CITY OF
San Fernando
Historic & Visionary

April 22, 2009

Melinda Coy, Representative
Division of Housing Policy Development
Dept. of Housing and Community Development
1800 3rd Street, Room 430
Sacramento, CA 95814

Re: City of San Fernando Adopted 2008-2014 Housing Element

Dear Ms. Coy,

The City of San Fernando is pleased to provide HCD with the City's Annual Housing Element Progress Report for the reporting period of January 2006 to January 2009.

Should you have any questions, do not hesitate to contact me via e-mail at framirez@sfcity.org or via phone at (818) 898-7316.

Sincerely,

Fred Ramirez
Senior Planner

COMMUNITY DEVELOPMENT
117 MACNEIL STREET SAN FERNANDO, CALIFORNIA 91340-2993
PHONE 818.898.1227 • FAX 818.898.7329

Department of Housing and Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name:

City of San Fernando, California

Mailing Address:

117 Macneil Street, San Fernando, CA, 91340

Contact Person:		**Title:**
Fred Ramirez		Senior Planner
Phone:	**FAX:**	**E-mail:**
(818) 898-7316	(818) 898-7329	framirez@sfcity.org

Reporting Period by Calendar Year:

January 2006 to January 2009

Included for your review are Tables A, B, and C of the Annual Element Progress Report for the Housing Element Implementation for the City of San Fernando, California, 91340.

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

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

Jurisdiction City of San Fernando

Reporting Period 2006 - 2008

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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	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.
N/A										
(9) Total of Above Moderate from Table A2 ► ► ► ► ► ►						57	57			
(10) Total by income units (Field 5) Table A ► ► ►							57			

ANNUAL ELEMENT PROGRESS REPORT
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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	5	2	37	13		57

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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.												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	62	0	0								0	62
	Non-deed restricted		0	0								0	
Low	Deed Restricted	38	0	0								0	25
	Non-deed restricted		4	9								13	
Moderate	Deed Restricted	42	0	0								0	40
	Non-deed restricted		0	2								2	
Above Moderate		109	4	38								42	67
Total RHNA by COG. Enter allocation number:		251										57	194
Total Units ► ► ►			8	49									
Remaining Need for RHNA Period ► ► ► ► ►													

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction City of San Fernando

Reporting Period 2006 - 2008

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 H.E.**	**Status of Program Implementation**
1. Residential Rehabilitation Loan Program	Assist 6-8 households annually and Adopt guidelines for Rental Rehab Component	31-Dec-09	City assisted 14 SFRs with rehab loans and as included development of a rental rehabilitation component as part of the Community Development Department's (CDD) Work Program for the upcoming Fiscal Year 2009-2010 from July 2009 through June 2010.
2. Neighborhood Preservation and Revitalization Program (CAPP)	Implement CAPP within 5 focus areas.	31-Dec-09	Over past three years 15 total focus areas have been created; 5 additional focus areas have been identified for the upcoming Fiscal Year 2009-2010 (from July 2009-June 2010).
3. Rental Inspection Program	Complete inspections of approximately 240 units annually	30-Jun-09	Over the past three years, 998 rental units have been inspected including the 240 units for 2009.
4. Crime Free Rental Housing	Research existing programs to establish guidelines and incentives for program	31-Dec-09	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
5. Lead Based Paint Awareness	Remediate lead cases through rehab program; coordinate with LA County and local non-profits on education programs.	31-Dec-09	City continues to notify applicants for additions/rehabs of lead based paint abatement requirements and met the LA County representatives in 2008. CDD staff will coordinate meeting with Pacoima Beautiful (non-profit).
6. Affordable Housing Development Assistance	Complete Master EIR enter into DDA with developer of 100 senior units.	6-Jun-09	Master EIR is being revised to address possible relocation of 100-unit senior rental housing project to alternate Agency-owned parcel at 1320 San Fernando Road.
7. Senior Housing	Conserve 112 affordable senior housing units	2008-2014	City continues to monitor existing deed restricted senior units on an annual basis.
8. Second Units	Incorporate info on city website and promote through code enforcement activities	31-Dec-09	City is currently updating the city's website and will include additional information regarding the second dwelling unit program. As part of CAPP, code enforcement activity has identified five addiitonal opportunity sites for second units.

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Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
9. Affordable Housing Density Bonus	Adopt a Density Bonus Ordinance	31-Dec-09	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
10. Inclusionary Housing Ordinance	Adopt an Inclusionary Housing Ordinance	31-Dec-09	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
11. Zoning Ordinance Revisions	Amend Zoning Code to address community care facilities, SROs, manufactured housing, supportive housing, and emergency shelters	31-Dec-09	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
12. Pursue Outside Funding Sources	Secure at least three new funding sources. Suport grant applications through regulatory relief and City endorsement of applications	31-Dec-09	City assisted developer in obtaining $3.56 million Infill Infrastructure Grant for a 100 senior-unit, mixed use project on an Agency-owned parcel. Project includes variances from applicable density/setback zoning requirements. TCAC and HOME funds used.
13. Green Building	Develop educational material on green building and provide to homeowners. Implement requirements for Agency-assisted projects.	31-Dec-09	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
14. Section 8 Rental Assistance	Encourage landlords to register units; prepare bilingual HaCOLA program contacts	31-Dec-09	Bilingaul HaCOLA information prepared by City.
15. Fair Housing	Contract with SF FHC; disseminate brochures to public; coordinate public events/workshops	31-Dec-09	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
16. Local Housing Mediation Service	Research existing pgorams	31-Dec-09	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
17. Housing Services Directory	Maintain current housing services directory, distribute to public	31-Dec-09	Housing services directory prepared in 2008. CDD distribution to take place as part of FY 2009-2010 department work program.

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18. Housemate Matching Program	Coordinate with Alternative Living for the Aged to develop parameters for a local housemate matching program	31-Dec-10	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
19. City First Time Homebuyer Program	Provide homebuyer assistance in conjunction with agency-assisted projects on a case by case basis	2008-2014	City is currently considering affordable housing projects on agency-owned parcels that could include affordability gap funding for first time homebuyers that qualify as low to moderate-income households.
20. Housing Economic Recovery Ownership (HERO) Program	Actively promote Hero Program	16-Mar-09	City has mailed out flyers to all city residents and placed on city website, notifying them of the opportunity for eligible low and moderate income first time homebuyers to purchase foreclosed, vacant and abandoned properties in San Fernando.
21. County Homeownership (HOP) Program	Advertise HOP with flyers and workshops	2008-2014	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
22. Mortgage Credit Certificate	Advertise MCC with flyers and workshops	2008-2014	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
23. Foreclosure Prevention Resources	Actively promote Foreclosure Prevention resources	2008-2014	City has adverstised foreclosure prevention resources to city residents by providing information on the city's website and through the distribution of flyers by CDD staff.