Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Claremont

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Reporting Period by Calendar Year: from Jan. 1, 2011 to Dec. 31, 2011

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Housing Policy Department
Received on:

MAR 28 2012

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
111 S. College Avenue	5+	R	74				74	74	TCAC, RDA, County of Los Angeles HOME Program, City of Industry Program	55 year Deed Restriction mandating affordability	0
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	4	4				
(10) Total by income Table A/A3 ► ►			74			4	78	74			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	4					4	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	117		6			74						80	32
	Non-deed restricted			5									5	
Low	Deed Restricted	74												-33
	Non-deed restricted			94		13							107	
Moderate	Deed Restricted Non-deed restricted	80		59									59	21
Above Moderate		187		172		6	4						182	5
Total RHNA by COG. Enter allocation number:		458	336			19	78						433	25
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Owner-Occupied Rehabilitation Program	Provide rehabilitation assistance to four households annually for a total of 24 households over six years. Publicize program information on City website, City Hall, and other public locations	2008-2014	Assistance was given to two (2) households. Due to the current economic state, many property owners are very cautious about taking out a loan. To encourage participation, the City modified the program to lower the interest to 0% and include a $5,000 grant for energy efficient improvements. This was approved in late November. Program was advertised through various outlets.
Crime-Free Environments for Families	Police Department shall routinely evaluate the policing needs in all areas of the City to eliminate crime prone environments and promote healthy, crime-free environments for families living in all housing types	2008-2014	The Police Department continued to evaluate the policing needs in all areas of the City to eliminate crime prone enviornments and promote healthy, crime-free environments for families living in all housing types.
Safe and Healthy Environments for Children	Meet regularly with agencies, and residents and owners of multiple-family housing complexes to address social and criminal problems that impact residents of residential complexes. Develop strategies to address identified social and criminal problems.	2008-2014	Through the "Crime Free Multi-Housing Program," multiple training sessions have been conducted for the managers and owners of multiple-family housing complexes. These training sessions provided the attendees with information on strategies to address social and criminal problems, and involved different agencies such as the Code Inforcement Division, Fire Department, Fair Housing, HUD, Attorneys, Human Services Department, Apartment Association for the Greater Inland Empire, and tow companies.

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Building Relationships Between City and Housing Managers	Conduct routine inspections of multiple-family housing complexes to identify problems related to needed maintenance and rehabilitation. Maintain on-going communications with managers of multiple-family housing projects to address needed maintenance and rehabilitation.	2008-2014	The City's Community Improvement Officers conducted routine city-wide inspections on properties including multiple-family housing complexes, and worked with property managers to address any maintenance and/or rehabilitation issues.
Provision of Adequate Sites	Maintain, on an ongoing basis, a vacant and uderutilized residential sites inventory and provide sites information to interested developers. Update City's Zoning Code to allow supportive housing by right in Institutional districts and to estabilsh development standards for the High Density Residential (HDR) Overlay zoning district. Apply the HDR Overlay zoning districts to Sites consistent with the General Plan. Assist in development of affordable housing. Monitor development of HDR Overlay sites to ensure affordable housing is a viable development option for the HDR Overlay sites Publication of press releases regarding development of affordable housing sites Identification of additional affordable housing sites if in the future one or more are developed with non-affordable units, and remaining sites are no longer able to accommodate the City's remaining RHNA target.	2008-2014	Inventory of vacant and underutilized sites has been updated and made available to interested developers. High Density Residential Overlay district standards were set, in which then was applied to two properties in the City. Construction of affordable housing (75-unit) has started in December. The City continues to monitor development options for HDR Overlay sites.
Inclusionary Housing	Continue to implement the Inclusionary Housing Ordinance and monitor program impacts and acoomplishments.	2008-2014	City continued to implement the Inclusionary Housing Ordiance and monitor program impacts and accomplishments. One project, which provides affordable rental housing (100% less manager's unit) started construction in December.

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Density Bonus	On an on-going basis, encourage the use of the density bonus program by providing information and technical assistance to interested developers.	2008-2014	The City continued to provide interested developers with information and technical assistance on the density bonus requirements in order to encourage the use of the density bonus program. No new project was proposed that requested to utilize the density bonus program.
Park Fees Reductions/Waivers	Continue to offer park fee reduction/waivers pursuant to City ordinance.	2008-2014	One project (100% affordable rental housing less manager's unit) that started construction in December received a Park Fee waiver. City continued to provide park fee waivers/reductions as an incentive to encourage affordable housing developments, no requests were made for waivers/reductions.
Reasonable Accommodation	Continue to place brochure at public counter.	2008-2014	Materials were available to the public about requesting reasonable accommodations which could be granted by the Building Official without special hearing.
College Avenue Affordable Housing Project	Site acquired in 2008 Selection of an experienced affordable housing developer in April 2009 Negotiate development agreement in June 2009 Project review June-July 2009 Building permits in February 2010 Project opens in June 2011	2008-2014	This project ("Courier Place") started construction in December.
Conservation of At-Risk Housing	Monitor the Section 8 contract status of Access Village and Claremont Village Apartments.	2008-2014	The City continues to monitor the Section 8 contract status of the existing properties. The properties are considered at low risk of converting to market-rate housing due to their long-term affordability covenants.
Vacancy Survey	Conduct vacancy survey on a bi-annual basis.	2008-2014	The City continued to conduct bi-annual surveys.

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Homebuyer Assistance	Publicize program information on City website, City Hall and other public agencies.	2008-2014	The City continued to publicize the program and assist in distribution of program materials. These are CDC-adminstered programs but remain applicable in implementing the City's vision of creating a diverse and sustainable community.
Local Worker Preference Policy	Adopt a Local Work Preference Policy to give local preference for the acquisition or rental of affordable units to those who work in the City	2008-2014	The City continued to evaluate projects on a case-by-case basis if the project should be required to give local preference for the acquisition or rental of affordable units to those who work in the City.
Section 8 Rental Subsidies	Continue to work with the county to make Section 8 rental assistance available to qualified renters. Provide referrals to the two complexes in Claremont that have project-based Section 8 rental assistance, totaling 171 units. Publicize program information on City website, City Hall, and other public locations.	2008-2014	The City continued to work with the county to make Section 8 rental assistance available to qualified renters, and continued to publicize the program and provide referrals. Currently, a total of 171 units in two complexes in Claremont continued to receive project based Section 8 rental assistance.
Tenant/Landloard Handbook	Provide information as requested to residents and landlords on their legally protected housing rights.	2008-2014	The City continued to provide tenant/landlord information upon request.
Rental Subsity Program	Assist 24 very-low-income households.	2008-2014	The City continued to assist 24 very-low-income households through this program.
Family and Senior Emergency Fund for Low Income Families	Assist 500 housholds in need with emergency funds. Provide referrals to other supportive services and housing assistance. Publicize program information on City website, City Hall, and other public locations.	2008-2014	The City assisted households in need of funds to pay utility bills, emergency rents, etc. The City's Youth and Family Services Division continued to work to connect families with available resources. The City provided information about the program on City website, in City newsletter, and at public facilities.

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Homeless Assistance Program	Provide referrals to nonprofit organizations. Publicize program information on City website, City Hall, and other public locations.	2008-2014	The City's Human Services Department continued to provide referrals to those in need to appropriate agencies. The City provided information about the program on the City website, in the City newsletter, and at public facilities.
Support Services and Resources for the Homeless	Annually evaluate funding available and allocate resources based on priority of needs.	2008-2014	City continued to evaluate available funding and coordinated with LA County, Claremont Unified School District, and other agencies and organizations in allocating resources to provide services to homeless adults and homeless families.
Homeless Program	Annually evaluate funds collected and allocated resources to agencies and individuals that serve the homeless in the community.	2008-2014	City evaluated funds collected and allocated resources to 6 agencies and indviduals that serve the homeless in the community, totaling in $56,291.
Transitional and Supportive Housing	Amend the Zoning Code by June 30, 2010	2010	Zoning Code allows transitional and supportive housing by right in Institutional districts.
Community-Based Organization Funding	Annually evaluate funding available and allocate resources based on priority of needs.	2008-2014	Annually, the City evaluates requests from community-based organizations and allocates funding based on how well organizations meet the needs of the community. The City funded 21 requests, totalling in $86,650.
Tenant/Landloard Services	Continue to provide fair housing services through LACDC. Publicize program information on City website, City Hall, and other public locations.	2008-2014	City continued to provide fair housing services through providers under contract with CDC
Affordable Housing on Small Lots	Offer incentives to encourage development of affordable housing on small lots.	2008-2014	City continued to explore incentives to encourage development of affordable housing on small lots, which may include land write-down and completition of off-site improvements by City.
Claremont Sustainable City Plan	Implement various policies and programs.	2008-2014	City Continued to implement and coordinate policies and programs in the Claremont Sustainability City Plan. In 2010, the following Actions were completed: #1.1.1 (annual), #1.1.2, #1.1.3, #1.1.5 (on-going), #1.1.7, #1.1.8 (on-going), #4.2.1, #6.1.4, #6.1.5, #7.1A (on-going), #7.1B (on-going), #7.1C