



Larkin Place in Claremont, CA Frequently Asked Questions

- 1. What is going to be built on Harrison just east of Larkin Park?**
Jamboree Housing Corporation has purchased land from Pilgrim Place to build permanent, supportive, and affordable housing in Claremont that will serve formerly homeless households. Jamboree has developed and manages Courier Place, another affordable housing community in Claremont. Those eligible to live at Larkin Place will make no more than 30% of the Area Median Income (AMI).
- 2. How is Pilgrim Place involved with this development?**
To support Claremont's effort to develop affordable housing, Jamboree worked with Pilgrim Place to purchase a vacant lot owned by Pilgrim Place. This vacant lot had been previously identified by the city in multiple Housing Elements as a suitable site for affordable housing. Jamboree will own and operate *Larkin Place* with no ongoing responsibility or oversight from Pilgrim Place, however our mutual expectation is that they will continue to be an engaged and good neighbor.
- 3. How is Jamboree using AB 2162?**
In December 2022, Jamboree proceeded with pursuing entitlement "by right" for this site under AB 2162. Under this 2018 law, an expedited entitlement process is required if a proposed development complies with local zoning standards, adheres to applicable objective design standards, and contains a certain amount of supportive housing. AB 2162 eliminates discretionary approvals so long as the design conforms to the City's published objective design standards. This bill also streamlines the approval process by eliminating the requirement for CEQA analysis.
- 4. Is this a homeless shelter or a Drug Rehabilitation Center?**
No. *Larkin Place* is permanent, supportive, and affordable housing. There will be no walk-up services or housing available to non-*Larkin Place* residents. Each resident will sign a lease and be required to follow the rules outlined in the lease agreement which include not engaging in drug-related criminal activity on or near the property.
- 5. What is Permanent Supportive Housing?**
Permanent Supportive Housing links subsidized housing with access to flexible, voluntary supportive services to help people with disabilities maintain stable housing and live productively in the community. The services are designed to build independent living and tenancy skills and connect people with community-based health care, treatment, and employment services.
- 6. Who will be housed? Families, groups or individuals?**
Larkin Place will serve formerly homeless adults (singles and couples) that come from the Service Planning Area serving Claremont. *Larkin Place* is not a shelter - each resident will sign a lease, pay rent, and follow normal rules associated with living in an apartment building.

7. Who will decide who gets to live at *Larkin Place* ? Can agencies or the city refer clients? Which agencies? Prospective residents will be identified through a county-wide intake and referral system that links to a wide range of service providers across the county. It is administered by the Los Angeles Homeless Services Authority. Property management will work closely with Jamboree and the referral agency to complete the application and approval processes. Applicants will not only undergo an extensive vetting process from the County but will also need to go through a secondary vetting process by the property management team.

Who will not be allowed to live at Larkin Place?

- Registered sex offenders will NOT live at Larkin Place.
- Those without legal documentation will NOT live at Larkin Place.
- Individuals convicted of felony meth production will NOT live at Larkin Place.
- Those convicted of arson will NOT live at Larkin Place.
- Those who have committed a violent crime will NOT live at Larkin Place.

8. What experience and reputation does Jamboree have?

Jamboree is an award-winning, mission-driven nonprofit community development organization with properties throughout California. Jamboree has engaged in dozens of successful cross-sector partnerships to develop 10,000+ affordable homes, including 1,000+ permanent supportive homes. As one of the top 10 nonprofit affordable housing developers in the nation, Jamboree develops, acquires, renovates, and manages affordable rental housing, and delivers a range of supportive housing options for families, seniors, veterans, and previously homeless. More than 19,000 Californians from San Diego to the Sacramento area currently call Jamboree home and among them are 2,100+ seniors, 800+ veterans, and 700+ residents with a history of mental health disabilities and/or who have experienced homelessness.

Jamboree's proven supportive housing model provides services and programs that help our residents thrive and reach their goals. Residents will have onsite access to trained professionals who can supply services and support. A 2019 survey of Jamboree supportive housing communities found that 92% of residents increased their job skills and/or income, 97% improved their health, reducing reliance on emergency services, and 94% remained stably housed, preventing a return or entrance into homelessness.

9. What does it mean that the housing is "permanent"?

Permanent refers to the type of housing that is being built. Larkin Place is not a homeless shelter, group/congregate housing, or transitional housing - rather a permanent apartment building that will provide ongoing housing opportunities and supportive services to residents.

10. Will the tenants be good neighbors?

Yes. Jamboree has a strong "Good Neighbor" policy for all of our communities and residents. That includes specific rules that residents must follow as a part of the lease agreement. You can view a [sample Jamboree lease here](#). Onsite staff will have specific expertise with Permanent Supportive Housing and be committed to being good neighbors. Jamboree, as a community developer, takes a long-term interest in the neighborhoods where our communities are located and will own the property for at least 55 years. It is in Jamboree's own best interest to keep the property properly maintained and operated.

11. Will there be on-site staff?

Yes. There will be staff onsite including a member of the property management staff who lives at the property. Jamboree's Community Impact team will also provide onsite support coordinators to help connect residents to other community resources.

12. What security measures will the property have?

Jamboree creates a site-specific security plan at each of our properties. Some of the security measures in place at Larkin Place will be:

- Access-controlled entry
- A voice-down security system that provides a live video feed to offsite security team that monitors 24/7
- An overnight visitor policy that limits guests to a cumulative total of 14 nights per year
- 24-hour emergency response team
- Onsite property management staff living at the property

As the owner and operator of the site, it is in our own best interest to keep the property properly maintained. We enforce the rules tenants agree to when signing their lease. Additionally, our, state government, federal government, and private lender partners, tie our ongoing funding to proper community management. There are multiple layers of oversight and accountability. In addition, Jamboree prioritizes having a proactive working relationship with local law enforcement. We believe that establishing opens lines of communication with local public safety agencies leads to a stronger, safer development.

13. What does it mean that there will be "supportive services" and "case management"?

Jamboree's Community Impact team will connect residents with the resources and services they need to thrive. Each resident will have access to case management services onsite. A comprehensive assessment conducted upon move-in and a written treatment plan will be developed based on the information generated during the move-in assessment. The treatment plan will be modified periodically as the needs and conditions of the person changes.

There is a 1:20 staff-to-resident ratio to provide an appropriate level of services. Staff will make the following services available to residents through individual meetings and onsite workshops:

- Case management
- Peer support activities
- Individual and Group Therapy
- Crisis Counseling
- Recovery Services
- Life Skills Courses such as resume building, budgeting, and conflict resolution
- Community Building Activities

14. What spaces will be in the building?

Larkin Place will include 32 affordable apartment homes and one staff unit. There will also be a community room with a kitchen, an onsite management/leasing office, and offices for supportive service coordinators and resident services.

15. What will the building look like viewed from Harrison Avenue?

The design is a nod to mid-century modern architecture with an emphasis on horizontal lines achieved through the canopies and material composition. The neutral, earth tone colors create a warm, inviting material palette that helps ground the building and tie into the architectural fabric of the neighborhood. The current design is an evolution from the original design that required an access easement through the adjacent City park's drive aisle. After the City Council voted to deny the easement, Jamboree moved forward with an alternative. The alternative design still incorporates City comments, objective design standards, efficiencies, and the aesthetic character of the broader neighborhood. While the shape of the building and building massing has changed from the original, the overall aesthetic remains intact.

16. What will the parking and outdoor landscaping be like?

There will be 11 on-site parking spaces. The parking supplied is sufficient in accordance with state and local regulations. At many of our properties, Jamboree creates parking management plans to alleviate any issues that may arise. There will be drought-tolerant, native landscaping with comfortable outdoor spaces for residents including roof deck, BBQ area, turf area, and outdoor seating areas.

17. If I want more information about *Larkin Place*, who should I contact?

Jamboree welcomes comments! Please visit this link for detailed information on *Larkin Place*, as well as an opportunity to sign up for any related news and future open forum discussions.

<http://www.jamboreehousing.com/LarkinPlaceClaremont> Also, please feel free to reach out directly to our team at outreach@jamboreehousing.com.