



Housing Policy Department
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California Department of Housing & Community Development
2020 West El Camino Ave.
Sacramento, CA 95833

SUBJECT: 2014 ANNUAL HOUSINGELEMENT PROGRESS REPORT – CITY OF
COLTON

Dear HCD Representative:

The City of Colton is pleased to submit our Annual Housing Element Progress Report for 2015. 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 Director

cc: Governor's Office of Planning & Research

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, 2015 through Dec. 31, 2015



**Progress Report on the Implementation
of the Colton Housing Element
Calendar Year 2015**

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 16,398 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.

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

(Table A)

Jurisdiction Colton
 Reporting Period Date 01-01-2015 - Date 12-31-2015

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	
3076 Crystal Ridge Ln.	SF	O				1	1	1			
3090 Crystal Ridge Ln.	SF	O				1	1	1			
3093 Crystal Ridge Ln.	SF	O				1	1	1			
3070 Crystal Ridge Ln.	SF	O				1	1	1			
3086 Crystal Ridge Ln.	SF	O				1	1	1			
3082 Crystal Ridge Ln.	SF	O				1	1	1			
3098 Crystal Ridge Ln.	SF	O				1	1	1			
2299 Tiffany Ln.	SF	O				1	1	1			
3087 Crystal Ridge Ln.	SF	O				1	1	1			
3094 Crystal Ridge Ln.	SF	O				1	1	1			
2283 Tiffany Ln.	SF	O				1	1	1			
3079 Crystal Ridge Ln.	SF	O				1	1	1			
3087 Tiffany Ln.	SF	O				1	1	1			
149 W. D St.	SF	O			1		1	1			
858 Fairway Dr.	SF	O			1		1	1			
122 Coburn St.	SF	O			1		1	1			
(9) Total of Moderate and Above Moderate from Table A3 ▶					3	13	16	16			
(10) Total by income Table A/A3 ▶ ▶					3	13	16	16			
(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				TOTAL UNITS	(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			
(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		

**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 2015, the number of permits issued for moderate units was 3 and for above moderate was 13.

	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	3					3	
No. of Units Permitted for Above Moderate	13					13	

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>On November 21, 2014 the City adopted the Hub City Center Specific Plan. The Plan provides for 275 dwelling units at densities ranging from 4 to 11 du/ac.</p>
<p>Update Development Standards</p>	<p>To improve the quality of new construction and the overall quality of residential neighborhoods.</p>	<p>On-going</p>	<p>Phase I of the Zoning Code update completed October 2013. Phase II was completed on March 3, 2014, including standards for small lot/compact subdivisions.</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 (No units are at risk of losing affordable status at this time).</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 Roquet Ranch area of the City, thru development of a new Specific Plan and in the Downtown area thru targeted code amendments and design guidelines.
Update the Colton Zoning Code Development Standards	To encourage higher density development where appropriate and a variety of housing types.	Phase I of the Zoning Code update completed October 2013. Phase II was completed on March 3, 2014, including standards for small lot/compact subdivisions.	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. Development Standards in the downtown area are being modified, including setback and parking reductions which will facilitate higher densities.

<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	Specified zoning actions were included in zoning text and map amendments adopted by the City Council in October 2013 and March 2015.
Zoning Regulations and Initiatives for Extremely Low-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.	Amend Housing Element to be consistent with State laws. Outreach is ongoing.	A Zoning Code Amendment was approved by the City Council on May 6, 2014 to facilitate emergency shelter, supportive and transitional housing, and reasonable accommodation.
Permit Processing	Evaluate potential revisions to the permit processing system to streamline the review process through administrative review.	March 2014	On March 4, 2014, the City Council adopted a Zoning Code Amendment to streamline the permitting process by expanding the range of projects that can be approved by the Development Services Director. A management audit completed in Jan. 2016 recommended further modification which are being implemented.
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-2015	Parking standards were modified in part through Zoning Code Amendment on March 3, 2015 (Ordinance No. O-03-15). Parking standards will be further modified in the downtown area thru code amendments in mid-2016.
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>City adopted the State Model for Water Efficiency Landscape (Ordinance O-08-14) and updated the Ordinance on 12/1/15 (Ordinance O-12-15).</p> <p>City Amended the Municipal Code to establish requirements for recycling of construction development activities and ensure the recycling of construction and demolition debris (Ordinance O-04-14).</p> <p>The Building Official implements Title 24 energy standards for new construction.</p>