

Fontana Housing Authority

Overview, Goals & Performance Measures, Accomplishments

Unreserved Fund Balances

Fund Revenue Detail

Authority Summary – Budget by Fund

Division Summaries by Fund



Fontana Housing Authority

Fiscal Year 2016-17

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 2016-17

Overview - continued

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	With the use of Low/Mod 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. Apply to TCAC March, 2016.	9
2	Proactively facilitate the acquisition, substantial rehabilitation and professional management of selected apartment buildings and singles family homes located throughout the City	9
3	Administer the Housing Authority Low and Moderate Income Housing Fund	9
4	Administer the 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 Federal NSP program designed for the purchase, rehabilitation and re-sale of foreclosed homes	7,9

Performance Measures	Actual 2014-15	Estimated 2015-16	Target 2016-17	Department Goal
To continue to create and/or preserve affordable multi-family housing:				
Number of units acquired and/or preserved	0	0	0	2
Number of units rehabilitated	0	0	0	2
Number of units created	0	61	69	1



Fontana Housing Authority

Fiscal Year 2016-17

Goals & Performance Measures - continued

Performance Measures	Actual 2014-15	Estimated 2015-16	Target 2016-17	Department Goal
To continue to create home ownership opportunities:				
Number of Neighborhood Stabilization Program homes purchased (I & III)	1	4	4	6
Number of Neighborhood Stabilization Program homes rehabbed (I & III)	1	2	4	6
Number of Neighborhood Stabilization Program homes rented (I & III)	0	1	2	2,6
Number of Neighborhood Stabilization Program homes sold (I & III)	1	1	2	6
To continue to create and/or preserve affordable senior multifamily housing:				
Number of units acquired and/or preserved	0	0	0	2
Number of units rehabilitated	0	0	0	2
Number of units created	0	63	0	4

Affordability is defined by Redevelopment Agency Law

Accomplishments

- Continued to administer \$405,440 in HOME funds, and \$166,238 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 with move-ins beginning February, 2016.
- 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 June, 2016.
- Purchased Sons of Italy site on Sierra Avenue to develop proposed affordable 69-unit multi-family housing community.

Fontana Housing Authority
Unreserved Fund Balances
Fiscal Year 2016/2017

		Estimated Fund Balance July 1, 2016	Budget				Projected Fund Balance June 30, 2017
			Revenues	Transfers In	Expenditures	Transfers Out	
Special Revenue Funds:							
290	SUCCESSOR TO LOW/MOD INCOME HOUSING	\$187,826	\$800	\$0	\$0	\$0	\$188,626
297	HOUSING AUTHORITY - LMIHF	1,544,684	261,000	0	(445,990)	(166,000)	1,193,694
Total Special Revenue Funds		\$1,732,510	\$261,800	\$0	(\$445,990)	(\$166,000)	\$1,382,320
Capital Project Fund:							
638	AFFORDABLE HOUSING TRUST	\$1,786,154	\$644,800	\$0	(\$500)	\$0	\$2,430,454
697	FONTANA HOUSING AUTHORITY	1,900,190	237,690	166,000	(207,520)	0	2,096,360
Total Capital Project Funds		\$3,686,344	\$882,490	\$166,000	(\$208,020)	\$0	\$4,526,814
TOTAL HOUSING AUTHORITY FUNDS		\$5,418,854	\$1,144,290	\$166,000	(\$654,010)	(\$166,000)	\$5,909,134

Housing Authority Revenues

Five-Year Summary

		2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
		Actuals	Actuals	Actuals	Current Budget	New Budget
Housing Authority Revenue Detail						
Special Revenue Funds						
290 - HOUSING SUCCESSOR-LOW/MOD						
6310	INTEREST - INVESTMENTS	(465,752)	28,768	(25,378)	2,000	800
6831	CONTRIBUTION FROM FRA	0	7,553,760	0	0	0
TOTAL HOUSING SUCCESSOR-LOW/MOD REVENUES		(465,752)	7,582,528	(25,378)	2,000	800
297 - HOUSING AUTHORITY - LMIHF						
6310	INTEREST - INVESTMENTS	67,230	179,602	94,596	75,000	30,000
6313	INTEREST - HOUSING NOTES	143,389	162,571	166,522	275,000	225,000
6332	MISC RENTS/LEASES	41,438	48,071	88,938	0	0
6450	MISCELLANEOUS INCOME	74,592	68,698	81	10,500	6,000
TOTAL HOUSING AUTHORITY - LMIHF REVENUES		326,649	458,942	350,136	360,500	261,000
Capital Project Funds						
638 - AFFORDABLE HOUSING TRUST						
6310	INTEREST - INVESTMENTS	(1,594)	3,384	9,129	6,000	4,800
5257	HOUSING FEE-RESIDENT SFD	22,950	70,200	423,756	605,000	400,000
5258	HOUSING FEE-RESIDENT MFD	0	0	55,272	65,000	30,000
5259	HOUSING FEE-COMM OFFICE	14,784	3,314	66,107	50,000	45,000
5260	HOUSING FEE-COMM HOSP/MED	13,904	0	0	0	0
5262	HOUSING FEE-COMM RETAIL	0	6,144	5,229	25,000	15,000
5263	HOUSING FEE-INDUST MFG	0	0	377	0	0
5264	HOUSING FEE-INDUST WARE	53,981	83,824	45,680	180,000	150,000
TOTAL AFFORDABLE HOUSING TRUST REVENUES		104,024	166,865	605,550	931,000	644,800
697 - FONTANA HOUSING AUTHORITY						
6310	INTEREST - INVESTMENTS	(153,466)	62,520	18,824	20,000	10,000
6313	INTEREST - HOUSING NOTES	44,842	0	66,004	68,500	75,000
6330	LEASES - CELL TOWERS	17,940	18,461	22,347	20,630	20,630
6332	MISC RENTS/LEASES	60,221	55,178	69,031	107,950	117,010
6450	MISCELLANEOUS INCOME	10,912	9,875	15,877	84,950	15,050
6480	MISCELLANEOUS REIMB	36	0	0	0	0

Housing Authority Revenues

Five-Year Summary

	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
	Actuals	Actuals	Actuals	Current Budget	New Budget
<i>Housing Authority Revenue Detail</i>					
Capital Project Funds					
697 - FONTANA HOUSING AUTHORITY					
6831 CONTRIBUTION FROM FRA	25,000	0	0	0	0
TOTAL FONTANA HOUSING AUTHORITY REVENUES	5,485	146,034	192,083	302,030	237,690

Authority Summary

Fund		2012/2013 Actuals	2013/2014 Actuals	2014/2015 Actuals	2015/2016 Current Budget	2016/2017 New Budget	% Change From Prior Year
Housing Authority		1,284,073	6,964,347	1,768,164	5,924,267	654,010	-88.96 %
Special Revenue Funds Total		695,687	6,757,662	1,505,194	5,184,287	445,990	-91.40 %
290	HOUSING SUCCESSOR-LOW/MOD	695,687	6,637,289	0	0	0	0.00 %
297	HOUSING AUTHORITY - LMIHF	0	120,373	1,505,194	5,184,287	445,990	-91.40 %
Capital Project Funds Total		588,386	206,685	262,970	739,980	208,020	-71.89 %
638	AFFORDABLE HOUSING TRUST	0	20,010	0	2,800	500	-82.14 %
697	FONTANA HOUSING AUTHORITY	588,386	186,675	262,970	737,180	207,520	-71.85 %
Total All Entities		1,284,073	6,964,347	1,768,164	5,924,267	654,010	-88.96 %

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												
<ul style="list-style-type: none"> • 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 <p>Unspent project funding in FY 2015-16 will carry forward into FY 2016-17 with the First Quarter Budget Review•</p>	<table border="1"> <caption>Five-Year Expenditures Data</caption> <thead> <tr> <th>Fiscal Year</th> <th>Expenditure (\$)</th> </tr> </thead> <tbody> <tr> <td>FY 12/13</td> <td>\$0</td> </tr> <tr> <td>FY 13/14</td> <td>\$0</td> </tr> <tr> <td>FY 14/15</td> <td>\$1,505,194</td> </tr> <tr> <td>FY 15/16</td> <td>\$5,184,287</td> </tr> <tr> <td>FY 16/17</td> <td>\$445,990</td> </tr> </tbody> </table>	Fiscal Year	Expenditure (\$)	FY 12/13	\$0	FY 13/14	\$0	FY 14/15	\$1,505,194	FY 15/16	\$5,184,287	FY 16/17	\$445,990
Fiscal Year	Expenditure (\$)												
FY 12/13	\$0												
FY 13/14	\$0												
FY 14/15	\$1,505,194												
FY 15/16	\$5,184,287												
FY 16/17	\$445,990												
Five-Year History													

Expenditure Category	Audited Actual			Budget		
	FY 12/13	FY 13/14	FY 14/15	Current FY 15/16	New FY 16/17	% Change From Prior Year
PERSONNEL SERVICES	\$0	\$0	\$49	\$4,900	\$155,110	3,065.51 %
OPERATING COSTS	\$0	\$79,122	\$110,649	\$28,080	\$31,660	12.75 %
CONTRACTUAL SERVICES	\$0	\$31,241	\$62,533	\$5,121,632	\$69,500	-98.64 %
INTERNAL SERVICE CHARGES	\$0	\$10,010	\$10,690	\$5,800	\$16,520	184.83 %
CAPITAL EXPENDITURES	\$0	\$0	\$1,319,772	\$3,175	\$0	-100.00 %
CONTRIBUTIONS TO	\$0	\$0	\$1,500	\$20,700	\$173,200	736.71 %
Total Expenditures	\$0	\$120,373	\$1,505,194	\$5,184,287	\$445,990	-91.40 %
Annual Percentage Change		N/A	1,150.44 %	244.43 %	-91.40 %	
Budgeted Staffing Level (FTEs)	0.00	0.00	0.00	0.00	1.04	

Division Budget Summary

Department: ADMINISTRATIVE SVCS ADMIN	Fund Title: AFFORDABLE HOUSING TRUST
Division: HOUSING DEVELOPMENT	Fund Number: 638

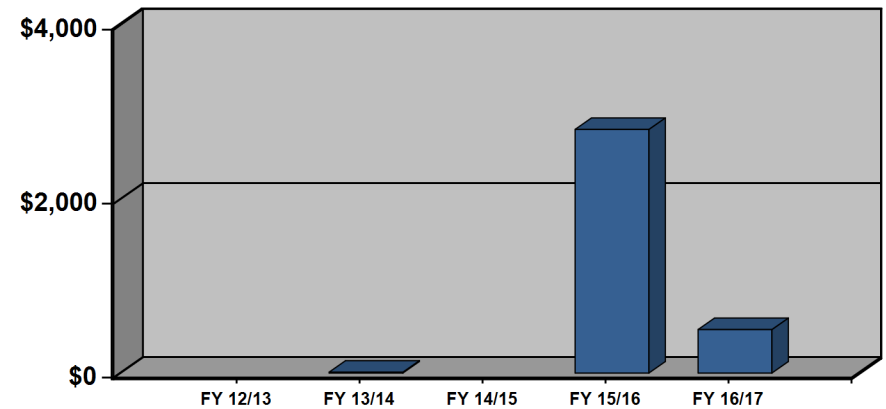
Mission Statement:

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 12/13	FY 13/14	FY 14/15	Current FY 15/16	New FY 16/17	
PERSONNEL SERVICES	\$0	\$0	\$0	\$0	\$0	0.00 %
OPERATING COSTS	\$0	\$10	\$0	\$500	\$500	0.00 %
CONTRACTUAL SERVICES	\$0	\$0	\$0	\$0	\$0	0.00 %
CONTRIBUTIONS TO	\$0	\$0	\$0	\$2,300	\$0	-100.00 %
Total Expenditures	\$0	\$10	\$0	\$2,800	\$500	-82.14 %
Annual Percentage Change		N/A	-100.00 %	N/A	-82.14 %	

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												
<ul style="list-style-type: none"> • 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 make capital improvements to Fontana Housing Authority owned properties in order to maintain the City's standard of high quality affordable housing. 	<table border="1"> <caption>Five-Year Expenditures Data (Estimated)</caption> <thead> <tr> <th>Fiscal Year</th> <th>Expenditure (\$)</th> </tr> </thead> <tbody> <tr> <td>FY 12/13</td> <td>~600,000</td> </tr> <tr> <td>FY 13/14</td> <td>~250,000</td> </tr> <tr> <td>FY 14/15</td> <td>~350,000</td> </tr> <tr> <td>FY 15/16</td> <td>~750,000</td> </tr> <tr> <td>FY 16/17</td> <td>~250,000</td> </tr> </tbody> </table>	Fiscal Year	Expenditure (\$)	FY 12/13	~600,000	FY 13/14	~250,000	FY 14/15	~350,000	FY 15/16	~750,000	FY 16/17	~250,000
Fiscal Year	Expenditure (\$)												
FY 12/13	~600,000												
FY 13/14	~250,000												
FY 14/15	~350,000												
FY 15/16	~750,000												
FY 16/17	~250,000												
Five-Year History													

Expenditure Category	Audited Actual			Budget		
	FY 12/13	FY 13/14	FY 14/15	Current FY 15/16	New FY 16/17	% Change From Prior Year
PERSONNEL SERVICES	\$1,800	\$145,018	\$157,254	\$156,160	\$6,500	-95.84 %
OPERATING COSTS	\$1,455	\$15,330	\$37,491	\$118,100	\$123,100	4.23 %
CONTRACTUAL SERVICES	\$131	\$10,827	\$2,456	\$29,500	\$31,500	6.78 %
INTERNAL SERVICE CHARGES	\$0	\$0	\$10,870	\$10,620	\$420	-96.05 %
CAPITAL EXPENDITURES	\$0	\$0	\$33,000	\$385,000	\$0	-100.00 %
CONTRIBUTIONS TO	\$585,000	\$15,500	\$21,900	\$37,800	\$46,000	21.69 %
Total Expenditures	\$588,386	\$186,675	\$262,970	\$737,180	\$207,520	-71.85 %
Annual Percentage Change		-68.27 %	40.87 %	180.33 %	-71.85 %	
Budgeted Staffing Level (FTEs)	0.00	1.04	1.04	1.04	0.00	