



MT
2013

Housing Policy Department
Received on:
MAR 25 2014

March 14, 2014

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

SUBJECT: 2013 Annual Housing Element Progress Report- City of Colton

Dear OPR Representative:

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

Sincerely,

Mark R. Tomich, AICP
Development Services Department

cc: Governor's Office of Planning and Research

Enclosure

**California Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Colton

Mailing Address: 659 N. La Cadena Drive
Colton, CA 92324

Phone: (909) 370-5079

E-mail: mtomich@ci.colton.ca.us

Reporting Period: Jan. 1, 2013 through Dec. 31, 2013



Progress Report on the Implementation of the Colton Housing Element Update Calendar Year 2013

A. BACKGROUND

The General Plan Housing Element focuses on programs that will facilitate the production of affordable housing in a community pursuant to goals 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 affordable housing 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 quality of life in Colton. Quality of life means having decent housing and having equal access to local jobs, quality education, community services, parks, libraries, transportation, and recreation. The 2013-2021 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 much higher ratio of renters to owners as compared with the County as a whole, (48%) and the highest percentage of multi-family units among its neighboring cities.

The City of Colton has a significant environmental habitat constraint that severely limits development in the City. Nearly one-third of all the vacant land in Colton, including many large parcels, either lie within the habitat of the Delhi Sands flower-loving fly or within a federally designated flood zone.

B. Annual Building Activity report Summary for Very Low, Low, Moderate- Income Multifamily Projects

(Table A)

Jurisdiction Colton
Reporting Period Date: 01-01-2013 - Date: 12-31-2013

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	
265 Cisneros Ct.	SF	O				1	1	1			
253 Cisneros Ct.	SF	O				1	1	1			
239 Cisneros Ct.	SF	O				1	1	1			
277 Cisneros Ct.	SF	O				1	1	1			
227 Cisneros Ct.	SF	O				1	1	1			
209 Cisneros Ct.	SF	O			1		1	1			
2314 Earp St.	SF	O				1	1	1			
2328 Earp St.	SF	O				1	1	1			
1721 Terrace Ave	SF	O			1		1	1			
1701 Terrace Ave	SF	O			1		1	1			
1700 Terrace Ave	SF	O			1		1	1			
1741 Terrace Ave	SF	O			1		1	1			
1731 Terrace Ave	SF	O			1		1	1			
1711 Terrace Ave	SF	O			1		1	1			
1708 Terrace Ave	SF	O			1		1	1			
1716 Terrace Ave	SF	O			1		1	1			
1720 Terrace Ave	SF	O			1		1	1			
1730 Terrace Ave	SF	O			1		1	1			
501 N. 9th St.	5+	R	51	50	19		120	120		Yes (See Attachment 1)	
(9) Total of Moderate and Above Moderate from Table A3 ▶▶▶							37	37			
(10) Total by income Table A/A3 ▶▶			51	50	30	7	175	175			
(11) Total Extremely Low-Income Units*											

¹ Market rate within The City of Colton falls within Moderate Income Category (80%- 120% of Median Household Income).

² The Median Market rent for a SFD in the City of Colton is \$1,375.00, the Median Household Income in San Bernardino County is \$78,000.

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

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	129	129	<i>Arbor Terrace Apartments</i> : complies with subsection (c)(7) of Government Code Section 65583.1; by providing assisted living units and allowing the use of (LMSA) Loan Management Set-Aside under HUD
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	129	129	

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

For the 2013 – 2021 planning period, SCAG assigned Colton a RHNA of 1,923 housing units. The baseline for growth projection for this planning period consisted of 1,923 new construction units. Which was categorized into extremely low, very low, low, moderate, above moderate. For extremely low 222 units were designated, for very low 221 units, for low 302 units, for moderate 347 units and for above moderate 831 units. In 2013, the number of permits issued for moderate units was 30 and for above moderate was 7.

	1. Single Family	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	30					30	
No. of Units Permitted for Above Moderate	7					7	

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

The RHNA is based on population and housing needs projections made by the State and assigned to the regional Councils of Government (COGs) throughout California. The regional COGs, in turn, allocate housing absorption to its member jurisdictions. SCAG fulfills this role for the six-county region that includes Colton. According to recent Census data, 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 the 2013-2021 housing element period, SCAG assigned the City of Colton 1,923 housing units.

The 1,923 housing units are broken down into various categories. 443 Very Low-income housing units were allocated, 51 units have been permitted for new construction in 2013. 302 Low-income housing units were allocated, 50 units have been permitted for new construction in 2013. 347 Moderate housing units were allocated, 30 units have been permitted for new construction in 2013. 31 Above-Moderate housing units were allocated, 7 units have been permitted for new construction in 2013. Table B represents the allocation of these units.

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2013	2014	2015	2016	2017	2018	2019	2020	2021	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	443	51								51	392
	Restricted Non-deed restricted											
Low	Deed	302	50								50	252
	Restricted Non-deed restricted											
Moderate	Deed	347	30								30	317
	Restricted Non-deed restricted											
Above Moderate		831	7								7	824
Total RHNA by COG. Enter allocation number.		1,923	138								138	1,785
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

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

F.

**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 2013-2021 Housing Element planning period, these goals will be 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 will achieve the stated goals and implement 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

<p>Program Description (By Housing Element Program Names)</p>	<p>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.</p>		
<p><u>Name of Program</u></p>	<p><u>Objective</u></p>	<p><u>Timeframe in H.E.</u></p>	<p><u>Status of Program Implementation</u></p>
<p>Master Plans to Accommodate Diverse Housing Types:</p>	<p>To improve the diversity of housing in Colton and address demand of current residents for move-up housing.</p>	<p>2013-2014</p>	<p>The City is proposing to reallocate previously proposed medium and high residential densities in the West Valley Specific Plan to urban infill locations. In order to provide move up housing opportunities.</p>
<p>Update Development Standards</p>	<p>To improve the quality of new construction and the overall quality of residential neighborhoods.</p>	<p>2013-2014</p>	<p>Staff is currently in consultation with the development community and residents to update development standards as part of a comprehensive zoning code update.</p>
<p>Housing Rehabilitation Program</p>	<p>Identifying the number of low- and moderate- income homeowners who will be assisted annually.</p>	<p>On-going</p>	<p>The city is seeking funding to implement this program.</p>
<p>Code Compliance</p>	<p>Provide proactive and helpful code enforcement activities to maintain and improve housing and neighborhood qualities.</p>	<p>2013-2021</p>	<p>The City's Code Compliance Division systematically conducts exterior surveys of parcels and residential buildings.</p>
<p>Monitor At-Risk Units</p>	<p>To maintain the affordable status of developments specifically constructed to provide housing</p>	<p>On-going</p>	<p>Existing affordable units are monitored by the Development Services Department on an ongoing basis.</p>

<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.	Target neighborhood (s) and program development within 12 months of the Housing Element (early 2015)	City departments (Police/ Code Compliance, Public Works, Development Services) and County Social Service Agencies will initiate and implement targeted neighborhood revitalization programs throughout 2015-2018.
Density Bonuses	Continue to implement Zoning Code provisions in conformance with State density bonus law.	Ongoing	A local density bonus ordinance was adopted by the Colton City Council in October 2013.
Mix Use Development	Continue to implement Zoning Code (Title 18) provisions allowing mixed-use development regulations that will encourage the development of high-density mix use developments.	Ongoing	Mixed used zones and associated development standards were adopted by the Colton City Council in October 2013.
Provision of Adequate Sites	Continue to maintain adequate sites with appropriate zoning to accommodate the City's RHNA allocation throughout the planning period.	2013-2021	Appropriate amendments to the R3 zone to allow new locations development and expansion of the Residential Overlay zone were adopted by the Colton City Council in October 2013.
Recycling of Underutilized Properties and Lot Consolidation Assistance	Achieve quality higher-density residential developments by creating larger development sites.	Ongoing	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, thru development of a new Specific Plan.
Update the Colton Zoning Code Development Standards	To encourage higher density development where appropriate.	Phase I of the Zoning Code update completed October 2013. Phase II is scheduled for completion by August 2014	Housing development activity citywide has been limited. The newly adopted <i>High Density Residential</i> land use designation and R-4 zone provide an appropriate density range to facilitate the development of affordable housing.

<u>Name of Program</u>	<u>Objective</u>	<u>Timeframe in H.E.</u>	<u>Status of Program Implementation</u>
Update the Colton Zoning Code and Zoning Map	To achieve consistency between the General Plan and Zoning Code.	March 2014	All specified zoning actions are included in the zoning text and map amendments were adopted by the City Council in October 2013.
Zoning Regulations and Initiatives for Extremely Lo-Income and Special Needs Housing	To comply with State law regarding zoning provisions that address reasonable accommodation, transitional housing, supportive housing, SRO housing, and emergency shelters.	Ongoing	The new R-4 zone is included in the zoning code amendment which was adopted by the City Council in October 2013. (Up to 22 du/ac)
Permit Processing	Evaluate potential revisions to the permit processing system to streamline the review process through administrative review.	March 2014	A comprehensive zoning code amendment includes additional exemptions for residential projects from Planning Commission approval.
Parking Standards	Modify parking regulations or standards, as needed. Consider implementing the Bus Rapid Transit to reduce parking.	Zoning Code Amendment to revise parking standards in mid-2014	A zoning code amendment is to be initiated in 2014. To reduce 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 Monitoring & Annual progress reports	The city's 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.

<u>Name of Program</u>	<u>Objective</u>	<u>Timeframe in H.E.</u>	<u>Status of Program Implementation</u>
Reasonable Accommodation	To provide information to residents via public counter's, the City website.	Ongoing	<p>Accessibility/reasonable accommodation standards are provided on the City's website, and are available at the Development Services Department public counter.</p> <p>An informational brochure is under development.</p>
Sustainable Building Practices and Energy and Water Conservation	Promote sustainable building design, construction, and operations that facilitate lower energy costs for residents.	On-going	<p>The City's Electric and Water utilities are pursuing expansion of the sustainable energy and water conservation programs.</p> <p>The Building Official implements Title 24 energy standards for new construction.</p>

Attachment 1

Table (A) Field 7 – Deed Restricted Units Attachment:

This Regulatory Agreement shall restrict the use of the Property for fifty-five (55) years following the date of the original occupancy of the Affordable Units, to be constructed in accordance with the DDA to ensure that each Dwelling Unit to be constructed within the Project shall, at all times until expiration of such fifty-five (55) year period, be occupied or reserved for occupancy by a Senior Citizen and all Affordable Units be occupied or reserved for occupancy by a Qualifying Household at an Affordable Rent.