MAngel 2013

City of Fontana
CALIFORNIA

Housing Policy Department
Received on:
MAY - 5 2014

May 1, 2014

Department of Housing and Community Development
Division of Housing Policy Development
Attn: Jennifer Seeger
1800 Third Street, Suite 430
Sacramento, CA 94252-2053

RE: Annual Housing Element Progress Report 2013

Dear Ms. Seeger:

Government Code Section 65400 mandates that all cities and counties submit to their legislative bodies an annual report on the status of the Housing Element of its General Plan and progress in its implementation. The City Council of the City of Fontana adopted the 2006-2014 Housing Element on November 17, 2010. Attached for your review is a copy of the City of Fontana's Annual Housing Element Progress Report for calendar year 2013.

In summary, the attached report identifies and explains the many programs and efforts undertaken by the City to implement the goals and policies set forth in the City's Housing Element. The report further quantifies the number of new housing units built (as determined by building permit count during calendar years identified above), and identifies the appropriate income level associated as mandated by the State.

Overall, the report indicates that the Housing Element is a viable tool for implementing State and City housing policies and no changes are indicated or recommended at this time.

Respectfully,

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

James Troyer

James R. Troyer, AICP
Director of Community Development

cc: Robin Huntley, Division of Housing Policy Development
David Edgar, Deputy City Manager

ATTACHMENT:
Annual Housing Element Progress Report – Calendar year 2013

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

Jurisdiction City of Fontana
Reporting Period 1-Jan-13 - 31-Dec-13

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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	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.
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	223	0	0			
(10) Total by income Table A/A3 ► ►			0	0	0	223	0	0			
(11) Total **Extremely Low-Income** Units*			0								

* Note: These fields are voluntary

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

Jurisdiction City of Fontana
Reporting Period 1-Jan-13 - 31-Dec-13

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

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	
No. of Units Permitted for **Above Moderate**	223	0	0	0	0	223	

* Note: This field is voluntary

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

Jurisdiction City of Fontana

Reporting Period 1-Jan-13 - 31-Dec-13

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.			2006	2007	2008	2009	2010	2011	2012	2013	2014	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	1,365	0	20	0	150	130	0	83	0	0	383	982
	Non-deed restricted		0	0	0	0	0	0	0	0	0	0	
Low	Deed Restricted	932	0	0	0	0	33	0	15	0	0	48	884
	Non-deed restricted		0	0	0	0	0	0	0	0	0	0	
Moderate	Deed Restricted	1,073	0	0	0	0	13	16	3	0	0	32	0
	Non-deed restricted		511	367	97	98	0	0	0	0	0	1,073	
Above Moderate		2,329	558	405	123	197	98	135	176	223	0	1,915	414
Total RHNA by COG. Enter allocation number:		5,699											
Total Units ► ► ►			1,069	792	220	445	274	151	277	223	0	3,451	2,280
Remaining Need for RHNA Period ► ► ► ► ►													

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

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

Jurisdiction City of Fontana
Reporting Period 1-Jan-13 - 31-Dec-13

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, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Adopt a General Plan Land Use and Zoning Code amendments that will provide adequate sites to meet Regional Housing Needs Assessment goals for Extremely Low-, Very Low-, Low-, Moderate- and Above Moderate-Income rental and for-sale housing units.	Establish a new R-5 (40-50 du/ac) residential zoning district on a minimum of 46 acres of vacant land. Establish a new R-4 (25-39 du/ac) zoning district that will include vacant/underutilized parcels along Valley Blvd, along Foothill Blvd and Sierra Avenue; near the Performing Arts Center; and adjacent to the Downtown/Metrolink station.	2/1/2014	Adoption of the proposed R-4 and R-5 zoning disticts is anticipated in February 2014.
Expansion of Affordable Housing Opportunities through new Construction.	Seek to expand affordable housing opportunities through new construction by means of financial assistance and/or other means. The strategy shall apply to housing units or developments that utilize City of Fontana redevelopment funds and/or federal and state funds.	Ongoing	Due to the economic downturn and the loss of redevelopment funds, financial assistance is not available.
Annual Monitoring of Housing Production	Review and report the following information: • Identification of new residential development permits and completion reports; • Identification of units built in the Extremely Low-, Very Low- and Low-Income categories • Inventory of approved projects • Annual estimate of population from the State Department of Finance • Available vacant land and zoning survey	Annually	As required by HCD law, the City tracks building permit issuance annually and submits a Housing Element Progress Report. The report identifies Extremely Low-, Very Low-, Low, Moderate and Above Moderate-Income housing units constructed in the City.
Compliance with State Density Bonus Law	Amend the current Density Bonus Ordinance to comply with new state requirements and review and revise standards and provisions as part of the annual Housing Element implementation reporting required by HCD.	Ongoing	The Density Bonus Ordinance is currently being reviewed and updated.
Optional Density Standards Review	Annually review and revise, as necessary, the adopted Optional Density Standards to ensure the adopted policy provides for an additional means for the provisions of housing opportunities for extremely-low, very-low, low and moderate-income households.	Annually	Currently not being reviewed
Inclusionary Zoning Ordinance	Adopting an inclusionary zoning ordinance that would require a fee to be paid by future new construction.	Adopted	The City Council adopted an inclusionary zoning ordinance No.1616 on April 24, 2012

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

Jurisdiction City of Fontana

Reporting Period 1-Jan-13 - 31-Dec-13

Manufactured and Modular Housing	Both manufactured and modular housing are allowed in all residential zoning districts. Encourage its inclusion in the infill housing program. Activities include meeting with manufactured housing builders and developers and distributing information to the general public.	Ongoing	Ongoing efforts to encourage manufactured and modular housing include the distribution of informational brochures at the public front counter. The City continues to offer a 50% reduction of development impact fees for infill development.
Developer Proposed Projects	Facilitate the acquisition, rehabilitation, and management of large-scale multi-family projects by private developers. The developer, usually a non- profit organization, purchases the property with assistance from the Housing Authority in the form of purchase money loans, rehabilitation loans and/or tax credit/bond financing in exchange for a rent restriction covenant.	Ongoing	The Housing Authority works together with the Police Department to identify at risk multi-family housing projects from 40 to 60 units. At risk units typically have high calls for police services, and poor property management. When funding is available the Housing Authority will purchase, establish a no tolerance rule, rehab and hire a nonprofit organization to manage the complex for low income families. (Ongoing)
Infill Housing Program	City has reduced most development fees by half for projects located within the central third of the City. Fees reduced include those for storm drains, park development, fire, police, library facilities, landscaping, public facilities, and municipal services impacts.	Ongoing	The City continues to offer a 50% reduction on development impact fees for infill development.
Monitor Development Fees	Monitor existing development fees to ensure in-lieu fees, development impact fees and processing fees are not considered an undue constraint on residential development. Seek the assistance of affordable housing developers and other stakeholders in the review of fees.	Annually	Development Impact Fees are generally evaluated every 5 years and updated if deemed necessary. The last major update was completed in 2006 and all fees were adequate at the time.
Encourage the Development of Family Housing	Encourage and support the development of rental and for-sale housing for larger families. By means of direct outreach to private and non-profit housing developers, the City shall encourage developers/builders to incorporate larger bedroom counts in future housing projects to accommodate the needs of larger families and reduce overcrowding in the existing housing stock.	Ongoing	The City seeks to maintain a good relationship with the development community. When feasible to encourage multi-family and affordable housing, the City will partner with developers to build affordable housing projects.
Encourage the Development of Senior Housing	Encourage through incentives (e.g., financial assistance when feasible, parking reductions, regulatory waivers, etc.), the development of senior housing that offers a wide range of housing choices from independent living to assisted living with services on-site, including healthcare, nutrition, transportation and other appropriate services.	Ongoing	The City continues to offer a 50% reduction on development impact fees for infill development.
Provision of a Variety of Residential Housing Opportunities throughout the City	Encourage the development of mixed income developments where housing units are provided for a variety of income levels. Encourage developers/builders to integrate market-rate and affordable units within development projects through the establishment of incentives or other regulatory concessions	Ongoing	Through the planning process the Planning Division works with multi-family developers to integrate market-rate and affordable units within development projects. The City Council adopted an inclusionary zoning ordinance No.1616 on April 24, 2012.
Expedited Permit Processing	Allow priority development review processing for low and moderate income housing applications, as well as housing for the elderly. The City also assigns eligibility for expedited permit processing to developments that incorporate multi-family units for large families. Large-family projects are developments that construct at least 40% of the total number of multi-family units as three- or four-bedroom units. A mixture of affordable, senior, and large family units may also be eligible for expedited permit processing.	Review Permit Procedures and Amend Procedures in 2011/2012 as appropriate	Currently not being reviewed. The City will accommodate developers on a case-by-case basis.

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

Jurisdiction City of Fontana
Reporting Period 1-Jan-13 - 31-Dec-13

Review Parking Requirements	The history of development in the City and continued developer interest show that parking requirements do not pose a constraint on the development of housing. To ensure that existing parking requirements will not pose future constraints on the development of housing, the City shall review the requirements and revise, as appropriate. Prior to any amendments to existing parking requirements, the City shall coordinate with local developers, housing providers and other interested parties to review existing parking standards and provide recommendations on potential adjustments. In particular, the City shall review and revise requirements for enclosed garage parking and studio apartment parking standards should the analysis indicate the need for policy changes.	Review Parking Requirements and Revise/Amend Requirements as appropriate	The Housing Element was adopted on November 17, 2010. Initial research of parking standards has been initiated. The City will be adopting alternative development, design and parking standards for the proposed R-4 and R-5 zoning Districts.
Monitoring of "At-Risk" Housing Units	The City of Fontana has 289 units that are at risk of converting from affordable, deed-restricted units to market-rate units over the next 10 years. The City shall provide for regular monitoring of deed-restricted units that have the potential of converting to market-rate during the planning period. And additionally seek funding and opportunities for owners of these units to extend and/or renew deed restrictions and/or covenants. To address the conversion of affordable units to market-rate units, the City will develop a program that establishes partnerships with non-profit housing developers and a strategy to preserve the units. The City shall ensure compliance with noticing requirements and provide for tenant education when a notice of conversion is received.	Ongoing	The Housing Authority works together with the Police Department to identify at risk multi-family housing projects from 40 to 60 units. At risk units typically have high calls for police services, and poor property management. When funding is available the Housing Authority will purchase, establish a no tolerance rule, rehab and hire a nonprofit organization to manage the complex for low income families. (Ongoing)
Proactive Rental Enforcement Program	Utilize CDBG funds for code enforcement activities; with special attention placed on the approximately 6,000 properties within the City's low and moderate income neighborhoods. In addition to responding to general code violations, abandoned structures will be boarded-up or cleaned-up to provide a safe environment for surrounding residents.	Ongoing	Funds provided for Community Oriented Policing Services (COPS) program and Code Enforcement in CDBG Eligible Areas/Qualified Census Tract. (Ongoing)
Acquisition and Rehabilitation of Existing Multi-Family Housing Units	Subject to availability of annual Redevelopment Agency and HOME funding, the City of Fontana will provide for financing, regulatory incentives and other in-kind technical assistance to non-profits, affordable housing developers and property owners for the acquisition and rehabilitation of multi-family properties for affordable housing. Encourage, through a variety of incentives such as streamlined permit review, reduced development standards, parking reductions or other administrative techniques to increase acquisition and rehabilitation feasibility for multi-family units. Ensure the continued long-term affordability through establishing covenants and/or restrictions on rehabilitated units and place a priority on buildings demonstrating the highest levels of deferred maintenance.	Annually	The Housing Authority works together with the Police Department to identify at risk multi-family housing projects from 40 to 60 units. At risk units typically have high calls for police services, and poor property management. When funding is available the Housing Authority will purchase, establish a no tolerance rule, rehab and hire a nonprofit organization to manage the complex for low income families. (Ongoing)

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

Jurisdiction City of Fontana

Reporting Period 1-Jan-13 - 31-Dec-13

Multi-Family Revitalization Program:	This program facilitates the acquisition, substantial rehabilitation, and professional management of selected apartment buildings and/or neighborhoods. This program is specifically designed to address the negative impacts created within the community by substandard buildings and serves as a vehicle for reducing code enforcement activity and police department calls for service. The area primarily targeted for program assistance is bounded by Arrow Highway to the north, San Bernardino Avenue on the south, Citrus Avenue on the west, and Juniper Avenue on the east. Neighborhoods that need revitalization to reduce crime rates or to improve neighborhood appeal are referred to the Housing Department for targeting. Property owners within the area are then approached by a realtor, on behalf of the Housing Authority, and are offered cash for their property. Tenants are temporarily relocated and a substantial rehabilitation is competed. The site is then turned over to a professional property management firm to maintain the property to the Housing Authority's high standards, and, the units are leased to low- and very low-income families only. The Housing Authority acquires enough properties in each designated neighborhood to create a visual standard which code enforcement can apply to the surrounding properties to continue the revitalization program.	Annually	The Housing Authority's works together with the Police Department to identify at risk multi-family housing projects from 40 to 60 units. At risk units typically have high calls for police services, and poor property management. When funding is available the Housing Authority will purchase, establish a no tolerance rule, rehab and hire a nonprofit organization to manage the complex for low income families. (Ongoing)
Minor Home Repair Grant Program	This program previously allocated redevelopment set-aside funds to fund activities by the Old-timers Foundation, which administers a minor repair program for seniors and disabled-person households throughout the City. This program is primarily marketed through the City's website and with flyers that are distributed from the Housing and Business Development Center and the main City Hall front counter. Flyers are also distributed at different City events and by mail when someone calls about such programs. Periodically, this program is also advertised in the Chamber of Commerce newspaper, the City newsletter and the Downtown Business Association newsletter.	Annually, as funds are available	Due to the economic downturn this program has been discontinued.
Emergency Grant Program	To assist very-low income homeowners, including seniors and persons with disabilities, the City shall provide up to $2,000 for essential emergency repairs to remedy immediate threats to health and/or safety. Applicants meeting income eligibility requirements must also be persons with disabilities and seniors (over the age of 55).	Annually, as funds are available	Due to the economic downturn this program has been discontinued.
Water Conservation Practices	Promote the inclusion of state-of-the-art water conservation practices in existing and new residential projects where proven to be safe and environmentally sound. Promote the use of low water demand fixtures, landscaping and drought tolerant materials in new and existing residential projects. Establish outreach and marketing materials for public distribution that describes the benefits of water conservation, resources for implementation and other appropriate information.	Ongoing	On September 22, 2010 the City Council Adopted Ordinance No. 1625, amendment to the City's Landscape and Water Conservation Ordinance requiring property owners to use less water to irrigate landscape areas as well as require the use of drought tolerant plant materials

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

Jurisdiction City of Fontana
Reporting Period 1-Jan-13 - 31-Dec-13

Promotion of Green/Sustainable Development Practices	Conduct a comprehensive review of existing zoning, building and development standards related to green building. The City will analyze current trends and best practices and, based on its findings, establish and market a program of information resources and/or incentives that facilitate the incorporation of materials and technology that promote resource conservation and efficiency and the development of high-efficiency, sustainable buildings. The program shall encourage residential developers/builders to maximize resource conservation through proactive site, building and building systems design, materials and equipment to maximize resource efficiency and minimize ongoing utility and building maintenance costs. To further promote efficient use of resources, evaluate the potential for offering incentives such as financial assistance, fee waivers, priority processing, or other strategies to further encourage resource conservation. The program will encourage energy and resource conservation in both new construction and remodeling.	Evaluate trends 2011. Distribute resources 2011/2012	As a result of Assembly Bill 32 (The Global Warming Solutions Act) the City of Fontana is working together with San Bernardino Associated Governments (SANBAG) to develop a Greenhouse Gas Reduction Plan for all local jurisdiction within the SANBAG region. Greenhouse gas (GHG) reduction measures for the San Bernardino Regional Community GHG Reduction Plans. --2013--The City intends to participate in the Home Energy Renovation Opportunity program (HERO) is a contractor-driven program – Marketing by the contractors is how they anticipate most applications to be submitted • As of October, the program had 1,200 contractors trained and signed for the program. HERO must formally approve of the contractors for the purposes of accountability. • HERO loans are not loans reflected on personal credit. The debt stays with the home because it is added to the property tax bill • There are over 150,000 eligible products • 5, 10, 15, 20 year loans available – depending on the life of the product. –September 25, 2012 the Energy Star Program was adopted--The City shall issue the $2,000 Energy Star rebate to the owner/builder upon submittal ofthe Energy Star certificate and Home Energy Rating report to the Building Safety Division. The program is set to expire in March of 2014
Adopt Reasonable Accommodation Procedures	To comply with Federal and State housing laws (SB 520), the City will analyze existing land use controls, building codes, and permit and processing procedures to determine constraints they impose on the development, maintenance, and improvement of housing for persons with disabilities. Based on its findings, the City will develop a policy for reasonable accommodation to provide relief from Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. The procedures shall include the process for requesting accommodation, a timeline for processing and appeals, criteria for determining whether a requested accommodation is reasonable, and ministerial approval for minor requests.	Adopt procedures by 2014	The Housing Element was adopted on November 17, 2010. Initial research of standards and codes has been initiated.
Compliance with Senate Bill 2	Analyze and revise the existing Zoning and Development Code to allow for emergency shelters, transitional housing and supportive housing to homeless individuals and families for annual and seasonally estimated need. Consider amending the Light Industrial (M-1) zoning district to permit emergency shelters without discretionary approval. The M-1 zoning district accommodates employee-intensive uses such as business parks, research technology centers, offices and supporting retail uses. Many of the services that would support emergency shelters, including medical centers and healthcare and social service facilities, are located in surrounding commercial zoning districts.	1-Feb-14	The Housing Element was adopted on November 17, 2010. Initial research of standards and codes has been initiated. The Light Industrial (M-1) zoning district, Land Use Map and Development Code will be amended to permit emergency shelters without discretionary approval. The M-1 zoning district accommodates employee-intensive uses such as business parks, research technology centers, offices and supporting retail uses.

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

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Reporting Period 1-Jan-13 - 31-Dec-13

Encourage the Development of Housing Units for Persons with Disabilities	Encourage the development of mixed income developments where housing units are provided for a variety of income levels. Encourage developers/builders to integrate market-rate and affordable units within development projects through the establishment of incentives or other regulatory concessions. Encourage that affordable housing developments are distributed throughout the City in an equitable manner so that lower income households are not concentrated in any single area of the City.	Ongoing	Through the planning process the Planning Division works with multi-family developers to integrate market-rate and affordable units within development projects. The City Council adopted an inclusionary zoning ordinance No.1616 on April 24, 2012
Affordable Housing Resource Base	To ensure that the development community is aware of the availability of State, Federal and local funds as well as local in-kind assistance, the City will develop an affordable housing resource base with the intent of providing dissemination of information regarding funding/financing options available at the Federal, State and local level, incentives, partnership opportunities and other resources that promote a well-informed citizenry. The establishment of this resource base shall provide the public with a range of sources intended to educate and inform. Features may include but not be limited to: • Internet-based resource clearinghouse on the City's website. • Development of outreach flyers and print media to provide program information on funds, grants and other resources available for affordable housing construction. • Sponsoring and partnering with agencies, private entities and non-profits for educational seminars/workshops. • Outreach efforts specifically for special needs groups including large families and extremely-low income households.	Ongoing	Housing brochures are available at City Hall and on the City web page (www.fontana.org). The City has contract with Rosenow Spevacek Group Inc (RSG) to provide annual monitoring information on-line with listings of all affordable units. (Ongoing, Five year contract)
Participation and Support of Regional Fair Housing Efforts	Fontana contracts with the Inland Fair Housing and Mediation Board (IFHMB) for the provision of fair housing services. The IFHMB provides educational and technical assistance as well as outreach activities, including informational materials, referrals, and workshops, within the City. The bilingual staff of IFHMB presents community service programs in cooperation with local Spanish radio and television stations to inform the audience of the variety of programs offered. Additionally, an IFHMB Newsletter, the Fair Housing Quarterly, is distributed to property owners/management and gives current news and court decisions affecting the rental business. To further outreach to the community, the City shall provide fair housing information as part of the City's Housing Information Infrastructure (see Strategy 5.4). Information will be provided in multiple languages and through print and electronic media that may include the City's website, brochures and newsletters.	Ongoing	The City has contract with Inland Fair Housing and Mediation Boad (IFHMB) to provide informational brochures in both English and Spanish are available at City Hall and on the City web page (www.fontana.org). (Ongoing, Five year contract)
Family Self-Sufficiency Program	This program provides an opportunity for Section 8 participants to move to financial independence and, eventually, into homeownership. The program is administered by the San Bernardino County Housing Authority and involves individualized counseling, career planning, education, and work experience.	Ongoing	Administered through the County of San Bernardino. (Ongoing)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Reporting Period 1-Jan-13 - 31-Dec-13

Mentally Ill Services Program	The San Bernardino County Department of Mental Health administers a Homeless/Mentally Ill Program that provides the basic needs of food, clothing, and shelter to mentally ill homeless adults in San Bernardino County. The program utilizes intensive case management and assists clients in obtaining Social Security Supplement (SSI), permanent housing, and employment. All of the mental health services are provided with state, local, and private donations to homeless and non-homeless mentally ill throughout the County.	Annually as funds are available	Administered through the County of San Bernardino. (Ongoing)
Transitional Housing Facilitation	San Bernardino County Community Services Department receives funding from public, private, federal, and state sources to address the most serious needs of low income residents of San Bernardino County. The County currently operates several programs at no cost to the participant so that they can more easily make the transition to permanent housing. These programs are targeted for homeless, low income, or special needs populations. The Family Development Program provides holistic case management to homeless facilities, a transitional housing program, rental security deposit program, and direct services such as rent assistance, food vouchers, gasoline vouchers, bus tickets, etc., to low income persons. The Food Bank program provides food for low income residents throughout San Bernardino County through governmental surplus commodity distributions and salvage food agencies. The Senior Nutrition program provides low-cost or no-cost nutritionally sound meals for residents age 60 and over, in community centers, or by home delivery. The Transitional Housing program provides homeless families with a temporary home while helping them get back on their feet through case management. The San Bernardino County Community Services Department leases the homes through HUD and, in turn, rents it to homeless families at a very low cost.	Annually as funds are available	Administered through the County of San Bernardino. (Ongoing)
Homeless Prevention	This City recognizes that both owner and renter households may at some point require emergency assistance to stay an eviction proceeding or assist in making mortgage payments on an emergency basis. Additionally, for units the City deems unsafe and fit for demolition, the families residing in substandard units will require assistance in acquiring acceptable shelter. The City will provide emergency grants or loans to owner or renter households experiencing temporary unforeseen financial difficulty. The County of San Bernardino also provides homeless prevention assistance. The San Bernardino County Department of Public Social Services (DPSS) administers the Aid to Families with Depended Children (AFDC) Homeless Assistance Program. The program provides vouchers to homeless families with children to purchase temporary or permanent shelter. The DPSS General Relief Program provides a grant from the state to indigents of up to $200 per month for housing, food, and living expenses. Food stamps may also be issued to General Relief clients.	Annually as funds are available	Administered through the County of San Bernardino. (Ongoing)

ANNUAL ELEMENT PROGRESS REPORT
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Domestic Violence Services Program	In conjunction with the Fontana Police Department, the Fontana Housing Authority, Option House (a nonprofit service provider), operates the Fontana Domestic Violence Facility and has designed a three-tiered program consisting of emergency, temporary, and transitional housing for victims of domestic violence. This tiered program utilizes ten units in the following manner: one, one-bedroom unit is designated for emergency drop-off purposes, where Option House staff can perform individual needs assessments; two 2-bedroom units are reserved for temporary shelter units with a maximum length of stay of up to 60 days; and six 2-bedroom units reserved for transitional housing with a maximum length of stay of up to 18 months.	Annually as funds are available	The Option House (a nonprofit service provider), operates the Fontana Domestic Violence Facility providing assistance to victims of domestic violence in the City of Fontana.
Community Assistance Program (CAPS)Program	The CAPS program is a technical assistance program that offers assistance to homeless individuals and families who want to get off the streets. The program offers assistance in getting cleaned-up physically and free from dependencies, job training, how to look for a job and how to find and apply for housing. The program is operated by a nonprofit organization and is partially funded through grants from the Fontana Police Department.	Annually	The City of Fontana in partnership with Water of Life Community Church, offers Fontana residents no-cost or low-cost community services through the Community Assistance Program (CAP). CAP provides area residents with the ability to readily access resources and community services. CAP provides Hospitals & Clinics, Counseling, Housing & Rental Programs, Day Care, Pre-School & Head Start, Legal Services, Disabilities Resources, Senior Services, Domestic Violence & Sexual Assault, Shelter & Transitional Housing, Education Programs, Substance Abuse, Family Services, Suicide Prevention Programs, Financial Counseling, Support Groups, Food Distribution Centers, Transportation, Health & Safety Programs, Youth Services
Anti-Poverty Program	This program addresses the priority needs of low-income residents associated with affordable housing: employment, income management, emergency services, nutrition, and family self-sufficiency. Specifically, the program aims to provide on-the-job training for low-income summer youth and Cal Works recipients to gain marketable employment skills. This program also provides short-term emergency assistance and services to low-income families including temporary shelter, household counseling and energy conservation/weatherization assistance, emergency crisis assistance to prevent utility service shutoff, gas and food vouchers, and limited medical assistance.	Annually	This program is ongoing and provided by the County of San Bernardino.
Housing Referral and Information Services	The County of San Bernardino Housing Authority provides rental subsidies and property improvements to County-owned rental units to assist eligible low and moderate income Fontana residents through the Section 8 programs. Housing referral and information services will continue to be provided through a contract with the County of San Bernardino Housing Authority.	Annually	This program is ongoing and provided by the County of San Bernardino.
Homebuyer Assistance Program (HAP)	Using redevelopment set-aside monies, this program provides first-time homebuyers with 0% interest, deferred payment mortgages in amounts up to 10% of the home purchase price. HAP funds are available to finance either down payment and/or closing cost expenses and are fully secured by a promissory note and deed of trust. The program applies to non-new single-family homes, within the City limits, at a $350,000 maximum home price.	Annually	Due to the economic downturn and the loss of redevelopment funds this program has been discontinued.

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

Jurisdiction City of Fontana

Reporting Period 1-Jan-13 - 31-Dec-13

First Time Homebuyer Program	Provide monetary assistance to underwrite the costs of home acquisition for first time homebuyers. The program is open to homebuyers that do not have interest in residential property in the prior three years and can qualify for a first trust deed loan. Borrower incomes must not exceed 120% of the median household income, based on family size. Participants would be eligible to receive a maximum of $35,000 or 10% of the property purchase price.	Ongoing	Due to the economic downturn this program has been discontinued.
Provision of Housing Opportunities for Extremely Low-Income Households	Encourage the development of housing for households earning less than 30 percent of the median family income by the following means: a. Coordinate with the County and social service agencies to provide supplementary coordination, in-kind services and financial contributions for supportive services and other ancillary needs for the Extremely-Low Income population b. Establish at a minimum, bi-annual meetings and coordination with social services providers, non-profit agencies, City of Fontana Housing Authority and other agencies as deemed appropriate, to ensure the needs of Extremely-Low Income households are addressed in a proactive manner. c. Provide for ongoing analysis of available grant and other funding sources to provide supplementary funding for projects, programs and services that assist persons with Extremely-Low income. d. Establish supplementary development incentives, such as reduced parking requirements, fee waivers/deferrals and other regulatory concessions to facilitate the development of housing for Extremely-Low income households e. Coordinate bi-annually with affordable housing developers, social service agencies and other entities to establish best practices for the development of supportive housing, transitional housing, single resident occupancy housing and emergency shelters. Focus of these efforts shall seek to establish permanent, viable housing for Extremely-Low income households	Ongoing	The Housing Element was adopted on November 17, 2010. Initial research and funding verification and housing committee meetings have begun.

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

Jurisdiction City of Fontana
Reporting Period 1-Jan-13 - 31-Dec-13

General Comments:

No comments at this time.

City of Fontana

CALIFORNIA

2013

May 1, 2014

Department of Housing and Community Development
Division of Housing Policy Development
Attn: Jennifer Seeger
1800 Third Street, Suite 430
Sacramento, CA 94252-2053

RE: Annual Housing Element Progress Report 2013

Dear Ms. Seeger:

Government Code Section 65400 mandates that all cities and counties submit to their legislative bodies an annual report on the status of the Housing Element of its General Plan and progress in its implementation. The City Council of the City of Fontana adopted the 2006-2014 Housing Element on November 17, 2010. Attached for your review is a copy of the City of Fontana's Annual Housing Element Progress Report for calendar year 2013.

In summary, the attached report identifies and explains the many programs and efforts undertaken by the City to implement the goals and policies set forth in the City's Housing Element. The report further quantifies the number of new housing units built (as determined by building permit count during calendar years identified above), and identifies the appropriate income level associated as mandated by the State.

Overall, the report indicates that the Housing Element is a viable tool for implementing State and City housing policies and no changes are indicated or recommended at this time.

Respectfully,

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

James Troyer

James R. Troyer, AICP
Director of Community Development

cc: Robin Huntley, Division of Housing Policy Development
David Edgar, Deputy City Manager

ATTACHMENT:
Annual Housing Element Progress Report – Calendar year 2013

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

Jurisdiction City of Fontana

Reporting Period 1-Jan-13 - 31-Dec-13

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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	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.
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
(9) Total of Moderate and Above Moderate from Table A3 ►					0	223	0	0			
(10) Total by income Table A/A3 ► ►			0	0	0	223	0	0			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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

Jurisdiction City of Fontana
Reporting Period 1-Jan-13 - 31-Dec-13

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

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	
No. of Units Permitted for **Above Moderate**	223	0	0	0	0	223	

* Note: This field is voluntary

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

Jurisdiction City of Fontana

Reporting Period 1-Jan-13 - 31-Dec-13

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.			2006	2007	2008	2009	2010	2011	2012	2013	2014	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	1,365	0	20	0	150	130	0	83	0	0	383	982
	Non-deed restricted		0	0	0	0	0	0	0	0	0	0	
Low	Deed Restricted	932	0	0	0	0	33	0	15	0	0	48	884
	Non-deed restricted		0	0	0	0	0	0	0	0	0	0	
Moderate	Deed Restricted	1,073	0	0	0	0	13	16	3	0	0	32	0
	Non-deed restricted		511	367	97	98	0	0	0	0	0	1,073	
Above Moderate		2,329	558	405	123	197	98	135	176	223	0	1,915	414
Total RHNA by COG. Enter allocation number:		5,699											
Total Units ► ► ►			1,069	792	220	445	274	151	277	223	0	3,451	2,280
Remaining Need for RHNA Period ► ► ► ► ►													

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

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

Jurisdiction City of Fontana
Reporting Period 1-Jan-13 - 31-Dec-13

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, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Adopt a General Plan Land Use and Zoning Code amendments that will provide adequate sites to meet Regional Housing Needs Assessment goals for Extremely Low-, Very Low-, Low-, Moderate- and Above Moderate-Income rental and for-sale housing units.	Establish a new R-5 (40-50 du/ac) residential zoning district on a minimum of 46 acres of vacant land. Establish a new R-4 (25-39 du/ac) zoning district that will include vacant/underutilized parcels along Valley Blvd, along Foothill Blvd and Sierra Avenue; near the Performing Arts Center; and adjacent to the Downtown/Metrolink station.	2/1/2014	Adoption of the proposed R-4 and R-5 zoning disticts is anticipated in February 2014.
Expansion of Affordable Housing Opportunities through new Construction.	Seek to expand affordable housing opportunities through new construction by means of financial assistance and/or other means. The strategy shall apply to housing units or developments that utilize City of Fontana redevelopment funds and/or federal and state funds.	Ongoing	Due to the economic downturn and the loss of redevelopment funds, financial assistance is not available.
Annual Monitoring of Housing Production	Review and report the following information: • Identification of new residential development permits and completion reports; • Identification of units built in the Extremely Low-, Very Low- and Low-Income categories • Inventory of approved projects • Annual estimate of population from the State Department of Finance • Available vacant land and zoning survey	Annually	As required by HCD law, the City tracks building permit issuance annually and submits a Housing Element Progress Report. The report identifies Extremely Low-, Very Low-, Low, Moderate and Above Moderate-Income housing units constructed in the City.
Compliance with State Density Bonus Law	Amend the current Density Bonus Ordinance to comply with new state requirements and review and revise standards and provisions as part of the annual Housing Element implementation reporting required by HCD.	Ongoing	The Density Bonus Ordinance is currently being reviewed and updated.
Optional Density Standards Review	Annually review and revise, as necessary, the adopted Optional Density Standards to ensure the adopted policy provides for an additional means for the provisions of housing opportunities for extremely-low, very-low, low and moderate-income households.	Annually	Currently not being reviewed
Inclusionary Zoning Ordinance	Adopting an inclusionary zoning ordinance that would require a fee to be paid by future new construction.	Adopted	The City Council adopted an inclusionary zoning ordinance No.1616 on April 24, 2012

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

Jurisdiction City of Fontana

Reporting Period 1-Jan-13 - 31-Dec-13

Manufactured and Modular Housing	Both manufactured and modular housing are allowed in all residential zoning districts. Encourage its inclusion in the infill housing program. Activities include meeting with manufactured housing builders and developers and distributing information to the general public.	Ongoing	Ongoing efforts to encourage manufactured and modular housing include the distribution of informational brochures at the public front counter. The City continues to offer a 50% reduction of development impact fees for infill development.
Developer Proposed Projects	Facilitate the acquisition, rehabilitation, and management of large-scale multi-family projects by private developers. The developer, usually a non- profit organization, purchases the property with assistance from the Housing Authority in the form of purchase money loans, rehabilitation loans and/or tax credit/bond financing in exchange for a rent restriction covenant.	Ongoing	The Housing Authority works together with the Police Department to identify at risk multi-family housing projects from 40 to 60 units. At risk units typically have high calls for police services, and poor property management. When funding is available the Housing Authority will purchase, establish a no tolerance rule, rehab and hire a nonprofit organization to manage the complex for low income families. (Ongoing)
Infill Housing Program	City has reduced most development fees by half for projects located within the central third of the City. Fees reduced include those for storm drains, park development, fire, police, library facilities, landscaping, public facilities, and municipal services impacts.	Ongoing	The City continues to offer a 50% reduction on development impact fees for infill development.
Monitor Development Fees	Monitor existing development fees to ensure in-lieu fees, development impact fees and processing fees are not considered an undue constraint on residential development. Seek the assistance of affordable housing developers and other stakeholders in the review of fees.	Annually	Development Impact Fees are generally evaluated every 5 years and updated if deemed necessary. The last major update was completed in 2006 and all fees were adequate at the time.
Encourage the Development of Family Housing	Encourage and support the development of rental and for-sale housing for larger families. By means of direct outreach to private and non-profit housing developers, the City shall encourage developers/builders to incorporate larger bedroom counts in future housing projects to accommodate the needs of larger families and reduce overcrowding in the existing housing stock.	Ongoing	The City seeks to maintain a good relationship with the development community. When feasible to encourage multi-family and affordable housing, the City will partner with developers to build affordable housing projects.
Encourage the Development of Senior Housing	Encourage through incentives (e.g., financial assistance when feasible, parking reductions, regulatory waivers, etc.), the development of senior housing that offers a wide range of housing choices from independent living to assisted living with services on-site, including healthcare, nutrition, transportation and other appropriate services.	Ongoing	The City continues to offer a 50% reduction on development impact fees for infill development.
Provision of a Variety of Residential Housing Opportunities throughout the City	Encourage the development of mixed income developments where housing units are provided for a variety of income levels. Encourage developers/builders to integrate market-rate and affordable units within development projects through the establishment of incentives or other regulatory concessions	Ongoing	Through the planning process the Planning Division works with multi-family developers to integrate market-rate and affordable units within development projects. The City Council adopted an inclusionary zoning ordinance No.1616 on April 24, 2012.
Expedited Permit Processing	Allow priority development review processing for low and moderate income housing applications, as well as housing for the elderly. The City also assigns eligibility for expedited permit processing to developments that incorporate multi-family units for large families. Large-family projects are developments that construct at least 40% of the total number of multi-family units as three- or four-bedroom units. A mixture of affordable, senior, and large family units may also be eligible for expedited permit processing.	Review Permit Procedures and Amend Procedures in 2011/2012 as appropriate	Currently not being reviewed. The City will accommodate developers on a case-by-case basis.

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

Jurisdiction City of Fontana
Reporting Period 1-Jan-13 - 31-Dec-13

Review Parking Requirements	The history of development in the City and continued developer interest show that parking requirements do not pose a constraint on the development of housing. To ensure that existing parking requirements will not pose future constraints on the development of housing, the City shall review the requirements and revise, as appropriate. Prior to any amendments to existing parking requirements, the City shall coordinate with local developers, housing providers and other interested parties to review existing parking standards and provide recommendations on potential adjustments. In particular, the City shall review and revise requirements for enclosed garage parking and studio apartment parking standards should the analysis indicate the need for policy changes.	Review Parking Requirements and Revise/Amend Requirements as appropriate	The Housing Element was adopted on November 17, 2010. Initial research of parking standards has been initiated. The City will be adopting alternative development, design and parking standards for the proposed R-4 and R-5 zoning Districts.
Monitoring of "At-Risk" Housing Units	The City of Fontana has 289 units that are at risk of converting from affordable, deed-restricted units to market-rate units over the next 10 years. The City shall provide for regular monitoring of deed-restricted units that have the potential of converting to market-rate during the planning period. And additionally seek funding and opportunities for owners of these units to extend and/or renew deed restrictions and/or covenants. To address the conversion of affordable units to market-rate units, the City will develop a program that establishes partnerships with non-profit housing developers and a strategy to preserve the units. The City shall ensure compliance with noticing requirements and provide for tenant education when a notice of conversion is received.	Ongoing	The Housing Authority works together with the Police Department to identify at risk multi-family housing projects from 40 to 60 units. At risk units typically have high calls for police services, and poor property management. When funding is available the Housing Authority will purchase, establish a no tolerance rule, rehab and hire a nonprofit organization to manage the complex for low income families. (Ongoing)
Proactive Rental Enforcement Program	Utilize CDBG funds for code enforcement activities; with special attention placed on the approximately 6,000 properties within the City's low and moderate income neighborhoods. In addition to responding to general code violations, abandoned structures will be boarded-up or cleaned-up to provide a safe environment for surrounding residents.	Ongoing	Funds provided for Community Oriented Policing Services (COPS) program and Code Enforcement in CDBG Eligible Areas/Qualified Census Tract. (Ongoing)
Acquisition and Rehabilitation of Existing Multi-Family Housing Units	Subject to availability of annual Redevelopment Agency and HOME funding, the City of Fontana will provide for financing, regulatory incentives and other in-kind technical assistance to non-profits, affordable housing developers and property owners for the acquisition and rehabilitation of multi-family properties for affordable housing. Encourage, through a variety of incentives such as streamlined permit review, reduced development standards, parking reductions or other administrative techniques to increase acquisition and rehabilitation feasibility for multi-family units. Ensure the continued long-term affordability through establishing covenants and/or restrictions on rehabilitated units and place a priority on buildings demonstrating the highest levels of deferred maintenance.	Annually	The Housing Authority works together with the Police Department to identify at risk multi-family housing projects from 40 to 60 units. At risk units typically have high calls for police services, and poor property management. When funding is available the Housing Authority will purchase, establish a no tolerance rule, rehab and hire a nonprofit organization to manage the complex for low income families. (Ongoing)

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

Jurisdiction City of Fontana

Reporting Period 1-Jan-13 - 31-Dec-13

Multi-Family Revitalization Program:	This program facilitates the acquisition, substantial rehabilitation, and professional management of selected apartment buildings and/or neighborhoods. This program is specifically designed to address the negative impacts created within the community by substandard buildings and serves as a vehicle for reducing code enforcement activity and police department calls for service. The area primarily targeted for program assistance is bounded by Arrow Highway to the north, San Bernardino Avenue on the south, Citrus Avenue on the west, and Juniper Avenue on the east. Neighborhoods that need revitalization to reduce crime rates or to improve neighborhood appeal are referred to the Housing Department for targeting. Property owners within the area are then approached by a realtor, on behalf of the Housing Authority, and are offered cash for their property. Tenants are temporarily relocated and a substantial rehabilitation is competed. The site is then turned over to a professional property management firm to maintain the property to the Housing Authority's high standards, and, the units are leased to low- and very low-income families only. The Housing Authority acquires enough properties in each designated neighborhood to create a visual standard which code enforcement can apply to the surrounding properties to continue the revitalization program.	Annually	The Housing Authority's works together with the Police Department to identify at risk multi-family housing projects from 40 to 60 units. At risk units typically have high calls for police services, and poor property management. When funding is available the Housing Authority will purchase, establish a no tolerance rule, rehab and hire a nonprofit organization to manage the complex for low income families. (Ongoing)
Minor Home Repair Grant Program	This program previously allocated redevelopment set-aside funds to fund activities by the Old-timers Foundation, which administers a minor repair program for seniors and disabled-person households throughout the City. This program is primarily marketed through the City's website and with flyers that are distributed from the Housing and Business Development Center and the main City Hall front counter. Flyers are also distributed at different City events and by mail when someone calls about such programs. Periodically, this program is also advertised in the Chamber of Commerce newspaper, the City newsletter and the Downtown Business Association newsletter.	Annually, as funds are available	Due to the economic downturn this program has been discontinued.
Emergency Grant Program	To assist very-low income homeowners, including seniors and persons with disabilities, the City shall provide up to $2,000 for essential emergency repairs to remedy immediate threats to health and/or safety. Applicants meeting income eligibility requirements must also be persons with disabilities and seniors (over the age of 55).	Annually, as funds are available	Due to the economic downturn this program has been discontinued.
Water Conservation Practices	Promote the inclusion of state-of-the-art water conservation practices in existing and new residential projects where proven to be safe and environmentally sound. Promote the use of low water demand fixtures, landscaping and drought tolerant materials in new and existing residential projects. Establish outreach and marketing materials for public distribution that describes the benefits of water conservation, resources for implementation and other appropriate information.	Ongoing	On September 22, 2010 the City Council Adopted Ordinance No. 1625, amendment to the City's Landscape and Water Conservation Ordinance requiring property owners to use less water to irrigate landscape areas as well as require the use of drought tolerant plant materials

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

Jurisdiction City of Fontana
Reporting Period 1-Jan-13 - 31-Dec-13

Promotion of Green/Sustainable Development Practices	Conduct a comprehensive review of existing zoning, building and development standards related to green building. The City will analyze current trends and best practices and, based on its findings, establish and market a program of information resources and/or incentives that facilitate the incorporation of materials and technology that promote resource conservation and efficiency and the development of high-efficiency, sustainable buildings. The program shall encourage residential developers/builders to maximize resource conservation through proactive site, building and building systems design, materials and equipment to maximize resource efficiency and minimize ongoing utility and building maintenance costs. To further promote efficient use of resources, evaluate the potential for offering incentives such as financial assistance, fee waivers, priority processing, or other strategies to further encourage resource conservation. The program will encourage energy and resource conservation in both new construction and remodeling.	Evaluate trends 2011. Distribute resources 2011/2012	As a result of Assembly Bill 32 (The Global Warming Solutions Act) the City of Fontana is working together with San Bernardino Associated Governments (SANBAG) to develop a Greenhouse Gas Reduction Plan for all local jurisdiction within the SANBAG region. Greenhouse gas (GHG) reduction measures for the San Bernardino Regional Community GHG Reduction Plans. --2013--The City intends to participate in the Home Energy Renovation Opportunity program (HERO) is a contractor-driven program – Marketing by the contractors is how they anticipate most applications to be submitted • As of October, the program had 1,200 contractors trained and signed for the program. HERO must formally approve of the contractors for the purposes of accountability. • HERO loans are not loans reflected on personal credit. The debt stays with the home because it is added to the property tax bill • There are over 150,000 eligible products • 5, 10, 15, 20 year loans available – depending on the life of the product. --September 25, 2012 the Energy Star Program was adopted--The City shall issue the $2,000 Energy Star rebate to the owner/builder upon submittal ofthe Energy Star certificate and Home Energy Rating report to the Building Safety Division. The program is set to expire in March of 2014
Adopt Reasonable Accommodation Procedures	To comply with Federal and State housing laws (SB 520), the City will analyze existing land use controls, building codes, and permit and processing procedures to determine constraints they impose on the development, maintenance, and improvement of housing for persons with disabilities. Based on its findings, the City will develop a policy for reasonable accommodation to provide relief from Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. The procedures shall include the process for requesting accommodation, a timeline for processing and appeals, criteria for determining whether a requested accommodation is reasonable, and ministerial approval for minor requests.	Adopt procedures by 2014	The Housing Element was adopted on November 17, 2010. Initial research of standards and codes has been initiated.
Compliance with Senate Bill 2	Analyze and revise the existing Zoning and Development Code to allow for emergency shelters, transitional housing and supportive housing to homeless individuals and families for annual and seasonally estimated need. Consider amending the Light Industrial (M-1) zoning district to permit emergency shelters without discretionary approval. The M-1 zoning district accommodates employee-intensive uses such as business parks, research technology centers, offices and supporting retail uses. Many of the services that would support emergency shelters, including medical centers and healthcare and social service facilities, are located in surrounding commercial zoning districts.	1-Feb-14	The Housing Element was adopted on November 17, 2010. Initial research of standards and codes has been initiated. The Light Industrial (M-1) zoning district, Land Use Map and Development Code will be amended to permit emergency shelters without discretionary approval. The M-1 zoning district accommodates employee-intensive uses such as business parks, research technology centers, offices and supporting retail uses.

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

Jurisdiction City of Fontana

Reporting Period 1-Jan-13 - 31-Dec-13

Encourage the Development of Housing Units for Persons with Disabilities	Encourage the development of mixed income developments where housing units are provided for a variety of income levels. Encourage developers/builders to integrate market-rate and affordable units within development projects through the establishment of incentives or other regulatory concessions. Encourage that affordable housing developments are distributed throughout the City in an equitable manner so that lower income households are not concentrated in any single area of the City.	Ongoing	Through the planning process the Planning Division works with multi-family developers to integrate market-rate and affordable units within development projects. The City Council adopted an inclusionary zoning ordinance No.1616 on April 24, 2012
Affordable Housing Resource Base	To ensure that the development community is aware of the availability of State, Federal and local funds as well as local in-kind assistance, the City will develop an affordable housing resource base with the intent of providing dissemination of information regarding funding/financing options available at the Federal, State and local level, incentives, partnership opportunities and other resources that promote a well-informed citizenry. The establishment of this resource base shall provide the public with a range of sources intended to educate and inform. Features may include but not be limited to: • Internet-based resource clearinghouse on the City's website. • Development of outreach flyers and print media to provide program information on funds, grants and other resources available for affordable housing construction. • Sponsoring and partnering with agencies, private entities and non-profits for educational seminars/workshops. • Outreach efforts specifically for special needs groups including large families and extremely-low income households.	Ongoing	Housing brochures are available at City Hall and on the City web page (www.fontana.org). The City has contract with Rosenow Spevacek Group Inc (RSG) to provide annual monitoring information on-line with listings of all affordable units. (Ongoing, Five year contract)
Participation and Support of Regional Fair Housing Efforts	Fontana contracts with the Inland Fair Housing and Mediation Board (IFHMB) for the provision of fair housing services. The IFHMB provides educational and technical assistance as well as outreach activities, including informational materials, referrals, and workshops, within the City. The bilingual staff of IFHMB presents community service programs in cooperation with local Spanish radio and television stations to inform the audience of the variety of programs offered. Additionally, an IFHMB Newsletter, the Fair Housing Quarterly, is distributed to property owners/management and gives current news and court decisions affecting the rental business. To further outreach to the community, the City shall provide fair housing information as part of the City's Housing Information Infrastructure (see Strategy 5.4). Information will be provided in multiple languages and through print and electronic media that may include the City's website, brochures and newsletters.	Ongoing	The City has contract with Inland Fair Housing and Mediation Boad (IFHMB) to provide informational brochures in both English and Spanish are available at City Hall and on the City web page (www.fontana.org). (Ongoing, Five year contract)
Family Self-Sufficiency Program	This program provides an opportunity for Section 8 participants to move to financial independence and, eventually, into homeownership. The program is administered by the San Bernardino County Housing Authority and involves individualized counseling, career planning, education, and work experience.	Ongoing	Administered through the County of San Bernardino. (Ongoing)

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

Jurisdiction City of Fontana

Reporting Period 1-Jan-13 - 31-Dec-13

Mentally Ill Services Program	The San Bernardino County Department of Mental Health administers a Homeless/Mentally Ill Program that provides the basic needs of food, clothing, and shelter to mentally ill homeless adults in San Bernardino County. The program utilizes intensive case management and assists clients in obtaining Social Security Supplement (SSI), permanent housing, and employment. All of the mental health services are provided with state, local, and private donations to homeless and non-homeless mentally ill throughout the County.	Annually as funds are available	Administered through the County of San Bernardino. (Ongoing)
Transitional Housing Facilitation	San Bernardino County Community Services Department receives funding from public, private, federal, and state sources to address the most serious needs of low income residents of San Bernardino County. The County currently operates several programs at no cost to the participant so that they can more easily make the transition to permanent housing. These programs are targeted for homeless, low income, or special needs populations. The Family Development Program provides holistic case management to homeless facilities, a transitional housing program, rental security deposit program, and direct services such as rent assistance, food vouchers, gasoline vouchers, bus tickets, etc., to low income persons. The Food Bank program provides food for low income residents throughout San Bernardino County through governmental surplus commodity distributions and salvage food agencies. The Senior Nutrition program provides low-cost or no-cost nutritionally sound meals for residents age 60 and over, in community centers, or by home delivery. The Transitional Housing program provides homeless families with a temporary home while helping them get back on their feet through case management. The San Bernardino County Community Services Department leases the homes through HUD and, in turn, rents it to homeless families at a very low cost.	Annually as funds are available	Administered through the County of San Bernardino. (Ongoing)
Homeless Prevention	This City recognizes that both owner and renter households may at some point require emergency assistance to stay an eviction proceeding or assist in making mortgage payments on an emergency basis. Additionally, for units the City deems unsafe and fit for demolition, the families residing in substandard units will require assistance in acquiring acceptable shelter. The City will provide emergency grants or loans to owner or renter households experiencing temporary unforeseen financial difficulty. The County of San Bernardino also provides homeless prevention assistance. The San Bernardino County Department of Public Social Services (DPSS) administers the Aid to Families with Depended Children (AFDC) Homeless Assistance Program. The program provides vouchers to homeless families with children to purchase temporary or permanent shelter. The DPSS General Relief Program provides a grant from the state to indigents of up to $200 per month for housing, food, and living expenses. Food stamps may also be issued to General Relief clients.	Annually as funds are available	Administered through the County of San Bernardino. (Ongoing)

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

Jurisdiction City of Fontana

Reporting Period 1-Jan-13 - 31-Dec-13

Domestic Violence Services Program	In conjunction with the Fontana Police Department, the Fontana Housing Authority, Option House (a nonprofit service provider), operates the Fontana Domestic Violence Facility and has designed a three-tiered program consisting of emergency, temporary, and transitional housing for victims of domestic violence. This tiered program utilizes ten units in the following manner: one, one-bedroom unit is designated for emergency drop-off purposes, where Option House staff can perform individual needs assessments; two 2-bedroom units are reserved for temporary shelter units with a maximum length of stay of up to 60 days; and six 2-bedroom units reserved for transitional housing with a maximum length of stay of up to 18 months.	Annually as funds are available	The Option House (a nonprofit service provider), operates the Fontana Domestic Violence Facility providing assistance to victims of domestic violence in the City of Fontana.
Community Assistance Program (CAPS)Program	The CAPS program is a technical assistance program that offers assistance to homeless individuals and families who want to get off the streets. The program offers assistance in getting cleaned-up physically and free from dependencies, job training, how to look for a job and how to find and apply for housing. The program is operated by a nonprofit organization and is partially funded through grants from the Fontana Police Department.	Annually	The City of Fontana in partnership with Water of Life Community Church, offers Fontana residents no-cost or low-cost community services through the Community Assistance Program (CAP). CAP provides area residents with the ability to readily access resources and community services. CAP provides Hospitals & Clinics, Counseling, Housing & Rental Programs, Day Care, Pre-School & Head Start, Legal Services, Disabilities Resources, Senior Services, Domestic Violence & Sexual Assault, Shelter & Transitional Housing, Education Programs, Substance Abuse, Family Services, Suicide Prevention Programs, Financial Counseling, Support Groups, Food Distribution Centers, Transportation, Health & Safety Programs, Youth Services
Anti-Poverty Program	This program addresses the priority needs of low-income residents associated with affordable housing: employment, income management, emergency services, nutrition, and family self-sufficiency. Specifically, the program aims to provide on-the-job training for low-income summer youth and Cal Works recipients to gain marketable employment skills. This program also provides short-term emergency assistance and services to low-income families including temporary shelter, household counseling and energy conservation/weatherization assistance, emergency crisis assistance to prevent utility service shutoff, gas and food vouchers, and limited medical assistance.	Annually	This program is ongoing and provided by the County of San Bernardino.
Housing Referral and Information Services	The County of San Bernardino Housing Authority provides rental subsidies and property improvements to County-owned rental units to assist eligible low and moderate income Fontana residents through the Section 8 programs. Housing referral and information services will continue to be provided through a contract with the County of San Bernardino Housing Authority.	Annually	This program is ongoing and provided by the County of San Bernardino.
Homebuyer Assistance Program (HAP)	Using redevelopment set-aside monies, this program provides first-time homebuyers with 0% interest, deferred payment mortgages in amounts up to 10% of the home purchase price. HAP funds are available to finance either down payment and/or closing cost expenses and are fully secured by a promissory note and deed of trust. The program applies to non-new single-family homes, within the City limits, at a $350,000 maximum home price.	Annually	Due to the economic downturn and the loss of redevelopment funds this program has been discontinued.

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

Jurisdiction City of Fontana

Reporting Period 1-Jan-13 - 31-Dec-13

First Time Homebuyer Program	Provide monetary assistance to underwrite the costs of home acquisition for first time homebuyers. The program is open to homebuyers that do not have interest in residential property in the prior three years and can qualify for a first trust deed loan. Borrower incomes must not exceed 120% of the median household income, based on family size. Participants would be eligible to receive a maximum of $35,000 or 10% of the property purchase price.	Ongoing	Due to the economic downturn this program has been discontinued.
Provision of Housing Opportunities for Extremely Low-Income Households	Encourage the development of housing for households earning less than 30 percent of the median family income by the following means: a. Coordinate with the County and social service agencies to provide supplementary coordination, in-kind services and financial contributions for supportive services and other ancillary needs for the Extremely-Low Income population b. Establish at a minimum, bi-annual meetings and coordination with social services providers, non-profit agencies, City of Fontana Housing Authority and other agencies as deemed appropriate, to ensure the needs of Extremely-Low Income households are addressed in a proactive manner. c. Provide for ongoing analysis of available grant and other funding sources to provide supplementary funding for projects, programs and services that assist persons with Extremely-Low income. d. Establish supplementary development incentives, such as reduced parking requirements, fee waivers/deferrals and other regulatory concessions to facilitate the development of housing for Extremely-Low income households e. Coordinate bi-annually with affordable housing developers, social service agencies and other entities to establish best practices for the development of supportive housing, transitional housing, single resident occupancy housing and emergency shelters. Focus of these efforts shall seek to establish permanent, viable housing for Extremely-Low income households	Ongoing	The Housing Element was adopted on November 17, 2010. Initial research and funding verification and housing committee meetings have begun.

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

Jurisdiction City of Fontana
Reporting Period 1-Jan-13 - 31-Dec-13

General Comments:

No comments at this time.