

# *Fontana Housing Authority*

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# Fontana Housing Authority

Fiscal Year 2015-16

## 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 received from the Department of Housing and Urban Development (HUD) the FHA is able to offer a Homeownership Assistance Program to promote home ownership within the City of Fontana. The policies and program manual have been redesigned from State Redevelopment guidelines to meet Federal CDBG criteria and the new program launched February, 2015.

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>

# Fontana Housing Authority

Fiscal Year 2015-16

## 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	To see the completion of construction of Phase III, EHDOD Senior Apartments on Juniper Avenue, Minerva Manor Senior Apartments; anticipated fall of 2015.	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); anticipated completion January, 2016.	9
3	With the use of Low/Mod & Federal HOME funds, acquire Sons of Italy site on Sierra Avenue, to help facilitate the application for TCAC funds to construct a new affordable, multi-family community.	9
4	Proactively facilitate the acquisition, substantial rehabilitation and professional management of selected apartment buildings located throughout the City	9
5	Administer the Federal Emergency Solutions Grant (H-ESG)	7
6	Administer the Federal HOME Program designed for multi-family revitalization and/or new construction	7,9
7	Administer the Housing Authority Low and Moderate Income Housing Fund	7,9
8	Administer Federal NSP program designed for the purchase, rehabilitation and re-sale of foreclosed homes	7,9

Performance Measures	Actual 2013-14	Estimated 2014-15	Target 2015-16	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	4
Number of units rehabilitated	0	0	0	4
Number of units created	0	61	0	2

# Fontana Housing Authority

Fiscal Year 2015-16

## Goals & Performance Measures - continued

Performance Measures	Actual 2013-14	Estimated 2014-15	Target 2015-16	Department Goal
<b>To continue to create home ownership opportunities:</b>				
Number of Neighborhood Stabilization Program homes purchased (I & III)	4	0	4	8
Number of Neighborhood Stabilization Program homes rehabbed (I & III)	3	2	2	8
Number of Neighborhood Stabilization Program homes rented (I & III)	2	0	1	8
Number of Neighborhood Stabilization Program homes sold (I & III)	1	1	2	8
<b>To continue to create and/or preserve affordable senior multifamily housing:</b>				
Number of units acquired and/or preserved	0	0	0	4
Number of units rehabilitated	0	0	0	4
Number of units created	0	63	0	1

Affordability is defined by Redevelopment Agency Law

## Accomplishments

- Continued to administer \$434,219 in HOME funds, and \$149,544 in H-ESG
- Received Bond funding for construction of Minerva Manor Apartments. Had a successful loan closing and the project broke ground August, 2014; completion estimated fall, 2015.
- 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). Received TCAC award with construction beginning January, 2015; anticipated completion, Spring, 2016.

Fontana Housing Authority  
 Unreserved Fund Balances  
 Fiscal Year 2015/2016

	Estimated Fund Balance July 1, 2015	Budget				Projected Fund Balance June 30, 2016
		Revenues	Transfers In	Expenditures	Transfers Out	
<b>Special Revenue Funds:</b>						
290 SUCCESSOR TO LOW/MOD INCOME HOUSING	\$330,081	\$2,000	\$0	\$0	\$0	\$332,081
297 HOUSING AUTHORITY - LMIHF	5,328,952	200,500	0	(3,430,830)	(166,000)	1,932,622
<b>Total Special Revenue Funds</b>	<b>\$5,659,033</b>	<b>\$202,500</b>	<b>\$0</b>	<b>(\$3,430,830)</b>	<b>(\$166,000)</b>	<b>\$2,264,703</b>
<b>Capital Project Fund:</b>						
638 AFFORDABLE HOUSING TRUST	\$947,619	\$476,000	\$0	(\$2,800)	\$0	\$1,420,819
697 FONTANA HOUSING AUTHORITY	1,655,059	302,030	166,000	(737,180)	0	1,385,909
<b>Total Capital Project Funds</b>	<b>\$2,602,678</b>	<b>\$778,030</b>	<b>\$166,000</b>	<b>(\$739,980)</b>	<b>\$0</b>	<b>\$2,806,728</b>
<b>TOTAL HOUSING AUTHORITY FUNDS</b>	<b>\$8,261,711</b>	<b>\$980,530</b>	<b>\$166,000</b>	<b>(\$4,170,810)</b>	<b>(\$166,000)</b>	<b>\$5,071,431</b>

# Housing Authority Revenues

## Five-Year Summary

		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
		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>						
6310	INTEREST - INVESTMENTS	236,435	(465,752)	28,768	100,000	2,000
6313	INTEREST - HOUSING NOTES	22,997	0	0	0	0
6450	MISCELLANEOUS INCOME	25,211	0	0	0	0
6480	MISCELLANEOUS REIMB	5,523	0	0	0	0
6831	CONTRIBUTION FROM FRA	0	0	7,553,760	0	0
6833	CONTRIBUTION FROM FHA	300,681	0	0	0	0
TOTAL HOUSING SUCCESSOR-LOW/MOD REVENUES		590,846	(465,752)	7,582,528	100,000	2,000
<b>297 - HOUSING AUTHORITY - LMIHF</b>						
6310	INTEREST - INVESTMENTS	(6,763)	67,230	179,602	90,000	75,000
6313	INTEREST - HOUSING NOTES	26,735	143,389	162,571	115,000	125,000
6332	MISC RENTS/LEASES	57,010	41,438	48,071	55,000	0
6450	MISCELLANEOUS INCOME	41,893	74,592	68,698	75,500	500
6480	MISCELLANEOUS REIMB	332	0	0	500	0
6831	CONTRIBUTION FROM FRA	81,887,501	0	0	0	0
TOTAL HOUSING AUTHORITY - LMIHF REVENUES		82,006,708	326,649	458,942	336,000	200,500
<b>Capital Project Funds</b>						
<b>638 - AFFORDABLE HOUSING TRUST</b>						
6310	INTEREST - INVESTMENTS	0	(1,594)	3,384	5,500	6,000
5257	HOUSING FEE-RESIDENT SFD	0	22,950	70,200	410,000	250,000
5258	HOUSING FEE-RESIDENT MFD	0	0	0	80,000	65,000
5259	HOUSING FEE-COMM OFFICE	0	14,784	3,314	90,000	50,000
5260	HOUSING FEE-COMM HOSP/MED	0	13,904	0	0	0
5262	HOUSING FEE-COMM RETAIL	0	0	6,144	25,000	25,000
5263	HOUSING FEE-INDUST MFG	0	0	0	1,000	0
5264	HOUSING FEE-INDUST WARE	0	53,981	83,824	85,000	80,000
TOTAL AFFORDABLE HOUSING TRUST REVENUES		0	104,024	166,865	696,500	476,000

# Housing Authority Revenues

## Five-Year Summary

		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
		Actuals	Actuals	Actuals	Current Budget	New Budget
<b><i>Housing Authority Revenue Detail</i></b>						
<b>Capital Project Funds</b>						
<b>697 - FONTANA HOUSING AUTHORITY</b>						
6310	INTEREST - INVESTMENTS	29,512	(153,466)	62,520	25,000	20,000
6313	INTEREST - HOUSING NOTES	103,105	44,842	0	69,000	68,500
6330	LEASES - CELL TOWERS	17,940	17,940	18,461	20,630	20,630
6332	MISC RENTS/LEASES	70,105	60,221	55,178	65,010	107,950
6450	MISCELLANEOUS INCOME	28,270	10,912	9,875	16,000	84,950
6480	MISCELLANEOUS REIMB	0	36	0	0	0
6831	CONTRIBUTION FROM FRA	25,000	25,000	0	0	0
<b>TOTAL FONTANA HOUSING AUTHORITY REVENUES</b>		<b>273,931</b>	<b>5,485</b>	<b>146,034</b>	<b>195,640</b>	<b>302,030</b>

## Authority Summary

Fund	2011/2012 Actuals	2012/2013 Actuals	2013/2014 Actuals	2014/2015 Current Budget	2015/2016 New Budget	% Change From Prior Year
<b>Housing Authority</b>	85,209,564	1,284,073	6,964,347	1,951,019	4,170,810	113.78 %
<b>Special Revenue Funds Total</b>	85,240,417	695,687	6,757,662	1,645,075	3,430,830	108.55 %
290 HOUSING SUCCESSOR-LOW/MOD	84,939,736	695,687	6,637,289	0	0	0.00 %
297 HOUSING AUTHORITY - LMIHF	300,681	0	120,373	1,645,075	3,430,830	108.55 %
<b>Capital Project Funds Total</b>	(30,854)	588,386	206,685	305,944	739,980	141.87 %
638 AFFORDABLE HOUSING TRUST	0	0	20,010	500	2,800	460.00 %
697 FONTANA HOUSING AUTHORITY	(30,854)	588,386	186,675	305,444	737,180	141.35 %
<b>Total All Entities</b>	85,209,564	1,284,073	6,964,347	1,951,019	4,170,810	113.78 %



# Division Budget Summary

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

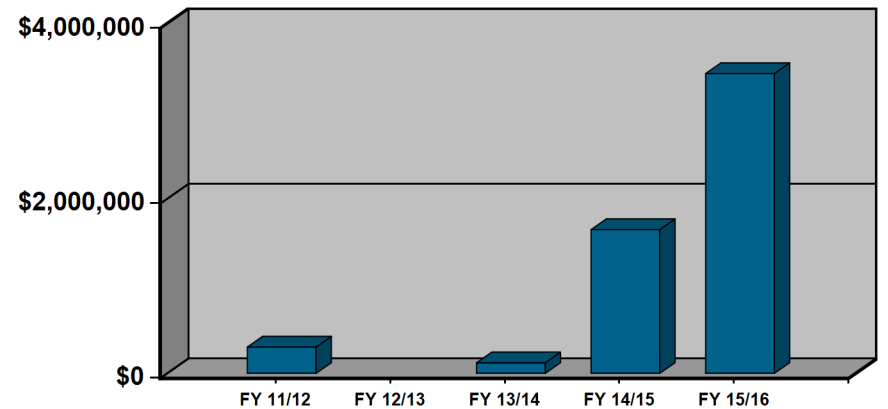
**Division: HOUSING DEVELOPMENT**      **Fund Number: 297**

**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:**

- 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
- To assist Developer with funding and the application for a TCAC award to construct a new affordable, multi-family community near Westech College

**Five-Year Expenditures**



**Five-Year History**

Expenditure Category	Audited Actual			Budget		% Change From Prior Year
	FY 11/12	FY 12/13	FY 13/14	Current FY 14/15	New FY 15/16	
PERSONNEL SERVICES	\$0	\$0	\$0	\$275	\$4,900	1,681.82 %
OPERATING COSTS	\$0	\$0	\$79,122	\$112,290	\$27,430	-75.57 %
CONTRACTUAL SERVICES	\$0	\$0	\$31,241	\$116,220	\$3,372,000	2,801.39 %
INTERNAL SERVICE CHARGES	\$0	\$0	\$10,010	\$10,690	\$5,800	-45.74 %
CAPITAL EXPENDITURES	\$0	\$0	\$0	\$1,404,100	\$0	-100.00 %
CONTRIBUTIONS TO	\$300,681	\$0	\$0	\$1,500	\$20,700	1,280.00 %
<b>Total Expenditures</b>	<b>\$300,681</b>	<b>\$0</b>	<b>\$120,373</b>	<b>\$1,645,075</b>	<b>\$3,430,830</b>	<b>108.55 %</b>
Annual Percentage Change		-100.00 %	N/A	1,266.65 %	108.55 %	

# Division Budget Summary

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

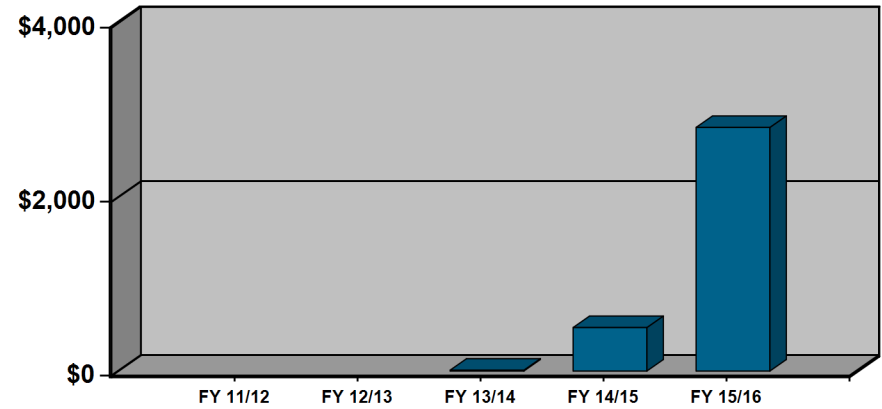
**Division: HOUSING DEVELOPMENT** **Fund Number: 638**

**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:** **Five-Year Expenditures**

- 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 History**

Expenditure Category	Audited Actual			Budget		% Change From Prior Year
	FY 11/12	FY 12/13	FY 13/14	Current FY 14/15	New FY 15/16	
PERSONNEL SERVICES	\$0	\$0	\$0	\$0	\$0	0.00 %
OPERATING COSTS	\$0	\$0	\$10	\$500	\$500	0.00 %
CONTRACTUAL SERVICES	\$0	\$0	\$0	\$0	\$0	0.00 %
CONTRIBUTIONS TO	\$0	\$0	\$0	\$0	\$2,300	N/A
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10</b>	<b>\$500</b>	<b>\$2,800</b>	<b>460.00 %</b>
<b>Annual Percentage Change</b>		0.00 %	N/A	4,855.40 %	460.00 %	

# Division Budget Summary

<b>Department: ADMINISTRATIVE SVCS ADMIN</b>	<b>Fund Title: FONTANA HOUSING AUTHORITY</b>
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<b>Division: HOUSING DEVELOPMENT</b>	<b>Fund Number: 697</b>
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**Mission Statement:**  
To actively improve, increase and develop quality neighborhoods and housing opportunities throughout the City of Fontana.

<p><b>Selected Service Objectives:</b></p> <ul style="list-style-type: none"> <li>• 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</li> <li>• To continue oversight of the delivery of financial assistance opportunities available to homebuyers through the Neighborhood Stabilization Program (NSP-1 &amp; NSP 3)</li> <li>• To continue as the successor entity to oversee the close-out of RDA Low/Mod Set-Aside funded activities</li> <li>• To make capital improvements to Fontana Housing Authority owned properties in order to maintain the City's standard of high quality affordable housing.</li> </ul>	<p><b>Five-Year Expenditures</b></p>
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**Five-Year History**

Expenditure Category	Audited Actual			Budget		% Change From Prior Year
	FY 11/12	FY 12/13	FY 13/14	Current FY 14/15	New FY 15/16	
PERSONNEL SERVICES	\$1,028	\$1,800	\$145,018	\$153,964	\$155,160	0.78 %
OPERATING COSTS	\$2,156	\$1,455	\$15,330	\$41,410	\$118,100	185.20 %
CONTRACTUAL SERVICES	\$40,556	\$131	\$10,827	\$37,300	\$30,500	-18.23 %
INTERNAL SERVICE CHARGES	\$0	\$0	\$0	\$10,870	\$10,620	-2.30 %
CAPITAL EXPENDITURES	(\$105,893)	\$0	\$0	\$40,000	\$385,000	862.50 %
CONTRIBUTIONS TO	\$31,300	\$585,000	\$15,500	\$21,900	\$37,800	72.60 %
<b>Total Expenditures</b>	<b>(\$30,854)</b>	<b>\$588,386</b>	<b>\$186,675</b>	<b>\$305,444</b>	<b>\$737,180</b>	<b>141.35 %</b>
Annual Percentage Change		-2,007.01 %	-68.27 %	63.62 %	141.35 %	
Budgeted Staffing Level (FTEs)	0.00	0.00	1.04	1.04	1.04	