

CY 2014

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## Department of Housing and Community Development

### ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department  
Received on:  
MAR 24 2015

City or County Name: City of Fullerton, Orange County

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Fullerton, CA 92832

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Reporting Period by Calendar Year: from Jan. 1, 2012 to Dec. 31, 2012; Jan. 1, 2013 to Dec. 31, 2013; Jan. 1, 2014 to Dec. 31, 2014

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 Jan. 1, 2014 - Dec. 31, 2014

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

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				(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	TOTAL UNITS	
(1) Rehabilitation Activity		1		1	Per the HOME program - Regulatory Agreement for CHDO HOME Program Participation recorded on July 30, 2014
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	1	0	1	

\* Note: This field is voluntary

**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. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
	No. of Units Permitted for Above Moderate	72	0	0	0		80

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Fullerton  
 Reporting Period Jan. 1, 2014 - Dec. 31, 2014

**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 (2014)	Year 2 (2015)	Year 3 (2016)	Year 4 (2017)	Year 5 (2018)	Year 6 (2019)	Year 7 (2020)	Year 8 (2021)	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
	Very Low	Deed Restricted Non-deed restricted	8								8	403
Low	Deed Restricted Non-deed restricted										299	
	Deed Restricted Non-deed restricted										337	
Above Moderate		794	72							72	722	
Total RHNA by COG: Enter allocation number:		1,841	80							80	1,761	
Total Units												
Remaining Need for RHNA Period												

Note:



Fullerton adopted a comprehensive General Plan update on May 1, 2012, entitled "The Fullerton Plan". The update incorporated the policy actions of the previously adopted 2006-2014 Housing Element (March 10, 2010), into Chapter 2: Housing. The complete 2006-2014 Housing Element is found in Appendix H of The Fullerton Plan. Policy action items in Chapter 2 of The Fullerton Plan were renumbered to correspond with the formatting of the rest of the document. Policy Action numbers used below match the numbering in Appendix H. (Policy Action numbers in parentheses are as found in Chapter 2).

**Table C  
Program Implementation Status - 2014 Calendar Year**

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.			
Name of Program	Objective	Timeframe in H.E. *	Status of Program Implementation
Program 1: New production of rental and for-sale housing opportunities in the City of Fullerton (Policy Actions from Chapter 4 of General Plan Housing Element adopted 10/15/13)	1.1 Update General Plan & Zoning Ordinance to provide adequate sites for housing development	10/15/2014 throughout planning period	Planning Staff is currently preparing an Ordinance Amendment to move forward in 2015.
	1.2 Affordability Monitoring - Create income-level based inventory of units built	Ongoing	The information is identified as part of annual housing inventory system update provided to the Center for Demographic Research.
	1.3 Develop expedited processing for affordable housing developments	Ongoing - City to report findings in yearly report to the State	In 2010, Fullerton modified its permitting process to fully integrate the Permit Streamlining Act and expedite processing for all projects.
	1.4 Facilitate infill development	Ongoing	The General Plan Update, identifies 12 Focus Areas in which policies support mixed use and higher density residential development.
	1.5 Encourage mixed use development	Ongoing	Two proposed mixed use development projects were under construction in 2014 (345 E. Commonwealth Avenue and 250 W. Santa Fe, include affordable housing; the city will further consider and allocate funding if it is able to retain and exercise control over its housing funds. With the 2012 adoption of the General Plan Update, 9 Focus Areas have been identified in which policies support mixed-use development.

Name of Program	Objective	Timeframe in H.E. *	Status of Program Implementation
	1.6 Encourage housing development for large families, including units for extremely-low income households	Ongoing	Pathways of Hope completed construction of 8 transitional units located at 504 W. Amerige Avenue. The City entered into an affordable housing agreement with ROEM Development (using 2010 Housing Bonds) for the construction of 55 affordable units at 336 E. Santa Fe, of which 6 units are for extremely-low income units and 18 units contain 3 bedrooms. In addition, City reserves \$1.4 million in HOME funds to assist A Community of Friends to develop 36 units at 1220 E. Orangethorpe Avenue, of which 23 units will be for extremely-low income persons and families, 4 of the units contain 3 bedrooms each. In addition, Lennar Housing began construction on 200 unit housing project with 12 units containing 3 bedrooms, at 250 W. Santa Fe Avenue, of which 10 units are for very-low income families. Plans were also submitted for a 323 unit apartment development (1 and 2 bedrooms) all market rate. Also under construction in 2014 were three single family residential developments, all which included 3 and 4 bedroom at market rate.
	1.7 Increase senior housing	Ongoing	The Zoning Ordinance (Fullerton Municipal Code 15.17.120) contains incentives for development of senior housing; a mixed use development which includes 94 units of affordable senior housing (345 E Commonwealth), began construction in 2014. This project received financial assistance from the City.
	1.8 Use of surplus City owned land for affordable housing	Ongoing	City has been assembling properties in the Richman neighborhood to be used for affordable housing once adequate sites have been acquired.
	1.9 Support for Community Housing Development Organization (CHDO) projects	Ongoing, subj. to funding availability	In 2014 one new project was done under CHDO (2007 Oxford Avenue, Unit 3 was acquired in 2014 for a very-low income family).
	1.10 Establish comprehensive housing outreach strategy	Ongoing	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. Printed information is also available at the Community Development Counter.

Name of Program	Objective	Timeframe in H.E. *	Status of Program Implementation
	1.11 Review/revise multi-family parking requirements	Review requirements as part of DCCSP	Initial hearings for a Specific Plan for the Downtown Core and Corridor areas were held in 2014 and will go forward in 2015. It introduces a reduced parking ratio for multi-family and single-family attached housing which would later be incorporated into the Zoning Ordinance (p. 3-26 of the DCCSP). Affordable housing projects are processed in accordance with State Density Bonus laws, and are granted a parking concession that allows parking at rates identified in Government Code Section 65915 (b) or less.
Program 2: Preservation of historic residential resources	2.1 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. In 2014 planning staff processed two applications submitted by property owners requesting designation as Local Landmarks, both of which were approved.
	2.2 Identify substandard housing areas and prioritize resources to address (deferred maintenance)	Ongoing	Block Improvement Grant (BIG) program was initiated on May 15, 2004 combining the efforts of Code Enforcement and Housing Divisions. Eight key areas have been identified. No projects were completed in 2014.
	2.3 Pursue acquisition, rehabilitation, conversion and accessibility of existing market-rate units to affordable units	Ongoing	2007 Oxford Avenue, Unit 3 was acquired in 2014 for a very-low income family.
	2.4 Provide grants and loans for resident initiated rehabilitation activities	Annually	Housing rehab is an ongoing city-wide program. In 2014, the City assisted 18 households; 6 very-low and 11 low and 1 moderate.
	2.5 Monitoring of housing quality, condition and use through Code Enforcement.	Ongoing	There were 1860 code enforcement cases open in 2014
	2.6 Provide grants and loans for owner occupied housing rehabilitation	Annually	Housing rehab is an ongoing city-wide program. In 2014, the City assisted 18 households; 6 very-low and 11 low and 1 moderate.

Name of Program	Objective	Timeframe in H.E. *	Status of Program Implementation
	2.7 Neighborhood-based community enhancement to identify substandard housing areas and prioritize resources to address (overcrowding & infrastructure deficiencies)	Ongoing	Work continued through 2014 in the Richman Park area. Once the City met the requirements of the Redevelopment Dissolution Act, the City was able to begin planning the on-going revitalization of the Richman Park area, which includes the potential development of 92 affordable family units on 15 City-owned properties.
	2.8 Encourage sustainable and green building practices	Ongoing	All projects selected for NOFA funding are required to meet CalGreen Tier 1 requirements.
	2.9 Relocation assistance	Ongoing, as needed	The City's Federal HOME funds provided temporary relocation assistance to people and/or family related to rehabilitation of their home. In 2014 no assistance was provided.
Program 3: Efficient use of energy resources in residential development	3.1 Encourage energy efficiency	Annual review of new technologies	Provisions of the CalGreen code which were previously voluntary became mandatory in 2011 for residential construction. Projects receiving assistance through the NOFA process are required to comply with CalGreen Tier 1 requirements for increased energy efficiency. (See objectives 1.7 & 1.8 above)
Program 4: Access to housing opportunities	4.1 Continued monitoring of housing units at risk of converting to market rate	Ongoing	Because of the current economy and the fact that Amerige Villas provides housing for low income seniors, they continued to accept Section 8 tenants
	4.2 Continue support of regional fair housing efforts	Ongoing	The City continued to contract with the Fair Housing Foundation in 2014 and continues to provide \$20,000 per year for their services. In addition, Community Development Department provides fair housing information at the front counter.
	4.3 Adopt reasonable accommodation procedures for persons with disabilities	Ongoing	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. In 2013, City Council adopted Ordinance 3195 which added Chapter 15.65 to the Fullerton Municipal Code, which sets up a process by which the City may make reasonable accommodations in land use, zoning and building regulations, policies, practices and procedures for persons with disabilities. No new projects in 2014 requested such accommodations.

Name of Program	Objective	Timeframe in H.E. *	Status of Program Implementation
	4.4 Compliance with SB 2 by amending the zoning ordinance to allow for emergency shelters, transitional housing and supportive housing for homeless	Annual review	The City adopted Ordinance 3189 in 2013, which set forth standards related to emergency shelters, multi-service centers (emergency shelters with wrap around services). Also adopted in 2013 was Ordinance 3190 allowing transitional and supportive housing by right in residential zones. In 2014, there were no requests for emergency shelters or transitional housing developments.
	4.5 Work cooperatively with OCHA to provide rental assistance to Fullerton residents	Ongoing	City contracts with OC Housing Authority, with City staff serving on OCHA Advisory Committee to administer Section 8 vouchers.
	4.6 Technical assistance to housing developers	Ongoing	Housing staff works one on one with developers such as ROEM Development, Richman Group, Waterford Group, Lennar Housing, Habitat for Humanity, Jamboree Housing, Related Company and others to assist with development applications and City funding requests.
	4.7 Encourage production of housing for persons with special needs	Ongoing	The zoning ordinance provides development incentives for affordable housing and for senior housing and continues to encourage housing developers to incorporate specialized housing. Eight new transitional housing units were approved in 2011 (504 W. Armerige) and were completed in 2014. In 2014, an application was submitted for 36 units of supportive housing.
	4.8 Assist first-time homebuyer households	Ongoing	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). The city's website provides program and staff contact information; staff assistance and information pamphlets are provided at the Community Development Department front counter and by the housing division.
	4.9 Investigate feasibility of offering City sponsored foreclosure referrals	Ongoing	The City staff no longer attends OC Housing Preservation Collaborative meetings/workshops, but now refers individuals to NeighborWorks Orange County for Foreclosure Intervention and Counseling.

