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 19 2013

Mailing Address:

117 Macneil Street, San Fernando, CA, 91340

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

Reporting Period by Calendar Year:

January 2012 to December 2012

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-12 - Dec-12

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.
1422 SF Road, San Fernando, CA		R	19		0		19	TCAC, RDA, CITY, HOME, AHP, Energy Efficiency Incentives	19	DB and DDA between City and Housing Developer-Deed Ristricted Units; HUD income categories.
131 Park Avenue, San Fernando, CA		R		41		21	62	TCAC, RDA, HOME	41	DB and Variance approved by City with condition of approval that designated affordable units to be deed restricted; HUD income categories.
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						0	0			
(10) Total by income units (Field 5) Table A ► ► ►			19	41	0	21	81			

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

Jurisdiction City of San Fernando

Reporting Period Jan-12 - Dec-12

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	0	0	0

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

Jurisdiction City of San Fernando

Reporting Period Jan-12 - Dec-12

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	19				0	43
	Non-deed restricted		0	0	0	0	0	0	0				0	
Low	Deed Restricted	38	0	0	0	0	0	0	41				0	25
	Non-deed restricted		4	9	0	0	0	0	0				13	
Moderate	Deed Restricted	42	0	0	0	0	0	0	0				0	40
	Non-deed restricted		0	2	0	0	0	0	0				2	
Above Moderate		109	4	38	2	4	3	2	21				74	35
Total RHNA by COG. Enter allocation number:		251											89	
Total Units ► ► ►			8	49	2	4	3	2	81					143
Remaining Need for RHNA Period ► ► ► ► ►														

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

Jurisdiction City of San Fernando

Reporting Period Jan-12 - Dec-12

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	No monies were available during 2012 to fund the progam due the dissolution of the city redevelopment agency.
2. Neighborhood Preservation and Revitalization Program (CAPP)	Implement CAPP within 5 focus areas.	31-Dec-09	Task force code enforcement activity continued in the city's focus areas from January 2012 through December 2012.
3. Rental Inspection Program	Complete inspections of approximately 240 units annually	30-Jun-09	An additional 400 units were inspected during 2012. 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 FY 09-10 (July 2009-June 2010). Since then, the Project has been postponed due to 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 and continued to coordinate with LA County representatives in 2012. 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	Permits issued in 2012 to build 60 very low income rental units 21 market rate rental units within the R-3 (Muliple Family) zone; Re 1422 San Fernando Rd. and 131 Park Avenue.
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 code enforcement and planning personnel continue to work with prospective applicants eligible for second dwelling units; website design in final stages of completion in order to go online with new housing information.

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

Jurisdiction City of San Fernando

Reporting Period Jan-12 - Dec-12

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**
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 2012-2013 (July 2012-June 2013). Ordinance to be developed by consultant during 2013.
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 2012-2013 (July 2012-June 2013). City Council schedule to review and approval of Ordinance Amending City Zoning regulations in February-March 2013.
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 one developer with HOME applications that will produce at total of 29 very low income rental units and 84 moderate income units within the City's R-3 zone. Project entitlements include a density bonus application and a variance application.
13. Green Building	Develop educational material on green building and provide to homeowners. Implement requirements for Agency-assisted projects.	31-Dec-09	City continues to require 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 2012.
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 2012-2013 (July 2012-June 2013).
16. Local Housing Mediation Service	Research existing pgorams	31-Dec-09	No monies were available during 2012 to fund the progam due the dissolution of the city redevelopment agency.
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.

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

Jurisdiction City of San Fernando

Reporting Period Jan-12 - Dec-12

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 .		
18. Housemate Matching Program	Coordinate with Alternative Living for the Aged to develop parameters for a local housemate matching program	31-Dec-10	No monies were available during 2012 to fund the progam due the dissolution of the city redevelopment agency.
19. City First Time Homebuyer Program	Provide homebuyer assistance in conjunction with agency-assisted projects on a case by case basis	2008-2014	No monies were available during 2012 to fund the progam due the dissolution of the city redevelopment agency.
20. Housing Economic Recovery Ownership (HERO) Program	Actively promote Hero Program	16-Mar-09	City continued outreach (2012) 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 2012-2013 (July 2012-June 2013).
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.