



MONTCLAIR

**HOUSING ELEMENT  
2014-2021**

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FINAL  
ADOPTED FEBRUARY 3, 2014



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# HOUSING ELEMENT

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## CHAPTER 1 BACKGROUND

### A: INTRODUCTION

#### 1. PURPOSE AND CONTENT

The Statewide housing goal is a “decent and suitable living environment for every California family.” The Legislature recognizes the important role that local governments play in pursuit of this goal and mandates that all cities and counties prepare a Housing Element as part of their comprehensive General Plans. The Housing Element contains the official policies for the construction, rehabilitation, preservation and conservation of housing in the City of Montclair.

The Housing Element is the only element of the General Plan that requires review and certification by the State of California. This Housing Element covers the Planning Period from October 2013 to October 2021, consistent with the State-mandated update required for all jurisdictions within the Southern California Association of Governments (SCAG) region.

#### 2. HOUSING ELEMENT UPDATE PROCESS

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 is 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. A summary of the outreach activities is provided in Appendix E of this Housing Element.

### 3. STATE LAW AND LOCAL PLANNING

#### a. Consistency with State Law

The Housing Element is one of the seven required General Plan elements mandated by State law. State law requires that each jurisdiction’s Housing Element consist of “identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement and development of housing.” The Housing Element must analyze and plan for housing for all segments of the community.

Government Code Section 65583 outlines specific requirements regarding the scope and content of the Housing Element. Table 1-1 summarizes these requirements and identifies the applicable sections in the Housing Element where these requirements are addressed.

<b>Table 1-1 State Housing Element Requirements</b>	
<b>Required Housing Element Component</b>	
<b>A. Housing Needs Assessment</b>	
1. Analysis of population trends in relation to countywide trends	Appendix A
2. Analysis of employment trends in relation to regional trends	Appendix A
3. Projections and quantification of existing and projected housing needs for all income groups	Appendix A
4. Analysis and documentation of the City’s housing characteristics, including:	
a. Level of housing cost compared to ability to pay	Appendix A
b. Overcrowding	Appendix A
c. Housing stock condition	Appendix A
5. An inventory of land suitable for residential development, including vacant sites and land with redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites	Appendix C
6. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Appendix B
7. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels	Appendix B



**Table 1-1  
State Housing Element Requirements**

<b>Required Housing Element Component</b>	
8. Analysis of special housing needs: elderly, persons with disabilities, large families, farm workers, and families with female heads of household	Appendix A
9. Analysis of housing needs for families and persons in need of emergency shelter	Appendix A
10. Analysis of opportunities for energy conservation with respect to residential development	Appendix B
11. Analysis of assisted housing developments that are eligible to convert from lower-income housing to market rate housing during the next 10 years	Appendix C
<b>B. Goals and Policies</b>	
12. Identification of goals, quantified objectives and policies relative to maintenance, improvement and development of housing	Section B
<b>C. Implementation Program</b>	
13. Identify adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels	Appendix B
14. Programs to assist in the development of adequate housing to meet the needs of extremely-low, very-low, low and moderate income households	Section B
15. Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing	Section B
16. Remove constraints to or provide reasonable accommodations for housing for persons with disabilities	Section B
17. Conserve and improve the condition of the existing affordable housing stock in the City	Section B
18. Promote housing opportunities for all persons	Section B
19. Identify programs to address the potential conversion of assisted housing development to market-rate housing	Section B

**b. General Plan Consistency**

Section 65300.5 of the Government Code states that the General Plan's various elements shall provide an integrated and internally consistent and compatible statement of policy. City staff has reviewed the other elements of the General Plan and has determined that this Housing Element provides consistency with them. 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 identifies goals, objectives, policies and programs for the Planning Period that directly address the City's housing needs. These goals and policies will be implemented through a number of City plans and programs including the City's Municipal Code.

# HOUSING ELEMENT

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## CHAPTER 2 POLICY PROGRAM

### A: INTRODUCTION

This chapter describes the City's Housing Policy Program for the 2014-2021 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 2014-2021 Planning Period.

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

- Maintenance and Rehabilitation of Housing Stock;
- Preserving Housing Cost Affordability;
- Equal Housing Opportunity; and
- Adequate Housing Supply

## B: POLICY PROGRAM

### Housing Goal 1: Maintenance and Rehabilitation of Housing Stock

#### Policy Action 1.1: Code Enforcement

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.

Objective	Continue code enforcement
Responsible Agency/Department	Community Development
Financing Source	General Fund and CDBG
Time Frame	Ongoing

#### Policy Action 1.2: Housing Improvement Task Force

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
Responsible Agency/Department	Office of Economic Development
Financing Source	General Fund
Time Frame	Ongoing

#### Policy Action 1.3: Maintenance and Rehabilitation of Housing

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. Prior to the dissolution of the Montclair Redevelopment Agency, the City offered the Exterior Housing Improvement Program to assist property owners in making necessary improvements to their homes. Given the loss of funding for this program, the City will collaborate with outside agencies and organizations such as the County of San Bernardino and non-profit organizations to identify alternative funding sources and/or programs to provide maintenance and rehabilitation assistance to property owners.

Objective	Maintenance and rehabilitation of housing
Responsible Agency/Department	Office of Economic Development
Financing Source	General Fund
Time Frame	Ongoing

**Policy Action 1.4: Community-Based Neighborhood Enhancement**

The City will continue to encourage the involvement of residents in the conservation, preservation and enhancement of quality of life in neighborhoods. Efforts will focus on community participation related to planning activities, strategies and programs that directly address quality of life in Montclair. The City will continue focused outreach efforts, through a variety of marketing techniques, including the City’s website, to directly engage residents in improving local neighborhoods.

Objective	Improve quality of life in neighborhoods
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Ongoing

Housing Goal 2: Preservation of Housing Cost Affordability

**Policy Action 2.1: Monitor and Preserve “At-Risk” Units**

The City has identified 230 units at-risk of converting from income-restricted to market-rate during the planning period. To preserve affordability of these units, the City shall proactively meet with the property owners and identify funding sources and other incentives to continue income restrictions. The City shall develop strategies to act quickly should the property owners decide not to continue income restrictions. The strategy program may include, but is not limited to, identifying potential funding sources and organizations and agencies to purchase the property. The City will also ensure that proper noticing requirements are followed and tenant education is conducted.

Objective	Monitor and preserve “at-risk” units
Responsible Agency/Department	Office of Economic Development
Financing Source	General Fund
Time Frame	Ongoing

**Policy Action 2.2: Single-Room Occupancy Units**

State law requires that jurisdictions identify zoning districts available to encourage and facilitate a variety of housing types, including single-room occupancy units (SROs). Currently, the City’s Zoning Code does not define or address SROs. The City shall revise the Zoning Code to define SROs, identify the zones in which they are permitted and establish regulatory standards that encourage and facilitate single-room occupancy units.

Objective	Revise Zoning Code for “single-room occupancy” units
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Within 1 year of Housing Element adoption

## Housing Element

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### Policy Action 2.3: Review Development Fees

Development fees, including impact and permit fees, may impact the feasibility of residential development, especially the development of multi-family units. The City will review the impact of fees for multi-family development on a biannual basis. If fees are determined to be a constraint to multi-family development, the City shall establish programs or strategies to address constraints, such as fee deferrals or waivers.

Objective	Review development fees
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Biannual review

### Housing Goal 3: Ensure Equal Housing Opportunity

#### Policy Action 3.1: Reasonable Accommodation Procedures

Develop and adopt procedures to provide reasonable accommodations for persons with disabilities in compliance with the provisions of SB 520. These procedures shall include a formal written application and process.

Objective	Revise Municipal Code for "reasonable accommodation procedures"
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Within 1 year of Housing Element adoption

#### Policy Action 3.2: Density Bonus

To encourage and facilitate development of housing affordable to lower-income households, the City shall revise the Municipal Code in accordance with SB 1818 and AB 2280 to reflect changes in Density Bonus Law.

Objective	Revise Municipal Code for "density bonus"
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Within 1 year of Housing Element adoption

#### Policy Action 3.3: Energy Conservation

The City will encourage residents to participate in energy conservation incentive programs through local utility companies by providing information on available programs at City Hall and the City's website. To further promote efficient use of energy resources, the City shall investigate the feasibility and effectiveness of offering additional incentives or developing other conservation strategies.

Objective	Encourage energy conservation
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Provide information within 1 year of Housing Element adoption

**Policy Action 3.4: Fair Housing Information**

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 contracts with Inland Fair Housing for fair housing services and will continue to contract with them, or another similar organization.

Objective	Supply fair housing materials
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Ongoing

**Policy Action 3.5: Residential Care Facilities**

The City will revise the Zoning Code to define “residential care facilities” and provide development standards and conditions for their use. The Zoning Code will also be revised to allow residential care facilities of six or fewer persons as a residential use, permitted by-right, without a CUP or other discretionary review in all residential zones subject only to the requirements of other residential uses of the same type within the same zone. In terms of residential care facilities with seven or more persons, the City will develop standards and other regulatory provisions that will not unduly constrain the development or conversion of housing for persons with disabilities.

Objective	Revise Zoning Code for “residential care facilities”
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Within 1 year of Housing Element adoption

**Policy Action 3.6: Housing for Extremely Low-Income Households**

The City will encourage the development of housing units for households earning 30% or less of the Median Family Income for San Bernardino County. The City will encourage development of housing for extremely low-income households through a variety of activities that may 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.

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Objective	Encourage development of housing for extremely low-income households
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Ongoing

### Policy Action 3.7: Minimum Unit Size Requirements

The City understands that the minimum dwelling unit size indicated in the Zoning Code may be a constraint to the development of affordable units. To remove potential constraints, the City will examine the existing unit size requirements and amend the City's Zoning Code, as appropriate, to ensure unit size thresholds do not constrain the provision of affordable housing.

Objective	Review minimum unit size requirement
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Review within 1 year of Housing Element adoption

### Policy Action 3.8: Housing Programs Information

To maximize participation in housing programs, the City will continue to develop and disseminate informational materials to inform residents of program availability and requirements. Informational materials may be disseminated via the City's website, through print media at publicly accessible locations and/or through public workshops and meetings.

Objective	Disseminate housing programs information
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Ongoing

### Policy Action 3.9: Parking Requirements

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 review the existing parking requirements, particularly the two-space "garage" multi-family requirement, and revise the requirements, as appropriate.



Objective	Review parking requirements
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Review within 1 year of Housing Element adoption

**Policy Action 3.10: Senior Housing**

Seniors generally have limited resources and require more specialized housing needs and facilities that are not generally available in the marketplace. The City will encourage development of senior housing through incentives, which may parking reductions and regulatory waivers. These may include independent living to assisted living with services on-site, including healthcare, nutrition, transportation, and other appropriate services.

Objective	Encourage development of senior housing
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Ongoing

**Policy Action 3.11: 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. The City shall encourage the development of housing affordable to extremely low-, very low-, low-, and moderate-income households through a variety of regulatory procedures and incentives such as density bonus provisions, expedited processing, fee deferrals, modified development standards, and information on available funding sources.

Objective	Encourage development of low- and moderate-income housing units
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Review procedures and incentives by January 2015, annually thereafter

**Policy Action 3.12: Amend Zoning Ordinance Provisions for Manufactured Housing**

To be consistent with State housing law, the City shall amend the Zoning Ordinance to permit manufactured homes as a single-family residential use, subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements.

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Objective	Amend Zoning Ordinance provisions for manufactured housing to be consistent with State housing law
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Within 1 year of Housing Element adoption

### Policy Action 3.13: Conditional Use Permit Requirements

The City currently requires a conditional use permit for any development in the R-3 zone that is three gross acres or more in size or two or more stories in height. Senior housing also requires a conditional use permit in the R-3 zone. To ensure the City's permitting requirements are not a constraint to residential development, especially new housing units affordable to low- and moderate-income households, the City shall amend the Zoning Ordinance to remove the conditional use permit requirement for development in the R-3 zone that is three or more acres in size, two or more stories in height, or senior housing.

Objective	Remove CUP requirements for development in the R-3 zone identified above
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Review within 1 year of Housing Element adoption

### Housing Goal 4: Provide Adequate Housing Supply

#### Policy Action 4.1: Adequate Sites for Emergency Shelters, Transitional and Supportive Housing

In compliance with SB 2, the City will analyze and revise the existing Zoning Ordinance to allow for emergency shelters, transitional and supportive housing to homeless individuals and families for annual and seasonally estimated need. The City will comply with the requirements of the State in the following manner:

- Provide at least one zoning category ("BP" land use district of the Holt Boulevard Specific Plan) in which emergency shelters can be located and permitted "by-right," without a CUP or other discretionary approvals. The subject zoning category(ies) shall include sites with sufficient capacity to meet the local need for emergency shelters.
- Ensure the provisions of the Housing Accountability Act are enforced and prohibit the denial of emergency shelter/transitional/supportive housing facility via discretionary approvals if it is consistent with adopted regulatory standards.
- Evaluate development standards and regulatory provisions to ensure that standards encourage rather than discourage development.

- Amend the Zoning Code to allow transitional/supportive housing as a permitted residential use in all residential zones, subject only to those requirements of other residential uses in the same zone.

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.
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Within 1 year of Housing Element adoption

**Policy Action 4.2: Revisions to R-3 Zone**

To increase opportunities for the development of housing, the City shall consider increasing the maximum permitted density in the R-3 Zone to 20 du/ac. The City shall investigate increasing the maximum permitted density on parcels where the lot configuration, size and adjacent zoning is such that the parcel is suitable for development at a higher density than currently permitted. Based on its findings, the City shall amend the density and other development standards as appropriate.

Objective	Consider revisions to density standard in the R-3 zone.
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Investigate within 1 year of Housing Element adoption

**Policy Action 4.3: 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	Annual Housing Element Review
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Annually

### Policy Action 4.4: Encourage and Facilitate Lot Consolidation

The City will encourage and facilitate the consolidation of vacant and underutilized lots for residential development through a variety of incentives, including, but not limited to: technical assistance to property owners and developers in support of lot consolidation, identifying opportunities for potential consolidation and offering development incentives such as reduction in setbacks, parking requirements, and other standards. Consolidation will provide the opportunity to develop vacant and underutilized lots to their fullest potential. The City will evaluate the appropriateness of a variety of incentives and provide this information to the developers and other interested parties through the City's website and print material at City Hall.

Objective	Encourage and facilitate lot consolidation
Responsible Agency/Department	Community Development
Financing Source	General Fund
Time Frame	Investigate and develop incentive program, as appropriate, by January 2015

### Policy Action 4.5: Large Sites for Housing for Lower Income Households

To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcel sizes that facilitate multifamily developments affordable to lower income households in light of state, federal and local financing programs (i.e., 2-10 acres). The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing including but not limited to:

- streamlining and expediting the approval process for land division for projects that include affordable housing units;
- deferral or waiver of fees related to the subdivision for projects affordable to lower income households;
- provide technical assistance to acquire funding; and
- modification of development requirements.

Objective	Encourage and Facilitate Housing for Lower Income Households on Larger Sites
Responsible Agency/Department	Community Development & Public Works
Financing Source	General Fund
Time Frame	Develop incentive program by December 2014, then provide incentives throughout planning period, as projects are submitted to the Planning Division

## C: QUANTIFIED OBJECTIVES

Table 2-1 summarizes the quantified objectives for the 2014-2021 Planning Period.

<b>Table 2-1 2014-2021 Quantified Objectives</b>	
<b>Program/ Income Level</b>	<b>Objective</b>
<b>New Construction</b>	
<i>Extremely Low (subset of the Very Low Income Objective)</i>	<i>82</i>
Very Low	164
Low	114
Moderate	125
Above Moderate	294
<b>Total</b>	<b>697</b>
<b>Rehabilitation</b>	
Extremely Low	5
Very Low	20
Low	15
Moderate	15
Above Moderate	0
<b>Total</b>	<b>55</b>
<b>Preservation/Conservation</b>	<b>230</b>

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# APPENDIX A:



## HOUSING PROFILE

### A: 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 2000 and 2010 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 2,076,274 as of January 2013. From 2000 to 2010, the County's population increased by 16 percent. Table AA-1 lists the populations of San Bernardino County and adjacent counties in Southern California.

<b>Table AA-1</b>			
<b>Regional Population Trends 2000-2013</b>			
<b>County</b>	<b>2000</b>	<b>2010</b>	<b>2013</b>
Imperial County	142,361	174,528	180,061
Los Angeles County	9,519,338	9,818,605	9,958,091
Orange County	2,846,289	3,010,232	3,081,804
Riverside County	1,545,387	2,189,641	2,255,059
San Bernardino County	1,709,434	2,035,210	2,076,274
San Diego County	2,813,833	3,095,313	825,111
Ventura County	753,197	823,318	835,436

*Source: U.S. Census 2000 SF1, 2010 DPI and DOF Table E-5, 2013*

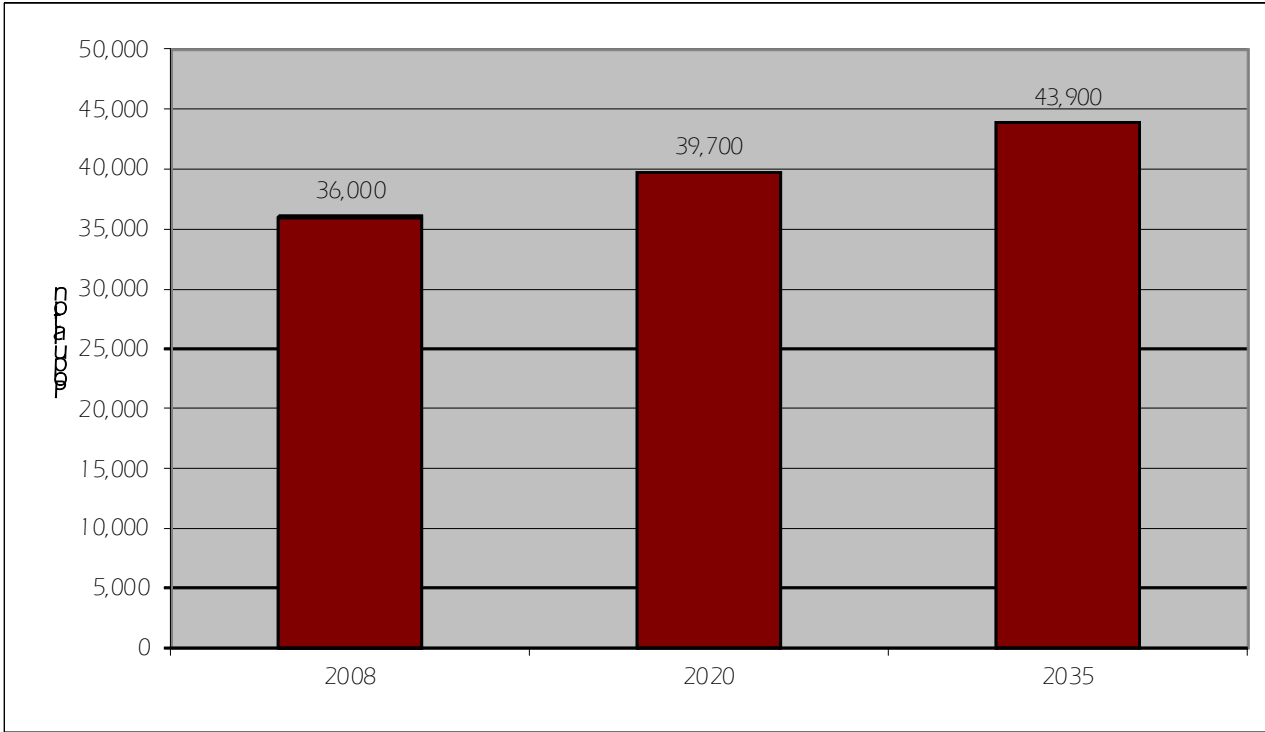
According to the U.S. Census, and the DOF, the City of Montclair experienced a 10.9 percent population increase between 2000 and 2010; and a 1.8 percent increase between 2010 and 2013. As shown in Figure AA1, SCAG forecasts a gradual population growth rate over the next 20 years with an estimated population of 43,900 in 2035. Table AA-2 compares the population growth rate of the City of Montclair and the County of San Bernardino from 2000 to 2013.

<b>Table AA-2</b>							
<b>Population Growth 2000-2013</b>							
<b>Jurisdiction</b>	<b>2000</b>	<b>2010</b>	<b>2013</b>	<b>2000-2010 Growth</b>		<b>2010-2013 Growth</b>	
				<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
City of Montclair	33,049	36,664	37,311	3,615	10.9%	647	1.8%
San Bernardino County	1,709,434	2,035,210	2,076,274	325,776	19.1%	41,064	2.0%

*Source: U.S. Census 2000 SF1 and 2010 DPI . and DOF Table E-5, 2013*



**Figure AA1  
City of Montclair  
Population Growth Forecasts 2008-2035**



Source: SCAG RTP/SCS Adopted Forecast, 2012

**b. Age Composition**

Between 2000 and 2010, the City of Montclair experienced age cohort growth in the percentage of the “school age”, “retirement” and “senior citizen”, while the percentages of the “preschool”, “young adult” and “prime working” populations decreased. The largest population cohort in the City remains the “prime working” (25-54 years) group.

<b>Table AA-3 Age Distribution 2000-2010</b>				
<b>Age Group</b>	<b>2000</b>		<b>2010</b>	
	<b>Number</b>	<b>% of Population<sup>1</sup></b>	<b>Number</b>	<b>Percent of Population<sup>1</sup></b>
Preschool (0-4 years)	2,835	8.6%	2,964	8.1%
School	8,047 <sup>3</sup>	24.3%	9,064 <sup>3</sup>	24.7%
Young Adult	3,472 <sup>3</sup>	10.5%	3,028 <sup>3</sup>	8.3%



<b>Table AA-3 Age Distribution 2000-2010</b>				
<b>Age Group</b>	<b>2000</b>		<b>2010</b>	
	<b>Number</b>	<b>% of Population<sup>1</sup></b>	<b>Number</b>	<b>Percent of Population<sup>1</sup></b>
Prime Working (25-54 years)	13,927	42.1%	15,274	41.7%
Retirement (55-64 years)	1,979	6.0%	3,251	8.9%
Senior Citizen (65+ years)	2,859	8.6%	3,083	8.4%
<b>Total</b>	<b>33,119<sup>2</sup></b>	<b>100%</b>	<b>36,664</b>	<b>100%</b>

Notes:

1 Percentages 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.

*Source: U.S. Census 2000 SF3 P8 and 2010 DP1*

**c. Race and Ethnicity**

The majority of Montclair residents are Hispanic/Latino, comprising 70.2 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, while residents of Hispanic origin increased. The third largest population in 2000 was Asian and Pacific Islander. Between 2000 and 2010, the Asian and Pacific Islander population increased to 9.1 percent of the City's population.

**Table AA-4  
Racial and Ethnic Distribution  
2000-2010**

Racial/Ethnic Group	2000		2010	
	Number	% of Population <sup>1</sup>	Number	% of Population
White	7,784	23.6%	5,293	14.4%
Black	1,986	6.0%	1,702	4.6%
American Indian & Alaskan Native	124	0.4%	93	0.3%
Asian or Pacific Islander	2,725	8.2%	3,335	9.1%
Hispanic	19,823	60.0%	25,744	70.2%
Other	37	0.1%	63	0.2%
Two or More Races	570	1.7%	434	1.2%
<b>Total</b>	<b>33,049</b>	<b>100%</b>	<b>36,664</b>	<b>100%</b>

Notes:

1 Percentages may not add up to 100% due to rounding

Source: U.S. Census 2000 SF1 P8 and 2010 DPI

## 2. EMPLOYMENT TRENDS

The largest employment sector in the City of Montclair in 2000 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 AA-5  
Employment by Industry<sup>1</sup>  
2007-2011 ACS**

Industry	City of Montclair		San Bernardino County	
	# of Employees	% <sup>2</sup>	# of Employees	% <sup>2</sup>
Agriculture, forestry, fishing and hunting, and mining	296	2.0%	6,484	0.8%
Construction	1,505	10.0%	65,485	8.0%
Manufacturing	1,849	12.2%	83,936	10.3%
Wholesale trade	824	5.5%	30,483	3.7%
Retail Trade	1,917	12.7%	104,025	12.8%
Transportation and warehousing, and utilities	1,431	9.5%	61,567	7.6%
Information	372	2.5%	13,887	1.7%
Finance, insurance, real estate, and rental and leasing	634	4.2%	45,084	5.5%
Professional, scientific, management, administrative, and waste management	1,151	7.6%	68,464	8.4%
Educational, health and social services	2,312	15.3%	178,599	21.9%
Arts, entertainment, recreation, accommodation and food services	1,395	9.2%	69,148	8.5%
Other services (except public administration)	916	6.1%	40,447	5.0%
Public administration	502	3.3%	47,493	5.8%
<b>Total</b>	<b>15,104</b>	<b>100%</b>	<b>815,102</b>	<b>100%</b>

Notes:

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

<sup>2</sup>Percentages may not add up to 100% due to rounding

Source: 2007-2011 ACS DP03

As shown in Table AA-6, the stores within Montclair Plaza employ the most people in the City with 2,235 employees as of July 2013.

**Table AA-6  
City of Montclair  
Major Employers**

<b>Employer</b>	<b>Number of Employees</b>
Montclair Plaza (all stores)	2,235
Ontario-Montclair School District	2,000
Chaffey Joint Union High School District	1,930
Montclair Hospital Medical Center	500
Target	230
Costco	200

*Source: City of Montclair, July 2013*

As shown in Table AA-7, the labor force in the City of Montclair increased from 13,900 in 2000 to an estimated 16,500 in 2008, and then declined to 16,200 as of 2012. The unemployment rate increased from 4.6 in 2000 to 13.6 in 2010 and has decreased since. According to the California Employment Development Department, the unemployment rate in the City for 2012 was 11.5 percent, lower than the County's unemployment rate of 12.0 percent.

**Table AA-7  
City of Montclair  
Labor Force Trends  
2000-2008**

<b>Year</b>	<b>Labor Force<sup>1</sup></b>	<b>Employed</b>	<b>Unemployed</b>	<b>Unemployment Rate</b>
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

Notes:

<sup>1</sup>"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), 2013*

### 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 or not 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 2010, the U.S. Census Bureau reported 9,523 households in the City of Montclair, an 8.2 percent increase from the number of households in 2000. In comparison, total households in San Bernardino County increased 15.7 percent between 2000 and 2010; and total households in California increased by 9.3 percent. The number of households in the City of Montclair is growing at a slower rate than the County and State according to 2000-2013 data. The DOF estimates 9,564 households in 2013 within the City of Montclair. Table AA-8 shows the growth in number of households.

<b>Table AA-8 Total Households 2000-2013</b>					
<b>Area</b>	<b>2000</b>	<b>2010</b>	<b>Percent Change 2000-2010</b>	<b>2013</b>	<b>Percent Change 2010-2013</b>
City of Montclair	8,799	9,523	8.2%	9,564	0.4%
San Bernardino County	528,594	611,618	15.7%	616,124	0.7%
California	11,502,870	12,577,498	9.3%	12,675,876	0.8%

Notes:

<sup>1</sup>Estimated data from DOF Table E-5, 2009

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

According to Table AA-9, the average number of persons per household in the City of Montclair was 3.6 in 2000. The DOF estimates that in 2013 persons per household increased to 3.86. In comparison, San Bernardino County had an average household size of 3.15 in 2000, lower than the City of Montclair. Estimates from 2013 show that the average number of person per household in the City continues to be higher than the County.

**Table AA-9**  
**Average Persons per Households**  
**2000-2009**

Jurisdiction	2000	2013 <sup>1</sup>
Montclair	3.60	3.86
San Bernardino County	3.15	3.31

Notes:

<sup>1</sup>Estimated data from DOF Table E-5, 2013

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

As shown in Table AA-10, households of three to four persons made up the largest segment of owner-occupied households based on the 2007-2011 ACS. Approximately 25 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 14.5 percent of total households.

**Table AA-10**  
**Household Size Distribution**  
**2007-2011 ACS**

Household Size	Total Households	% of Total Households	Renter Households	% of Total <sup>1</sup>	Owner Households	% of Total <sup>1</sup>
1 Person	1,189	12.8%	420	4.5%	769	8.2%
2 Persons	1,830	19.6%	653	7.0%	1,177	12.6%
3-4 Persons	3,686	39.5%	658	14.5%	2,333	25.0%
5+ Persons	2,617	28.1%	268	13.9%	1,320	14.2%
Total	9,322	100%	3,723	39.9%	5,599	60.1%

Notes:

<sup>1</sup>Percent of All Households in the City of Montclair

Source: 2007-2011 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 2013 median family income (MFI) for San Bernardino County is \$65,000.

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;

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- 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 AA-11 show the State-defined income ranges for each income category based on the 2013 HUD MFI for San Bernardino County.

<b>Table AA-11 Income Limits- 2013</b>		
<b>Affordability Category</b>	<b>Percent of County Median</b>	<b>Income Range (\$)</b>
Extremely Low-Income	≤30%	<\$19,500
Very Low-Income	31%-50%	\$19,501-\$32,500
Low-Income	51%-80%	\$32,501-\$52,000
Moderate-Income	81%-120%	\$52,001-\$78,000
Above Moderate-Income	>120%	>\$78,000

Notes:  
Based on HCD income categories  
Based on 2013 HUD MFI of \$65,000 for San Bernardino County

In 2011, the HUD median family income for San Bernardino County was \$62,500. Based on 2007-2011 ACS data shown in Table AA-12, 22.5 percent of owner-occupied households and 43.7 percent of renter-occupied households earned less than \$35,000 in 2011. These households were within the Very Low-Income and Extremely Low-Income categories. Approximately 40.5 percent of owner-occupied households and 60.6 percent of renter-occupied households were within the Extremely Low-, Very Low-, and Low-Income categories.



**Table AA-12**  
**Household Income by Tenure**  
**2011**

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Number	% <sup>1</sup>	Number	% <sup>1</sup>	Number	% <sup>1</sup>
Less than \$5,000	71	1.3%	68	1.8%	139	1.5%
\$5,000 to \$9,999	126	2.3%	187	5.0%	313	3.4%
\$10,000 to \$14,999	126	2.3%	369	9.9%	495	5.3%
\$15,000 to \$19,999	227	4.1%	334	9.0%	561	6.0%
\$20,000 to \$24,999	178	3.2%	204	5.5%	382	4.1%
\$25,000 to \$34,999	518	9.3%	465	12.5%	983	10.5%
\$35,000 to \$49,999	1,010	18.0%	630	16.9%	1,640	17.6%
\$50,000 to \$74,999	1,295	23.1%	765	20.5%	2,060	22.1%
\$75,000 to \$99,999	839	15.0%	443	11.9%	1,282	13.8%
\$100,000 to \$149,999	760	13.6%	214	5.7%	974	10.4%
\$150,000 or more	449	8.0%	44	1.2%	493	5.3%
<b>Total</b>	<b>5,599</b>	<b>100%</b>	<b>3,723</b>	<b>100%</b>	<b>9,322</b>	<b>100%</b>

Notes:

<sup>1</sup>Percentages may not equal 100% due to rounding.

Source: 2007-2011 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 2010 Census and the DOF, over one percent of San Bernardino County’s housing units fall within the City of Montclair’s city limits. As shown in Table AA-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 2013, the DOF estimated 9,954 housing units in the City.

**Table AA-13**  
**Number of Housing Units**  
**City of Montclair and San Bernardino County**  
**2000-2013**

Year	City of Montclair	San Bernardino County	City of Montclair as % of Total San Bernardino
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			County Units
2000	9,179	601,369	1.5%
2010	9,911	699,637	1.4%
2013 <sup>1</sup>	9,954	704,540	1.4%

Notes:

<sup>1</sup>Data from DOF

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

As shown in Table AA-14, as of 2011 the majority of renter-occupied units were two-bedroom units accounting for 55.2 percent of total renter-occupied housing units. The second largest renter-occupied units were three-bedroom units accounting for 28.3 percent of total renter-occupied housing units. Approximately 54.4 percent of owner-occupied units had three bedrooms and 25 percent had four bedrooms.

**Table AA-14**  
**Unit size by Tenure**  
**2007-2011 ACS**

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	% <sup>1</sup>	Units	% <sup>1</sup>	Units	% <sup>1</sup>
Studio/One Bedroom	227	4.0%	431	11.6%	658	7.1%
2 Bedrooms	824	14.7%	1,943	52.2%	2,767	29.7%
3 Bedrooms	3,044	54.4%	1,053	28.3%	4,097	43.9%
4 Bedrooms	1,397	25.0%	257	6.9%	1,654	17.7%
5 or More Bedrooms	107	1.9%	39	1.0%	146	1.6%
<b>Total</b>	<b>5,599</b>	<b>100%</b>	<b>3,723</b>	<b>100%</b>	<b>9,322</b>	<b>100%</b>

Notes:

<sup>1</sup>Percentages may not equal 100% due to rounding

Source: 2007-2011 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. Multi-family housing units were the second largest group with 2,381 units accounting for 26 percent of total housing units. As of 2013, the California Department of Finance 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, multi-family units, and mobile homes has increased. The number of single-family attached units has decreased.

**Table AA-15**  
**Housing Inventory by Unit Type**

2000-2011					
Housing Type	2000	% of Total	2013	% of Total	% Change 2000-2011
Single family, detached	5,264	57.3%	5,866	58.9%	11.4%
Single family, attached	771	8.4%	479	4.8%	-37.9%
Multi-family	2,381	26.0%	2,713	27.3%	13.9%
Mobile homes	740	8.1%	896	9.0%	21.1%
Other (Boats, RV, etc.)	23	0.25%	Not reported	–	–
<b>Total</b>	<b>9,179</b>	<b>100%</b>	<b>9,954</b>	<b>100%</b>	<b>8.4%</b>

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

As indicated in Table AA-16, the 2007-2011 ACS reports that the majority of owner-occupied housing units were single-family detached housing units accounting for 78.7 percent of the total owner-occupied units. Renter-occupied housing was mostly in multi-family housing units accounting for 60.7 percent of the total renter-occupied units.

Table AA-16 Unit Type by Tenure 2007-2011 ACS						
	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	%	Units	%	Units	%
Single family, detached	4,405	78.7%	1,189	31.9%	5,594	60.0%
Single family, attached	276	4.9%	106	2.8%	382	7.1%
Multi family (2-4 units)	98	1.8%	926	24.9%	1,024	11.0%
Multi family (5+ units)	197	3.5%	1,331	35.8%	1,528	16.4%
Mobile homes	614	11.0%	171	4.6%	785	8.4%
Other (Boats, RV, etc.)	9	0.2%	0	0.0%	9	0.0%
<b>Total</b>	<b>5,599</b>	<b>100%</b>	<b>3,723</b>	<b>100%</b>	<b>9,322</b>	<b>100%</b>

Notes:  
<sup>1</sup>Percentage may not equal 100% due to rounding  
 Source: 2007-2011 ACS B25032

**b. Tenure**

As of 2011, 60.1 percent of the City’s housing units were owner-occupied and 39.9 percent were renter-occupied. As shown in Table AA-17, the percentage of owner-occupied units in the City of Montclair was less than the County, but more than the State of California.

**Table AA-17  
Occupied Units by Tenure  
2007-2011 ACS**

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	Owner-Occupied		Renter-Occupied		Total	
	Number	%	Number	%	Number	%
City of Montclair	5,599	60.1%	3,723	39.9%	9,322	100%
San Bernardino County	384,624	64.2%	214,198	35.8%	598,822	100%
California	7,055,642	56.7%	5,377,530	43.3%	12,433,172	100%

Notes:

<sup>1</sup>Percentages may not equal to 100% due to rounding

Source: 2007-2011 ACS 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 over supply of housing units. A four to five percent vacancy rate is considered “healthy.” As shown in Table AA-18, in 2000 the vacancy rate in the City of Montclair was 4.1 percent. In 2013, the estimated vacancy rate in the City was 3.9 percent. The 2008-2012 ACS estimates the vacancy rate to be 2.2 percent for owner-occupied units and 7.5 for renter-occupied units.

**Table AA-18  
Occupancy Status  
2000-2013**

Occupancy Status	2000	Percent	2013 <sup>1</sup>	Percent
Occupied Housing Units	8,799	95.9%	9,564	96.1%
Vacant Housing Units	380	4.1%	390	3.9%
Total Housing Units	9,179	100%	9,954	100%

Notes:

<sup>1</sup>Data from DOF

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

### 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 AA-19 categorizes the City of Montclair’s housing units by year of construction. According to the U.S. Census Bureau, 72 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 AA-19  
Housing Stock by Year Built  
2007-2011 ACS**

Year Built	Units	Percent <sup>2</sup>
2005 or later	277	3.0%
2000 to 2004	235	2.5%
1990 to 1999	469	5.0%
1980 to 1989	1,626	17.4%
1970 to 1979	1,951	20.9%
1960 to 1969	1,847	19.8%
1950 to 1959	2,434	26.1%
1940 to 1949	336	3.6%
1939 or earlier	147	1.6%
<b>Total</b>	<b>9,322</b>	<b>100%</b>

Notes:

<sup>1</sup>Percentages may not equal to 100% due to rounding

Source: 2007-2011 ACS B25036

The ACS also provides data on housing tenure by age of housing stock. Of the owner-occupied units, 72.5 percent were built before 1980 and 38.9 percent were built before 1960. Of the renter-occupied units, 91.8 percent were built before 1980 and 20 percent were built before 1960. Table AA-20 provides a summary of tenure by age of housing stock.

**Table AA-20  
Tenure by Age of Housing Stock  
2007-2011 ACS**

Year Built	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	% <sup>1</sup>	Units	% <sup>1</sup>	Units	% <sup>1</sup>
2005 or later	220	3.9%	57	1.5%	277	3.0%
2000 to 2004	15	2.8%	81	2.2%	235	2.5%
1990 to 1999	298	5.3%	171	4.6%	469	5.0%
1980 to 1989	868	15.5%	758	20.4%	1,626	17.4%
1970 to 1979	813	14.5%	1,138	30.6%	1,951	20.9%
1960 to 1969	1,072	19.1%	775	20.8%	1,847	19.8%
1950 to 1959	1,959	35.0%	475	12.8%	2,434	26.1%
1940 to 1949	155	2.8%	181	4.9%	336	3.6%
1939 or earlier	60	1.1%	87	2.3%	147	1.6%
<b>Total</b>	<b>5,599</b>	<b>100%</b>	<b>3,723</b>	<b>100%</b>	<b>9,322</b>	<b>100%</b>

Notes:

<b>Table AA-20</b> <b>Tenure by Age of Housing Stock</b> <b>2007-2011 ACS</b>						
Year Built	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	% <sup>1</sup>	Units	% <sup>1</sup>	Units	% <sup>1</sup>
<sup>1</sup> Percentage may not equal 100% due to rounding Source: 2007-2011 ACS 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 AA-21, the 2007-2011 ACS identified that 51 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 2007-2011 ACS also reported 72 occupied units in the City of Montclair lacked complete kitchen facilities; of these units 51 were owner-occupied and 21 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. In 2013, the City’s Building Division and Code Enforcement Unit estimates there are approximately 240 substandard housing units throughout the City.

<b>Table AA-21</b> <b>Units Lacking Plumbing or Complete Kitchen Facilities</b>			
Units	Owner-Occupied	Renter-Occupied	Total
Lacking plumbing facilities	51	0	51
Lacking complete kitchen facilities	51	21	72

Source: 2007-2011 ACS B25053, B25049

**f. Rehabilitation Efforts**

The City of Montclair's Redevelopment Agency created the Housing Improvement Task Force in 1986 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**

As of 2011, the median market value for all owner-occupied units in the City of Montclair was \$283,000. As shown in Table AA-22, 13.5 percent of owner-occupied units were valued below \$100,000. The 2007-2011 ACS indicates that 12.9 percent of owner-occupied housing units were valued between \$100,000 and \$199,000; 28.7 percent were valued between \$200,000 and \$299,999; and 44.9 percent were valued at \$300,000 or more.

**Table AA-22**  
**Value of Owner-Occupied Housing Units**  
**2007-2011 ACS**

Price Range	Number of Units	Percent of Total <sup>1</sup>
\$49,999 or less	522	9.3%
\$50,000 to \$99,999	234	4.2%
\$100,000 to \$149,999	193	3.4%
\$150,000 to \$199,999	533	9.5%
\$200,000 to \$249,999	765	13.7%
\$250,000 to \$299,999	838	15.0%
\$300,000 to \$399,999	1,377	24.6%
\$400,000 to \$499,999	791	14.1%
\$500,000 to \$749,999	346	6.2%
\$750,000 or more	0	0.0%
<b>Total</b>	<b>5,599</b>	<b>100%</b>

Notes:

<sup>1</sup>Percentage may not equal to 100% due to rounding

Source: 2007-2011 ACS B25075

As shown in Table AA-23, the median sales price for new and a resale home in the City of Montclair was \$260,000 as of May 2013. This represents an 18.7 percent increase from the median sales price in May 2012. The median sales price in the City of Montclair is higher than the median sales price for the County as a whole.

**Table AA-23**  
**Median Sales Price**

Jurisdiction	May 2012	May 2013	% Change
<i>Montclair</i>	\$219,000	\$260,000	18.7%
Claremont	\$445,000	\$490,000	10.1%
Upland	\$336,500	\$405,000	20.3%
Ontario	\$194,000	\$245,000	26.3%
Chino	\$283,500	\$351,250	23.9%
San Bernardino County	\$159,000	\$205,000	28.9%

Source: dqnews.com, accessed July 9, 2013

**b. Rental Prices**

As shown in Table AA-24, the First Quarter 2013 Report by RealFacts, indicates the average monthly rent for a studio apartment in the City of Montclair was \$866. The report further indicates that average monthly rent for a one-bedroom was \$1,075; and a two-bedroom, one-bath unit was \$1,393.



**Table AA-24**  
**Average Monthly Rent by Unit Size**  
**2013**

Unit Size	Average Monthly Rent
Studio	\$866
1 bedroom, 1 bath	\$1,075
2 bedrooms, 1 bath	\$1,393
2 bedrooms, 2 baths	–
3 bedrooms, 2 baths	–
ALL	\$1,330

*Source: First Quarter 2013, RealFacts*

According to the 2007-2011 ACS, approximately 52 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 AA-25 shows the number of households by percentage of household income spent on rent in as of 2011.

**Table AA-25**  
**Gross Rent as a Percentage of Household Income**  
**2011**

Percent of Household Income	Number of Households	Percent of Households
Less than 10 percent	76	2.0%
10 to 14.9 percent	169	4.5%
15 to 19.9 percent	436	11.7%
20 to 24.9 percent	510	13.7%
25 to 29.9 percent	407	10.9%
30 to 34.9 percent	345	9.3%
35 to 39.9 percent	283	7.6%
40 to 49.9 percent	255	6.8%
50 percent or more	1,052	28.3%
Not computed	190	5.1%
Total	3,723	100%

Notes:

<sup>1</sup>Percentage may not equal 100% due to rounding

*Source: 2007-2011 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 AA-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 five percent interest rate with a 30-year fully amortized mortgage.

<b>Table AA-26</b>			
<b>Affordable Rent and Purchase Price by Income Category</b>			
<b>Income Category</b>	<b>Annual Income Range (\$)<sup>3</sup></b>	<b>Affordable Monthly Rent Payment<sup>1</sup></b>	<b>Estimated Affordable Purchase Price<sup>2</sup></b>
Extremely Low-Income	<\$19,500	<\$487	<\$90,600
Very Low-Income	\$19,501-\$32,500	\$487-\$812	\$90,600-\$151,400
Low-Income	\$32,501-\$52,000	\$813-\$1,300	\$151,401-\$242,000
Moderate-Income	\$52,001-\$78,000	\$1,301-\$1,950	\$242,001-\$363,000
Above Moderate-Income	>\$78,000	>\$1,950	>\$363,000

Notes:

<sup>1</sup>Affordable monthly rent payment is equal to 30% of a family's monthly income.

<sup>2</sup>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.

<sup>3</sup>Based on 2013 HUD Median Family Income for San Bernardino County (\$65,000)

**d. Rental Affordability**

In 2013, households within the Extremely Low- and Very Low-Income 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 2013 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. HOUSEHOLDS OVERPAYING FOR HOUSING AND OVERCROWDING**

**a. Overpaying**

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 2012, 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 in 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. 2014-2021 GROWTH NEEDS**

SCAG is responsible for allocating housing needs to each jurisdiction in its region. A local jurisdiction's "fair-share" of regional housing need is the number of additional housing units that are needed in order to accommodate the forecast growth in the number of households, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The housing allocation is divided into four income categories: Very Low, Low, Moderate, and Above Moderate. The allocation is further adjusted to avoid an over-construction of lower income households in any one jurisdiction. Based on the requirements of AB 2634, each jurisdiction must address the projected need of Extremely Low-Income households, defined as households earning less than 30 percent of the County MFI. The projected Extremely Low-Income need is assumed to be 50 percent of the Very Low-Income need.

Table AA-30 summarizes the Regional Housing Needs Allocation for the City of Montclair.

<b>Table AA-30</b> <b>Regional Housing Needs Allocation</b> <b>2014-2021</b>						
	<b>Extremely Low-Income<sup>1</sup></b>	<b>Very Low-Income</b>	<b>Low-Income</b>	<b>Moderate-Income</b>	<b>Above Moderate-Income</b>	<b>Total Construction Need</b>
Number of Units	82	164	114	125	294	697

Notes:  
<sup>1</sup>Regional share of Extremely Low-Income units assumed 50% of the Very Low-Income units.  
 Source: *Regional Housing Needs Assessment, SCAG 2012*

## 8. SPECIAL NEEDS POPULATION

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 2010 Census and the 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 2010 U.S. Census, 8.4 percent of Montclair residents were elderly (age 65 and over). As shown in Table AA-31, elderly households comprised 20.6 percent of owner-occupied households and 7.2 percent of renter-occupied households.

**Table AA-31  
Households by Tenure and Age  
2007-2011 ACS**

Householder Age	Owner-Occupied		Renter-Occupied		Total	
	Units	%	Units	%	Units	%
15-24 years	123	2.2%	134	3.6%	257	2.8%
25-34 years	678	12.1%	1,002	26.9%	1,680	18.0%
35-64 years	3,647	65.1%	2,319	62.3%	5,966	64.0%
65-74 years	700	12.5%	148	4.0%	848	9.1%
75 plus years	451	8.1%	120	3.2%	571	6.1%
<b>Total</b>	<b>5,599</b>	<b>100%</b>	<b>3,723</b>	<b>100%</b>	<b>9,322</b>	<b>100%</b>

*Source: 2007-2011 ACS B25007*

The median household income for households with a householder age 65 and older was \$39,034 as of 2011 based on the 2007-2011 ACS.

In 2011, the HUD median family income for San Bernardino County was \$62,500. Based on 2007-2011 ACS data shown in Table AA-33, 46.3 of households with an elderly householder earned less than \$35,000 in 2011. These households were within the Very Low-Income and Extremely Low-Income categories.

**Table AA-33  
Senior Citizen Household Income  
2007-2011 ACS**

Income	Householder Age 65+ years	
	Number	%
<\$25,000	450	31.7%
\$25,000- \$34,999	207	14.6%
\$35,000- \$49,999	260	18.3%
\$50,000- \$74,999	246	17.3%
\$75,000- \$99,999	82	5.8%
\$100,000- \$149,999	88	6.2%
\$150,000- \$199,999	78	5.5%
>\$200,000	8	0.6%
<b>Total</b>	<b>1,419</b>	<b>100%</b>

*Source: 2007-2011 ACS B19037*

As shown in Table AA-34, the 2009-2011 ACS reports that 33.3 percent of the elderly population in Montclair has a disability. Approximately 26.9 percent have an ambulatory difficulty, 12.3 percent have a self-care difficulty and 20.9 percent have independent living 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 AA-34  
Elderly with Disabilities Limiting Independent Living  
2009-2011 ACS**

<b>Disability Type</b>	<b># of People 65+</b>	<b>% of People 65+</b>
Hearing Difficulty	315	10.9%
Vision Difficulty	229	7.9%
Cognitive Difficulty	246	8.5%
Ambulatory Difficulty	779	26.9%
Self-Care Difficulty	357	12.3%
Independent Living Difficulty	605	20.9%

*Source: 2009-2011 ACS S1810*

Table AA-35 provides a summary of overpayment experienced by elderly households in the City of Montclair.

**Table AA-35  
Housing Problems- Elderly Households  
2010**

	<b>Renters</b>	<b>Owners</b>
<b>Elderly Households- Household Income ≤30%</b>		
% Cost Burden >30%	45	95
% Cost Burden >50%	35	45
<b>Elderly Households- Household Income 30% to 50% MFI</b>		
% Cost Burden >30%	74	80
% Cost Burden >50%	50	55
<b>Elderly Households- Household Income 50% to 80% MFI</b>		
% Cost Burden >30%	25	94
% Cost Burden >50%	0	39

*Source: 2006-2010 CHAS Data*

**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 2011, there were 2,617 households in the City of Montclair with at least five persons, accounting for 28.1 percent of the total households in the City. The large

households were generally evenly divided between renter-occupied and owner-occupied households.

**Table AA-36  
Large Households by Tenure  
2011**

Number of Persons in Unit	Owner-Occupied	Renter-Occupied	Total
Five	559	519	1,078
Six	382	510	892
Seven or More	379	268	647
<b>Total</b>	<b>1,320</b>	<b>1,297</b>	<b>2,617</b>
Percent of Total <sup>1</sup>	14.2%	13.9%	28.1%

Notes:  
<sup>1</sup>Total Households= 9,322  
 Source: American Community Survey 2007-2011, B11016.

According to the 2010 CHAS data, 26.5 percent of large renter-occupied households and 21.2 percent of large owner-occupied household experience overpayment. Table AA-37 provides a summary of housing problems experienced by large households in the City of Montclair.

**Table AA-37  
Overpayment- Large Households  
2010**

	Renters	Owners
Large Households- Household Income ≤30%	170	35
% Cost Burden >30%	0%	0%
% Cost Burden >50%	91.2%	71.4%
Large Households- Household Income 30% to ≤50% MFI	200	95
% Cost Burden >30%	45.0%	26.3%
% Cost Burden >50%	47.5%	57.9%
Large Households- Household Income >50% to ≤80% MFI	405	320
% Cost Burden >30%	42.0%	25.0%
% Cost Burden >50%	2.5%	37.5%
Large Households- Household Income >80%	450	845
% Cost Burden >30%	14.4%	20.1%
% Cost Burden >50%	0%	3.6%
<b>Total Large Households</b>	<b>1,225</b>	<b>1,295</b>
% Cost Burden >30%	26.5%	21.2%
% Cost Burden >50%	21.2%	17.8%

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, 15.1 percent of owner-occupied units are female-headed households and 23.3 percent of renter-occupied units are female-headed households.

<b>Table AA-38 Tenure in Female-Headed Households 2011</b>						
Household Type	Number of Owner-Occupied	% Of Total Owner-Occupied <sup>1</sup>	Number of Renter-Occupied	% of Total Renter-Occupied <sup>2</sup>	Total	% of Total Occupied Households <sup>3</sup>
Female householder, with no husband present, with own children under 18	257	4.6%	577	15.5%	834	8.9%
Female householder, with no husband, without own children	589	10.5%	290	7.8%	879	9.4%
<b>Total</b>	<b>846</b>	<b>15.1%</b>	<b>867</b>	<b>23.3%</b>	<b>1,713</b>	<b>18.4%</b>

Notes:

<sup>1</sup>Total Owner-Occupied Units= 5,599

<sup>2</sup>Total Renter-Occupied Units= 3,723

<sup>3</sup>Total Occupied Units= 9,322

Source: 2007-2011 American Community Survey B25115.

As shown in Table AA-39, in 2011, 38.6 percent of female-headed households were below the poverty level. Of those below the poverty level, all families had children under age 18.



**Table AA-39**  
**Poverty in Female-Headed Households**  
**2011**

Household Type	Number Below Poverty Level	% Total Below Poverty Level	Number Above Poverty Level	% Total Above Poverty Level
Female householder, no husband present, with own children under 18	461	38.6%	582	8.8%
Female household, no husband present, without own children	0	0.0%	670	10.1%
<b>Total</b>	<b>461</b>	<b>38.6%</b>	<b>1,252</b>	<b>18.9%</b>

*Notes:*

*Total Families Below Poverty Level = 1,194*

*Total Families Above Poverty Level = 6,628*

*Source: 2007-2011 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 AA-40 shows the number of City residents with “hearing”, “vision”, “cognitive”, “ambulatory”, and “self-care” disabilities over the age of 18. According to the 2009-2011 American Community Survey, 20 percent of individuals 18 years and older had at least one of these disabilities.

**Table AA-40  
Persons Reporting Disabilities**

Age Group	Hearing Difficulty	Vision Difficulty	Cognitive Difficulty	Ambulatory Difficulty	Self-Care Difficulty	Total	% of Age Group
18-34 yrs	0	0	188	273	124	585	6.0%
35-64 yrs	357	204	635	1056	460	2712	20.2%
65+ years	315	229	246	779	357	1926	66.5%
<b>Total 18+ yrs</b>	<b>672</b>	<b>433</b>	<b>1069</b>	<b>2108</b>	<b>941</b>	<b>5223</b>	<b>20.0%</b>

Notes:

<sup>1</sup>Total 18-34 years= 9,757

<sup>2</sup>Total 35-64 years= 13,412

<sup>3</sup>Total 65+ years= 2,897

<sup>4</sup>Total 18-65+ years= 26,066

Source: American Community Survey 2009-2011, 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 245 persons with developmental disabilities in Montclair.

**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 2013 Homeless Count and Subpopulation Survey. The 2013 count and survey reported 2,321 homeless persons in San Bernardino County at the time. In the City of Montclair, 15 homeless individuals were counted at the time of the survey.

**f. Farm Workers**

Farm workers are defined as persons whose primary incomes are earned through seasonal agricultural work. According to the 2007-2011 ACS, two 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.

**9. 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, 1,020 or 11 percent of Montclair households are Extremely Low-Income. Table AA-42 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, multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units and workforce housing.

**Table AA-42**  
**Housing Problems by Income and Tenure**

	<b>Renters</b>	<b>Owners</b>	<b>Total</b>
<b>Household Income ≤ 30% MFI</b>	<b>665</b>	<b>355</b>	<b>1,020</b>
% with any Housing Problem <sup>1</sup>	79.7%	78.9%	79.4%
% Cost Burden <sup>2</sup> > 30%	8.3%	16.9%	11.3%
% Cost Burden <sup>2</sup> > 50%	47.4%	52.1%	49.0%
<b>Household Income 30% to ≤ 50% MFI</b>	<b>715</b>	<b>570</b>	<b>1,285</b>
% with any Housing Problem <sup>1</sup>	92.3%	59.6%	77.8%
% Cost Burden <sup>2</sup> > 30%	63.6%	50.0%	57.6%
<b>Household Income &gt;50% to ≤ 80% MFI</b>	<b>800</b>	<b>1,105</b>	<b>1,905</b>
% with any Housing Problem <sup>1</sup>	65.0%	56.6%	60.1%
% Cost Burden <sup>2</sup> > 30%	17.5%	41.6%	31.5%

Notes:  
<sup>1</sup>“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.  
<sup>2</sup>Percentage of household income spent on housing cost  
*Source: 2006-2010 HUD CHAS data*

# APPENDIX B:



## RESOURCES AND CONSTRAINTS

### A: 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.

#### 1. LAND USE CONTROLS

##### a. 1999 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 the city, among other things. The General Plan is the foundation for all land use controls. The Land Use Element of the Montclair General Plan 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 1999 General Plan includes four residential land designations and one Planned Development designation. Table AB-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 AB-1  
1999 General Plan Designations  
Residential and Planned Development**

<b>Designation</b>	<b>Description</b>	<b>Acreage (within City limits)</b>	<b>Density Range</b>
Residential- Very Low Density	Semi-rural single family homes on large (minimum half-acre) lots	87	0-2 du/ac
Residential- Low Density	Conventional single family homes and small-lot, detached single family homes	1,058	3-7 du/ac
Residential- Medium Density	Attached 2 or multi-family dwellings	205	8-14 du/ac
Senior Housing	Congregated housing with centralized dining facility or self-contained apartment units with own kitchens. Typically have established minimum age restrictions.	11	-
Planned Development	Mix of land uses that may include commercial, office and residential, consistent with the overall General Plan and/or Specific Plan	185	-

*Source: 1999 Montclair General Plan*

When the General Plan and EIR were prepared in 1998, there were approximately 11,331 dwelling units in the City. The build-out analysis identified a maximum potential of 379 additional units that could be built. In total, 11,710 dwelling units were anticipated within the City limits at build-out (2015). As of January 2013, the DOF estimates 9,954 housing units in Montclair, leaving a potential for 1,756 units to be added to the City's housing stock.

**b. Zoning Code**

The City's Zoning Code establishes specific allowable uses, development standards and limitations. 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.

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.

In cases where alternative development standards and a mix of uses are intended that could not be achieved through conventional zoning standards, the City can utilize Planned Residential Developments or Specific Plans. There are currently two Specific Plans adopted by the City that provide for residential development: the Holt Boulevard Specific Plan and the North Montclair Downtown Specific Plan. The zoning districts in the Holt Boulevard Specific Plan are consistent with the zoning districts outlined in the Municipal Code. The North Montclair Downtown Specific Plan establishes three zoning districts:

- TC - Town Center
- CR - Corridor Residential
- NR - Neighborhood Residential

Table AB-2 summarizes the City's zoning districts and the permitted residential uses therein.

## Housing Element

**Table AB-2  
Permitted Uses**

Land Use	A and R-1	R-2	R-3 <sup>1</sup>	TC <sup>2</sup>	CR <sup>2</sup>	NR <sup>2</sup>
Single-Family Dwellings	P	P	CUP	–	P	P
Duplexes	–	P	CUP	See below	See below	See below
Planned Residential Development	CUP	–	P	N/A	N/A	N/A
Apartments	–	–	P	See below	See below	See below
Mobile Home Parks	–	–	P	N/A	N/A	N/A
Senior Citizen Housing	–	–	CUP <sup>4</sup>	N/A	N/A	N/A
Convalescent Centers, Residential Care Facilities	–	–	CUP	See below	See below	See below
Multi-family-Bungalow Court	N/A	N/A	N/A	–	–	P
Multi-family-Courtyard Housing	N/A	N/A	N/A	–	P	P
Multi-family-Duplex, Triplex, Quadplex	N/A	N/A	N/A	–	–	P
Multi-family-Mansion Apartment	N/A	N/A	N/A	–	P	P
Multi-family-Rowhouse	N/A	N/A	N/A	–	P	P
Multi-family-Sideyard Housing	N/A	N/A	N/A	–	P	P
Multi-family-Stacked Dwellings	N/A	N/A	N/A	P <sup>3</sup>	P <sup>3</sup>	–
Live/Work Unit	N/A	N/A	N/A	P	CUP	–
Residential Care, 6 or	N/A	N/A	N/A	–	P	P

**Table AB-2  
Permitted Uses**

Land Use	A and R-1	R-2	R-3 <sup>1</sup>	TC <sup>2</sup>	CR <sup>2</sup>	NR <sup>2</sup>
fewer people						
Residential Care, 7 or more people	N/A	N/A	N/A	–	CUP	CUP
Second Unit or Carriage House	P	N/A	N/A	–	P	P

Notes:

1 Developments which are 3 gross acres or more and developments which are two or more stories in height require a conditional use permit.

2 North Montclair Downtown Specific Plan

3 Allowed only on a second or upper floor as part of a vertical mixed use project or above another housing type that has ground floor access to each unit.

4 Pending Ordinance No. 13-935 proposes to remove the CUP requirement for Senior Citizen Housing in the R-3 zone.

P=Permitted Use

CUP= Conditional Use Permit required

– = Use Not Permitted

N/A= Not addressed

*Source: Montclair Municipal Code, North Montclair Downtown Specific Plan*

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 currently requires 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 requires 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 these developments. Pending Ordinance No. 13-935 would eliminate the CUP requirement for multifamily development and senior housing in the R-3 zone.

Table AB-3 summarizes the development standards and requirements of each residential zone. To further increase opportunities for the development of housing and address any potential constraints, this Housing Element update establishes a policy program that addresses increasing the maximum permitted density in the R-3 zone. Pending Ordinance No. 13-935 proposes to increase the maximum density in the R-3 zone.



Housing Element

**Table AB-3  
Residential Zone Development Standards and Requirements**

Zoning District	Maximum Building Height	Minimum Lot Area per Dwelling Unit/Maximum Density	Maximum Lot Coverage	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Minimum Outdoor Living Space/ 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. <sup>1</sup>	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. <sup>1</sup>	Same as R-1	1-story building -10 ft.; 2-story building -15 ft.	800 sq. ft. per dwelling unit
R-3	35 ft. <sup>2</sup>	Maximum density of 14 du/ac <sup>3</sup>	N/A	1 <sup>st</sup> floor - 25 ft. 2 <sup>nd</sup> floor and above - 35 ft. <sup>4</sup>	Interior side, 1 <sup>st</sup> floor -10 ft. Interior side, 2 <sup>nd</sup> floor -15 ft.  Corner side, 1-story building - 20 ft. average Corner side, 2-story building, 35 ft.	1 <sup>st</sup> floor -10 ft. 2 <sup>nd</sup> floor -15 ft.	Outdoor open space: at least 40% of net acreage; Private Open Space: 150 sq. ft. per unit (units on the first floor) or 100 sq. ft. per unit (for units above the ground floor)

**Table AB-3  
Residential Zone Development Standards and Requirements**

Zoning District	Maximum Building Height	Minimum Lot Area per Dwelling Unit/Maximum Density	Maximum Lot Coverage	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Minimum Outdoor Living Space/ Open Space
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
TC	3 stories or 38 ft.; 5 stories or 55 ft. if setback 15 ft. from street frontages	40-60 du/ac	N/A	0 ft. min. – 5 ft. max. (for 85% of lot frontage)	Side street setback - 0 ft. min. – 5 ft. max. (for 85% of lot frontage); Interior Side - 0 ft. min. to 10 ft. max.	0 ft. min.	Based on architectural type.
CR	3 stories or 38 ft.; 4 stories or 45 ft. if set back 20 ft. from street frontages	30-50 du/ac	N/A	5 ft. min. - 15 ft. max. (for 70% of lot frontage)	Side street setback - 5 ft. min. – 15 ft. max. (for 70% of lot frontage); Interior Side- 8 ft. min.	5 ft. min.	Based on architectural type.
NR	2 stories or 28 ft.; 3 stories or 35 ft. if set back 25 ft. from street frontages	20-30 du/ac (courtyard housing); 10-20 du/ac (other)	N/A	7 ft. min.- 10 ft. max. (for 60% of lot frontage)	Side street setback - 7 ft. min. – 10 ft. max. (for 60% of lot frontage); Interior Side - 5 ft. min.	5 ft. min.	Based on architectural type.

**Table AB-3  
Residential Zone Development Standards and Requirements**

Zoning District	Maximum Building Height	Minimum Lot Area per Dwelling Unit/Maximum Density	Maximum Lot Coverage	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Minimum Outdoor Living Space/ Open Space
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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. Building height may be increased with a conditional use permit.
3. The Planning Commission may establish a different maximum dwelling unit per dwelling unit density to any R-3 Zone by establishing a suffix to the R-3 designation indicating the maximum unit (i.e. 11U, 9U, etc.). The criteria for determining maximum dwelling unit density shall be as follows:
  - If 51 percent or more of the proposed property perimeter is adjacent to or across from M-1, M-2, C-3, C-2, R-3 Zones or a freeway or public open space or a combination thereof, the density shall be no greater than 11 dwelling units per net acre;
  - If 51 percent or more of the proposed property perimeter is adjacent to or across from C-1, R-2, R-1, A-P Zones or a combination thereof, the density shall be no greater than nine dwelling units per net acre;
  - If 51 percent or more of the proposed property perimeter is adjacent to or across from an R-1 zone, the density shall be no greater than seven dwelling units per net acre.
4. 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.
5. Building may be two stories and not exceed 35 feet subject to Precise Plan of Design Approval. A minimum of 20% of the units within a subdivision shall be single story.

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

<b>Table AB-4 Minimum Dwelling Unit Size</b>	
<b>Zoning District</b>	<b>Minimum Dwelling Unit Area</b>
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	1 bedroom: 950 sq. ft. 2 bedrooms: 1,200 sq. ft. 3 bedrooms: 1,400 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.

**c. Parking Requirements**

Table AB-5 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 only one space 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

## Housing Element

its current parking requirements to be a constraint to development. However, to further increase opportunities for the development of housing and address any potential constraints, this Housing Element update establishes a policy program that reviews the existing parking requirements.

<b>Table AB-5 Residential Parking Requirements</b>	
<b>Unit Type</b>	<b>Required Parking Spaces (Off Street)</b>
Single Family	2 parking spaces in an enclosed, private garage
Duplex and Multifamily	<p style="text-align: center;">1-bedroom dwelling unit: 1 ¼ spaces 2-bedroom dwelling unit: 1 ½ spaces 3 or more bedrooms: 2 spaces</p> <p style="text-align: center;">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.</p>
Multifamily in R-3	<p style="text-align: center;">2 parking spaces within a fully enclosed garage per unit. If the garage is not adjacent to the unit served, it shall be located within 150 feet of the dwelling unit it is designed to serve.</p> <p style="text-align: center;">Plus</p> <p style="text-align: center;">1 guest parking space for each 3 dwelling units</p>
Mobile Home Parks	2 per unit (1 covered, can be tandem) plus 1 guest space per every 4 mobile home sites
Planned Residential Development	<p style="text-align: center;">2 parking spaces within a fully enclosed garage per unit. If the garage is not adjacent to the unit served, it shall be located within 150 feet of the dwelling unit it is designed to serve.</p> <p style="text-align: center;">Plus</p> <p style="text-align: center;">1 guest parking space for each 3 dwelling units</p>
North Montclair Downtown Specific Plan Residential Uses	1 space per unit

*Source: Montclair Municipal Code, North Montclair Downtown Specific Plan*

## **2. SENIOR CITIZEN HOUSING**

Senior Citizen Housing is permitted subject to a conditional use permit in the R-3 zone. However, the Municipal Code does not define “senior citizen housing.” Specific development standards are not provided for the use. Pending Ordinance No. 13-935 proposes to remove the CUP requirement for Senior Citizen Housing in the R-3 zone.

## **3. EMERGENCY SHELTERS, TRANSITIONAL AND SUPPORTIVE HOUSING AND SINGLE ROOM OCCUPANCY UNITS**

### **a. Emergency Shelters**

In 2013, the San Bernardino County Homeless Census and Survey estimated there were 15 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.

The Municipal Code does not define nor address allowable locations or standards for emergency or homeless shelters. Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are required to identify a zone or zones where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone(s) must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. For the purposes of SB 2, State law defines an emergency shelter as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.

Cities may apply written and objective standards to emergency shelters that include all of the following:

- maximum number of beds;
- off-street parking based upon demonstrated need;
- size and location of on-site waiting and intake areas;
- provision of on-site management;

- proximity to other shelters;
- length of stay;
- lighting; and
- security during hours when the shelter is open.

Pursuant to SB 2, the City of Montclair has 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. The City has included a program in this Housing Element update to modify 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 AB-6**  
**Development Standards in Business Park (BP) Land Use District, Holt Boulevard Specific Plan**

Minimum Parcel Size (in acres)	1 acre
Building Height Limit (in feet)	28 feet (2 stories)
Maximum Lot Coverage	45%

**Table AB-6**  
**Development Standards in Business Park (BP) Land Use District, Holt Boulevard Specific Plan**

Minimum Front Setback	35 feet
Interior Side Property Line	10 feet
Rear Property Line	0 feet

*Source: Montclair Municipal Code, Holt Boulevard Specific Plan*

**b. 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.

**c. 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.

SRO units are not defined or included in the City's Municipal Code. To comply with the provisions of AB 2634, the City shall include a program in this Housing



Element to encourage and facilitate development of SRO housing by establishing zoning for the use in the Municipal Code.

### 4. SECOND DWELLING UNITS

Second dwelling units provide additional housing opportunities for persons of all ages and economic levels, while maintaining compatibility with surrounding neighborhoods.

The City of Montclair currently permits second dwelling units in the R-1, R-2 and R-3 zoning districts, provided certain requirements are met.

Requirements for second dwelling units include:

- A second 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 second dwelling unit shall be constructed on a permanent foundation.
- A maximum of one second dwelling unit shall be allowed per property. The second dwelling unit may be attached to the existing primary dwelling unit or detached from the existing primary dwelling on the same lot.
- A detached second 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. Second dwelling units over attached garages may be allowed when the garage is at the rear of the main residence.
- A second dwelling unit shall not contain more than two bedrooms.
- The floor area of a second 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 a second dwelling unit shall conform to all required development standards of the zoning district in which the lot is located.
- The second 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 second 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 second dwelling unit.

- Garage conversions for second dwelling units shall not be permitted, unless replacement covered parking is, or can be, provided on-site meeting all applicable current code requirements.

## 5. 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.

### a. 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 currently does not have a formal reasonable accommodation process. This Housing Element will include a program to establish written reasonable accommodation procedures for housing for persons with disabilities.

### b. 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 development standards or standard conditions for them. As a result, the City will include a program in this Housing Element to define and address these uses, as well as other housing types for persons with disabilities, in accordance with State law.

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.

## 6. 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.

### a. Building Codes

The City has adopted by reference the 2013 California Building Code, the 2013 California Residential Code, the 2013 California Electrical Code, the 2013 California Mechanical Code, the 2013 California Plumbing Code, and the 2013 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.

**b. 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.

**c. 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.

**7. ON- AND OFF-SITE IMPROVEMENTS**

When subdividing land, the City requires the subdivider 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 subdivider 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;
- Street lights, 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-inch-box trees shall be planted per 100 linear feet of street frontage.

## 8. 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 AB-7 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 multi-family unit is \$4,232. RealFacts reports that the average multi-family unit size in Montclair is 955 square feet. The development cost including construction and land costs is approximately \$200 per square foot (see Appendix C, Table AC-9). The total development cost for a typical multi-family unit in Montclair is \$191,000. The fees are approximately 2.2 percent of the total development cost.

**Table AB-7  
Development Fee Summary**

Description	Fee/Deposit
<b>Development Review Fees</b>	
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 - Staff	\$500 deposit+ actual cost
CC&R Review – City Attorney	Actual City Attorney Cost
Development Agreements	\$4,000 deposit + actual cost + staff time
Environmental Review	Environmental Impact Report - \$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

**Table AB-7  
Development Fee Summary**

Description	Fee/Deposit
	Single Family Residence or 2 <sup>nd</sup> 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 - \$2,000 deposit + actual cost
Specific Plan	\$5,450
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	
Building Permits	Based on the adopted development fee schedule (City Council Resolution No. 13-2994). The fee is derived from a cost analysis study determining actual cost to the City for inspection. The analysis is updated annually.  The valuation of new construction for a 2,300 square-foot single-family residence in the City is \$253,667. This typical unit would have a total building permit fee of \$3,698.82.
School Fees	
Ontario-Montclair School District	\$4.86 / sq. ft.
Chaffey Joint Union High School District	\$0.99/ sq. ft.

*Source: City of Montclair, Development Review Fees, November 15, 2013.*

## 9. 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
- Code Enforcement
- Fire
- Police
- Environmental

The duties and responsibilities of the Development Review Committee shall be to review preliminary development proposals, provide applicant with technical advice and serve as technical advisor to the Planning 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;
- 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 AB-8 outlines the typical processing timelines for various residential developments

<b>Table AB-8 Typical Processing Timeframes for Residential Projects</b>			
	<b>Single-Family</b>	<b>Subdivision</b>	<b>Multi-Family</b>
Review Process	Environmental Review (Exempt)	Environmental Review (Initial Study)	Environmental Review (Initial Study)
	Site Plan Review	Tentative Map	Tentative Map (if condominium)
		Final Map	Final Map (if condominium)
	Design Review	Site Plan 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

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.

**Table AB-9  
Additional Development Processing Timeframes**

Application Type	Typical Processing Timeframes
<b>Conditional Use Permit</b>	
Pre-submittal Review	
Development Review Committee (DRC)	10 days
<b>Formal Submittal</b>	
Review for Application Completeness	30 days
Environmental Review (ER)	None- if Exempt 10 days for Initial Study (IS)
Public Hearing Notice	10 days 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)
<b>Total Time Required</b>	<b>50 days / 60 days with ER</b>
<b>General Plan Amendment and Zone Change</b>	
Pre-submittal Review	
Development Review Committee (DRC)	10 days
<b>Formal Submittal</b>	
Review for Application Completeness	30 days
Environmental Review (ER)	10 days for Initial Study (IS)
Public Hearing Notice	20 days for IS
Staff Report and Resolution Preparation	Included (no additional time)

<b>Table AB-9 Additional Development Processing Timeframes</b>	
<b>Application Type</b>	<b>Typical Processing Timeframes</b>
Planning Commission Hearing	Included (no additional time)
City Council (Set-for-Hearing and Public Hearing)	60 days
<b>Total Time Required</b>	<b>130 days with ER</b>

*Source: City of Montclair*

## 10. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

### a. Environmental Constraints

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

#### 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.

#### 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.

### 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.

### 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. The City contracts with the County of San Bernardino for weed abatement services. 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.

### 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.

## **b. Infrastructure Constraints**

### Water

Domestic water is provided the Monte Vista Water District (MVWD). MVWD acquires the majority of its water supply from the Chino Groundwater Basin. MVWD relies on approximately 75 percent of its water supply from groundwater and other local supplies and 25 percent from imported water.. The MVWD's Urban Water Master Plan aids in planning and financing of future service facilities.

Currently, based upon available master plan data, water is available to all parts of Montclair through the entire planning period, including the unaccommodated need from the previous planning period. The City is located in an urbanized area and is generally built out. Additional housing units will be accommodated through redevelopment or infill development.

### **Sewer**

Within Montclair, the sewer main line facilities are owned and maintained by the City. The Inland Empire Utilities Agency (IEUA) provides sewage treatment and disposal within the Chino Basin, including the City of Montclair. IEUA's Westside Interceptor collects all of the reclaimable wastewater generated within the City. Sewage from Montclair is treated at two different locations by IEUA - the Carbon Canyon Wastewater Reclamation Facility in Chino and Regional Plant No. 1 in South Ontario.

Similar to water infrastructure, the main sewer infrastructure is available throughout the City and within the City's Sphere of Influence. New development is assessed a fee by IEUA (and collected by the City) to pay for additional wastewater treatment capacity, ensuring adequate treatment capacity to meet the City's RHNA allocation for the 2014-2021 planning period.

## **B: GOVERNMENTAL RESOURCES**

### **1. 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. To qualify, a project must agree to construct one of the following:

- At least 20 percent of the total units of the housing development as restricted dwelling units as restricted and affordable to low-income households;
- At least 10 percent of the total units of the housing development as restricted dwelling units as restricted and affordable to very low-income households; or
- At least 50 percent of the total units of the housing development as restricted dwelling units as restricted to qualifying (senior) residents.

The density bonus provided is as follows:

- In determining the minimum number of density bonus dwelling units to be granted, the maximum residential density for the site shall be multiplied by 0.25. Any resulting decimal fraction shall be rounded to the next larger integer.  
In cases where a density increase of less than 25 percent is requested, no reduction will be allowed in the number of income restricted dwelling units required.
- In cases where a density increase of more than 25 percent is requested, the requested density increase is an additional density bonus and shall be considered an additional incentive. The City Council may at its discretion grant an additional density bonus if a written finding is made by the City Council that the additional density bonus is required in order for allowable housing expenses to be set as affordable. The City in granting an additional density bonus may require some portion of the additional density bonus to be designated as restricted dwelling units.

In addition to the density bonus, the City must grant at least one additional incentive. Additional incentives or equivalent financial incentives may include, but are not limited to, the following:

- A reduction in site development standards or a modification of zoning code requirements or architectural design requirements which exceed the minimum building standards approved by the State Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicle parking spaces;
- Approval of mixed use zoning in conjunction with the housing development if mixed use zoning will reduce the cost of developing the housing;
- Other regulatory incentives or concessions proposed by the developer or the City which result in identifiable cost reductions;
- Partial or additional density bonus;
- A change of zoning designation that increases the permitted density or allows residential uses; and
- Direct financial aid, including, but not limited to, the City's provision of money from its Housing Trust Fund, the Agency's provision of Low and Moderate Income Housing Funds, Community Development Block Grant funding, or subsidizing infrastructure, land cost or construction costs or other incentives of equivalent financial value based upon the land costs per dwelling unit.

For new condominium projects in which at least 20 percent of the units are restricted to Moderate Income households, the City shall grant a density bonus of at least 10 percent. In cases where a density increase of more than 10 percent is requested, the requested density increase is an additional density bonus and shall be considered an additional incentive. The City Council may, at its discretion, grant an additional density bonus if a written finding is made by the City Council that the additional density bonus is required in order for allowable housing expenses to be set as affordable. The City, in granting an additional density bonus, may require some portion of the additional density bonus to be designated as restricted dwelling units.

For condominium conversions, a density bonus of 25 percent is granted if:

- At least 33 percent of the units are restricted and affordable to lower-income or moderate-income households; or
- At least 15 percent of the units are restricted and affordable to lower-income households.

If a qualifying project also includes a child care facility, the City shall grant either of the following:

- An additional density bonus that is in the amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility;
- Additional incentive(s) or equivalent financial incentive(s) that contributes significantly to the economic feasibility of the construction of the child care facility.

The City has included in this Housing Element a program to amend its Density Bonus Ordinance to be consistent with SB 1818. The proposed changes include:

- Providing a density bonus for housing development that will contain at least any one of the following:
  - Five percent of the total units of a housing development are affordable to very low income households.
  - Ten percent of the total units of a housing development are affordable to lower income households.
  - Ten percent of the total units in a common interest development for moderate income households where all of the units in the housing development, including the moderate income units, are available for sale to the public.
  - Senior citizen housing development.



Or for

- Donations of land, provided the parcel is large enough to accommodate at least ten percent of the market rate units at densities suitable for housing affordable to very low income households.
- Condominium conversions with units affordable to moderate income households or lower income households.
- Providing an additional density bonus for child care facilities located on the premises of, as part of, or adjacent to, the housing development that either qualifies as a senior citizen housing development or includes enough affordable units to be eligible for a density bonus.
- Providing a density bonus on a sliding scale consistent with SB 1818.
- Providing regulatory concessions (concessions and incentives, waivers and reductions, and reduced parking standards) consistent with SB 1818.

## 2. 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 for with the Montclair Housing Corporation for the management of the 98 affordable units.

### **3. 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.

#### **a. 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.

**b. 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.

**4. 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 2012-2014 Fiscal Years, Montclair received \$75,000 in CDBG funds for code enforcement in target areas.

CDBG funds can be used for the following activities:

- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Economic Development
- Homeless Assistance
- Public Services
- Public Improvements
- Rent Subsidies

HOME funds can be used for the following activities:

- New Construction
- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Rental Assistance

## C: NON-GOVERNMENTAL CONSTRAINTS AND RESOURCES

### 1. VACANT AND UNDERUTILIZED LAND

A complete analysis of vacant and underutilized land resources for housing is provided in Appendix C.

### 2. LAND PRICES

The cost of land directly influences the cost of housing. 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 of land increases. In terms of development, land prices have a positive correlation with the number of units permitted on each lot. There are very few vacant parcels in the City, especially parcels zoned for residential use. Based on MLS listings for vacant land in October 2013, land prices are approximately \$9 per square foot.

### 3. CONSTRUCTION COSTS

Construction costs can be strongly influenced by a variety of factors and have a direct correlation with the cost of housing. Construction costs are primarily determined by the cost of materials and labor. The cost of construction depends on the type of unit being built. Table AB-10 provides a summary of estimated construction costs for residential construction in Southern California.

<b>Table AB-10 Construction Cost Estimates</b>	
<b>Development Type</b>	<b>Cost per Square Foot</b>
Single-Family Residential	\$100-\$125
Townhomes/Condominiums	\$150-\$180
Multi-family (1-3 stories)	\$145
Multi-family (4-7 stories)	\$164

*Source: RBF and RSMeans Online, 2013*

#### 4. FINANCING

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rate rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

As shown in Table AB-11 the number of loan application increases as income increases. The percentage of persons denied for a home loan in the San Bernardino-Ontario Metropolitan Division is highest for the Very Low-Income (less than 50 percent of the MFI) category with over 21 percent.

<b>Table AB-11</b> <b>Mortgage Lending Rates - 2011</b> <b>Riverside-San Bernardino-Ontario Metropolitan Division</b>				
<b>Income Group</b>	<b>Total Applications</b>	<b>Loans Originated</b>	<b>Applications Denied</b>	<b>Percentage Denied</b>
≤50% MFI	2,105	1,169	453	21.5%
50-79% MFI	4,314	2,730	662	15.3%
80-99% MFI	3,220	2,078	467	14.5%
100-119% MFI	2,384	1,548	325	13.6%
≥120% MFI	13,253	9,105	1,591	12.0%
<b>Total</b>	<b>29,379</b>	<b>18,990</b>	<b>4,265</b>	<b>14.5%</b>

*Source: Federal Financial Institution Examination Council, Home Mortgage Disclosure Act Data, 2011*

#### 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<sup>®</sup> 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<sup>®</sup> 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 multi-family home construction. This program and other similar programs have been applied to numerous single-family and multi-family residential projects throughout California and nationwide.

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

- Provide information regarding 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 developments that are 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.



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# APPENDIX C:



## RESIDENTIAL LAND RESOURCES

### A: ADEQUATE SITES ANALYSIS

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 State-wide 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.

The current RHNA prepared by SCAG projects housing needs for the Planning Period from January 1, 2014 to October 1, 2021. The RHNA identifies the City of Montclair's share of the region's housing needs as 697 new housing units. This share is the projected need for new housing units used in this analysis. The analysis of adequate sites represents planning goals, not a goal for actual production of housing within the Planning Period.

The North Montclair Downtown Specific Plan, which was adopted on May 15, 2006, provides zoning to accommodate the City's 2014-2021 RHNA need. Within the North Montclair Downtown Specific Plan area, the TC zone allows for densities up to 60 du/ac (net) and the CR zone allows for densities from 30 to 50 du/ac, above the "default" density standard of 30 du/ac established by AB 2348 and accepted by HCD as appropriate for accommodating the lower-income housing need. There are vacant and underutilized sites within these zones. Refer to Sections 2 and 3 below for discussion of capacity.

### 1. CURRENT PROJECTS

The City has a number of "projects-in-the-pipeline." These projects are entitled or otherwise approved, but are not yet completed. Detailed information on these projects can be found in Appendix C1. Table AC-1 summarizes these projects by income category. There is a total of 510 units "in-the-pipeline." Exhibit AC-1 shows the locations of these projects.

**Table AC-1  
Projects-in-the-Pipeline**

Affordability Level	Number of Dwelling Units
Extremely-Low Income	0
Very-Low Income	18
Low Income	
Moderate Income	492
Above-Moderate Income	
<b>Total</b>	<b>510</b>

*Source: City of Montclair*

## 2. VACANT LAND

Within the City, there is a limited amount of vacant land that permits residential development. Information on these vacant residential parcels is provided in Appendix C2. Exhibit AC-2 shows the locations of these parcels. The vacant land has a total capacity of 686 residential units. Of these units, 489 units can be accommodated on vacant land in the North Montclair Downtown Specific Plan Town Center (TC) and Corridor Residential (CR) Zones. Many of the lots are adjacent to one another and can be consolidated to provide opportunities for larger developments. The Paseos project currently under construction consolidated six vacant parcels in this area to develop a 385 unit multi-family residential project. The TC zone allows for densities up to 60 du/ac (net) and the CR zone allows for densities from 30 to 50 du/ac, above the “default” density standard of 30 du/ac established by AB 2348 and accepted by HCD as appropriate for accommodating the lower-income housing need. The calculation of units uses a conservative estimate of 40 du/ac in the TC zone (approximately 67 percent of the maximum density permitted) and 30 du/ac in the CR zone (60 percent of the maximum density permitted) in order to account for the potential development of non-residential uses. The TC zone permits multi-family residential units in mixed-use projects. The CR zone permits both mixed-use projects and stand-alone residential development. In both zones, there is no floor area ratio standard that would impede development of the assumed residential density. The TC zone permits buildings up to five stories and the CR zone permits up to four stories.

Section 5.2.030.A (Intent, Town Center: Mixed Use/Retail) of the North Montclair Downtown Specific Plan states, “The architectural types preferred in this zone...allow for a combination of uses including housing that generate a permanent town fabric.” Also, “The Town Center code is written to allow 5 story mixed-use buildings of ground

floor retail, 2 levels of stacked flats, topped by 2 story townhouses" As stated in the "Intent" section, a critical component of creating a TOD or transit village is to ensure a mix of uses that contribute to a vibrant community. In the case of the TC zone in the NMDSP, the City is striving to create a vibrant urban core or anchor within the Specific Plan. A key component to this goal is to include a residential component that will help enliven the street activity. In conversations thus far with landowners in the "TC" district, City staff has communicated that mixed-use development is preferred and highly encouraged over 100 percent non-residential development, and ground-floor commercial will not be considered without a residential component above (2-4 stories). This is consistent with the intent of the "TC" district, which envisions "denser and taller" buildings that "allow for a combination of uses including housing that generate a permanent town fabric." City staff continues to believe that the lower end of the permitted density in the TC zone (40 du/ac) is realistic in the near term.

The remaining vacant land is within zones that permit densities that are assumed to accommodate housing affordable to moderate and above-moderate income households.

### 3. UNDERUTILIZED LAND

The remainder of the City's lower-income growth need can be accommodated on underutilized parcels within the North Montclair Downtown Specific Plan CR zone. Appendix C3 summarizes these sites. Exhibit AC-3 shows the locations of these sites. This list is not inclusive of all the underutilized land within the CR zone, but only the sites with the greatest potential for redevelopment with residential uses within the Planning Period. The locations of these parcels are shown in Exhibit AC3-1. The CR zone allows for densities from 30 to 50 du/ac, above the "default" density standard of 30 du/ac established by AB 2348 and accepted by HCD as appropriate for accommodating the lower-income housing need. No additional rezoning program is necessary to accommodate the City's remaining RHNA need. The calculation of units uses a conservative estimate of 40 du/ac in the TC zone (approximately 67 percent of the maximum density permitted) and 30 du/ac in the CR zone (60 percent of the maximum density permitted) in order to account for the potential development of non-residential uses. Many of the lots are adjacent to one another and can be consolidated to provide opportunities for larger developments. The Paseos project currently under construction consolidated six parcels in this area to develop a multi-family residential project. The total capacity of these sites is 1,025 units.

In 2009, the RDA purchased a half-acre residential parcel developed with a single-family home at the southwest corner of Kingsley Street and Pradera Avenue, immediately adjacent to the Vista del Cielo site. City staff had already had discussions with National CORE about a project on the property. In May 2011, National CORE received City Council approval to construct an 18-unit housing project for

developmentally disabled residents. Although the RDA planned to participate financially as it had done with the other three National CORE projects, the formal dissolution of RDAs followed shortly thereafter, forcing the developer to seek financing to replace what was going to be the RDA's contribution. After a nearly 2½-year delay, National CORE was able to secure replacement funds and commenced construction of the project in early 2013. The project is expected to be completed in the first quarter of 2014.

The CR (Corridor Residential) zone is "intended to establish a denser fabric of residential buildings, appropriate for locations on arterial roads." This part of the North Montclair Downtown Specific Plan is expected to contain more intense residential development. The most typical buildings in the CR zone will be 2-story lofts and homes in stacked perimeter blocks; and the densest forms of courtyard housing on full or semi-underground parking podiums. Both single-family and multifamily residential uses are allowed by-right in the CR zone. The CR zone allows for very limited commercial uses. Retail, services and commercial uses are not allowed or are allowed with a CUP. The architectural types allowed in the CR zone are residential building types - mansion apartments, rowhouses, bungalow courts, sideyard housing, court, court with tuck-under parking and live-work. Stacked dwellings are permitted in a hybrid building. The CR zone does not permit non-residential architectural types (commercial block and liner).

These parcels were included in the North Montclair Downtown Specific Plan because of developer interest in redeveloping the whole area as a mixed-use district. There are a number of existing single-family residential units on larger parcels that could accommodate additional units based on the permitted density of the zone. The scarcity of vacant land, current market conditions and development trends continue to provide conditions favoring redevelopment and reuse of underutilized land at higher densities in this area. Long-time homeowners may also see opportunities to increase the value of their property through developing additional units. Due to the current configuration of the parcels, there are limited access points, which thereby limit the potential for small, uncoordinated developments. These parcels would benefit from lot consolidation and development as a larger project.

The City has a strong track record of being proactive in assisting with or supporting lot consolidation in order to facilitate development of residential projects. In 2005, the City supported the consolidation of seven to eight small, oddly-shaped lots, many of them landlocked and unusable, by South Coast Communities for the purpose of developing a 10-acre residential community. As part of this assembly, the RDA sold South Coast an Agency-owned parcel within the site boundaries. Staff subsequently supported a Specific Plan Amendment and Tract Map to facilitate development of the site. The property was subsequently sold to Taylor Woodrow Homes (now Taylor Morrison Homes) which built a market-rate, 106-unit detached residential community on previously blighted land.

Since 2006, the City and Redevelopment Agency have cooperated with National Community Renaissance of California to successfully construct three affordable residential projects totaling 210 units. Two of these projects involved assembly of multiple lots. San Antonio Vista, a 75-unit apartment project for families, opened in 2007 on a site previously comprised of three lots under multiple ownerships. The site was previously plagued with dumping, graffiti, and vagrancy. San Marino Apartments, an 85-unit senior citizen apartment development, was completed in 2009 on what were previously two lots developed with a small building that had been most recently used as a church with a congregation of less than 20. Again, the City and RDA were instrumental in helping with the assembly of the parcels. The parcels were purchased by the RDA for the purpose of developing affordable housing. In order to facilitate an adequate-sized development site, the RDA also purchased an adjacent former trailer sales yard and a portion of another adjoining property to provide necessary parking for San Antonio Vista. The latter acquisition was facilitated by a provision in the Subdivision Map Act that allows municipalities to purchase a portion of a lot and simply execute a lot line adjustment. This action saved the developer the time and expense of processing a parcel map. In 2010, the RDA purchased a 1.75-acre site developed with a deteriorating neighborhood commercial center for the purpose of developing an additional 50 units of affordable housing (the Vista del Cielo project). The RDA's financial investment in all three of these projects allowed the developer (National Community Renaissance of California) to successfully obtain tax credit financing to build the projects. In addition, the San Marino Senior Apartments project represented the first time ever that tax credit financing was combined with HUD Section 202 money to build a project.

While RDA funding no longer exists, the City continues to work with developers to seek outside funding such as tax credits to provide residential development.

The existing industrial and stand-alone commercial uses within the North Montclair Downtown Specific Plan are likely to be redeveloped as the area transitions to the mixed-use district envisioned in the Plan. Some uses, such as aggregate extraction and processing, are likely to be discontinued. Many of the existing buildings are older and substantial rehabilitation of the existing buildings would be less likely than complete replacement with mixed-use and higher density residential uses given the demand for additional housing in the City. In 2010, the City approved the Arrow Station project in the North Montclair Downtown Specific Plan. This project will include 129 multi-family and single family units developed on the site of a former concrete batch plant. Construction is expected to commence in 2014. This project is an example of the type of redevelopment the City anticipates within the Specific Plan area.

No known environmental constraints would prevent the underutilized parcels from developing with residential uses during the Planning Period. The North Montclair Downtown Specific Plan provides regulatory incentives and standards to facilitate

housing development on the identified underutilized sites. These incentives and standards allow for or include reduced parking requirements, reduced setbacks, and a more streamlined approval process.

Appendix C3 identifies two underutilized sites that are over nine acres in size. It is anticipated that these parcels would be subdivided into separate parcels for development or developed as multiple phases or projects consistent with the North Montclair Downtown Specific Plan. Further subdivision would be permitted by the North Montclair Downtown Specific Plan.

Appendix C3 identifies underutilized parcels with a total capacity to accommodate 1,025 lower income units.

#### 4. SITES SUMMARY

Table AC-2 summarizes the City’s capacity to meet RHNA goals.

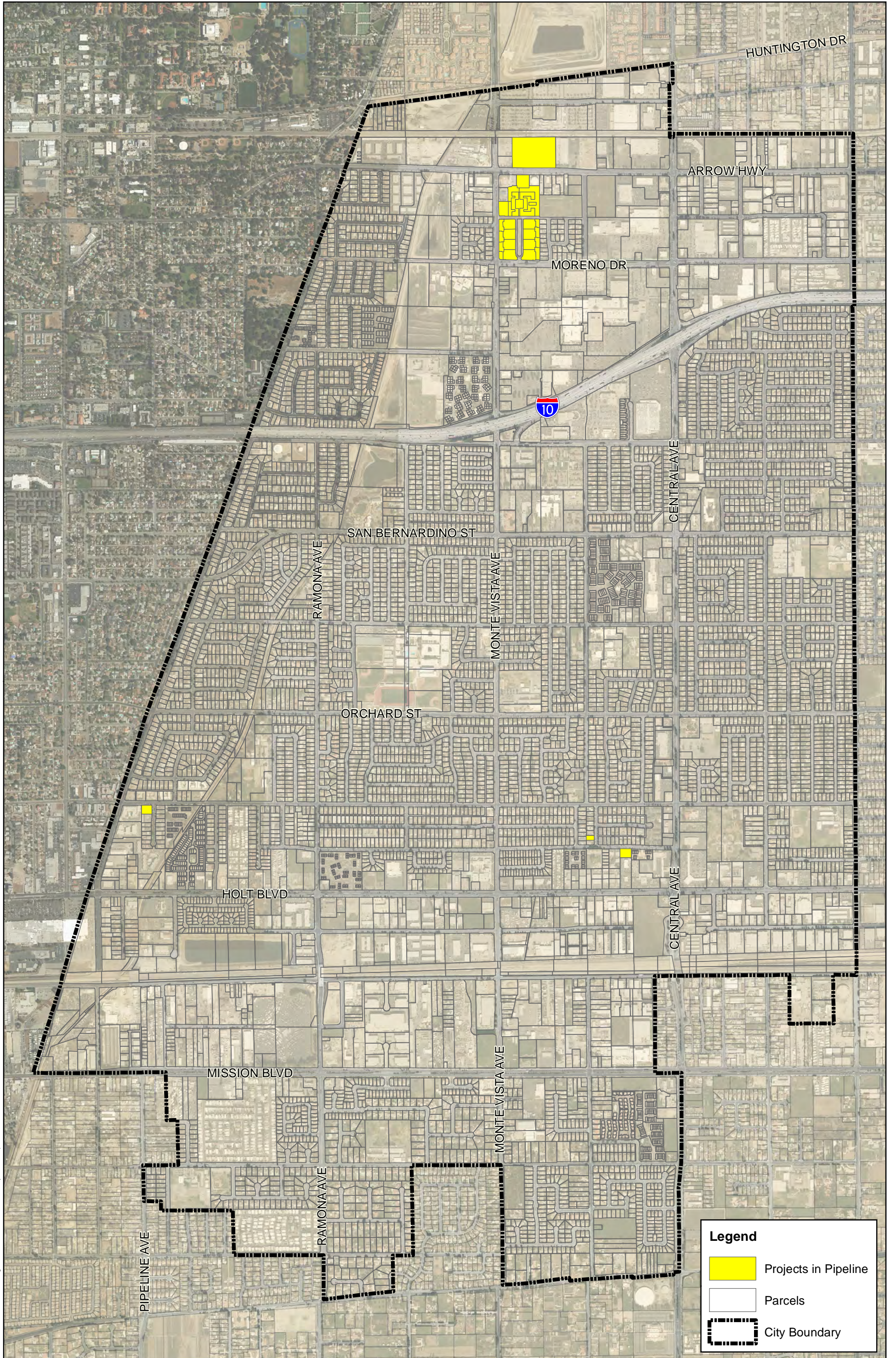
<b>Table AC-2 Sites Summary</b>						
	<b>Extremely-Low Income<sup>1</sup></b>	<b>Very-Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above-Moderate Income</b>	<b>Total</b>
2014-2021 RHNA Need	82	164	114	125	294	697
Current Projects	0	18		494		512
Vacant Land	489		197		686	
Underutilized Land	1,025				1,025	
Total Capacity	1,532		691		2,223	

Notes:

<sup>1</sup> The Extremely-Low Income needs is a subset of the Very-Low Income need and is assumed to be 50% of the Very-Low Income Allocation.

Source: SCAG and City of Montclair

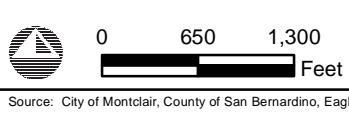




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**Legend**

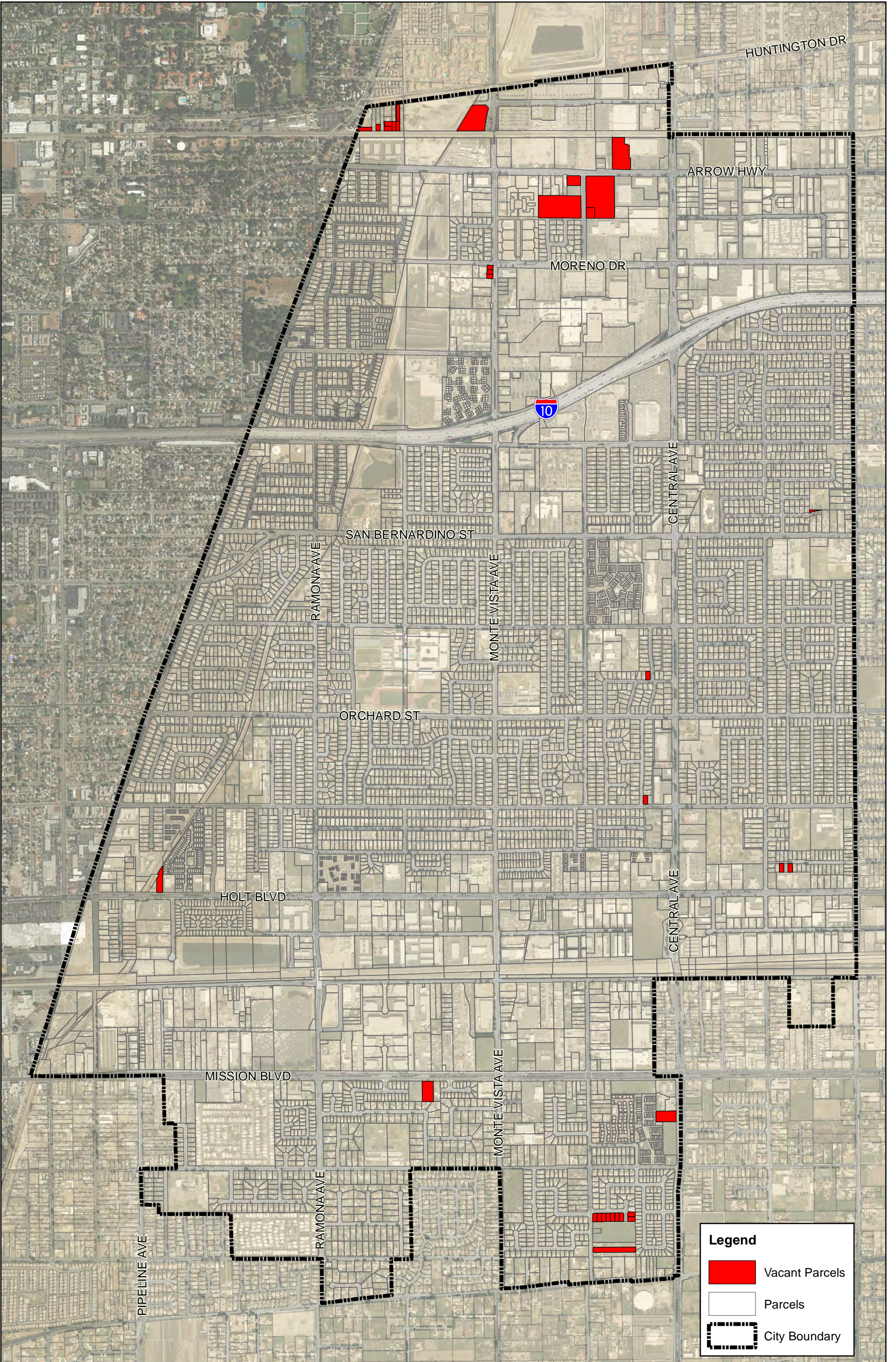
- Projects in Pipeline
- Parcels
- City Boundary



Source: City of Montclair, County of San Bernardino, Eagle Aerial 2013

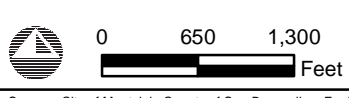
MONTCLAIR HOUSING ELEMENT  
**Projects in the Pipeline**

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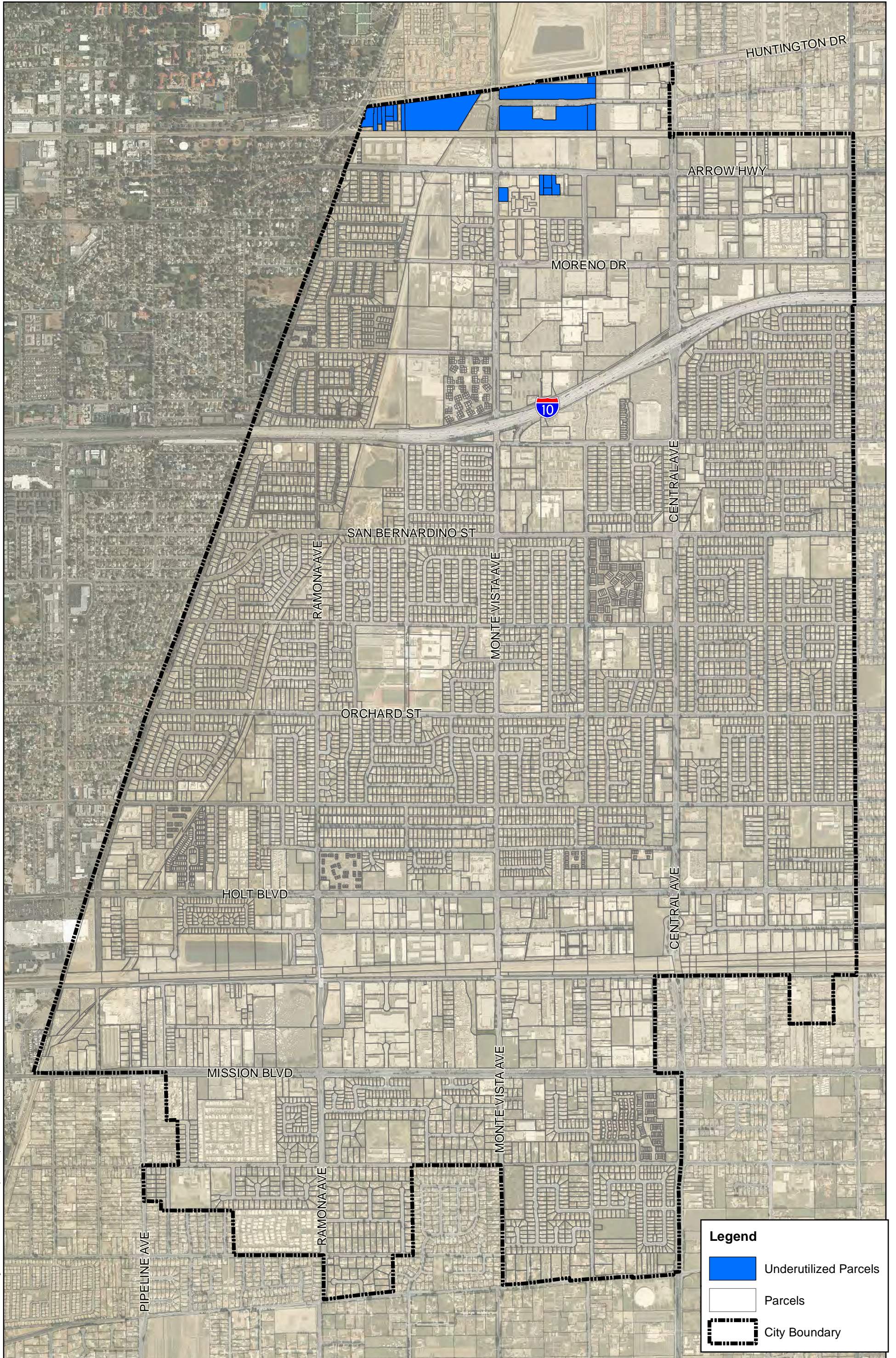
**Legend**

- Vacant Parcels
- Parcels
- City Boundary



Source: City of Montclair, County of San Bernardino, Eagle Aerial 2013

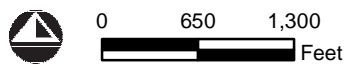
MONTCLAIR HOUSING ELEMENT  
**Vacant Land**



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**Legend**

- Underutilized Parcels
- Parcels
- City Boundary



Source: City of Montclair, County of San Bernardino, Eagle Aerial 2013

MONTCLAIR HOUSING ELEMENT  
**Underutilized Land**

## B: ASSISTED UNITS “AT-RISK” OF CONVERSION

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.

### 1. INVENTORY OF ASSISTED UNITS

Table AC-3 summarizes the assisted rental units within Montclair. Of these units, a total of 145 units within the Heritage Park Manor and 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 AC-3**  
**Inventory of Assisted Units**

Project	Address	Type of Units	Program	Earliest Conversion Date	Total Units	Assisted Units
Briarwood Manor	9656 Exeter Ave.	Senior (58 studio, 19 1-bedroom, 8 2-bedroom)	HUD Section 8/ LIHTC	2035	100	85

## Housing Element

**Table AC-3**  
**Inventory of Assisted Units**

Project	Address	Type of Units	Program	Earliest Conversion Date	Total Units	Assisted Units
San Antonio Vista Apartments	10410, 10425, 10430, 10450 Pradera Ave.	Family (50 2-bedroom, 25 3-bedroom; 65 very-low income, 9 low income)	LIHTC/ RDA/ HOME Funds	2061	75	74
Vista del Cielo Apartments	10319 Mills Ave.	Family (34 2-bedroom, 15 3-bedroom, 1 1-bedroom)	LIHTC/ RDA	2065	50	49
San Marino Senior Apartments	10355 Mills Ave.	Senior (84 1-bedroom, 1 2-bedroom; 17 very-low income, 67 low income)	HUD 202/ LIHTC/ RDA	2064	85	84
Heritage Park Manor	5205 San Bernardino St.	Senior (1-bedroom)	HUD/RDA	2014	145	145
Transitional Housing (Dominguez Family)	10350 Kimberly Ave.	2 low-income transitional units	RDA	2063	2	2
4743 Kingsley St.		Duplex	SBCHA	No Expiration	2	2
4733 Kingsley St.		Duplex	SBCHA	No Expiration	2	2
10369 Pradera Ave.		Multifamily	SBCHA	No Expiration	4	4
4805 Kingsley St.		Duplex	SBCHA	No Expiration	2	2
9220 Bel Air Ave.		Single-Family	SBCHA	No Expiration	1	1
5161 Bandera St.		Multifamily	SBCHA	No Expiration	8	8
9565 Helena Ave.		Single-Family	SBCHA	No Expiration	1	1
10379 Pradera Ave.		Multifamily	SBCHA	No Expiration	4	4
4202 Evert St.		Single-family	SBCHA	No Expiration	1	1

**Table AC-3  
Inventory of Assisted Units**

<b>Project</b>	<b>Address</b>	<b>Type of Units</b>	<b>Program</b>	<b>Earliest Conversion Date</b>	<b>Total Units</b>	<b>Assisted Units</b>
4659-61 Oakdale St.		Duplex	SBCHA	No Expiration	2	2
4649-51 Oakdale St.		Duplex	SBCHA	No Expiration	2	2
4811 Canoga St.		(10 1- bedroom, 4 2- bedroom)	RDA	2066	14	14
4820 Canoga St.		(10 1- bedroom, 4 2- bedroom)	RDA	2066	14	14
4791 Canoga St.		(4 2-bedroom)	RDA	2066	4	4
10333 Pradera Ave.		(4 2-bedroom)	RDA	2066	4	4
10380 Pradera Ave.		(4 2-bedroom)	RDA	2066	4	4
10390 Pradera Ave.		(4 2-bedroom)	RDA	2066	4	4
4275 Kingsley St.		(3 2-bedroom, 1 3-bedroom)	RDA	2066	4	4
10313 Amherst Ave.		(3 2-bedroom, 1 3-bedroom)	RDA	2066	4	4
10323 Amherst Ave.		(3 2-bedroom, 1 3-bedroom)	RDA	2066	4	4
10330 Amherst Ave.		(3 2-bedroom, 1 3-bedroom)	RDA	2066	4	4
10333 Amherst Ave.		(3 2-bedroom, 1 3-bedroom)	RDA	2066	4	4
10380 Amherst Ave.		(3 2-bedroom, 1 3-bedroom)	RDA	2066	4	4
10383 Amherst Ave.		(3 2-bedroom, 1 3-bedroom)	RDA	2066	4	4
10390 Amherst Ave.		(3 2-bedroom, 1 3-bedroom)	RDA	2066	4	4
10410 Amherst Ave.		(3 2-bedroom, 1 3-bedroom)	RDA	2066	4	4
Robert O. Townsend Manor	9190 Monte Vista Ave.	Senior	Owned by SBCHA	2041	48	48
9448 Carrillo Ave.		Single-family	RDA	2066	1	1

## Housing Element

**Table AC-3**  
**Inventory of Assisted Units**

Project	Address	Type of Units	Program	Earliest Conversion Date	Total Units	Assisted Units
9644 Central Ave.		Single-family	RDA	2066	1	1
9741 Central Ave.		Single-family	RDA	2066	1	1
9751 Central Ave.		Single-family	RDA	2066	1	1
9761 Central Ave.		Single-family	RDA	2066	1	1
9815 Central Ave.		Single-family	RDA	2066	1	1
9945 Central Ave.		Single-family	RDA	2066	1	1
9963 Central Ave.		Single-family	RDA	2066	1	1
10079 Central Ave.		Single-family	RDA	2066	1	1
10087 Central Ave.		Single-family	RDA	2066	1	1
10215 Central Ave.		Single-family	RDA	2066	1	1
10235 Central Ave.		Single-family	RDA	2066	1	1
5290 Orchard St.		Single-family	RDA	2066	1	1
10291 Greenwood Ave.		Single-family	RDA	2066	1	1
5444 Palo Verde St.		Single-family & 1-1 bedroom	RDA	2066	2	2
9010 Fremont Ave.		Single-family	RDA	2066	1	1
10327 Fremont Ave. (Habitat for Humanity)		Single-family	RDA	No Expiration	1	1
5225 Palo Verde St.		Single-family	RDA	2066	1	1

## 2. COST OF PRESERVATION VERSUS REPLACEMENT

### a. Preservation Strategies

Options to preserve at-risk units include providing financial incentives to project owners to extend income restrictions, purchase of affordable housing units by or for a non-profit or public agency, or providing local subsidies to offset the difference between the affordable and market rental rates. Specific strategies will depend on the type of project at-risk.

### b. Local Rental Subsidy

One strategy for preserving at-risk units is to provide a local rent subsidy to residents. The subsidy provides assistance to residents to meet the gap between the affordable rental rate and the market rental rate. Table AC-4 summarizes the Fair Market Rents for San Bernardino County. Table AC-5 summarizes the total monthly subsidy to preserve the units at-risk during the Planning Period.

Table AC-4 2013 Fair Market Rents for San Bernardino County	
Size of Unit	Fair Market Rent
Studio (0 bedrooms)	\$763
1 bedroom	\$879
2 bedrooms	\$1,116
3 bedrooms	\$1,577
4 bedrooms	\$1,924

*Source: US Department of Housing and Urban Development (HUD), 2013*

Table AC-5 Estimated Monthly Subsidy to Preserve "At-Risk" Units						
Unit Size	Rents		Difference	Number of Units	Monthly Subsidy	Annual Subsidy
	Fair Market Rents <sup>1</sup>	Market Rate Rents <sup>2</sup>				
Studio	\$763	\$866	\$103	58	\$5,974	\$71,688



Table AC-5 Estimated Monthly Subsidy to Preserve "At-Risk" Units						
Unit Size	Rents		Difference	Number of Units	Monthly Subsidy	Annual Subsidy
	Fair Market Rents <sup>1</sup>	Market Rate Rents <sup>2</sup>				
1 bedroom	\$879	\$1,075	\$196	164	\$32,144	\$385,728
2 bedroom	\$1,116	\$1,393	\$277	8	\$2,216	\$26,592
				Total	\$40,334	\$484,008

Notes:

<sup>1</sup> HUD Fair Market Rents 2013

<sup>2</sup> RealFacts, 1<sup>st</sup> Quarter 2013

Source: HUD, RealFacts, RBF Consulting

**c. Replacement Cost**

The City may also consider the cost of replacing the at-risk units with new construction of affordable units. Construction cost estimates include per unit land costs and all hard and soft costs associated with construction. The analysis assumes the replacement units are garden-style apartments with surface parking provided on site. Square footage estimates are based on the average unit size for rental units in the City. Table AC-6 summarizes the replacement cost by unit size. Table AC-7 summarizes the total replacement costs for the at-risk units.

Table AC-6 Replacement Cost by Unit Size			
Unit Size	Cost per Square Foot <sup>1</sup>	Average Square Footage/Unit <sup>2</sup>	Replacement Cost per Unit <sup>3</sup>
Studio	\$200	650	\$130,000
1 bedroom	\$200	750	\$150,000
2 bedroom	\$200	900	\$180,000

Notes:

<sup>1</sup> Based on prevailing market conditions.

<sup>2</sup> Based on average square footage reported by RealFacts, 1<sup>st</sup> Quarter 2013

<sup>3</sup> Includes construction costs, financing and land acquisition costs of \$25,000 per unit.

Source: RealFacts, RBF Consulting

<b>Table AC-7</b>			
<b>Replacement Cost by Unit Size</b>			
<b>Unit Size</b>	<b>Replacement Cost Per Unit<sup>1</sup></b>	<b>Number of Units</b>	<b>Total Replacement Costs</b>
Studio	\$130,000	58	\$7,540,000
1 bedroom	\$150,000	164	\$24,600,000
2 bedroom	\$180,000	8	\$1,440,000
<b>Total</b>			<b>\$33,580,000</b>

*Notes:*

<sup>1</sup> *Based on prevailing market conditions. Includes construction costs, financing and land acquisition costs of \$25,000 per unit.*

*Source: RBF Consulting*

#### **d. Resources for Preservation**

There are a number of programs available to assist cities in acquiring, replacing or subsidizing at-risk affordable housing units. The following summarizes some of the financial resources that the City may consider utilizing.

##### **Federal Programs**

- **Community Development Block Grant (CDBG)** – The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment and economic opportunity for principally Low and Moderate Income persons. The City of Montclair is a cooperating city in the County of San Bernardino’s urban county for CDBG entitlement grants. The City may apply to the County for competitive funds which can be used for a variety of activities including housing acquisition, rehabilitation, economic development and public services.
- **HOME Investment Partnership** – HOME funds are granted on a formula basis from HUD to the County of San Bernardino to increase the supply of decent, safe, sanitary and affordable housing for lower income households. Eligible activities include new construction, acquisition, rental assistance and rehabilitation. HOME funds are available through the County of San Bernardino.
- **Section 8 Rental Assistance Program** – The Section 8 Rental Assistance program provides rental assistance payments to owners of private, market rate units on behalf of Very-Low Income households. The Section 8

program is administered by the Housing Authority of the County of San Bernardino.

- **Section 811/202 Program** – Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 program for construction of Very-Low Income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811 funds, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.

### State Programs

- **California Housing Finance Agency (CalHFA) Multifamily Programs** – CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, preservation and new construction of rental housing with affordable rents for Low and Moderate Income households. One of CalHFA's programs is the Preservation Acquisition Finance Program that is designed to facilitate the acquisition of at-risk affordable housing developments and provide low-cost funding to preserve affordability.
- **Low Income Housing Tax Credit (LIHTC)** – The California Tax Credit Allocation Committee administers the federal and State Low Income Housing Tax Credit Programs. These programs provide tax credits to individuals and corporations that invest in Low Income rental housing. The LIHTC programs create affordable housing opportunities when the developer of a project "sells" the tax credits to an investor or investors who contribute equity to the development in exchange for an ownership position in the project.
- **California Community Reinvestment Corporation (CCRC)** – The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for Low Income families, seniors and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, acquisition and rehabilitation of properties.

#### e. **Qualified Entities to Preserve At-Risk Units**

There are a number of corporations currently working in Montclair or the surrounding area with the experience and capacity to assist in preserving at-risk units. These organizations include:

- Jamboree Housing Corporation
- Neighborhood Housing Services of the Inland Empire

- Mercy Housing Corporation
- National Community Renaissance of California (National CORE)

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# APPENDIX C1:

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## CURRENT RESIDENTIAL PROJECTS

Table AC1-1 details the residential projects in Montclair that are entitled or under construction, but not yet completed.

## Housing Element

**Table AC3-1  
Current Projects as of June 24, 2013**

Address/APN	Project Description	Acres	Units Remaining	Affordability Level	Commission and Council Actions	Project Status
5165-5195 Bandera Street (1010-611-23)	Attached condominium development	0.49	5	Above Moderate	PC approved 11-13-12	Under construction
4115 Kingsley Street (1009-521-24)	Attached housing for special needs residents (National CORE)	0.47	18	Very Low and Low	CC approved 5-16-11; PC approved 1-year extension 3-26-12	Under construction
4952-4974 Arrow Hwy. (1007-701-02)	Arrow Station- multi-family and single-family	6.95	129	Moderate and Above Moderate	CC approved 12-6-10; CC approved time extension through 12-6-15	Land clearance complete
Northeast corner of Monte Vista Ave. and Moreno St. (1008-011-23, 27-28 & 1008-161-19, 20 & 24)	The Paseos - multi-family	15.1	358 (assumes 27 units constructed prior to Jan. 1, 2014)	Above Moderate	CC approved 5-3-10	Under construction
10374 Marion Avenue	Duplex	0.18	2	Moderate	PC approved 8-12-13 (1010-627-01)	

Source: City of Montclair, 2013

# APPENDIX C2:



## VACANT RESIDENTIAL LAND

The following table details the vacant residential land in Montclair.



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# APPENDIX C3:



## UNDERUTILIZED LAND

The following table details the underutilized parcels in Montclair in the CR zone of the North Montclair Downtown Specific Plan.

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# APPENDIX D:

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## REVIEW OF PAST PERFORMANCE

### A: INTRODUCTION

State law requires that each jurisdiction review and evaluate its performance and progress in implementing the policy program of the previous Housing Element. This review is important in understanding how to better address policy considerations in the new Planning Period. Table AD-1 summarizes the progress in implementation for each policy and implementation program found in the 2006-2014 Housing Element. Along with the progress in implementation, the effectiveness and appropriateness of each is discussed and any necessary revisions identified.

**Table AD-1**  
**Review of 2006-2014 Housing Element Past Performance:**  
**Housing Implementing Policies**

Policy Action	Progress in Implementation/Evaluation
Housing Goal 1: Maintenance and Rehabilitation of Housing Stock	
<p><b>Policy Action 1.1: Code Enforcement</b>                      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.</p>	<p>The City continues to conduct code enforcement activities on an ongoing basis. The services are currently partially funded using CDBG funds.</p>
<p><b>Policy Action 1.2: Housing Improvement Task Force</b>                      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.</p>	<p>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 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.</p>
<p><b>Policy Action 1.3: Maintenance and Rehabilitation of Housing</b>                      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. The City will continue the Exterior Housing Improvement Program, which provides rehabilitation grants to low- and moderate-income homeowners and rental property owners for exterior improvements to their properties. Information about the program will continue to be available at City Hall and on the City's website; and will be provided to residents and property owners directly when addressing code violations.</p>	<p>The Exterior Housing Improvement Program was funded through the RDA. The RDA was dissolved in 2012, consistent with the elimination of redevelopment agencies statewide. The Exterior Housing Improvement Program has been discontinued since funding is not available.</p>
<p><b>Policy Action 1.4: Community-Based Neighborhood Enhancement</b>                      The City will continue to encourage the</p>	<p>The HITF-established Foundation Areas remain in place, with ongoing neighborhood revitalization/ stabilization activities guided by the City.</p>

**Table AD-1  
Review of 2006-2014 Housing Element Past Performance:  
Housing Implementing Policies**

Policy Action	Progress in Implementation/Evaluation
<p>involvement of residents in the conservation, preservation and enhancement of quality of life in neighborhoods. Efforts will focus on community participation related to planning activities, strategies and programs that directly address quality of life in Montclair. The City will continue focused outreach efforts, through a variety of marketing techniques, including the City’s website, to directly engage residents in improving local neighborhoods.</p>	<p>The Code Enforcement’s C.A.U.T.I.O.N. (Citizens Against Unwanted Trash In Our Neighborhoods) Program, which was started in 1996, continues to organize neighborhood clean-ups in focused areas. These clean-up efforts have been recently scaled back due to funding and staffing constraints, but the City wishes to continue the program and return to the previous levels of efforts when staffing and funding permits.</p>
<p><b>Housing Goal 2: Preservation of Housing Cost Affordability</b></p>	
<p><b>Policy Action 2.1: Monitor and Preserve “At-Risk” Units</b> The City has identified 85 units at-risk of converting from income-restricted to market-rate during the planning period. To preserve affordability of these units, the City shall proactively meet with the property owners and identify funding sources and other incentives to continue income restrictions. The City shall develop strategies to act quickly should the property owners decide not to continue income restrictions. The strategy program may include, but is not limited to, identifying potential funding sources and organizations and agencies to purchase the property. The City will also ensure that proper noticing requirements are followed and tenant education is conducted.</p>	<p>The City continues to monitor the income-restricted housing in Montclair. Briarwood Manor, which was identified as “at-risk” during the planning period has extended its affordability and now has an overall expiration date of May 31, 2029.</p>
<p><b>Policy Action 2.2: Single-Room Occupancy Units</b> State law requires that jurisdictions identify zoning districts available to encourage and facilitate a variety of housing types, including single-room occupancy units (SROs). Currently, the City’s Zoning Code does not define or address SROs. The City shall revise the Zoning Code to define SROs, identify the zones in</p>	<p>The City anticipates implementing this Policy Action in 2014.</p>

**Table AD-1**  
**Review of 2006-2014 Housing Element Past Performance:**  
**Housing Implementing Policies**

Policy Action	Progress in Implementation/Evaluation
<p>which they are permitted and establish regulatory standards that encourage and facilitate single-room occupancy units.</p>	
<p><b>Policy Action 2.3: Review Development Fees</b>                      Development fees, including impact and permit fees, may impact the feasibility of residential development, especially the development of multi-family units. The City will annually review the impact of fees for multi-family development. If fees are determined to be a constraint to multi-family development, the City shall establish programs or strategies to address constraints, such as fee deferrals or waivers.</p>	<p>The City completed a lengthy fee study in Spring 2013. The revised Citywide fee schedule was adopted by City Council via Resolution No. 13-2994 and became effective on August 16, 2013. It is expected that the fee schedule will be reviewed at least bi-annually in the future and revised as necessary.</p>
<p><b>Housing Goal 3: Ensure Equal Housing Opportunity</b></p>	
<p><b>Policy Action 3.1: Reasonable Accommodation Procedures</b>                      Develop and adopt procedures to provide reasonable accommodations for persons with disabilities in compliance with the provisions of SB 520. These procedures shall include a formal written application and process.</p>	<p>The City anticipates implementing this Policy Action in 2014.</p>
<p><b>Policy Action 3.2: Density Bonus</b>                      To encourage and facilitate development of housing affordable to lower-income households, the City shall revise the Municipal Code in accordance with SB 1818 and AB 2280 to reflect changes in Density Bonus Law.</p>	<p>The City anticipates implementing this Policy Action in 2014.</p>
<p><b>Policy Action 3.3: Energy Conservation</b>                      The City will encourage residents to participate in energy conservation incentive programs through local utility companies by providing information on available programs at City Hall and the City’s website. To further promote efficient use of energy resources, the City shall</p>	<p>The City continues to encourage residents to participate in energy conservation programs. Information is available online and handouts and additional information are in the process of being developed.</p>

**Table AD-1**  
**Review of 2006-2014 Housing Element Past Performance:**  
**Housing Implementing Policies**

Policy Action	Progress in Implementation/Evaluation
investigate the feasibility and effectiveness of offering additional incentives or developing other conservation strategies.	
<b>Policy Action 3.4: Fair Housing Information</b> 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 continues to provide fair housing information in public areas of City buildings. The City contracts with Inland Fair Housing for fair housing services.
<b>Policy Action 3.5: Residential Care Facilities</b> The City will revise the Zoning Code to define “residential care facilities” and provide development standards and conditions for their use. The Zoning Code will also be revised to allow residential care facilities of six or fewer persons as a residential use, permitted by-right, without a CUP or other discretionary review in all residential zones subject only to the requirements of other residential uses of the same type within the same zone. In terms of residential care facilities with seven or more persons, the City will develop standards and other regulatory provisions that will not unduly constrain the development or conversion of housing for persons with disabilities.	The City anticipates implementing this Policy Action in 2014.
<b>Policy Action 3.6: Housing for Extremely Low-Income Households</b> The City will encourage the development of housing units for households earning 30% or less of the Median Family Income for San Bernardino County. The City will encourage development of housing for extremely low-income households through a variety of	An 18-unit residential project being developed by National Community Renaissance of California for the developmentally disabled at 4115 Kingsley Street is under construction after being delayed for 2½ years because of the dissolution of the RDA. The project is expected to be completed in the first quarter of 2014.



**Table AD-1  
Review of 2006-2014 Housing Element Past Performance:  
Housing Implementing Policies**

<b>Policy Action</b>	<b>Progress in Implementation/Evaluation</b>
<p>activities that may 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.</p>	
<p><b>Policy Action 3.7: Minimum Unit Size Requirements</b> The City understands that the minimum dwelling unit size indicated in the Zoning Code may be a constraint to the development of affordable units. To remove potential constraints, the City will examine the existing unit size requirements and amend the City's Zoning Code, as appropriate, to ensure unit size thresholds do not constrain the provision of affordable housing.</p>	<p>City staff has drafted Ordinance No. 13-935 for City Council review, which includes recommendations for revising the current minimum unit sizes. As of November 2013, City Council has asked staff to make revisions to the ordinance. It is expected that a final ordinance will be considered by City Council in early 2014.</p>
<p><b>Policy Action 3.8: Housing Programs Information</b> To maximize participation in housing programs, the City will continue to develop and disseminate informational materials to inform residents of program availability and requirements. Informational materials may be disseminated via the City's website, through print media at publicly accessible locations and/or through public workshops and meetings.</p>	<p>The City continues to provide information about housing programs on the City's website and to interested parties.</p>
<p><b>Policy Action 3.9: Parking Requirements</b> 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 review the existing parking requirements, particularly the two-space "garage" multi-family requirement, and revise the requirements, as appropriate.</p>	<p>City staff has drafted Ordinance No. 13-935 for City Council review, which includes recommendations for revising the current parking standards in the R-3 zone. As of November 2013, City Council has asked staff to make revisions to the ordinance. It is expected that a final ordinance will be considered by City Council in early 2014.</p>

**Table AD-1  
Review of 2006-2014 Housing Element Past Performance:  
Housing Implementing Policies**

<b>Policy Action</b>	<b>Progress in Implementation/Evaluation</b>
<p><b>Policy Action 3.10: Senior Housing</b> Seniors generally have limited resources and require more specialized housing needs and facilities that are not generally available in the marketplace. The City will encourage development of senior housing through incentives, which may include financial assistance, parking reductions, and regulatory waivers. These may include independent living to assisted living with services on-site, including healthcare, nutrition, transportation, and other appropriate services.</p>	<p>The City continues to work with affordable housing developers to develop units for seniors. However, with the dissolution of the RDA, the City has not been able to provide financial assistance for these projects.</p>
<p><b>Policy Action 3.11: Incentives for Development of Housing Affordable to Extremely Low-, Very Low-, Low- and Moderate-Income Households</b> The City recognizes the need for housing affordable to all income segments of the population, especially low- and moderate-income households. The City shall encourage the development of housing affordable to extremely low-, very low-, low-, and moderate-income households through a variety of regulatory procedures and incentives such as density bonus provisions, expedited processing, fee waivers/deferrals, modified development standards, and information on available funding sources.</p>	<p>The City continues to work with affordable housing developers to develop units for lower and moderate-income households. However, with the dissolution of the RDA, the City has not been able to provide financial assistance for these projects. The City continues to meet with affordable housing developers to identify potential sites and opportunities. Staff has provided, and will continue to provide, expedited plan checking as necessary. In addition, the City will continue to consider fee deferrals. Fee waivers are unlikely, but are considered on a case-by-case basis.</p>
<p><b>Policy Action 3.12: Amend Zoning Ordinance Provisions for Manufactured Housing</b> To be consistent with State housing law, the City shall amend the Zoning Ordinance to permit manufactured homes as a single-family residential use, subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for</p>	<p>The City anticipates implementing this Policy Action in 2014.</p>

**Table AD-1**  
**Review of 2006-2014 Housing Element Past Performance:**  
**Housing Implementing Policies**

Policy Action	Progress in Implementation/Evaluation
enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements.	
<p><b>Policy Action 3.13: Conditional Use Permit Requirements</b></p> <p>The City currently requires a conditional use permit for any development in the R-3 zone that is three gross acres or more in size or two or more stories in height. Senior housing also requires a conditional use permit in the R-3 zone. To ensure the City's permitting requirements are not a constraint to residential development, especially new housing units affordable to low- and moderate-income households, the City shall amend the Zoning Ordinance to remove the conditional use permit requirement for development in the R-3 zone that is three or more acres in size, two or more stories in height, or senior housing.</p>	<p>City staff has drafted Ordinance No. 13-935 for City Council review, which eliminating the Conditional Use Permit requirement in the R-3 zone for multifamily developments exceeding two stories in height, developments of three or more acres, and for senior housing developments. As of November 2013, City Council has asked staff to make revisions to the ordinance. It is expected that a final ordinance will be considered by City Council in early 2014.</p>
<p><b>Housing Goal 4: Provide Adequate Housing Supply</b></p>	
<p><b>Policy Action 4.1: Adequate Sites for Emergency Shelters, Transitional and Supportive Housing</b></p> <p>In compliance with SB 2, the City will analyze and revise the existing Zoning Ordinance to allow for emergency shelters, transitional and supportive housing to homeless individuals and families for annual and seasonally estimated need. The City will comply with the requirements of the State in the following manner:</p> <ul style="list-style-type: none"> <li>• Provide at least one zoning category ("BP" land use district of the Holt Boulevard Specific Plan) in which emergency shelters can be located and permitted "by-right," without a CUP or</li> </ul>	<p>The City anticipates implementing this Policy Action in 2014.</p>

**Table AD-1**  
**Review of 2006-2014 Housing Element Past Performance:**  
**Housing Implementing Policies**

Policy Action	Progress in Implementation/Evaluation
<p>other discretionary approvals. The subject zoning category(ies) shall include sites with sufficient capacity to meet the local need for emergency shelters.</p> <ul style="list-style-type: none"> <li>• Ensure the provisions of the Housing Accountability Act are enforced and prohibit the denial of emergency shelter/transitional/supportive housing facility via discretionary approvals if it is consistent with adopted regulatory standards.</li> <li>• Evaluate development standards and regulatory provisions to ensure that standards encourage rather than discourage development.</li> <li>• Amend the Zoning Code to allow transitional/supportive housing as a permitted residential use in all residential zones, subject only to those requirements of other residential uses in the same zone.</li> </ul>	
<p><b>Policy Action 4.2: Revisions to R-3 Zone</b>            To increase opportunities for the development of housing, the City shall consider increasing the maximum permitted density in the R-3 Zone. The City shall investigate increasing the maximum permitted density on parcels where the lot configuration, size and adjacent zoning is such that the parcel is suitable for development at a higher density than currently permitted. Based on its findings, the City shall amend the density and other development standards as appropriate.</p>	<p>City staff has drafted Ordinance No. 13-935 for City Council review, which includes recommendations for increasing maximum densities in the R-3 zone. As of November 2013, City Council has asked staff to make revisions to the ordinance. It is expected that a final ordinance will be considered by City Council in early 2014.</p>
<p><b>Policy Action 4.3: Annual Review of Housing Element</b>            Pursuant to HCD requirements, the City will conduct an annual implementation review of</p>	<p>The City has not participated in the annual reporting process, but is planning on commencing the process in 2014..</p>

**Table AD-1  
Review of 2006-2014 Housing Element Past Performance:  
Housing Implementing Policies**

<b>Policy Action</b>	<b>Progress in Implementation/Evaluation</b>
<p>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.</p>	
<p><b>Policy Action 4.4: Encourage and Facilitate Lot Consolidation</b> The City will encourage and facilitate the consolidation of vacant and underutilized lots for residential development through a variety of incentives, including, but not limited to: financial incentives such as land write-downs, assistance with on- and off-site infrastructure costs, and other pre-development costs associated with the assemblage of multiple parcels; technical assistance to property owners and developers in support of lot consolidation, including identifying opportunities for potential consolidation and providing available funding and offering development incentives such as reduction in setbacks, parking requirements, and other standards. Consolidation will provide the opportunity to develop vacant and underutilized lots to their fullest potential. The City will evaluate the appropriateness of a variety of incentives and provide this information to the developers and other interested parties through the City’s website and print material at City Hall.</p>	<p>City Community Development and Public Works staff continues to meet with prospective housing developers to discuss the potential and process for lot consolidation.</p>
<p><b>Policy Action 4.5: Large Sites for Housing for Lower Income Households</b> To assist the development of housing</p>	<p>City Community Development and Public Works staff continues to meet with prospective housing developers to discuss the potential</p>

**Table AD-1**  
**Review of 2006-2014 Housing Element Past Performance:**  
**Housing Implementing Policies**

Policy Action	Progress in Implementation/Evaluation
<p>for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcel sizes that facilitate multifamily developments affordable to lower income households in light of state, federal and local financing programs (i.e., 2-10 acres). The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing including but not limited to:</p> <ul style="list-style-type: none"> <li>• streamlining and expediting the approval process for land division for projects that include affordable housing units;</li> <li>• deferral or waiver of fees related to the subdivision for projects affordable to lower income households;</li> <li>• provide technical assistance to acquire funding; and</li> <li>• modification of development requirements.</li> </ul>	<p>and process for subdivision of land, lot line adjustments, and lot mergers. Expedited plan check and fee deferrals are provided on a case-by-case basis.</p>

**Table AD-2  
Progress in Achieving 2006-2014 Quantified Objectives**

<b>Program/ Income Level</b>	<b>Objective</b>	<b>Progress to Date</b>
New Construction		
<i>Extremely Low (subset of the Very Low Income Objective)</i>	203	0
Very Low	342	49 <sup>1</sup>
Low	214	0
Moderate	341	0
Above Moderate	473	57 <sup>2</sup>
<b>Total</b>	<b>1,370</b>	<b>106</b>

Notes:

1. 10319 Mills Ave.
2. 1 managers unit at 10319 Mills Ave., 1 single family house, 28 units at Bellafina, 27 units at The Paseos

# APPENDIX E:



## COMMUNITY OUTREACH

### A: INTRODUCTION

During the Housing Element update, the City conducted community outreach activities to ensure the new document and policy program reflected the issues and opportunities identified by the community. The City held a community workshop on July 18, 2013. The workshop was advertised through flyers and announcements on the City's website.

To further ensure continued public participation, the City will make available the Housing Element at City Hall and the City website; and provide copies of the final draft to community stakeholders, including housing developers, professional and community organizations, housing advocacy groups and supportive service providers.

Input from stakeholder organizations, residents and other community members was considered throughout the development of the Housing Element. Their input informed the development of the policy program found in Chapter 2, along with City staff, City Council, Planning Commission input. The comments and concerns received are provided below.

#### 1. STAKEHOLDER PARTICIPATION

The City mailed invitations to stakeholder groups including housing developers, professional and community organizations, housing advocacy groups and supportive service providers. The following groups received written invitations:

- Pomona Valley Habitat for Humanity
- Montclair Chamber of Commerce
- League of Women Voters of the Claremont Area
- Neighborhood Partnership Housing Services



- National Community Renaissance of California
- Neighborhood Housing Services, Inland Empire
- Building Industry Association
- Urban Land Institute
- County of San Bernardino Housing Authority
- Inland Fair Housing and Mediation Board
- Apartment Association Greater Inland Empire
- Crestwood Corporation
- Bade Construction Company
- Standard Pacific Homes
- Brookfield Homes
- Hutton Development Company
- OPARC
- Pomona Valley Workshop
- Chaffey Joint Union High School District
- Ontario-Montclair School District
- County of San Bernardino Economic Development Agency
- Omnitrans
- Spinoso Real Estate Group
- Community Action Partnership of San Bernardino County
- San Bernardino Association of Governments
- Rehoboth Development and Consulting
- Cushman and Wakefield
- Lewis Group of Companies
- San Bernardino County Office of Homeless Services
- GLJ Partners
- NBMC
- Montclair Plaza

The following groups participated in the workshops:

- Rehoboth Development and Consulting
- Montclair Chamber of Commerce
- County of San Bernardino
- Omnitrans

## B. COMMUNITY WORKSHOP

A community workshop was conducted on July 18<sup>th</sup> 2013, at the Montclair Senior Center. During the workshop, a brief presentation of the Housing Element update background and process was given. Attendees then participated in a group activity to identify and discuss challenges and opportunities related to housing in Montclair. The following comments were written by participants in the “Post-It Note” exercise. The comments are provided verbatim.

### CHALLENGES:

#### Maintenance

- Maintenance of existing housing stock.
- Maintenance.

#### Developer Participation

- Willing builders.
- City lacks appeal to draw developers to develop.

#### Affordability

- Quantity.
- People living in garages.
- Challenges – Affordability of housing for L&M income families.
- Not enough low income housing.
- Affordable housing.

#### Deed Restrictions Mobile Homes → Cost

#### Land Resources

- Not enough lots available.
- No land.
- Lack of available land.
- Lack of available space.

### OPPORTUNITIES:

#### Improving Economy

- Growing demand
- Improving economy /housing market

#### Seniors

- Help for seniors that live in their own homes-like home maintenance, house cleaning, etc.
- Increase variety of housing types.

#### \$\$

- Affordability (price) of Montclair's housing stock.

#### Reuse of Property

- Convert underutilized commercial property to residential.
- Rezone underutilized properties.

#### Education and Outreach

- Property owner education engagement.
- Provide education to property owners (tenant screening, management, maintenance).
- (Location Opportunities) Housing that is close to amenities such as shopping, restaurants, etc.
- City interest in promoting housing.
- Community involvement.
- Technical schooling/education availability.
- Residents taking more interest in what is going on.

#### North Montclair

- North Montclair Downtown Specific Plan.
- North Montclair.
- North Montclair stands to set a new trend in appeal for the City.
- Explore mixed use developments.

#### Jobs & Transit

- Close proximity to major transit.

- Transit – oriented development along planned bus rapid transit corridors on Holt Boulevard and on Foothill Boulevard.
- Better transportation to jobs.
- More jobs.

#### Variety

- Limited variety of apartment units either very old or out of price range.
- Need more senior housing.

#### Multi-family

- Unsophisticated ownership of existing multi-family properties.
- Multi-family development quality of life and security.

#### \$\$

- Unskilled labor effects employers hiring people thus leaving many unemployed and unable to pay rent.
- Lack funding to support new development.
- Challenges revenue (loss of redevelopment).
- Revenue.

#### Aging Housing

- Challenges – Age of existing housing stock – 50+ years old.
- Old housing stock.
- Quality.

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# APPENDIX F:



## GLOSSARY

### **Above-Moderate Income Household.**

A household with an annual income usually greater than 120 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of Housing and Urban Development (HUD).

**Apartment.** An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

**Assisted Housing.** Generally multifamily rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to, Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221 (d) (3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, tax credit programs, multi-family mortgage revenue bond programs, local redevelopment and in-lieu fee programs, and units developed pursuant to a local density bonus program.

**Below-market-rate (BMR).** (1) Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (2) The financing of housing at less than prevailing interest rates.

**Build-out.** That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

**Community Development Block Grant (CDBG).** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Condominium.** A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

**Covenants, Conditions, and Restrictions (CC&Rs).** A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

**Deed.** A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

**Density Bonus.** The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision of affordable housing units or an amenity at the same site or at another location.

**Density, Residential.** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

**Developable Land.** Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Down Payment.** Money paid by a buyer from his or her own funds, as opposed to that portion of the purchase price which is financed.

**Duplex.** A detached building that is designed for occupation as the residence of two families living independently of each other.

**Dwelling Unit (du).** A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. (See "Housing Unit.")

**Elderly Housing.** Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older and restricted to occupancy by them.

**Emergency Shelter.** Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

**Extremely Low-Income Household.** A household with an annual income equal to or less than 30 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Fair Market Rent.** The rent, including utility allowances, determined by the U.S. Department of Housing and Urban Development (HUD) for purposes of administering the Section 8 Housing Program.

**Family.** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

**General Plan.** A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

**Goal.** A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

**Green Building.** The practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)



**Historic Preservation.** The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate restoration and rehabilitation of the building(s) to a former condition.

**Historic Property.** A historic property is a structure or site that has significant historic, architectural or cultural value.

**Household.** All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)

**Housing and Community Development Department (HCD).** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income households.

**Housing Payment.** For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

**Housing Unit.** The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multifamily dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

**Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the federal government that administers housing and community development programs.

**Implementation.** Actions, procedures, programs, or techniques that carry out policies.

**Infill Development.** The development of new housing or other buildings on scattered vacant lots in a built-up area or on new parcels created by permitted lot splits.

**Jobs-Housing Balance.** A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area.

**Land Use Classification.** A system for classifying and designating the appropriate use of properties.

**Live-Work Units.** Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

**Low-Income Household.** A household with an annual income usually no greater than between 51 percent and 80 percent of the area median family income adjusted by

household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD).

**Low-income Housing Tax Credits.** Tax reductions provided by the federal and State governments for investors in housing for low-income households.

**Manufactured Housing.** Residential structures that are constructed entirely in the factory, and which, since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD). (See “Mobile Home” and “Modular Unit.”)

**Mixed-use.** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

**Moderate Income Household.** A household with an annual income usually no greater than 81 percent to 120 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD).

**Monthly Housing Expense.** Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

**Ordinance.** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowded Housing Unit.** A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

**Parcel.** A plot of land, usually a division of a larger area.

**Planning Area.** The area directly addressed by the General Plan. A city’s planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

**Policy.** A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency

sets to follow in order to meet its objectives before undertaking an action program. (See “Program.”)

**Poverty Level.** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

**Program.** An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the “who,” “how” and “when” for carrying out the “what” and “where” of goals and objectives.

**Redevelop.** To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

**Regional.** Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

**Regional Housing Needs Assessment (RHNA).** A quantification by the Southern California Association of Governments (SCAG) of existing and projected housing need, by household income group, for all localities within a region.

**Rehabilitation.** The repair, preservation, and/or improvement of substandard housing.

**Residential.** Land designated in the General Plan and zoning ordinance for buildings consisting of dwelling units. May be improved, vacant, or unimproved. (See “Dwelling Unit.”)

**Residential Care Facility.** A facility that provides 24-hour care and supervision to its residents.

**Residential, Multiple Family.** Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

**Residential, Single-Family.** A single dwelling unit on a building site.

**Retrofit.** To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

**Rezoning.** An amendment to the zoning map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Second Unit.** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot.

**Section 8 Rental Assistance Program.** A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30 percent of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

**Shared Living.** The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.

**Single-family Dwelling, Attached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See “Townhouse.”)

**Single-family Dwelling, Detached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See “Family.”)

**Single Room Occupancy (SRO).** A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

**Subsidize.** To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

**Substandard Housing.** Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

**Supportive Housing.** Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

**Target Areas.** Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very low and low-income households.

**Tax Increment.** Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes, but requires at least 20 percent to be used to increase and improve the community's supply of very low and low-income housing.

**Tenure.** A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owned only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

**Townhouse.** A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

**Transitional Housing.** Transitional housing and transitional housing development mean 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.

**Undevelopable.** Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City are designated as "undevelopable" by the City.

Acronyms Used

ACS:	American Community Survey
CALTRANS:	California Department of Transportation
CDBG	Community Development Block Grant
CEQA:	California Environmental Quality Act
CIP:	Capital Improvement Program
DU/ac:	Dwelling units per acre
EDD:	California Employment Development Department
FAR:	Floor Area Ratio
HCD:	Department of Housing and Community Development
HOA:	Homeowners Association
HUD:	Department of Housing and Urban Development
MFI:	Median Family Income
NPDES:	National Pollutant Discharge Elimination System
SCAG:	Southern California Association of Governments
STF:	Summary Tape File (U.S. Census)

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