLC	0.00	Auto-related Use (Tire shop)	0	0	0.31	MU, Commerce	North Montclair SP	85	19	15	12	12	no	
8	100803113	ROSEFF LLC	5.16	Auto-related Use (Tire shop)	0	1979	0.50	MU, Commerce	North Montclair SP	85	30	24	19	19	no	
8	100803108	ARNOLD, GARY W LIVING TRUST 8-1-01	1.97	Auto-related Use (Tire shop)	0	1967	0.40	MU, Commerce	North Montclair SP	85	24	19	15	15	no	
8	100803107	ARNOLD, GARY W LIVING TRUST 8-1-01	0.00	Surface Parking	0	0	0.16	MU, Commerce	North Montclair SP	85	10	8	6	6	no	
					Acres		4.25		SITE 8 SUBTOTAL				162	0	0	164
											Vacant Land		0	0	0	0
9	100806131	WWT GROUP INVESTMENT LLC	3.70	Warehouse	0	1991	0.70	MU, Commerce	North Montclair SP	85	42	33	27	27	no	
9	100806115	TRAN, JOHN	0.68	Single Family Residential	1	1951	0.15	MU, Commerce	North Montclair SP	85	9	7	6	6	no	
9	100806133	TRAN, JOHN	0.65	vacant/Single Family Residenti	2	1951	0.62	MU, Commerce	North Montclair SP	85	37	29	23	23	no	
					Acres		1.46		SITE 9 SUBTOTAL				56	0	0	56
											Vacant Land		23	0	0	23
10.1	100806134	NACE HOLDING LLC	3.10	vacant Shop (Wood Company)	0	1965	0.69	MU, Commerce	North Montclair SP	85	41	33	26	26	no	
10.2	100806111	VOLBEDA, WILLIAM R AND ELAINE A TR	1.94	Retail Strip Mall	0	1985	0.78	MU, Commerce	North Montclair SP	85	47	37	30	30	no	

10.3	100806140	VU, DAVID DAT	0.94	For Lease - Office	0	1950	0.30	MU, Commerce	North Montclair SP	85	18	14	12			12	no
10.3	100806127	EGGERTSEN, ROBILYN 2007 FAMILY TRUST	0.00	Carwash	0	1988	0.48	MU, Commerce	North Montclair SP	85	28	23	18			18	no
						Acres	2.25		SITE 10 SUBTOTAL				86	0	30	56	
												Vacant Land	0	0	0	23	
11.1	100817106	TSAI, ALLEN H	1.96	Check Cashing	0	1980	0.98	MU, Commerce	Montclair Place SP	85	42	33	27			27	no
11.2	100817107	5060 MONTCLAIR PLAZA LANE OWNER LLC	0.00	Surface Parking	0	0	3.00	MU, Commerce	Montclair Place SP	85	127	102	81	81			no
						Acres	3.98		SITE 11 SUBTOTAL				108	81	0	27	
												Vacant Land	0	0	0	0	
12	100818108	5060 MONTCLAIR PLAZA LANE OWNER LLC	6.50	Surface Parking	0	1980	13.95	MU, Urban Core	Montclair Place SP	85	593	474	380	76	57	247	no
						Acres	13.95		SITE 12 SUBTOTAL				380	76	57	247	
												Vacant Land	0	0	0	0	
13.1	100952108	HOLT MILLS MONTCLAIR LLC	0.00	Vacant	0	0	0.25	MU, Neighborhood	Holt Boulevard SP	50	9	7	6			6	no
13.1	100952107	HOLT MILLS MONTCLAIR LLC	0.00	Vacant	0	0	0.27	MU, Neighborhood	Holt Boulevard SP	50	10	8	6			6	no
13.2	100952152	AHA PROPERTY HOLDINGS LLC	0.00	Adult Daycare	0	0	0.32	MU, Neighborhood	Holt Boulevard SP	50	11	9	7			7	no
13.2	100952158	AHA PROPERTY HOLDINGS LLC	1.64	Adult Daycare	0	1960	0.44	MU, Neighborhood	Holt Boulevard SP	50	15	12	10			10	no
13.3	100952111	E LUCILE KIMBALL PROPERTIES	0.00	Vacant	0	0	0.19	MU, Neighborhood	Holt Boulevard SP	50	7	5	4			4	no
13.3	100952113	E LUCILE KIMBALL PROPERTIES	0.29	Vacant	0	1999	0.28	MU, Neighborhood	Holt Boulevard SP	50	10	8	6			6	no
13.3	100952112	E LUCILE KIMBALL PROPERTIES	3.16	Auto-related Use (Parts)	0	1960	0.65	MU, Neighborhood	Holt Boulevard SP	50	23	18	15			15	no
13.4	100952106	JL ESTATE PROPERTIES LLC	0.00	Vacant	0	0	0.38	MU, Neighborhood	Holt Boulevard SP	50	13	11	8	8			no
13.4	100952114	JL ESTATE PROPERTIES LLC	4.25	Vacant	0	1994	0.74	MU, Neighborhood	Holt Boulevard SP	50	26	21	17	17			no
13.4	100952110	JL ESTATE PROPERTIES LLC	0.00	Vacant	0	0	0.83	MU, Neighborhood	Holt Boulevard SP	50	29	23	19	19			no
13.4	100952105	JL ESTATE PROPERTIES LLC	0.00	Vacant	0	1930	0.88	MU, Neighborhood	Holt Boulevard SP	50	31	25	20	20			no
13.5	100952115	CARDENAS FAMILY TRUST 5-6-1999	0.30	Vacant	0	2000	1.43	MU, Neighborhood	Holt Boulevard SP	50	50	40	32		32		no
						Acres	6.67		SITE 13 SUBTOTAL				149	63	32	54	
												Vacant Land	118	63	32	86	
14.1	100947106	LIU, SUNNY FANG	0.00	Vacant	0	0	2.11	MU, Neighborhood	Holt Boulevard SP	50	74	59	47		47		no
14.2	100947101	BOWLIUM ENTERPRISES LLC	0.16	Bowling Alley	0	1958	3.42	MU, Neighborhood	Holt Boulevard SP	50	120	96	77	77			no
14.3	100946117	URBAN, HEIDI	0.00	Vacant	0	0	0.22	MU, Neighborhood	Holt Boulevard SP	50	8	6	5			5	no
14.3	100946116	URBAN, HEIDI	0.38	Single Family Home	1	1958	0.28	MU, Neighborhood	Holt Boulevard SP	50	10	8	6			6	no
14.3	100946118	JATIB FAMILY TRUST B	0.00	Vacant	0	0	0.31	MU, Neighborhood	Holt Boulevard SP	50	11	9	7			7	no
14.3	100946119	GROUP VIII COVINA PROPERTIES LP	0.47	Auto-related Use	0	1960	0.54	MU, Neighborhood	Holt Boulevard SP	50	19	15	12			12	no
						Acres	1.35		SITE 14 SUBTOTAL				154	77	47	30	
												Vacant Land	59			12	
15	101210118	HAW LAY B LLC	0.00	Vacant	0	1987	1.94	MU, Neighborhood		50	68	54	43		43		no
						Acres	1.94		SITE 15 SUBTOTAL				43	0	43	0	
												Vacant Land	43	0	43	0	

16.1	101061124	HIJAZI PROPERTIES LLC	0.30	Auto-related Use	0	1982	1.74	MU, Neighborhood	Holt Boulevard SP	50	61	49	39		39		no
16.2	101061131	N & H MOTORS INC	1.00	Auto-related Use	0	1971	2.54	MU, Commerce	Holt Boulevard SP	85	151	121	97	97			no
16.3	101061129	HASSAN, MARK	0.48	Auto-related Use	0	1973	3.48	MU, Commerce	Holt Boulevard SP	85	207	166	132	132			no
16.4	101061112	HBL FAMILY LLC	2.12	Clothing Store	0	1986	0.52	MU, Commerce	Holt Boulevard SP	85	31	25	20			20	no
						Acres	6.02		SITE 16 SUBTOTAL				288	229	39	20	
												Vacant Land	0	0	0	0	
17	101060111	BACILY, TAMER MEDHAT	0.00	Surface Parking	0	0	1.39	MU, Neighborhood	Holt Boulevard SP	50	49	39	31		31		no
17	101060110	BACILY, TAMER MEDHAT	1.80	Used Auto Sales	0	1985	2.13	MU, Neighborhood	Holt Boulevard SP	50	74	60	48		48		no
17	101060106	1331 S EUCLID STREET LLC	1.39	Used Auto Sales	0	1986	2.39	MU, Neighborhood	Holt Boulevard SP	50	84	67	53		53		no
						Acres	5.90		SITE 17 SUBTOTAL				132	0	132	0	
												Vacant Land	0	0	0	0	
18	101060105	MARINA REALTY ENTERPRISE LLC	0.50	Used Auto Sales	0	1978	5.14	MU, Commerce	Holt Boulevard SP	85	306	245	196	196			no
						Acres	5.14		SITE 18 SUBTOTAL				196	196	0	0	
												Vacant Land	0	0	0	0	
19.1	101105214	SOUTHEAST STATESBORO LLC	1.55	Retail Strip Mall	0	1978	0.17	MU, Commerce	Holt Boulevard SP	85	10	8	7	7			no
19.1	101105216	SOUTHEAST STATESBORO LLC	0.40	Retail Strip Mall	0	1978	0.65	MU, Commerce	Holt Boulevard SP	85	39	31	25	25			no
19.1	101105215	SOUTHEAST STATESBORO LLC	0.21	Surface Parking	0	2005	0.86	MU, Commerce	Holt Boulevard SP	85	51	41	33	33			no
19.2	101105225	PATEL, A A	0.00	Vacant	0	2001	0.53	MU, Commerce	Holt Boulevard SP	85	31	25	20			20	no
19.3	101105224	ONTARIO INN REAL ESTATE LLC	0.76	Hotel	0	1984	1.12	MU, Commerce	Holt Boulevard SP	85	67	54	43		43		no
						Acres	3.34		SITE 19 SUBTOTAL				127	64	43	20	
												Vacant Land	20	0	0	20	
20.1	101224129	TRIPLE STARS LLC	0.18	Auto Dismantling	0	1953	1.17	MU, Neighborhood	Mixed Use	50	41	33	26			26	no
20.1	101224130	TRIPLE STARS LLC	0.00	Auto Dismantling	0	2010	1.93	MU, Neighborhood	Mixed Use	50	68	54	43		43		no
20.2	101226105	SECARD, EDMOND J & LISA A TR	0.00	RV/Motohome Sales Office	0	1995	0.05	MU, Neighborhood	Mixed Use	50	2	1	1			1	no
20.2	101226104	SECARD, EDMOND J & LISA A TR	0.44	RV/Motohome Sales Office	0	1995	0.30	MU, Neighborhood	Mixed Use	50	10	8	7			7	no
20.2	101226103	SECARD, EDMOND J & LISA A TR	0.79	RV/Motohome Sales Office	0	0	0.42	MU, Neighborhood	Mixed Use	50	15	12	9			9	no
20.3	101225108	NEWTON, HORACE E TR	0.05	Vacant	0	1990	1.25	MU, Neighborhood	Mixed Use	50	44	35	28			28	no
20.3	101225109	NEWTON, HORACE E TR	0.47	Surface Parking	0	1957	3.15	MU, Neighborhood	Mixed Use	50	110	88	71	71			no
						Acres	8.27		SITE 20 SUBTOTAL				185	71	43	71	
												Vacant Land	99	71	0	28	
21	101227101	OLSON, ALLEN K	0.11	Auto-related Use	0	0	0.67	Residential Low	R-1	7	5		5			5	no
21	101227129	SAL'S AUTO REPAIR SHOP	1.65	Auto-related Use	0	2015	0.61	Residential Low	R-1	7	4		4			4	no
21	101227187	SHEN FAMILY TRUST 3/21/13	1.44	Strip Mall/Restaurant	0	1990	1.98	Residential Low	R-1	7	14		14			14	no
						Acres	3.26		SITE 21 SUBTOTAL				23	0	0	23	
												Vacant Land	0	0	0	0	

22	101230106	TDDV LLC	1.94	Single Family Home	1	1934	0.72	Residential Low	R-1	7	5	5	5	no	
22	101230132	GUERRERO PROPERTIES, LLC	0.00	Vacant	0	0	1.10	Residential Low	R-1	7	8	8	8	yes	
22	101230131	GUERRERO PROPERTIES, LLC	1.70	Vacant	0	1973	1.38	Residential Low	R-1	7	10	10	10	no	
				Acres			3.20		SITE 22 SUBTOTAL			22	0	0	22
											Vacant Land	17	0	0	17
23	101132120	NABHAN, IBRAHIM	0.74	Vacant Boarded Retail Store	0	1971	0.27	MU, Neighborhood	Mixed Use	50	9	8	6	6	no
23	101132119	NABHAN, IBRAHIM	0.00	Vacant	0	0	0.40	MU, Neighborhood	Mixed Use	50	14	11	9	9	no
23	101132116	JABER FAMILY TRUST 6/10/10	0.02	Vacant	0	0	0.56	MU, Neighborhood	Mixed Use	50	20	16	13	13	no
23	101132142	CLG PROPERTY MANAGEMENT LP	0.07	Single Family Home - Rental	0	1934	0.68	MU, Neighborhood	Mixed Use	50	24	19	15	15	no
23	101132141	CLG PROPERTY MANAGEMENT LP	0.39	Single Family Home - Rental	0	1948	0.76	MU, Neighborhood	Mixed Use	50	27	21	17	17	no
23	101132126	KIM, KEVIN	0.08	Vacant Boarded Retail Store	0	0	1.08	MU, Neighborhood	Mixed Use	50	38	30	24	24	no
				Acres			3.75		SITE 23 SUBTOTAL			84	0	0	84
											Vacant Land	22	0	0	22
24	101133209	PRICE, GEORGE C TR	1.89	Used Auto Sales	0	0	0.64	MU, Neighborhood	Mixed Use	50	23	18	14	14	no
24	101133207	PRICE, GEORGE C TR	1.20	Used Auto Sales	0	0	0.44	MU, Neighborhood	Mixed Use	50	16	12	10	10	no
24	101133208	PRICE, GEORGE C TR	1.20	Used Auto Sales	0	0	0.46	MU, Neighborhood	Mixed Use	50	16	13	10	10	no
24	101133206	HARO, MAGDALENO	3.05	Residential Units	2	1964	0.37	Residential Low	R-1	7	3	3	3	3	no
24	101133210	RODRIGUEZ, CARLOS	3.00	Single Family Home	1	1964	0.37	Residential Low	R-1	7	3	3	3	3	no
24	101133204	ZIESSLER, PAMELA K LIVING TRUST 10/8	4.29	Single Family Home	1	1960	0.41	Residential Low	R-1	7	3	3	3	3	no
24	101133205	10955 FREMONT AVENUE LLC.	1.53	Residential Units	3	1964	0.41	Residential Low	R-1	7	3	3	3	3	no
24	101133201	DE LEON, JOEY	0.57	Single Family Home	1	1923	0.48	Residential Low	R-1	7	3	3	3	3	no
24	101133203	ZIESSLER, PAMELA KAREN	1.86	Single Family Home	1	1958	0.57	Residential Low	R-1	7	4	3	4	4	no
				Acres			4.16		SITE 24 SUBTOTAL			53	0	0	53
											Vacant Land	0	0	0	0
25	101146334	NAVAZI, ABBAS & WALESKA REV LIV TR 1	1.86	Single Family Home	1	1920	0.59	MU, Neighborhood	Mixed Use	50	21	17	13	13	no
25	101146333	SOUTHERN FORTUNE	0.00	Vacant	0	2006	2.24	MU, Neighborhood	Mixed Use	50	78	63	50	50	no
				Acres			2.84		SITE 25 SUBTOTAL			64	0	63	0
											Vacant Land	50	0	50	0

		TOTAL	Lower	Mod	Above
	TOTAL SITES CAPACITY	4,139	1,797	745	1,598
	Units on Vacant Land	1,433	621	177	655