Department of Housing and Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name:

City of San Fernando, California

Housing Policy Department
Received on:

FEB - 8 2013

Mailing Address:

117 Macneil Street, San Fernando, CA, 91340

Contact Person:

Fred Ramirez

Title:

City Planner

Phone:

(818) 898-7316

FAX:

(818) 898-7329

E-mail:

framirez@sfcity.org

Reporting Period by Calendar Year:

January 2011 to December 2011

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 Jan-11 - Dec-11

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 ► ► ► ► ► ►						2	2			
(10) Total by income units (Field 5) Table A ► ► ►							2			

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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**	0	0	0	2		2

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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	0	0						0	62
	Non-deed restricted		0	0	0	0	0						0	
Low	Deed Restricted	38	0	0	0	0	0						0	25
	Non-deed restricted		4	9	0	0	0						13	
Moderate	Deed Restricted	42	0	0	0	0	0						0	40
	Non-deed restricted		0	2	0	0	0						2	
Above Moderate		109	4	38	2	4	3	2					53	56
Total RHNA by COG. Enter allocation number:		251											68	
Total Units ► ► ►			8	49	2	4	3	2						183
Remaining Need for RHNA Period ► ► ► ► ►														

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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	Program development and implementation was included as part of CDD's Work Program for FY 2011-2012 (July 2011-June 2012), which would have been funded by RDA Low-Mod Funds. Remained unfunded.
2. Neighborhood Preservation and Revitalization Program (CAPP)	Implement CAPP within 5 focus areas.	31-Dec-09	Task force code enforcement activity continued in the 20 focus areas from January 2011 through December 2011.
3. Rental Inspection Program	Complete inspections of approximately 240 units annually	30-Jun-09	An additional 180 units were inspected during 2011. The city is inspecting multi-family units as part of city's systematic code enforcement programs.
4. Crime Free Rental Housing	Research existing programs to establish guidelines and incentives for program	31-Dec-09	Program development was initially included as part of CDD's Work Program for upcoming FY 09-10 (July 2009-June 2010). Project postponed until budget and staff reductions.
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 continued public outreach to applicants for additions/rehabs regarding lead based paint abatement reqiurements and met with LA County representatives in 2010. Seeking to expand outreach through work with local non-profit, Pacoima Beautiful.
6. Affordable Housing Development Assistance	Complete environmental review and enter into DDA with developer(s) for affordable housing units.	6-Jun-09	Disposition and Development Agreement approved between the City and Los Angeles Housing Partnership (March 7, 2011) to build a pocket park and 20 very low income rental units (non-senior) at city-owned lot at 1422 San Fernando Rd.
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 completing update of the city's website that will include additional information regarding the second dwelling unit program. As part of CAPP, code enforcement activity has identified 2 additional 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 and implementation was included as part of CDD's Work Program for FY 2011-2012 (July 2011-June 2012), which would have been funded by RDA Low-Mod Funds.
10. Inclusionary Housing Ordinance	Adopt an Inclusionary Housing Ordinance	31-Dec-09	Inclusionary regulaitons included as part of 2011 Redevelopment Plan Amendment of the Consolidated Redevelopment Project Areas prior to state disollution of redevelopment project areas.
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 and implementation was included as part of CDD's Work Program for FY 2011-2012 (July 2011-June 2012), which would have been funded by RDA Low-Mod Funds.
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	Assisted two developers with HOME applications that would produce at total of 62 very low to low income rental units on city owned lot and 20 market rate units. Project's include density bonus applications and variance applications.
13. Green Building	Develop educational material on green building and provide to homeowners. Implement requirements for Agency-assisted projects.	31-Dec-09	Agency requiring LEED Certification or comparable building design for agency-assisted housing projects.
14. Section 8 Rental Assistance	Encourage landlords to register units; prepare bilingual HaCOLA program contacts	31-Dec-09	Bilingaul HaCOLA information prepared by City. City continued outreach to landlords during 2011.
15. Fair Housing	Contract with SF FHC; disseminate brochures to public; coordinate public events/workshops	31-Dec-09	Program development and implementation was included as part of CDD's Work Program for FY 2011-2012 (July 2011-June 2012).
16. Local Housing Mediation Service	Research existing pgorams	31-Dec-09	Program development and implementation was included as part of CDD's Work Program for FY 2011-2012 (July 2011-June 2012).
17. Housing Services Directory	Maintain current housing services directory, distribute to public	31-Dec-09	Housing services directory prepared in 2008. CDD distribution initially took place in 2009 and continued distribution anticipated through 2014.

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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 and implementation was included as part of CDD's Work Program for FY 2011-2012 (July 2011-June 2012), which would have been funded by RDA Low-Mod Funds. Remained unfunded.
19. City First Time Homebuyer Program	Provide homebuyer assistance in conjunction with agency-assisted projects on a case by case basis	2008-2014	Program development and implementation was included as part of CDD's Work Program for FY 2011-2012 (July 2011-June 2012), which would have been funded by RDA Low-Mod Funds. Remained unfunded.
20. Housing Economic Recovery Ownership (HERO) Program	Actively promote Hero Program	16-Mar-09	City continued outreach (2011) to all city residents via city website, notifying them of the opportunity for eligible low/moderate income first time homebuyers to purchase foreclosed, vacant and abandoned properties in the city.
21. County Homeownership (HOP) Program	Advertise HOP with flyers and workshops	2008-2014	Program development and implementation was included as part of CDD's Work Program for FY 2011-2012 (July 2011-June 2012).
22. Mortgage Credit Certificate	Advertise MCC with flyers and workshops	2008-2014	Program development and implementation was included as part of CDD's Work Program for FY 2011-2012 (July 2011-June 2012).
23. Foreclosure Prevention Resources	Actively promote Foreclosure Prevention resources	2008-2014	City continues advertising of foreclosure prevention resources to city residents via the city's website and through the distribution of flyers by CDD staff.