

MAR 21 2010

**Department of Housing and  
Community Development**

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**

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Reporting Period by Calendar Year: from 1/1/2010 to 12/31/2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**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 Fullerton  
 Reporting Period 1/1/2010 - 12/31/2010

Table A

### Annual Building Activity Report Summary - New Construction

Housing Development Information											
1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Housing with Financial Assistance and/or Deed Restrictions		8 Housing without Financial Assistance or Deed Restrictions
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			Assistance Programs for Each Development	Deed Restricted Units	
411 W. Valencia	SF	O		1			1	1	RDA	AHA*	
413 W. Valencia	SF	O	1				1	1	RDA	AHA*	
415 W. Valencia	SF	O		1			1	1	RDA	AHA*	
419 W. Valencia	SF	O		1			1	1	RDA	AHA*	
421 W. Valencia	SF	O	1				1	1	RDA	AHA*	
423 W. Valencia	SF	O	1				1	1	RDA	AHA*	
425 W. Valencia	SF	O	1				1	1	RDA	AHA*	
427 W. Valencia	SF	O	1				1	1	RDA	AHA*	
431 W. Valencia	SF	O	1				1	1	RDA	AHA*	
(9) Total of Moderate and Above Moderate from Table A3				30			106				
(10) Total by Income Table A/A3			6	3	30	106		145			
(11) Total Extremely Low-Income Units*											

\* Note: These fields are voluntary

\* Affordable Housing Agreement between  
 Redevelopment Agency and property owner



**Table A2  
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity					0	
(2) Preservation of Units At-Risk					0	
(3) Acquisition of Units					0	
(5) Total Units by Income	0	0	0		0	

\* Note: This field is voluntary

Note: City of Fullerton's Housing Element does not include a program meeting the specific criteria of GC 65583.1(c)(1)

**Table A3  
Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)**

No. of Units Permitted for Moderate	1.	2.	3.	4.	Unit	Second	5.	6.	7.
	Single Family	2 - 4 Units	5+ Units						
No. of Units Permitted for Above Moderate	5		101					106	106

\* Note: This field is voluntary

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.																			
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	Total Units to Date (all years)	Total Remaining RHNA by Income Level							
		(2006)	(2007)	(2008)	(2009)	(2010)	(2011)	(2012)	(2013)	(2014)									
Very Low	Deed Restricted			2		6					8	390							
	Non-deed restricted																		
Low	Deed Restricted					3					3	326							
	Non-deed restricted																		
Moderate	Deed Restricted											346							
	Non-deed restricted					30					30								
Above Moderate		806	118	29	53*	143	106				396	410							
Total RHNA by COG. Enter allocation number:		1,909	118	29	2	143	145				437	1,472							
Total Units																			
Remaining Need for RHNA Period																			

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

\* Includes 40 units workforce housing constructed by Cal State University for sale at 20% below market rate

**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 local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in the housing element.	Status of Program Implementation	
Name of Program	Objective	Timeframe in H.E. *	
Program 1: New production of rental and for-sale housing opportunities in the City of Fullerton	1.1 Update General Plan & Zoning Ordinance to provide adequate sites for housing development	GP-June 2009 ZO-June 2011	General Plan update in progress, anticipate adoption in 2011
	1.2 Create income-level based inventory of units built	Dec. 2008	Complete
	1.3 Develop expedited processing for affordable housing developments	Dec. 2009	In 2010, Fullerton modified its permitting process to fully integrate the Permit Streamlining Act and expedite processing for all projects. Also in 2010, the City adopted the Fullerton Transportation Center Specific Plan (FTC SP), which provides for up to 1560 housing units and allows for higher density development than in other areas of the City, includes streamlined development processing.
	1.4 Increase infill development	Ongoing	During the HE planning period, City has acquired 34 properties and partnered with developers to create affordable housing. Habitat for Humanity has developed 4 parcels with 11 units (3 low + 8 very low income) and Olsen Co. is developing 13 parcels with 34 moderate income units. The rest of the parcels will be developed upon acquisition of additional parcels to create a consolidated site. Finally, the NOFA process (see 1.6 below) was set up to allow projects to apply for tax credits in a time effective manner.

Name of Program	Objective	Timeframe in H.E. *	Status of Program Implementation
	1.5 Increase mixed use development	Incentive prog- Dec. 09 Outreach-June 2010	In 2010, City adopted a Specific Plan for the 39 acre Fullerton Transportation Center (FTC) area, to facilitate future development of a major mixed use project that integrates residential, commercial, office and hotel uses with the existing transportation center to create a transit oriented development, which also utilizes sustainable design concepts. In 2009 construction was completed on the SOCO mixed-use development which includes 120 housing units integrated with commercial spaces and live-work lofts. The SOCO project is also a transit oriented development, adjacent to the FTC and the 39 acre FTC Specific Plan area.
	1.6 Encourage housing for extremely-low income households	Ongoing	In 2010, City prepared NOFA for release in Jan. 2011. This will fund various affordable housing, including for extremely low income households.
	1.7 Increase housing for families	Ongoing	The aforementioned Habitat project provides family housing which includes four 4-bedroom units, three 3-bedroom units and four 2-bedroom units.
	1.8 Increase senior housing	Ongoing	131 units constructed in 2010 (Jacaranda Senior Housing)
	1.9 Amend density bonus ordinance	March 2009	Will occur as part of comprehensive zoning ordinance update upon completion of the current General Plan Update. Though not directly addressed in the current zoning ordinance, projects are reviewed and processed in accordance with state density bonus law.

Name of Program	Objective	Timeframe in H.E. *	Status of Program Implementation
	1.10 20% housing set aside	Ongoing	The Redevelopment Agency has used set-aside funds to acquire a total of 34 parcels in the Richman/Valencia/West Neighborhood during the HE planning period. 13 parcels located on the south side of West Ave comprise the Heritage Walk development site consisting of 34 single-family homes for moderate income families. 4 parcels have been developed by Habitat for Humanity with 11 very low and low income family homes. The remaining 17 parcels owned by the Agency are either vacant or improved with multi-family apartment buildings and will be used as future affordable housing sites. In November 2010, the Agency issued a \$29 million Tax Allocation Housing Bond leveraged with future housing set-aside funds to expedite the development of affordable housing in the coming years. It is estimated that the housing bond will produce approximately 250-300 affordable housing units primarily consisting of extremely-low, very-low, and low income persons and families.
	1.11 Use of surplus City owned land for affordable housing	Ongoing	City has not had any surplus land suitable for housing
	1.12 Support for Community Housing Development Organization (CHDO) projects	Ongoing, subj. to funding availability	CHDO projects include: 15 units at Franklin Ave, 16 units at Richman Court and 16 units at Roberta Apartments
	1.13 Review/revise second dwelling unit ordinance	Sept. 2009	Ordinance 3124, adopted 1/6/09, partially updated the second unit ordinance. This will be further addressed with a comprehensive zoning ordinance update following the General Plan update now in progress.
	1.14 Establish comprehensive housing outreach strategy	Jan. 2010	Strategy includes noticed City Council hearings, presentations by various speakers, information provided on City website, brochures and periodic staff presentations to community groups held at offsite locations such as Senior Center and Community Centers. A series of City Council study sessions were held to inform the decision makers and public on the serious need for affordable housing.
	1.15 Review/revise multi-family parking requirements	March 2010	The FTC SP, providing new sites for up to 1560 housing units, incorporated parking standards that are less restrictive than those in the zoning ordinance. The comprehensive zoning ordinance update will address this issue for the remainder of the city.

Name of Program	Objective	Timeframe in H.E. *	Status of Program Implementation
	<b>1.16</b> Monitor residential development for rezoned sites	Annually	City tracks housing construction on an annual basis in conjunction with population forecasting. Identifying affordability criteria in the process.
<u>Program 2: Preservation of historic residential resources</u>	<b>2.1</b> Preservation of historic residential resources	Ongoing	Zoning Ordinance contains specific procedures for development within designated preservation zones, maintains a Historic Building Survey and implements design guidelines to preserve historic housing stock.
	<b>2.2</b> Identify substandard housing areas and prioritize resources to address (deferred maintenance)	Identify-June 2009 Prioritize-2010	Block Improvement Grant (BIG) program was initiated on May 15, 2004 combining the efforts of Code Enforcement and Housing Divisions. Eight areas have been identified. Resources are being directed toward improving housing conditions in the Richman Park, Iris Court and gem street areas.
	<b>2.3</b> Pursue acquisition, rehabilitation, conversion and accessibility of existing market-rate units for 180 households (65 very-low income, 54 low-income, 61 moderate-income)	2014	Franklin Ave - acquisition and rehab of 15 units completed in May 2007 (HOME funding) tenants are very-low, low and median income households Richman Court - acquisition and rehab of 16 units; rehab in process 2010 (OPA funding) tenants to be very-low and low-income households Roberta Apts - 16 units acquired through OPA, tenant relocation occurring in 2010; tenants to be very-low and low-income households
	<b>2.4</b> Provide grants and loans for resident initiated rehabilitation activities for 45 households per year (17 very-low income, 19 low income, 9 moderate income)	Annually	Housing rehab is an ongoing city-wide program. In Fiscal Year 2009/2010, City assisted 25 households - 8 very low, 13 low and 4 moderate income
	<b>2.5</b> Proactive code enforcement	Ongoing	In fiscal year 2009:2010 Community Preservation had 718 cases and performed 2,733 inspections in the West Fullerton Proactive area. 491 Notice of Violations, and 95 Administrative Citations were issued. 670 cases were closed in that same time frame, when the properties were brought into compliance.
	<b>2.6</b> Provide grants and loans for owner occupied housing rehabilitation for 45 households per year (17 very-low income, 19 low income, 9 moderate income)	Annually	Housing rehab is an ongoing city-wide program. In Fiscal Year 2009/2010, City assisted 25 households - 8 very low, 13 low and 4 moderate income

Name of Program	Objective	Timeframe in H.E. *	Status of Program Implementation
	2.7 Identify substandard housing areas and prioritize resources to address (overcrowding & infrastructure deficiencies)	Identify-June 2009 Implement-2010	Work continued through 2010 in Richman Park and BIG areas (see program 2.2 above); street improvements funded by CDBG Recovery program in Carol area; rehab in Garnet Lane Apartments
	2.8 Increase sustainable and green building practices	devise incentive strategies-August 2009	Fee waiver program in effect in 2010 for "green" permits; NOFA prepared in 2010 contains selection criteria which include use of green building practices and materials, and proximity of site to transit and supporting uses. FTC SP, which provides for up to 1560 housing units, also includes sustainability practices requiring projects to be LEED certified or equivalent
	2.9 Relocation assistance	Ongoing, as needed	The City's Federal HOME funds provided relocation assistance to persons and/or families related to the acquisition and substantial rehabilitation of Rich man Court, a 16-unit one bedroom apartment complex located at 466 W. Valencia Dr. The project will be completed in April 2011 by the non-profit group Orange Housing and will provide affordable, safe and sanitary housing opportunities. City continues to provide relocation assistance in the Richman Park area and at the 16 unit Roberta Apts.
Program 3: Efficient use of energy resources in residential development	3.1 Increased energy efficiency	August 2009	In 2010, voluntary "green" building provisions were contained in the building code. Such provisions became mandatory in 2011 for residential construction. Additionally, the FTC SP which provides for up to 1560 housing units, mandates LEED or equivalent new construction
	3.2 Strategy to address overcrowding for 6,630 units	Oct. 2009	Being addressed incrementally; in RDA assisted units, City/developer enter into agreements with residents limiting number of occupants permitted and restricting use of garages for parking only.
	3.3 Amenities and services adjacent to housing	Ongoing on a project basis	NOFA prepared in 2010 contains selection criteria which include proximity to transit and supporting uses (shopping, parks, schools), FTC SP, which provides for up to 1560 housing units, is a mixed use transit oriented development which will include office and commercial uses as well as housing units.
	3.4 Facilitate joint participation of employers and housing developers to encourage workforce housing	Ongoing	Cal State University Fullerton developed 40 units of workforce housing available to CSUF, City and school district employees

Name of Program	Objective	Timeframe in H.E. *	Status of Program Implementation
Program 4: Access to housing opportunities	4.1 Preservation of 126 housing units at risk of converting to market rate	Preservation strategy by Jan. 2010	Because of the current economy and the fact that Amerige Villas provides housing for low income seniors, they continue to accept Section 8 tenants
	4.2 Continue support of regional fair housing efforts with 485 referrals per year	Ongoing	City continues to contract with OC Fair Housing Council, providing \$30,000 per year for services
	4.3 Adopt reasonable accommodation procedures for persons with disabilities	Dec. 2009	In multifamily housing developments where buildings include 3 or more units, 10% of units must be accessible to disabled or provide 1 accessible unit in developments less than 10 units. In City assisted rehab projects, accommodations are made except where extensive structural modifications would be required.
	4.4 Compliance with SB 2 by amending the zoning ordinance to allow for emergency shelters, transitional housing and supportive housing for homeless	June 2009 or within 1 year of H.E. adoption	Zoning ordinance allows emergency shelters, transitional housing and the like by CUP. The SB 2 issue will be addressed in a comprehensive zoning code update to begin after adoption of the General Plan Update that is currently underway.
	4.5 Administer 591 Section 8 rental assistance vouchers	Ongoing	City contracts with OC Housing Authority, with City staff serving on OCHA Advisory Committee
	4.6 Technical assistance to housing developers	Ongoing	Housing staff works 1 on 1 with developers such as FLEES, HOMES, Orange Housing and others to assist with applications and coordination among agencies.
	4.7 Encourage production of housing for persons with special needs	Implement Incentives - Feb. 2010	The zoning ordinance provides development incentives for affordable housing and for senior housing. Additional incentives will be considered in the comprehensive zoning ordinance update to begin after adoption of the General Plan Update that is currently underway.
	4.8 Develop comprehensive strategy to assist 100 first-time homebuyer households	Implement strategy - June 2009	Strategy includes Neighborhood Stabilization Program (City purchase, rehab and sale of foreclosed homes) and assisting with development of homes affordable to 1st time buyers (such as Habitat and Olson projects)
	4.9 Investigate feasibility of offering City sponsored foreclosure referrals	Provide findings - Oct. 2008	City participates in monthly meetings with OC Housing Preservation Collaborative to offer workshops in foreclosure prevention and to assist in loan modifications. Workshops offered quarterly.

\* The timeframes stated in the Housing Element were based on anticipated adoption in 2008. The Housing Element was actually adopted in March 2010, therefore the dates indicated for implementation of housing policy programs have been deferred.