

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Rec'd 4/24/13

(CCR Title 25 §6202)

Jurisdiction CLAREMONT

Reporting Period 01/01/2012 - 12/31/2012

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

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

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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 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Rentier O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 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.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
(9) Total of Moderate and Above Moderate from Table A3			0	0	0	3	3				
(10) Total by Income Table AA3			0	0	0	3					
(11) Total Extremely Low-Income Units*			0								

* 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 which meet 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	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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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	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	3	0	0	0	0	3	3

* 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.		RHNA Allocation by Income Level	Year	Total Units to Date (all years)	Total Remaining RHNA by Income Level								
Income Level	1		2	3	4	5	6	7	8	9			
Very Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
	Deed Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	0	0	13	0	0	0	0	0	0	0	13	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		0	0	0	0	0	0	0	0	0	0	0	0
Above Moderate		0	0	6	0	0	0	0	0	0	0	9	0
Total RHNA by COG. Enter allocation number:		0											
Total Units			0	19	0	0	3	0	0	0	0	22	
Remaining Need for RHNA Period													0

Note: units serving extremely 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)	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.	2008-2014	Assistance was given to 10 households over three years. Interest in this program was lower than expected. Program was publicized through various publications
Crime-Free Environments for Families	Police Department shall routinely evaluate crime prone environments and promote healthy, crime-free environments for families living in all housing types	2008-2014	Police Department continually tracks crime statistics for use in allocating resources. Volunteers assist the Police Department in checking properties and alert patrol officers of suspicious activities in neighborhoods
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	A Committee for Safe and Healthy Housing works with the Police Department, School District and property owners to promote quality of life improvements and reduce criminal activities in multiple-family complexes. Police Department attends semi-annual meetings with apartment owners and managers. In 2009 the city approved a Crime Free Multi Housing Program. A volunteer helps the Police Department coordinate the program
Building Relationships Between City and Housing Managers	Conduct routine inspections of multiple-family housing complexes to identify problems related to needed maintenance	2008-2014	Municipal code was amended to establish a yearly licensing program for multiple-family complexes to promote sound and safe buildings and neighborhoods. The committee for Safe and Healthy Housing provides annual

		and rehabilitation. Maintain on-going communications with managers of multiple-family housing projects to address needed maintenance and rehabilitation		training for apartment managers, meets with apartment managers/ property owners, and developed a training workbook for apartment managers/property owners.
Provision of Adequate Sites	Maintain, on an ongoing basis, a vacant and underutilized residential sites inventory and provide sites information to interested developers. Update the City's Zoning Code within one year of the adoption of the General Plan to allow supportive housing by right in Institutional districts and to establish development standards for the High Density Residential (HDR) Overlay Zoning District. Apply the HDR Overlay zoning to Sites #6 and 14. Assist in Development of affordable housing on Site #6. 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 of Sites #6, 7, and 14 are developed with non-affordable units, and remaining sites are no longer able to accommodate the City's remaining RHNA	2008-2014	Inventory of vacant and underutilized sites has been updated and made available to interested developers. Zoning Code was amended to allow supportive housing by right in Institutional districts and to establish the HDR Overlay zoning district. The HDR Overlay was applied to Sites #6 and 14. The City was successful in working with a private developer to achieve affordable housing on Site #6, which included 58 very low-income units and 16 extremely low-income units. City monitored development on the HDR Overlay sites and identified additional sites as part of the updated Housing Element. The City successfully marketed Site #6 for the development of affordable housing. Additional affordable housing sites have been identified as part of the Housing Element update.	
Inclusionary Housing	Continue to implement the Inclusionary Housing Ordinance and monitor program impacts and accomplishments	2008-2014	Four residential projects were approved for which developers agreed to restrict a total of 41 units as affordable to moderate-income households. Two additional residential projects are proposed with 18 units affordable to moderate-income households.	
Density Bonus	Implement state mandated density bonus requirements. On an ongoing basis, encourage the use of the density bonus program by providing information and technical assistance to interested developers.	2008-2014	City granted density bonuses and/or regulatory concessions to developers of six qualifying housing projects. One built project provided 16 units affordable to extremely low-income households, 58 units affordable to very low-income households. City continued to provide interested developers with information and technical assistance on density bonus requirements in order to encourage use of the density bonus program.	
Park Fees Reductions/Waivers	Continue to offer park fee reduction/waivers pursuant to City ordinance	2008-2014	The City provided a park fee waiver to a housing project that provided 16 units affordable to extremely low-income households, 58 units affordable to very low-income households.	

Reasonable Accommodation	Provide materials to public with procedures for requesting reasonable accommodations.	2008-2014	Materials were available to public about requesting reasonable accommodations, which could be granted by Building Official without special hearing.
College Avenue Affordable Housing Project	Acquire College Avenue, select an experienced developer, negotiate an agreement, complete project review, issue permits and open project	2008-2014	College Avenue Site was acquired and project opened in 2011. Project provided 16 units affordable to extremely low-income households, 58 units affordable to very low-income households.
Collaboration with Housing Developers	Identify a list of experienced housing developers and solicit interest in developing affordable housing in Claremont.	2008-2014	City had entered into a development agreement with a developer for Base Line Housing project, which was not approved. The City later entered into a development agreement for the Courier Place Project. City continues to identify developers who may be interested in developing affordable housing.
Collaboration with Housing Developers	Identify a list of experienced housing developers and solicit interest in developing affordable housing in Claremont.	2008-2014	City had entered into a development agreement with a developer for Courier Place Housing project, which has now been completed. City continues to identify developers who may be interested in developing affordable housing.
Conservation of At-Risk Housing	Monitor the Section 8 contract status of Access Village and Claremont Village Apartments.	2008-2014	City continued to monitor the Section 8 contract status of these two projects. Both projects 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. If vacancy rate falls below 3%, applications for conversion of rental units to condominiums can be denied	2008-2014	As the vacancy rate does not vary significantly, the frequency of the survey change to once a year. City continued to conduct bi-annual surveys.
Homebuyer Assistance	Publicize program information on City website, City Hall, and other public locations. Continue to assist in distributing homebuyer workshop information held by local realtors or the Los Angeles County Development Commission to potential homebuyers.	2008-2014	City continued to publicize program and assist in distribution of program materials. These are CDC-administered 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 for acquisition or rental of affordable units to those who work in the City.	2008-2014	In response to concerns that a formal preference program might be considered violation of the California's Fair Employment and Housing Act, preference to the local workforce will be implemented through a strong local marketing program that focuses on the local workforce with information on availability of affordable units provided directly to large local employers
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	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. A total of 171 units in two complexes in Claremont continued to receive project-based Section 8 rental assistance.

		project-based Section 8 rental assistance, totaling 171 units. Publicize program information on City website, City Hall, and other public locations.		
Tenant/Landlord Handbook	Provide information as requested to residents and landlords on their legally protected housing rights.	2008-2014	City continued to provide tenant/landlord information upon request.	
Rental Subsidy Program	Assist 24 very-low-income households.	2008-2014	Continued to assist 24 very low-income residents.	
Family and Senior Emergency Fund for Low Income Families	Assist households 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	City assisted households in need of funds to pay utility bills, emergency rents, etc. City's Youth and Family Services Division continued to work to connect families with available resources. City provided information about the program on City website, in City newsletter, and at public facilities.	
Homeless Assistance Program	Provide referrals to nonprofit organizations. Publicize program information on City website, City Hall, and other public locations.	2008-2014	City's Youth and Family Services Division continued to provide referrals to those in need to appropriate agencies. City provided information about the program on City website, in City newsletter, and at public facilities.	
Homeless Program	Annually evaluate funds collected and allocated resources to agencies and individuals that serve the homeless in the community.	2008-2014	Annually, City evaluates requests from agencies and organizations that serve the homeless in the community and allocates funding based on how well they fulfill a need within the community. In 2012-13 the City funded 7 requests, totaling \$60,000.	
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 coordinate with LA County, Claremont Unified School District, and other agencies and organizations in allocating resources to provide services to homeless adults and homeless families.	
Community-Based Organization Funding	Annually evaluate funding available and allocate resources based on priority of needs.	2008-2014	Annually, City evaluates requests from community-based organizations and allocates funding based on how well organizations meet the needs of the community. In 2012-13, the City funded 25 out of 29 requests, totaling \$86,650	
Tenant/Landlord Services	Continue to provide fair housing services through LACDC	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, similar to the land write-down and completion of off-site improvements that the City provided for the six homes that were completed by Habitat for Humanity.	
Claremont Sustainable City Plan	Implement and coordinate the policies	2008-2014	City continued to implement and coordinate the policies and program in the	

	and programs in the Claremont Sustainable City Plan with respect to residential developments.		Claremont Sustainable City Plan. Plan is in being updated.
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General Comments:

This on-line tracking program does not allow the entry of information from the City's previous "final" annual reports that were submitted to HCD in the manner requested by HCD from 2008 to 2012. In summary the City has permitted the following number of units in the different income categories during the 2008-2014 planning period:

- Very Low - Deed Restricted: 80 units
- Very Low - Non-deed Restricted: 5 units
- Low - Non-deed Restricted: 107 units
- Moderate - Non-deed Restricted: 59 units
- Above Moderate: 190 units

The City currently has a total remaining RHNA of 33 units (32 Very Low and 1 Above Moderate).

