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

SUBJECT: 2012 ANNUAL HOUSING ELEMENT PROGRESS REPORT – CITY OF
COLTON

Dear HCD Representative:

The City of Colton is pleased to submit our Annual Housing Element Progress Report for 2012. Please contact me at (909) 370-5185 or mtomich@ci.colton.ca.us should you have any questions or need additional information. We anticipate submittal of our Progress Report for 2013 by April 2014.

Sincerely,

Mark R. Tomich, AICP
Development Services Director

Enclosure

**California Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Colton

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Reporting Period: Jan. 1, 2012 through Dec. 31, 2012

Progress Report on the Implementation of the City of Colton Housing Element Calendar Year 2012

A. BACKGROUND

The General Plan Housing Element focuses on programs that will facilitate the production of housing in a community pursuant to goals and housing allocations established by regional planning agencies, which in Colton's case is the Southern California Association of Governments (SCAG). This focus results from State housing law directive that every jurisdiction must accommodate its "fair share" of housing for all income levels and establish programs toward accomplishing regional and statewide housing goals.

The City of Colton is creating an environment where community investment is extremely important to improve the City's quality of life. The 2008-2014 Housing Element, sets forth housing strategies that will help move toward improved housing conditions for current Colton residents, safer neighborhoods in which residents feel comfortable investing, and move-up housing opportunities that can diversify household income demographics in the City. Move-up housing will allow current residents who gradually are able to afford better housing to do so and thus remain in Colton, where they have families and community roots. By providing new housing opportunities for current residents and attractive new housing for all economic segments of the community, including households with higher incomes, the City can improve housing conditions and establish a broader market for non-residential investment.

According to recent Census data, Colton had an estimated 16,350 housing units. Colton has a higher ratio of renters to owners as compared with the County as a whole, and the highest percentage of multi-family units among its neighboring cities.

Housing growth in Colton has been slow, and the City has still not fully recovered from the housing market crash that began in 2008. For example, between 2000 and 2013, Colton's housing stock increased by just 4 percent.

B. Annual Building Activity Report Summary for Very Low, Low, Moderate-Income Multifamily Projects (Table A)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

City of Colton
 Reporting Period: Date 1/1/2012 - Date 12/31/12

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 ¹	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.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
240 Cowan St.	SF	O			1		1	1			
241 Cowan St.	SF	O			1		1	1			
252 Cowan St.	SF	O			1		1	1			
253 Cowan St.	SF	O			1		1	1			
264 Cowan St.	SF	O			1		1	1			
265 Cowan St.	SF	O			1		1	1			
276 Cowan St.	SF	O			1		1	1			
277 Cowan St.	SF	O			1		1	1			
288 Cowan St.	SF	O			1		1	1			
289 Cowan St.	SF	O			1		1	1			
290 Cowan St.	SF	O			1		1	1			
240 Cisneros St.	SF	O			1		1	1			
256 Cisneros St.	SF	O			1		1	1			
268 Cisneros St.	SF	O			1		1	1			
278 Cisneros St.	SF	O			1		1	1			
280 Cisneros St.	SF	O			1		1	1			
(9) Total of Moderate and Above Moderate from Table A3					16		16	16			
(10) Total by Income Table A/A3			0	0	16	0	16	16			

¹ Market rate within City of Colton falls within Moderate Income Category (80% - 120% of median household income).

C. Annual Building Activity Report Summary – Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c) (1)

Table A2

The City of Colton quantified objectives for the 2008-2014 planning period.

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant 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	
(2) Preservation of Units At-Risk			0	0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

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

Table A3

Since the RHNA uses January 1, 2006 as the baseline for growth projections for the Housing Element planning period of 2008-2014, jurisdictions may count toward the RHNA any new units built or approved since January 2006. 142 Above Moderate housing units and 1 Moderate housing unit have been built or approved in the City. All of these units are market-rate housing units and consist mostly of single residential units.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

City of Colton
 Reporting Period: Date 1/1/2012 - Date 12/31/12

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. Unit	Second Homes	5. Mobile	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate	18						18	
No. of Units Permitted for Above Moderate								

*Note: This field is voluntary

**D. Regional Housing Needs Allocation Progress
(Table B)
Permitted Units Issued by Affordability**

For the 2008-2014 planning period, SCAG assigned Colton a RHNA of 3,705 housing units, or nearly four times the City's allocation of 967 units for the prior Housing Element period. This increase can be partially attributed to the rapid growth of the Inland Empire in the first half of the decade.

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)**

City of Colton
Reporting Period: Date 1/1/2012 - Date 12/31/12

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.		2007	2008	2009	2010	2011	2012	2013	2014	2015	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	854	27								27	827
	Non-deed restricted											
Low	Deed Restricted	595	11								11	576
	Non-deed restricted		4	2	2						8	
Moderate	Deed Restricted	693									0	677
	Non-deed restricted						16				16	
Above Moderate		1,563	122	20							142	1,421
Total RHNA by COG. Enter allocation number.		3,705	122	62	2	2		16			204	3,501
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units total.

**E. Program Implementation Status
(Table C)**

The City of Colton’s overarching, long-term housing goals are to improve the quality of housing available to all economic segments of the community while ensuring that the community has the economic resources to remain viable. Over the course of the 2008-2014 Housing Element planning period, these goals have been pursued through the objectives, policies, and programs set forth in this Housing Plan. These goals, policies, and programs respond to identified housing needs in Colton, the City’s desire to improve conditions in established neighborhoods, constraints that may impede achievement of these objectives, and the resources available to address the housing needs.

Goals are statements of community desires that are broad in both purpose and aim, but are designed to establish direction. Policies provide standards and/or end states for achieving a goal. Further articulation of how the City is pursuing the stated goals and implementing policies is found in the programs. Programs identify specific actions the City will undertake toward putting each goal and policy into action. Quantified objectives identified in particular programs are estimates of assistance the City will be able to offer, subject to available financial and administrative resources.

**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, improvements, and development of housing as identified in the housing element.		
<u>Name of Program</u>	<u>Objective</u>	<u>Timeframe in H.E.</u>	<u>Status of Program Implementation</u>
Master Plans to Accommodate Diverse Housing Types:	To improve the diversity of housing in Colton and address demand of current residents for move-up housing.	Within 8 months of Housing Element adoption	The City is proposing to reduce previously proposed medium and high residential densities in the West Valley Specific Plan in order to provide move-up housing opportunities.

Update Development Standards	To improve the quality of new construction and the overall quality of residential neighborhoods.	Within 8 months of Housing Element adoption	Staff is currently in consultation with the development community and residents to update development standards as part of a comprehensive zoning code update.
Single Family Home Improvement Loan Program	To continue providing rehabilitation loans to qualified low- and moderate- income homeowners.	On-going	The City continues to cooperate with the County's home rehabilitation loan program for qualified low- and moderate income homeowners. However, this program is not currently funded.
Housing Rehabilitation Program	This program will target various areas of the City to create maximum impact in declining neighborhoods.	On-going	The city is seeking funding to implement this program.
Code Enforcement	Provide proactive and helpful code enforcement activities to maintain and improve housing and neighborhood qualities.	2008-2014	The City's Code Compliance Division systematically conducts exterior surveys of parcels and residential buildings and seeks cooperation from homeowners for abatement of code violations.
Monitor At-Risk Units	To maintain the affordable status of developments specifically constructed to provide housing	On-going	Existing affordable units are monitored by the Development Services Department on an ongoing basis. There are currently no units at risk of losing affordability covenants.
<u>Name of Program</u>	<u>Objective</u>	<u>Timeframe in H.E.</u>	<u>Status of Program Implementation</u>
Targeted Neighborhood Revitalization	To achieve effective and long-lasting revitalization of Colton's most deteriorated neighborhoods.	Identification of neighborhood within 18 months of adaptation of the Housing Element. Begin implementation within 24 months of the Housing Element.	City departments (Police/ Code Compliance, Public Works, Development Services) and County Social Service Agencies will initiate and implement targeted neighborhood revitalization programs throughout 2014.
Homeownership Programs	Continue to apply for Home funds and other funding sources to support Homeownership Assistance Program.	On-going	City staff continues coordination to secure HOME funds and other funding opportunities that may be identified.
Density Bonuses	To amend the Zoning Code to add State density bonus law	Within 12 months of Housing Element	A local density bonus ordinance was adopted by the

	provision.	adaptation	Colton City Council on October 15, 2013.
Mix Use Development	Amend the Zoning Code (Title 18) to establish mixed-use development zone and development standards to implement the General Plan mixed use designation.	Within 8 months of the Housing Element adoption	Mixed used zones and associated development standards were adopted by the Colton City Council on October 15, 2013.
Provision of Adequate Sites	To provide a variety of incentives to facilitate the development of vacant and underutilized properties.	Within 8 months of the Housing Element adoption	Appropriate amendments to the R3 zone to allow development and expansion of the Residential Overlay zone were adopted by the Colton City Council on October 15, 2013.
Recycling of Underutilized Properties and Lot Consolidation Assistance	Achieve quality higher-density residential developments by creating larger development sites.	Initiate information process within 18 months of Housing Element adoption	The City continues to seek higher quality residential developments by creating larger development sites. This is currently being pursued in the West Valley area of the City.
Update the Colton Zoning Code Development Standards	To encourage higher density development where appropriate.	Within 8 months of the Housing Element adoption	The City's <i>High Density residential</i> land use designation and the new R-4 zone provides an appropriate density range to facilitate the development of housing that is affordable to households in the low and very low income categories.
<u>Name of Program</u>	<u>Objective</u>	<u>Timeframe in H.E.</u>	<u>Status of Program Implementation</u>
Permit Processing	Evaluate and improve the processing system to facilitate residential development.	Revise permit processing within 12 months of Housing Element adaptation	Internal permit processing procedures are in the process of re-evaluation to determine protocols to prioritize affordable and special needs housing.
Parking Standards	Modify parking regulations or standards, as needed. Consider implementing the Bus Rapid Transit to reduce parking.	18 months of the Zoning Code Amendments adoption.	A zoning code amendment scheduled to be initiated in 2015 will include consideration of reducing parking requirements based on proximity to transit lines and other criteria that may promote affordability.
Sites Monitoring	Continue to provide a sufficient inventory of sites zoned to accommodate affordable housing.	On-going	The data base of available housing sites, including sites appropriate for lot consolidation, is maintained by

			planning staff and made available to affordable housing developers by the City.
Fair Housing	Continue to promote fair housing practices and provide educational information on fair housing to the public.	On-going	The City continues to refer fair housing complaints to its partner, the Inland Fair Housing and Mediation Board, and promote fair housing practices by providing educational information on fair housing practices.
Reasonable Accommodation	To provide information to residents via public counter's, the City website.	Within 8 months of the Housing Element adoption	Accessibility/reasonable accommodation standards are provided on the City's website, and are available at the Development Services Department public counter.
Sustainable Building Practices and Energy and Water Conservation	Promote sustainable building design, construction, and operations that facilitate lower energy costs for residents.3	On-going	The City's Electric and Water utilities implement programs to promote sustainable energy and water conservation.