



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: \$354,500



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	2,586

¹ 2019 American Community Survey, U.S. Census