



# CITY OF FONTANA HOUSING AUTHORITY



Affordable  
Housing  
Opportunities &  
Fair Housing  
Information




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# **FIVE YEAR LEASE ASSISTANCE PROGRAM & OTHER RENTAL ASSISTANCE**

The Housing Authority of the County of San Bernardino (HACSB) has implemented a new program geared at assisting families looking for housing assistance. The Five Year Lease Assistance Program was established to help families achieve economic independence.

Participants of this program will receive a maximum of five years of lease assistance and case management to access the resources and gain the tools necessary to ultimately be on a path towards economic independence. Participants will be required to attend a briefing where they will receive all the necessary information on the process. For more information about the Five Year Lease Program please contact the HACSB:



**Housing Authority of the  
County of San Bernardino**  
**1200 N Campus Ave., Upland, CA 91786**  
**(909) 982-2649**



For additional information on these and other  
programs being offered by the HACSB, please  
visit: [www.HACSB.com](http://www.HACSB.com)

In addition to the Five Year Lease Assistance Program, the Housing Authority administers other housing programs, such as the following:

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## **MAINSTREAM**

This program is designed to provide rental assistance to persons with disabilities to enable them to rent suitable and accessible housing in the private market.

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## **HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA)**

HACSB has partnered with Foothill Aids Project to offer rental assistance and supportive services to persons with AIDS.

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## **VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH)**

VASH is for homeless veterans with severe psychiatric or substance abuse disorders. The Housing Authority and Veterans Administration Medical Center has partnered to provide rental vouchers and supportive services to eligible veterans.

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## **STEPPING STONES**

This program provides rental assistance for hard to serve homeless persons with disabilities in connection with supportive services funded from sources outside the program.



# HOMEOWNERSHIP ASSISTANCE

## AVAILABLE SERVICES

There are several agencies that offer services to avoid foreclosure. Take the first step against losing your home and utilize the following resources:

### HOMEOWNERSHIP PRESERVATION FOUNDATION

If you are one of the many Americans in need of mortgage assistance or have questions on how to stop foreclosure on your home, we may be able to help you get back on your financial feet and, hopefully, avoid foreclosure. We are the Homeownership Preservation Foundation, the people behind the national Homeowner's HOPE Hotline at 888-995-HOPE (4673).  
[Www.995hope.org](http://Www.995hope.org).

### COMMUNITY ACTION PARTNERSHIP OF SAN BERNARDINO COUNTY

For over 46 years, Community Action Partnership of San Bernardino County (CAPSBC) has been developing and implementing programs that address the most crucial low-income residents in San Bernardino County. CAPSBC is a private non-profit public benefit corporation with a 501c3 status.

[Www.capsbc.org](http://Www.capsbc.org) • (909) 723-1500





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## **U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers, meet the need for quality affordable rental homes: utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination; and transform the way HUD does business. [www.HUD.gov](http://www.HUD.gov).

## **SAN BERNARDINO COUNTY 2-1-1**

Every day, thousands of people find themselves in circumstances where, often for the first time, they need resources that can't be found in the yellow pages or on the internet: low cost burial services, employment, a free or low-cost health clinic, training, free eyeglasses replacement for the elderly, affordable parenting classes or other counseling, legitimate help overcoming temporary financial difficulties and many more such scenarios. 2-1-1 has the answers.

## **HOMELESS SERVICES**

The City partners with CityLink to administer grants to residents for rent, security deposits and utilities. For more information please call CityLink at (909) 803-1059 or visit <https://fontanacap.org/citylink>

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# FEDERAL GRANT PROGRAM

## REQUIRED DOCUMENTS

The U.S. Department of Housing and Urban Development (HUD) requires state and local governments to produce a five-year Consolidated Plan and Annual action plan in order to receive funds from the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and the HOME Investment Partnerships Program (HOME) formula grant programs. The Housing Department of the City of Fontana is proud to make these documents available online to the public.

## FIVE-YEAR CONSOLIDATED PLAN

The Five-Year Consolidated Plan examines the community's needs, market, and resources while setting priority needs strategies for a five-year period. It includes an analysis of low-income housing needs, the needs of homeless persons and special needs populations, and the local housing market. This plan sets a strategy for carrying out programs and lays out the foundation for performance assessment.

## ONE YEAR ACTION PLANS

The Annual Action Plan is a specific course of action for revitalization for the current year. It sets forth projects and others activities to be carried out in the coming year along with annual budgets, annual goals, and benchmarks for measuring progress.

## CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)

The CAPER reports the accomplishments and financial information from previous years in carrying out activities/projects that address priority needs.



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## **HOMEOWNER PROGRAMS**


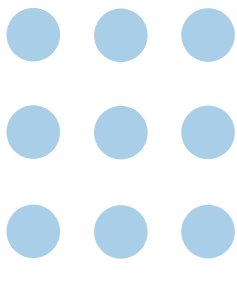
### **HOUSING REHABILITATION PROGRAM**

The City of Fontana is offering grants and deferred loans for the rehabilitation of owner-occupied, single family dwellings. Persons may apply by completing an application and submitting required documents to the Housing staff. Applications will be reviewed in the order in which they are received. The City will maintain a waiting list if necessary. Please visit <https://www.fontanaca.gov/424/Housing-Rehabilitation-Program> for more information or call the Housing Department at (909) 350-6606.

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## **LEAD HAZARD REDUCTION PROGRAM**

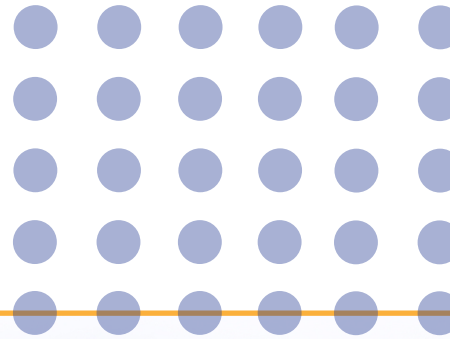
The City of Fontana will be offering grants for lead hazard reduction in residential units throughout the city. This program is intended is to prevent childhood lead poisoning and unsafe lead hazard conditions in rental or owner-occupied properties occupied by low-income households. Units occupied by children under the age of six and pregnant women will be given priority during the application process and work will be expedited. For more information, please visit <https://www.fontanaca.gov/3667/Lead-Hazard-Reduction-Program>, call (909) 350-6606, or email [housing@fontanaca.gov](mailto:housing@fontanaca.gov).



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## SECTION 8 PROGRAM

The Housing Choice Voucher (HCV) Program (commonly referred to as Section 8) manages vouchers to low income families and individuals. These vouchers give our families the freedom to select decent, safe and sanitary housing based on their individual needs. For more information, please visit [www.hacsb.com](http://www.hacsb.com).





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# DISCRIMINATION & FAIR HOUSING LAWS

## FAIR HOUSING LAWS

- **1968 Civil Rights Act:** Title VIII prohibits housing discrimination based on race, color, national origin, religion, or sex. In 1988 Congress passed the Fair Housing Amendments Act which added the disabled and families with children as protected classes.
- **The Rumford Act** is the California State Law prohibiting housing discrimination for all protected classes under Title VIII, as well as for marital status, ancestry, sexual orientation, and source of income.
- **The Unruh Civil Rights Act** (Civil Code Section 51, 52) prohibits discrimination in all business establishments, including housing, based on age and any arbitrary reason.
- **Ralph Civil Rights Act of 1976** specifies the right to be free from violence connected with certain forms of discrimination in housing and is a non-exclusive option for enforcing this right and the Unruh Act.
- **California Civil Code Section 54.1** prohibits discrimination based on physical disability. This precludes restrictions on seeing eye dogs and signal dogs from a no pet clause.

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## ENFORCEMENT AGENCIES

### CALIFORNIA STATE FAIR HOUSING LAW

Persons who feel they are victims of discrimination due to their race, color, sex, marital status, age, disability, religion, etc. should call the Department of Fair Employment and Housing.

(800) 844-1684 • TTY (800) 700-2320 • [www.dfeh.ca.gov](http://www.dfeh.ca.gov)

### FEDERAL FAIR HOUSING LAWS

Persons who feel they are victims of housing discrimination should call the Department of Housing and Urban Development.

(800) 669-9777 • TTY (800) 927-9275

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## FAIR HOUSING:

Inland Fair Housing and Mediation Board was founded in 1980 as a private not-for-profit corporation to provide a comprehensive dispute resolution program and conciliation to support the Federal and State Fair Housing Laws. While the battle for fair housing continues to be addressed, our services have expanded to include:



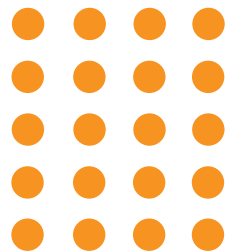
**Discrimination investigation and assistance**



**Discussion of options, such as conciliation with a landlord, referral to a government enforcement agency, or private attorney**



**Education Outreach**



The Fair Housing Services are available at no charge. The comprehensive housing services are provided by a trained staff in English and Spanish. Individual counseling is available by appointment.

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Inland Fair Housing & Mediation Board  
3175 D Sedona Ct., Suite 2 Ontario, California, 91764  
909-984-2254 • [www.ifhmb.com](http://www.ifhmb.com)

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## MULTI-FAMILY HOUSING

The Fontana Housing Authority offers a wide range of multi-family affordable housing options for low-income households. This program provides vital assistance for many low-income families and seniors. The Housing Authority has contracted with private property firms to manage their properties. In order to apply and be placed on the waiting list, please contact the facilities directly. For more information on income requirements and assistance please visit the Fontana housing website at [www.fontanaca.gov/Housing](http://www.fontanaca.gov/Housing).

[WWW.FONTANACA.GOV/HOUSING](http://WWW.FONTANACA.GOV/HOUSING)



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## COMPLEXES & FACILITIES

### Aventerra Apartments

8555 Citrus Avenue • (909) 355-0333

[www.aventerraapartments.com](http://www.aventerraapartments.com)

### Paseo Verde Apartments

10050 Juniper Avenue • (909) 829-1100

### Reed Street Apartments

16930 Reed Street • (909) 801-7040

[reedwhittraminfo@qmgonline.com](mailto:reedwhittraminfo@qmgonline.com)

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## COMPLEXES & FACILITIES

Please visit the City of Fontana website for an up-to-date list of affordable housing facilities and contact information: [www.fontanaca.gov/Housing](http://www.fontanaca.gov/Housing).

### **Ceres Avenue, Ceres Court, Ceres Way Apartments**

16254, 16284, 16424 Ceres Ave.  
(909) 823-8648  
[cereswayinfo@qmgonline.com](mailto:cereswayinfo@qmgonline.com)

### **Citrus Garden Apartments**

8600 Citrus Ave. • (909) 355-0139

### **Citrus Grove Apartments**

8845 Citrus Ave. • (909) 823-2005

### **Date Street Apartments**

9205 Date St. • (909) 235-7740

### **Hillcrest Apartments**

8015 Citrus Ave. • (909) 822-6666,  
[hillcrestinfo@qmgonline.com](mailto:hillcrestinfo@qmgonline.com)

### **Laurel Woods Apartments**

8347 Laurel Ave. • (909) 829-7790  
[laurelwoodsinfo@qmgonline.com](mailto:laurelwoodsinfo@qmgonline.com)

### **Marygold Apartments**

17215 Marygold Ave.  
(909) 822-8046, (909) 822-4477

### **Rosena Fountains**

9451 Olive St. • (909) 401-8071  
[rosena@jsco.net](mailto:rosena@jsco.net)

### **Siena Apartments**

7807/7833 Juniper Ave.  
(909) 453-3216  
[siena@conam.net](mailto:siena@conam.net)

### **Toscana Apartment Homes**

7806 Sierra Ave. • (909) 587-6019  
[toscanaapts@conam.net](mailto:toscanaapts@conam.net)

### **Village Drive Apartments**

14250 Village Dr. • (909) 822-4477

### **Valencia Woods Apartments**

16311 Valencia Ave.  
(909) 427-9430  
[valenciawoodsinfo@qmgonline.com](mailto:valenciawoodsinfo@qmgonline.com)

### **Whittram Court Apartments**

16120 Whittram Ct.  
(909) 801-7040  
[reedwhittraminfo@qmgonline.com](mailto:reedwhittraminfo@qmgonline.com)

### **Sierra Fountains Apartments**

16839 Ramona Ave.  
(909) 638-1500  
[sierraavenueinfo@qmgonline.com](mailto:sierraavenueinfo@qmgonline.com)

### **Aldea Apartments**

15168 Foothill Blvd • (909) 600-6560  
[aldea@myqmg.com](mailto:aldea@myqmg.com)





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## SENIOR HOUSING

### OVERVIEW:

The Fontana Housing Authority has worked diligently and partnered with several developers and facilities management groups to provide affordable quality housing for senior citizens in our community. The senior complexes and facilities are affordable to very-low income senior citizens (with income levels at or below 50% of median income).

### AGE & INCOME REQUIREMENTS:

In order to be considered for the senior housing facilities you must be 55 years of age or older (62) depending on property, or meet the following requirements:

- Have a live-in care taker (age not considered)
- Have a handicapped grandchild who is dependent upon the senior for financial/physical care
- Have a spouse who is 55 years of age or older (62)



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## COMPLEXES & FACILITIES

Please visit the City of Fontana website for an up-to-date list of senior housing facilities and contact information: [www.fontanaca.gov/Housing](http://www.fontanaca.gov/Housing).

### Court Yard Senior Apartments

8185 Palmetto Ave. (55)  
(909) 356-8526

### Dino Papavero Senior Centre

16707 Marygold Ave. (62)  
(909) 350-0575 • [www.ehdoc.org](http://www.ehdoc.org)

### The Fountains at Sierra

16946 Ceres Ave. (55)  
(909) 854-8783

### The Gardens at Sierra

16838 Ceres Ave. (62)  
(909) 854-7400

### The Plaza at Sierra

16927 & 16999 Orange Way (55)  
(909) 355-5643

### Minerva Manor

9972 Juniper Ave. (55)  
(909) 355-3012

### John Piazza Senior Apartments

9971 Juniper Ave. (62)  
(909) 429-9140 • [www.ehdoc.org](http://www.ehdoc.org)

### Nuevo Avenue Senior Apartments

8361 Nuevo Ave. (62)  
(909) 235-7740

### Redwood Terrace (County Property)

8181 Redwood Ave.  
(909) 428-4100

### Loveland's Sonrise Senior Apartments

7222 Sierra Ave. (62)  
(909) 355-8522

### The Village at Sierra

8684 Sierra Ave. (55)  
(909) 350-2188



**Housing Authority**  
**8353 Sierra Ave.**  
**Fontana CA 92335**

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909-350-6606  
Mon – Thur • 8am – 5pm  
[www.fontanaca.gov/Housing](http://www.fontanaca.gov/Housing)