

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction SAN DIMAS

Reporting Period 01/01/2014 - 12/31/2014

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	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				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	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			See Instructions	See Instructions	
<b>(9) Total of Moderate and Above Moderate from Table A3</b>				0		3					
(10) Total by Income Table A/A3			0	0	0	3					
<b>(11) Total Extremely Low-Income Units*</b>			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 in 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 <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	3	0	0	0	0	3	0

\* 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	121	0	0	0	0	0	0	0	0	0	0	121
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	72	0	0	0	0	0	0	0	0	0	0	72
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		77	0	0	0	0	0	0	0	0	0	0	77
Above Moderate		193	0	3	0	0	0	0	0	0	-	3	190
Total RHNA by COG. Enter allocation number:		463											
Total Units ▶ ▶ ▶			0	3	0	0	0	0	0	0	0	3	460
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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
Housing Code Enforcement and Abatement	Conduct 50 inspections of potentially substandard residences to provide minimum requirements for [protection of health safety and welfare of general public as part of city's ongoing program. in form violators of available rehabilitation assistance to correct code deficiencies.	2014-21	Through its code enforcement program the city identifies substandard housing conditions and works with property owners to identify deficiencies and provide information on possible assistance for eligible homeowners.
Neighborhood Beautification	Re-establish the Neighborhood Beautification Program using CDBG funds in 2013/14 within targeted neighborhoods, and coordinate the program with Code Enforcement and Housing rehabilitation.	2014-21	The reduction in available CDBG funds and housing staffing has prevented establishing the program. The City is monitoring other funding options.
Single Family Rehabilitation	Assist 10 lower income households with grants on an annual basis, with a projected income mix of half extremely low and very low income households and half low income households, for a total assistance goal of 80 households.	2014-21	12 single family households were assisted:  Extremely Low: 3 Low: 1 Moderate: 8

	continue to market the program with brochures at public facilities, the City website and on the public access station.		18 grants were provided to mobile homes using non-CDBG funds.  Extremely Low: 12 Low: 5 Moderate: 1
Mobile Home Park Preservation and Affordability	Retain affordability at the Charter Oaks Mobile Home Park; continue the new space rental credit program at Charter Oaks, assisting at least 10 lower income residents annually; and evaluate the effectiveness of the program annually. Renew the Mobile Home Accord to maintain rent stability. Continue to implement the conversion ordinance.	2014-21	Mobile Home Accord approved for 5 additional years. In 2014 10 lower income households received rental credit assistance.
Preservation of Assisted Housing.	Contact property owners of at-risk projects to initiate preservation discussions. Based on the outcome of these discussions, the City will: 1) identify preservation incentives; 2) work with priority purchasers; 3) coordinate technical assistance and education for affected tenants.	2014-21	Villa san Dimas has given notice to terminate and has declined City assistance.
Section 8 rental Assistance	Continue to participate in the Section 8 program administered by HACoLA and advertise to income eligible residents; encourage landlords to register units with the Housing Authority and undergo education in the Section 8 program.	2014-21	City offers referrals to the County Section 8 program.
Residential and Mixed Use Sites Inventory	Maintain a current inventory of vacant residential sites and potential mixed use infill sites and provide to interested developers in conjunction with information on available development incentives.	2014-21	Inventory is maintained and updated as necessary
Second Units	Review and refine the City's second unit ordinance to facilitate housing opportunities for seniors, persons with disabilities, caregivers, and other lower and extremely low income households. educate residents on the availability of	2014-21	2014 - no progress. Ordinance review planned for 2015.

	second units.		
Downtown Specific Plan	Pursue funding and re-initiate specific plan for Downtown upon successful award of funds. Provide expanded areas for residential mixed use, develop incentives for consolidation of smaller parcels and plan for TOD around the future Gold Line Station.	2014-21	SCAG funding is available and consultant selection is underway.
Affordable Housing Development Assistance.	Provide regulatory incentives and available financial assistance for the developers of affordable and mixed income housing. Provide information on incentives during individual dealings with property owners through creation and dissemination of an affordable housing brochure.	2014-21	Ongoing. No developers have expressed interest in affordable projects in 2014.
Energy Conservation through Green Building.	Provide outreach and education to developers, residents and architects on the new CALGREEN Code and ways to incorporate sustainability in project design and in existing structures. Advertise availability of the HERO program to residents.	2014-21	Ongoing.
Affordable Housing Density Bonus	Maintain a local density bonus ordinance consistent with State requirements and advertise through dissemination of the Affordable Housing Brochure at the public counter and on the City's website.	2014-21	Density bonus ordinance updated in 2013.
CEQA Exemption for Infill Projects	Continue to utilize Categorical Exemptions under CEQA on a case by case basis as appropriate based on the facts and circumstances of individual residential and mixed use infill development projects.	2014-21	Ongoing
Fair Housing	Continue to promote fair housing practices referring residents to agencies for fair housing services.	2014-21	Ongoing
Senior Housing Opportunities	Continue to actively pursue opportunities to provide a range of housing options to	2014-21	Ongoing

	address the diverse needs of the growing number of senior citizens.		
Housing Opportunities for Persons Living with Disabilities.	Continue to support a variety of housing types to help address the diverse needs of persons with disabilities, and work with the SGPRC to publicize information on available resources for housing and services. Evaluate the use of State and Federal funds for supportive housing and services in future affordable housing projects. Discuss with affordable housing providers their ability to provide for persons living with disabilities in housing projects	2014-21	Ongoing

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**General Comments:**