HOUSING POLICY
DEVELOPMENT, HCD

JUN 29 2007

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Fontana

Mailing Address: 8353 Sierra Avenue, Fontana, CA 92335

Contact Person: Shawnika E. Johnson Title: Assistant Planner

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Reporting Period by Calendar Year: from January 1, 2006 to December 31, 2006

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

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

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Department of Housing and Community Development

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

Jurisdiction City of Fontana

Reporting Period 1-Jan-06 - 31-Dec-06

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units 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	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	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	
N/A										
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►							0	0		

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(10) Total by income units (Field 5) Table A ► ► ►	0	0	0	0	0	

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Table A2

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

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	998	0	0	9	12	1,019

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			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	1,353	0	120	130	145	170	188	200	200	200	1,353	
	Non-deed restricted		0										
Low	Deed Restricted	924	0	110	114	115	115	120	125	125	100	924	
	Non-deed restricted		0										
Moderate	Deed Restricted	1,064	0	115	124	125	125	140	145	145	145	1,064	
	Non-deed restricted		0										
Above Moderate		2,309	1,019	1,020	1,020	1,020	1,015	1,015	1,020	1,020	1,020	9,169	-6,860

Total RHNA by COG. Enter allocation number:	5,650										12,510	-6,860
Total Units ► ► ►		1,019	1,365	1,388	1,405	1,425	1,463	1,490	1,490	1,465		
Remaining Need for RHNA Period ► ► ► ► ►												

ANNUAL ELEMENT PROGRESS REPORT

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Reporting Period 1-Jan-06 - 31-Dec-06

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 progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	**Objective**	**Deadline in Housing Element**	**Status of Program Implementation**
REHABILITATION AND PRESERVATION OF SINGLE-FAMILY HOUSING STOCK			
Emergency Grant Program	Provide up to $3,500 for emergency home repairs for disabled and seniors (over the age of 55); 10 units annually.	On-going	7 households assisted.
Minor Home Repair Grant Program	Provide up to $50,000 for home repairs for disabled and seniors (over the age of 55); 10 units annually.	On-going	190 households assisted.
REVITALIZATION OF MULTI-FAMILY HOUSING STOCK			

Multi-Family Revitalization Program	Facilitate acquisition, substantial rehabilitation, and professional management of selected apartment buildings and/or neighborhoods; 40 units/yr, 200 total.	On-going	Purchased 68 units 11/06.
Name of Program	**Objective**	**Deadline in Housing Element**	**Status of Program Implementation**
Developer Proposed Projects	Facilitates acquisition, substantial rehabilitation, and professional management of large-scale multi-family projects by private developers; as needed or identified.	On-going	20 low-income units to break ground; purchased 2005.
Proactive Rental Enforcement Program	Responds to complaints on development code violations for rental units; as needed.	On-going	
PROVIDE ASSISTANCE FOR AFFORDABLE HOMEOWNERSHIP			
Homebuyer Assistance Program	Provides first-time homebuyers with 0% interest, deferred payment ("silent second") mortgages in amounts up to 10% of home purchase price; 15 units/yr, 75 total.	On-going	
EXPANSION OF AFFORDABLE HOUSING THROUGH NEW CONSTRUCTION			
In-Fill Housing Development Program	Develop quality single family detached homes on small tract (1-10 acres) in-fill parcels located within targeted areas in Fontana; Maintain Vacant Residential Properties Resource Guide.	On-going	
Development of Second Units on Single Family Lots	Work with private industry to expand housing opportunities through new construction; as needed.	On-going	
Density Bonus	Allow an increase in density of at least 25%, plus an additional incentive(s) or equivalent financial incentives, to housing developers who agree to construct at least: 20% of the units affordable to lower income households, 10% of the units affordable to very low-income households, or 50% of the units for senior citizen housing; as needed.	On-going	

Manufactured Housing	Educate the public and developers on the advantages of manufactured housing and to encourage its inclusion in the infill housing development; as needed.	On-going	
Name of Program	**Objective**	**Deadline in Housing Element**	**Status of Program Implementation**
FAIR HOUSING			
Fair Housing	Contracts with the Inland Fair Housing and Mediation Board (IFHMB) for the provision of fair housing services: educational and technical assistance and outreach activities, including informational materials, referrals, and workshops, within the City.	Respond on as-needed basis	
Affordable Housing Geographic Distribution	Affirmatively Further Fair Housing to Ensure Equal Access to Housing; Target rehabilitation, supportive, and rental assistance efforts to census tracts that are identified as having concentrations of low- and moderate-income families; Update target areas with concentrations of low- and moderate-income families to ensure a balanced community.	Annually	
Housing Referral and Information Services	Affirmatively Further Fair Housing to Ensure Equal Access to Housing; Provide rental subsidies and property improvements to County-owned rental units to assist eligible low- and moderate-income Fontana residents through the Section 8 programs.	Respond on as-needed basis	
PROVIDE SUPPORT AND SHELTER TO HOMELESS AND NON-HOMELESS SPECIAL-NEEDS POPULATIONS			
Anti-Poverty Program	Address the priority needs of low-income residents associated with affordable housing: employment, income management, housing, emergency services, nutrition, and family self-sufficiency; Operate a food bank for low-income persons, operate a senior nutrition program.	Awards given on an annual basis; Needs evaluated on an on-going basis	
Domestic Violence Services Program	Operate the Fontana Domestic Violence Facility.	Respond on as-needed basis	39
Homeless Prevention	Provide emergency grants or loans to owner or renter households experiencing temporary unforeseen financial difficulty; 300 families annually.	Awards given on an annual basis; Needs evaluated on an on-going basis	

Mentally Ill Services Program	Provide basic needs of food, clothing, and shelter to mentally ill homeless adults in San Bernardino County.	Respond on as-needed basis	
Name of Program	**Objective**	**Deadline in Housing Element**	**Status of Program Implementation**
Family Self-Sufficiency Program	Continue to coordinate with the San Bernardino County Housing Authority to provide information about City programs and other City services for lower income households to participants in this program.	Respond on as-needed basis	
Supportive Housing Program	Grant program to promote development of supportive housing and services.	Annually; Respond on as-needed basis	
Transitional Housing Program	Homeless services through the expansion of transitional housing.		39
FACILITATE ENERGY CONSERVATION OPPORTUNITIES			
Energy Conservation Program	Provide weatherization and energy conservation assistance to eligible low-income residents and processes applications for Home Energy Assistance Program (HEAP).	Awards given on an annual basis; Needs evaluated on an on-going basis	
REMOVE GOVERNMENTAL CONSTRAINTS TO THE PRODUCTION OF AFFORDABLE HOUSING			
Expedited Permit Processing	City allows priority development review processing for low and moderate income and elderly housing applications; City assigns eligibility for expedited permit processing to developments that incorporate multi-family units for large families; as needed.	Respond on as-needed basis	