

**Annual Progress Report
on Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code**

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DIV. OF HOUSING
POLICY DEVELOPMENT HCD

Jurisdiction: CITY OF CLAREMONT

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Report Period: January 1, 2005 To: December 31, 2005

The following information should be included in the report:

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued

37

2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.

6 units were single-family homes for very-low income households. These are deed restricted. The remaining 31 units are market-rate units which are above-moderate.

3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate)

The table below is from our draft housing element current in the city review process. It shows the status of our housing construction and relates it to our RHNA numbers. The table indicates that we are short units in the low and very low income categories. However, the City's redevelopment agency has recently purchased a 2 ½ acre site to an affordable housing development targeting low and very low income households. The number of units that will be built on this site has yet to be determined so it has not been included in the table below.

Regional Housing Needs Assessment

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA	51	37	54	141	283
Units Built Since 1/98	11 ¹	16 ²	22 ³	176	225
Units Approved					
Claremont Graduate University	---	---	158	---	158
Units Proposed					
Claremont Woods			15	33	48
TOD Property		6	11	56	73
Packing House			25		25
Foothill/Indian Hill			24	136	160
Remaining RHNA	40	15	---	---	55

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

Beginning on the following page is the "Report of Past Accomplishments" which is a comprehensive evaluation of all of the programs in our housing element to date.

C. Progress toward mitigating governmental constraints identified in the housing element.

The most significant constraints to the production of affordable housing in Claremont have been:

- Lack of financial resources to subsidize housing costs
- Lack of sufficient land zoned to build higher density housing

To address the first constraint, the City is in the process of adopting an inclusionary housing ordinance that will apply to all new developments city-wide. With the very strong housing market that currently exists, staff has found through working with developers that a 15 percent inclusionary requirement will not reduce the financial viability of constructing new housing and thus will not be an additional constraint.

To address the second major constraint, the City is in the process of completing a comprehensive update to its General Plan. This update will allow higher density residential development on substantially more land than currently exists. The City's timeline is to adopt the new general plan by September 2005 and to immediately follow-up with zone changes to make the City's zoning consistent with the new General Plan.

Report of Past Accomplishments

2000-2005 Housing Element

The Claremont 2000-2005 Housing Element established specific programs and objectives for expanding housing opportunities in the community. In updating this Element, the City reviewed these programs for successes or failures, and continued appropriateness. The revised Housing Plan in the updated 2000-2008 reflects these lessons learned to improve the effectiveness of City actions.

Program Achievements: 2000-2005

Program	Objective	Accomplishment	Continued Appropriateness
Density Bonus/Financial Incentives	Encourage the use of density bonus	0 density bonus units created.	No developer has taken advantage of the density bonus program from 2000 to 2005. However, there are three proposed density bonus projects currently in the planning stage. The City will continue to offer density bonus incentives pursuant to State law. The Density bonus provisions in the City's Land Use and Development Code (LUDC) will be revised to reflect the new density bonus law (SB 1818)

Program Achievements: 2000-2005

Program	Objective	Accomplishment	Continued Appropriateness
<p>Park Fees/Utility Undergrounding Requirement Waivers</p>	<p>Encourage the use of the ordinance to facilitate the inclusion of affordable units in new residential developments</p>	<p>Park fees were waived for the assisted living facility constructed. In exchange, 19 affordable were required to be affordable to low and moderate income seniors.</p> <p>Park fees were waived for 6 affordable units developed by Habitat for Humanity. (To further subsidize this project, the City provided the land and completed public improvements)</p> <p>In addition, the City approved a 60-percent waiver of park fees for the graduate student housing (83 studios and one-bedroom, 60 two-bedrooms, and 15 three-bedroom). The Claremont Graduate University will make available these units at rents affordable to moderate income households.</p>	<p>Undergrounding of utilities is identified by residents as an important improvement to the community aesthetics. However, the City will continue to provide park fee waivers as an incentive to encourage affordable housing development.</p>

Program Achievements: 2000-2005

Program	Objective	Accomplishment	Continued Appropriateness
Housing for Large Households	Development of rental multi-family dwelling units that are large enough to accommodate large households	No large rental units were built due to specific City actions.	Based on the 2000 Census and recent demographic trends, the City has determined its housing needs have shifted. Moderately priced and sized units are in demand to encourage small families to remain in the City. This program has been deleted from the updated Housing Element.
Mixed Use Housing	Encourage use of the ordinance to facilitate the inclusion of affordable units in new residential developments	The City has begun implementation of the Claremont Village Specific Plan, which includes mixed use development in a pedestrian-friendly environment.	The Land Use Plan prepared as part of the comprehensive General Plan Update created the new Mixed Use designation, which requires a residential component. Residential is also a conditionally permitted use in the Office/Professional and Claremont Village districts. Particularly for areas next to transit center, high density residential at 22 units per acre is permitted. Upon completion of the General Plan update, the City will follow up with revisions to the LUDC.

Program Achievements: 2000-2005

Program	Objective	Accomplishment	Continued Appropriateness
Provision of Adequate Sites	Provide sufficient housing sites to accommodate RHNA	The City has a remaining RHNA of only 55 lower income units the 2000-2008 Housing Element period.	<p>The City has created additional sites as part of the General Plan update.</p> <p>This program has been revised to provide specific City actions - e.g. monitoring/ updating sites inventory, and providing inventory to interested developers</p>
Village Expansion Specific Plan	Provide new housing rental and owner-occupied opportunities in a transit oriented, mixed-use, village environment	The Specific Plan is currently being implemented.	This program is removed from the updated Housing Element.
Voluntary Energy Conservation Ordinance	Optimal energy efficiency in all new residential units	The City continues to comply with Title 24 requirements.	No specific action is required. This program has been removed from the updated Housing Element.

Program Achievements: 2000-2005

Program	Objective	Accomplishment	Continued Appropriateness
Federally Subsidized Units at Risk of Conversion	Preserve 213 low income units	<p>Brighton Park opted out of the Section 8 program. As a result 80 units were converted from affordable to market-rate housing.</p> <p>To date, the City still has 171 project-based Section 8 units that may potentially lose their rent subsidies if the HUD Section 8 is in jeopardy. However, both projects are considered only at low risk of converting to market-rate housing due to their long-term affordability covenants.</p>	The City will continue to monitor the at-risk status of these units and pursue opportunities to preserve these units as affordable housing. This program has been revised to outline specific City actions.
Rental Subsidy Program	Assist 24 very low income households at Claremont Villas Senior Apartments	Continued to assist 24 very low income households	This program continues to be appropriate and is included in the updated Housing Element.
Assessment District Assistance Program	Assist all qualified very low income residents	3 very low income households assisted	This program has not been a popular program and does not offer long-term affordable housing. This program has been removed from the updated Housing Element.
San Jose Avenue Rehabilitation	implement the San Jose Avenue Apartment Corridor Strategy; Develop neighborhood park; and monitor construction of freeway sound wall	This project was completed.	This program has been removed from the updated Housing Element.

Program Achievements: 2000-2005

Program	Objective	Accomplishment	Continued Appropriateness
Homebuyer Assistance	Continue to promote the existing homebuyer assistance programs offered by CDC and local lenders	While the City does not maintain statistics on the CDC-administered programs, these resources remain applicable to implement the City's vision of creating a diverse and sustainable community.	This program has been revised to indicate specific City actions to market the various resources.
Section 8 Rental Subsidies	65 participating households	120 households receive Section 8 vouchers	The number of households being assisted with Section 8 rental assistance has increased. This program continues to serve the very low income households, particularly seniors, allowing these households to remain in the City. This program has been revised to indicate specific City actions to market the program.
Tenant/Landlord Handbook	Provide information as requested to residents and landlords on their legally protected housing rights	The City continues to provide tenant/landlord information upon request.	This program is included in the updated Housing Element.
Shared Housing	45 matches	Interest in this program has been limited. The City assisted in only five matches.	This program has been removed from updated Housing Element.
Owner-Occupied Rehabilitation Program	Rehabilitate ten units per year	While participation in this program was lower than expected, the City was able to assist in the rehabilitation of 30 units (6 units per year).	This program is included in the updated Housing Element.

Program Achievements: 2000-2005

Program	Objective	Accomplishment	Continued Appropriateness
Sweat Equity Rehabilitation Rebate Program	Rehabilitate ten yards	No yard was rehabilitated under this program.	This program has been removed from the Housing Element.
Relocation of Housing	Complete database by 2002; work with owners of vacant property to make land available for the relocation of houses slated for demolition	No home was relocated under this program. However, City encourages property owners to advertise homes intended for demolition for sale for \$1.	This program has been removed from the updated Housing Element.
Habitat for Humanity	Assist in the development or rehabilitation of affordable single-family housing	The City assisted in the development of six homes by Habitat for Humanity through a land write-down and completion of off-site improvements.	This program is included in the updated Housing Element and has been revised to reflect collaboration with other qualified nonprofit developers.
Home Weatherization	Assist all eligible households	20 households assisted through Housing Rehabilitation Program	This program is included in the updated Housing Element.
Community Improvement	Survey entire City, street by street, twice a year; survey specific areas on a daily basis, based on complaints; complete a feasibility study on developing a housing inspection program	Through the code enforcement, the City assesses the housing conditions in the City and works with property owners to correct code violations. However, no routine housing conditions survey was completed.	Overall, the City's housing stock is in good condition. This program has been removed from the updated Housing Element.
Tenant/Landlord Services	Contract with the Fair Housing Foundation through the CDC	Continued to provide fair housing services through providers under contract with CDC	The City will continue to participate in CDC fair housing program

Program Achievements: 2000-2005

Program	Objective	Accomplishment	Continued Appropriateness
Community Outreach	Continue to publicize the housing programs offered to the community through community newspapers, newsletters, flyers, and existing outreach programs	The City continues to publicize city programs through a number of avenues.	This program is included in the updated Housing Element.
Housing Referrals	Provide referral services to individuals and families in need of housing assistance	The City continues to refer residents in need to appropriate agencies.	This program is included in the updated Housing Element as part of the Community Outreach program.
Vacancy Survey	Continue to conduct an apartment vacancy survey on a bi-annual basis of complexes that contain ten or more housing units to ensure compliance with condominium conversion ordinance	City continued to conduct a vacancy survey on a bi-annual basis. If vacancy rate falls below three percent, the Planning Commission can deny application for condominium conversion on the basis of tight rental housing market.	This program is included in the updated Housing Element.
Emergency Fund	Continue to operate an emergency fund for all lower income residents; assist 30 households	Over the past five years, the City assisted 35 households in need. Funds were used to pay utility bills, emergency rents, etc.	This program is included in the updated Housing Element.
Homeless Assistance	Continue to provide funding to a local non-profit organization that provide assistance to homeless persons and families; assist 100 persons per year	The City created the Youth and Family Services Division in the City's Human Resources Department to connect families with resources.	This program is included in the updated Housing Element.

