

# *Fontana Housing Authority*

*Overview, Goals & Performance Measures, Accomplishments  
Unreserved Fund Balance  
Fund Revenue Detail  
Authority Summary – Budget by Fund  
Division Summaries by Fund*

### Overview

The Fontana Housing Authority (FHA) was formed on May 3, 1994, as a separate legal entity governed by California State Housing Authority Law. Its mission is to actively improve, increase and develop quality neighborhoods and housing opportunities throughout the City of Fontana.

As the Fontana Housing Authority implements various programs and projects, specific funding sources are also identified to finance these activities. The initial and primary funding sources have been the Fontana Redevelopment Agency's (RDA) Low and Moderate Income Housing Fund (now defunct) and Federal Department of Housing and Urban Development Program Grants. Fontana Housing Authority activities are administered through the Housing Division of the Administrative Services Administration Department. Two employees are dedicated to proactively manage various housing programs, projects and activities.

#### **Neighborhood Stabilization Program (NSP) I and III**

This program is a Federal grant received by City of Fontana. The program is designed to address the issues associated with foreclosed properties, that are vacant and bank owned. Through this program, eligible foreclosed properties are identified, purchased, rehabbed and sold to income eligible buyers (120% of median income). Through NSP I & III, the City received \$8.6M. 25% of the NSP funding received is required to be used to purchase, rehab and rent single family homes to low income residents.

#### **First Time Home Buyer Programs**

Through the use of Community Development Block Grant (CDBG) funds the FHA will be able to once again offer a Homeownership Assistance Program to promote home ownership within the City of Fontana.

Although not administered by the FHA, other programs are available such as; San Bernardino County Homeownership Assistance Program to assist participants with finding an appropriate mortgage lender and available down payment assistance programs. Some participants may also qualify to receive a Housing Choice Voucher (HCV) to offset their mortgage payment. Public Housing and HCV Program participants that meet the eligibility criteria have the option of purchasing a home through the Homeownership Assistance Program. <http://www.hacsb.com/residents/homeownership-assistance-program>

#### **Multi-Family Revitalization Program**

This program proactively facilitates the acquisition, substantial rehabilitation and professional management of selected apartment buildings and/or neighborhoods located throughout the City of Fontana. It is specifically designed to address the negative impacts created within the community by substandard apartment 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 bordered by Arrow Highway on the north, San Bernardino Avenue on the south, Citrus Avenue on the west and Juniper Avenue on the east.

### Goals & Performance Measures

Department Goals		City Council Goal
1	Continue to facilitate the application for funding and begin new construction of Phase III, EHDOC Senior Apartments on Juniper Avenue, Minerva Manor Senior Apartments	9
2	With the use of Federal HOME funds work to assist Palm Desert Development Company to facilitate construction of the Siena Apartments (Toscana PH II)	9
3	Proactively facilitate the acquisition, substantial rehabilitation and professional management of selected apartment buildings located throughout the City	9
4	Administer the Federal Emergency Shelter Grant (ESG) and Federal Emergency Solutions Grant (H-ESG)	7
5	Administer the Federal HOME Program designed for multi-family revitalization and/or new construction	7,9
6	Administer the Housing Authority Low and Moderate Income Housing Fund	7,9
7	Administer Federal NSP program designed for the purchase, rehabilitation and re-sale of foreclosed homes	7,9

Performance Measures	Actual 2012-13	Estimated 2013-14	Target 2014-15	Department Goal
<b>To continue to create and/or preserve affordable multi-family housing:</b>				
Number of units acquired and/or preserved	0	0	0	3
Number of units rehabilitated	0	0	0	3
Number of units created	53	0	55	2
<b>To continue to create home ownership opportunities:</b>				
Number of Neighborhood Stabilization Program (NSP - I & III) homes purchased	3	0	4	7
Number of Neighborhood Stabilization Program (NSP - I & III) homes rehabbed	0	10	4	7
Number of Neighborhood Stabilization Program homes rented (I & III)	2	7	2	7
Number of Neighborhood Stabilization Program (NSP -I & III) homes sold	1	1	2	7

### Goals & Performance Measures - continued

Performance Measures	Actual 2012-13	Estimated 2013-14	Target 2014-15	Department Goal
<b>To continue to create and/or preserve affordable senior multifamily housing:</b>				
Number of units acquired and/or preserved	0	0	0	3
Number of units rehabilitated	0	0	0	3
Number of units created	0	0	60	1

Affordability is defined by Redevelopment Agency Law

### Accomplishments

- Continued to administer \$395,883 in HOME funds, and \$129,064 in H-ESG
- Received Bond funding for construction of Minerva Manor Apartments. Loan closing anticipated June 2014 with a construction schedule estimated at one year.
- Negotiated an Affordable Housing Agreement with Palm Desert Development Company to assist in the development of low-income family apartments (Toscana PH II – Siena Apartments). Continuing process to secure funding for this project.

Fontana Housing Authority  
 Unreserved Fund Balances  
 Fiscal Year 2014/2015

		Estimated Fund Balance July 1, 2014	Budget				Projected Fund Balance June 30, 2015
			Revenues	Transfers In	Expenditures	Transfers Out	
<b>Special Revenue Funds:</b>							
290	SUCCESSOR TO LOW/MOD INCOME HOUSING	\$21,049	\$100,000	\$0	\$0	\$0	\$121,049
297	HOUSING AUTHORITY - LMIHF	6,471,203	201,000	0	(86,890)	0	6,585,313
<b>Total Special Revenue Funds</b>		<b>\$6,492,252</b>	<b>\$301,000</b>	<b>\$0</b>	<b>(\$86,890)</b>	<b>\$0</b>	<b>\$6,706,362</b>
<b>Capital Project Fund:</b>							
638	AFFORDABLE HOUSING TRUST	\$258,939	\$161,500	\$0	(\$500)	\$0	\$419,939
697	FONTANA HOUSING AUTHORITY	1,802,253	185,540	0	(202,950)	0	1,784,843
<b>Total Capital Project Funds</b>		<b>\$2,061,192</b>	<b>\$347,040</b>	<b>\$0</b>	<b>(\$203,450)</b>	<b>\$0</b>	<b>\$2,204,782</b>
<b>TOTAL HOUSING AUTHORITY FUNDS</b>		<b>\$8,553,444</b>	<b>\$648,040</b>	<b>\$0</b>	<b>(\$290,340)</b>	<b>\$0</b>	<b>\$8,911,144</b>

# Housing Authority Revenues

## Five-Year Summary

		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
		Actuals	Actuals	Actuals	Current Budget	New Budget
<b><i>Housing Authority Revenue Detail</i></b>						
<b>Special Revenue Funds</b>						
<b>290 - HOUSING SUCCESSOR-LOW/MOD</b>						
5021	PENALTY - DOWNTOWN	3,096	0	0	0	0
5022	PENALTY - JURUPA HILLS	42,041	0	0	0	0
5023	PENALTY - NORTH FONTANA	197,449	0	0	0	0
5024	PENALTY - SIERRA CORRIDOR	18,449	0	0	0	0
5025	PENALTY - SWIP	(5,311)	0	0	0	0
5040	INCREMENT - DOWNTOWN	25,601	0	0	0	0
5041	INCREMENT - DOWNTOWN #1	37,051	0	0	0	0
5042	INCREMENT - DOWNTOWN #2	46,100	0	0	0	0
5043	INCREMENT - DOWNTOWN #3	333,095	0	0	0	0
5044	INCREMENT - JURUPA	2,804,205	0	0	0	0
5045	INCREMENT - NORTH FONTANA	10,719,765	0	0	0	0
5046	INCREMENT - SIERRA CORR	1,883,259	0	0	0	0
5047	INCREMENT - SWIP	511,614	0	0	0	0
5048	INCREMENT - SWIP #1	361,082	0	0	0	0
5049	INCREMENT - SWIP #2	400,193	0	0	0	0
5050	INCREMENT - SWIP #3	461,295	0	0	0	0
5051	INCREMENT - SWIP #4	1,069,961	0	0	0	0
5052	INCREMENT - SWIP #5	37,292	0	0	0	0
6310	INTEREST - INVESTMENTS	85,301	236,435	(465,752)	135,000	100,000
6313	INTEREST - HOUSING NOTES	17,973	22,997	0	0	0
6332	MISC RENTS/LEASES	85,429	0	0	0	0
6450	MISCELLANEOUS INCOME	88,825	25,211	0	0	0
6480	MISCELLANEOUS REIMB	218	5,523	0	0	0
6831	CONTRIBUTION FROM FRA	0	0	0	7,553,760	0
6833	CONTRIBUTION FROM FHA	0	300,681	0	0	0
TOTAL HOUSING SUCCESSOR-LOW/MOD REVENUES		19,223,982	590,846	(465,752)	7,688,760	100,000
<b>297 - HOUSING AUTHORITY - LMIHF</b>						
6310	INTEREST - INVESTMENTS	0	(6,763)	67,230	90,000	90,000
6313	INTEREST - HOUSING NOTES	0	26,735	143,389	25,000	25,000

# Housing Authority Revenues

## Five-Year Summary

		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
		Actuals	Actuals	Actuals	Current Budget	New Budget
<b><i>Housing Authority Revenue Detail</i></b>						
<b>Special Revenue Funds</b>						
<b>297 - HOUSING AUTHORITY - LMIHF</b>						
6332	MISC RENTS/LEASES	0	57,010	41,438	55,000	55,000
6450	MISCELLANEOUS INCOME	0	41,893	74,592	45,000	30,500
6480	MISCELLANEOUS REIMB	0	332	0	1,000	500
6831	CONTRIBUTION FROM FRA	0	81,887,501	0	0	0
TOTAL HOUSING AUTHORITY - LMIHF REVENUES		0	82,006,708	326,649	216,000	201,000
<b>Capital Project Funds</b>						
<b>638 - AFFORDABLE HOUSING TRUST</b>						
6310	INTEREST - INVESTMENTS	0	0	(1,594)	2,500	1,500
5257	HOUSING FEE-RESIDENT SFD	0	0	22,950	35,000	35,000
5259	HOUSING FEE-COMM OFFICE	0	0	14,784	10,000	15,000
5260	HOUSING FEE-COMM HOSP/MED	0	0	13,904	0	0
5262	HOUSING FEE-COMM RETAIL	0	0	0	25,000	25,000
5264	HOUSING FEE-INDUST WARE	0	0	53,981	100,000	85,000
TOTAL AFFORDABLE HOUSING TRUST REVENUES		0	0	104,024	172,500	161,500
<b>697 - FONTANA HOUSING AUTHORITY</b>						
6310	INTEREST - INVESTMENTS	175,496	29,512	(153,466)	25,000	25,000
6313	INTEREST - HOUSING NOTES	0	103,105	44,842	75,000	65,000
6330	LEASES - CELL TOWERS	17,940	17,940	17,940	18,000	20,630
6332	MISC RENTS/LEASES	58,337	70,105	60,221	60,510	65,010
6450	MISCELLANEOUS INCOME	1,000	28,270	10,912	10,000	9,900
6480	MISCELLANEOUS REIMB	0	0	36	0	0
6831	CONTRIBUTION FROM FRA	50,000	25,000	25,000	0	0
TOTAL FONTANA HOUSING AUTHORITY REVENUES		302,773	273,931	5,485	188,510	185,540

## Expenditure Summary

Fund	2010/2011 Actuals	2011/2012 Actuals	2012/2013 Actuals	2013/2014 Current Budget	2014/2015 New Budget	% Change From Prior Year
<b>Housing Authority</b>	8,105,587	85,209,564	1,284,073	7,396,759	290,340	-96.07 %
<b>Special Revenue Funds Total</b>	3,050,389	85,240,417	695,687	7,159,036	86,890	-98.79 %
290 HOUSING SUCCESSOR-LOW/MOD	3,050,389	84,939,736	695,687	6,933,346	0	-100.00 %
297 HOUSING AUTHORITY - LMIHF	0	300,681	0	225,690	86,890	-61.50 %
<b>Capital Project Funds Total</b>	5,055,198	(30,854)	588,386	237,723	203,450	-14.42 %
638 AFFORDABLE HOUSING TRUST	0	0	0	20,050	500	-97.51 %
697 FONTANA HOUSING AUTHORITY	5,055,198	(30,854)	588,386	217,673	202,950	-6.76 %
<b>Total All Entities</b>	8,105,587	85,209,564	1,284,073	7,396,759	290,340	-96.07 %



## Agency Summary

Fund	Division	2010/2011 Actual	2011/2012 Actual	2012/2013 Actual	2013/2014 Current	2014/2015 New Budget	% Change From Prior Year
290	HOUSING SUCCESSOR-LOW/MOD	3,050,389	84,939,736	695,687	6,933,346	0	-100.00 %
297	HOUSING AUTHORITY - LMIHF	0	300,681	0	225,690	86,890	-61.50 %
638	AFFORDABLE HOUSING TRUST	0	0	0	50	500	900.00 %
697	FONTANA HOUSING AUTHORITY	5,055,198	(30,854)	588,386	217,673	202,950	-6.76 %
<b>TOTAL HOUSING AUTHORITY</b>		<b>8,105,587</b>	<b>85,209,564</b>	<b>1,284,073</b>	<b>7,376,759</b>	<b>290,340</b>	<b>-96.06 %</b>
<b>Total Budgeted Full-Time Positions</b>		<b>3.00</b>	<b>3.00</b>	<b>2.00</b>	<b>1.50</b>	<b>1.04</b>	<b>-30.67 %</b>

# Division Budget Summary

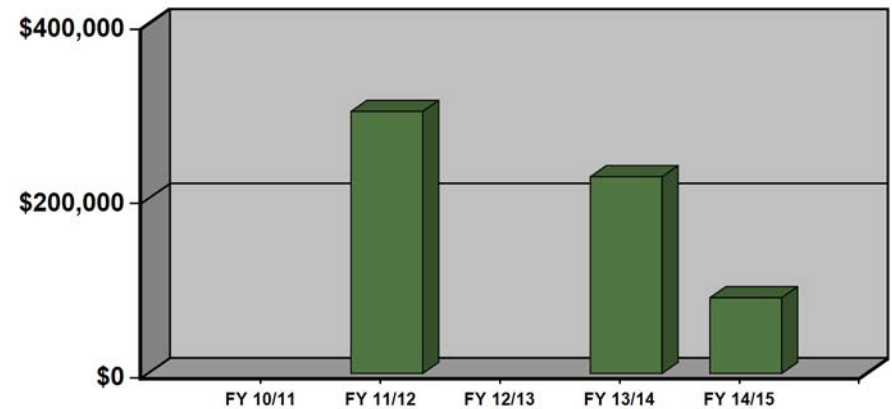
**Department: ADMINISTRATIVE SVCS ADMIN**      **Fund Title: HOUSING AUTHORITY - LMIHF**

**Division: HOUSING DEVELOPMENT**      **Fund Number: 297**

**Mission Statement:**  
To continue to pursue financing alternatives to help actively improve, increase and develop quality neighborhoods and affordable housing opportunities throughout the City of Fontana

**Selected Service Objectives:** **Five-Year Expenditures**

- To continue to administer funds for oversight, monitoring and project management
- To use existing and potential funds to assist in creating and acquiring/rehabilitating affordable housing units



**Five-Year History**

Expenditure Category	Audited Actual			Budget		
	FY 10/11	FY 11/12	FY 12/13	Current FY 13/14	New FY 14/15	% Change From Prior Year
PERSONNEL SERVICES	\$0	\$0	\$0	\$0	\$0	0.00 %
OPERATING COSTS	\$0	\$0	\$0	\$23,580	\$5,700	-75.83 %
CONTRACTUAL SERVICES	\$0	\$0	\$0	\$80,000	\$70,500	-11.88 %
INTERNAL SERVICE CHARGES	\$0	\$0	\$0	\$10,010	\$10,690	6.79 %
CAPITAL EXPENDITURES	\$0	\$0	\$0	\$112,100	\$0	-100.00 %
CONTRIBUTIONS TO	\$0	\$300,681	\$0	\$0	\$0	0.00 %
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$300,681</b>	<b>\$0</b>	<b>\$225,690</b>	<b>\$86,890</b>	<b>-61.50 %</b>
Annual Percentage Change		N/A	-100.00 %	N/A	-61.50 %	

# Division Budget Summary

**Department: ADMINISTRATIVE SVCS ADMIN**      **Fund Title: AFFORDABLE HOUSING TRUST**

**Division: HOUSING DEVELOPMENT**      **Fund Number: 638**

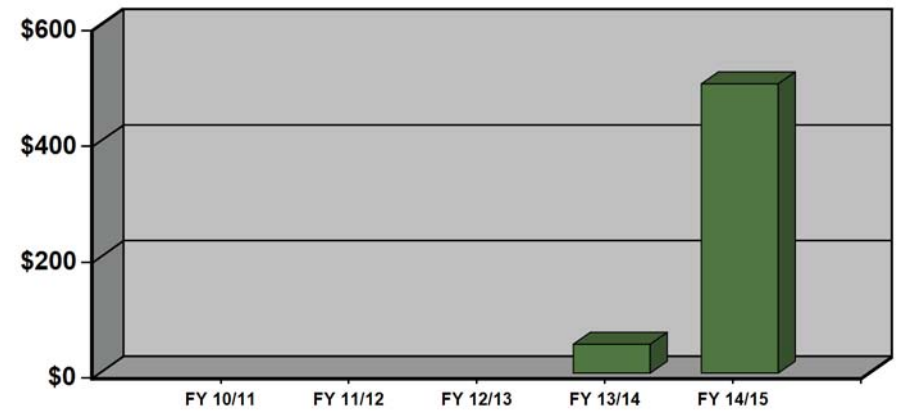
**Mission Statement:**

To enhance the public welfare and assure that future housing and non-residential development contributes to the attainment of the City's affordable housing goals by increasing the production of residential units affordable to households of very low, low, and moderate income, and by providing funds for the development of very low, low, and moderate income housing

**Selected Service Objectives:**

- To administer and comply with the Affordable Housing Trust Fund regulations
- To construct, rehabilitate or subsidize affordable housing or assist other government entities, private organizations or individuals to do so.

**Five-Year Expenditures**



**Five-Year History**

Expenditure Category	Audited Actual			Budget		% Change From Prior Year
	FY 10/11	FY 11/12	FY 12/13	Current FY 13/14	New FY 14/15	
PERSONNEL SERVICES	\$0	\$0	\$0	\$0	\$0	0.00 %
OPERATING COSTS	\$0	\$0	\$0	\$50	\$500	900.00 %
CONTRACTUAL SERVICES	\$0	\$0	\$0	\$0	\$0	0.00 %
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$50</b>	<b>\$500</b>	<b>900.00 %</b>
Annual Percentage Change		0.00 %	0.00 %	N/A	900.00 %	

# Division Budget Summary

**Department: ADMINISTRATIVE SVCS ADMIN** **Fund Title: FONTANA HOUSING AUTHORITY**

**Division: HOUSING DEVELOPMENT** **Fund Number: 697**

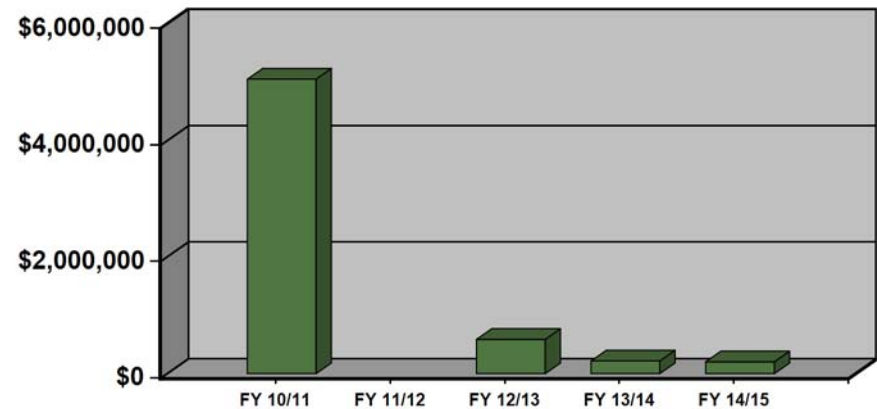
**Mission Statement:**

To actively improve, increase and develop quality neighborhoods and housing opportunities throughout the City of Fontana.

**Selected Service Objectives:** **Five-Year Expenditures**

- To continue implementation of the Multi-Family Revitalization Program designed to facilitate the acquisition, substantial rehabilitation and professional management of selected apartment projects and/or neighborhoods
- To continue oversight of the delivery of financial assistance opportunities available to homebuyers through the Neighborhood Stabilization Program (NSP-1 & NSP 3)
- To continue as the successor entity to oversee the close-out of RDA Low/Mod Set-Aside funded activities

Fiscal Year 2010-11 included one-time funding for property acquisition for Paseo Verde III Apartment Project



**Five-Year History**

Expenditure Category	Audited Actual			Budget		% Change From Prior Year
	FY 10/11	FY 11/12	FY 12/13	Current FY 13/14	New FY 14/15	
PERSONNEL SERVICES	\$2,734	\$1,028	\$1,800	\$148,073	\$143,230	-3.27 %
OPERATING COSTS	\$883	\$2,156	\$1,455	\$7,900	\$7,350	-6.96 %
CONTRACTUAL SERVICES	\$41,601	\$40,556	\$131	\$46,200	\$41,500	-10.17 %
INTERNAL SERVICE CHARGES	\$0	\$0	\$0	\$0	\$10,870	N/A
CAPITAL EXPENDITURES	\$4,974,680	(\$105,893)	\$0	\$0	\$0	0.00 %
CONTRIBUTIONS TO	\$35,300	\$31,300	\$585,000	\$15,500	\$0	-100.00 %
<b>Total Expenditures</b>	<b>\$5,055,198</b>	<b>(\$30,854)</b>	<b>\$588,386</b>	<b>\$217,673</b>	<b>\$202,950</b>	<b>-6.76 %</b>
Annual Percentage Change		-100.61 %	-2,007.01 %	-63.01 %	-6.76 %	
Budgeted Staffing Level (FTEs)	0.00	0.00	0.00	1.04	1.04	

# Community Senior Center *Community Senior Center*



The Community Senior Center has many rooms designed to meet and exceed the needs of the City's residents and seniors, including rooms where the community can participate in classes and leisure activities.