CITY OF FULLERTON

Community Development Department

Housing Policy Department
Received on:

March 16, 2016

☑ Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

☐ Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Enclosed please find the City of Fullerton Annual Housing Element Progress Report for calendar year 2015. The report was presented to the City Council, who authorized submittal to Department of Housing and Community Development and Governor's Office of Planning and Research.

Joan Wolff, AICP
Senior Planner

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Orange

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Reporting Period by Calendar Year: from January 1, 2015 to December 31, 2015

Send report to:

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 1/1/2015 - 12/31/2015

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	122	122				
(10) Total by income Table A/A3 ► ►						122	122				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Reporting Period 1/1/2015 - 12/31/2015

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 whichmeet 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				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

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

	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 **Moderate**						0	
No. of Units Permitted for **Above Moderate**	131		-9			122	105

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of Fullerton

Reporting Period 1/1/2015 - 12/31/2015

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.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1 (2014)	Year 2 (2015)	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	411	8										8	403
	Non-deed restricted													
Low	Deed Restricted	299												299
	Non-deed restricted													
Moderate	Deed Restricted	337												337
	Non-deed restricted													
Above Moderate		794	72	122									194	600
Total RHNA by COG. Enter allocation number:		1,841												
Total Units ► ► ►			80	122									202	1,639
Remaining Need for RHNA Period ► ► ► ► ►														

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

Table C Program Implementation Status - 2015 Calendar Year	
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.

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	1.1: Maintain adequate sites for housing commensurate with the City's assigned share of regional housing need	2015	Completed with adoption of Ordinance 3221 on 9/15/2015. The ordinance amended the Fullerton Transportation Center Specific Plan (FTCSP), which is a transit oriented mixed-use development that permits density ranges from 45 to 60 units per acre. The amendment established a minimum 20 unit per acre density on approximately 15.5 acres of the FTCSP area, and established additional exclusive residential sites.
	1.2: Track the initial affordability level of units built	Ongoing	This information is identified as part of the annual housing inventory system update that the City provides to the Center for Demographic Research
	1.3: Ensure expedited processing procedures for affordable housing	Ongoing. City will report findings with the annual Housing Element evaluation	The City has fully integrated the permit streamlining act into its permit process, and is updating its application checklist and intake procedures to facilitate initial submittal of complete applications, which will streamline the review process.
	1.4: Facilitate infill development	Ongoing	• The City's General Plan established 12 focus areas in which policies support mixed use and higher density residential development. City staff has met with several developers to provide information on development opportunities in Fullerton based on the General Plan focus areas. Work began on a Downtown Core and Corridors Specific Plan to implement several of the General Plan focus areas by providing development standards and design guidelines that would serve as zoning for future development, thereby streamlining the process for future development. Based on public input on the Specific Plan, the City is in the process of refining the scope and anticipates bringing a revised document forward for City Council consideration in 2016. • Infill development entitled in 2015 includes a 36 unit supportive housing development at 1220 E. Orangethorpe,

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	1.8: Use of surplus City-owned land for affordable housing	Ongoing	City owns 17 properties that are available for residential development. In September 2015, the City approved an affordable housing agreement with Habitat for Humanity for the development of 2 properties (308 W. Truslow and 401 S. Highland) consisting of 3 affordable single-family units. The remaining 15 properties are proposed for development of up to 92 affordable units in 2017 by Habitat for Humanity and Jamboree Housing.
	1.9: Support for Community Housing Development Organization (CHDO) projects, by providing in-kind assistance and funding for development of affordable housing	Ongoing, subject to funding availability	Very little funding is available for CHDO projects (15% of HOME annual allocation), and therefore the City plans on providing assistance every two years. The City provided support to a CHDO in 2014 and acquired one unit for a very low income household. Another acquisition and rehabilitation project is planned in 2016.
	1.10: Establish a comprehensive community outreach strategy for housing	Ongoing	As specific affordable housing development projects are proposed, City staff provides community outreach to adjacent areas/properties to apprise residents of all aspects of the project. In addition, the City provides advertising and fliers to residents regarding the availability of loans and grants related to the City's Home Improvement Program (formerly Housing Rehabilitation Program). Information has been placed on the City's website pertaining to Housing Rehabilitation Grants and mobile home loans, help for renters and tenants, help with home mortgage, homelessness assistance and links to the Fair Housing Foundation with whom the City contracts for fair housing services, information on affordable housing developments, including a map and listing of affordable housing opportunities in Fullerton.
	1.11: Review and revise multi-family parking requirements	Review requirements as part of the DCCSP	Refinement of the Downtown Core and Corridors Specific Plan included a parking study to identify appropriate multi-family parking requirements. Additionally, affordable housing projects are processed in accordance with the City's Zoning Ordinance, consistent with State Density Bonus law, which offers a reduced parking rate for affordable housing.
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.1: Preservation of historic residential resources	Ongoing	The City adopted a new Residential Preservation Zone for the Hillcrest neighborhood, at the request of property owners in the neighborhood. Within a Preservation Zone, there are

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	2.7: Neighborhood based community enhancement to identify areas containing substandard housing areas and prioritize resources to address	Ongoing	The City is still in the process of completing the last phases of the Richman Park area improvements. The redevelopment dissolution process significantly delayed the further implementation of this area due to the 2010 Housing Bond proceeds being frozen for three years. It is anticipated that affordable housing development will occur on the remaining 15 City-owned properties in Richman Park and consist of up to 92 affordable units in 2017 to be developed by Habitat for Humanity and Jamboree Housing. The Garnet Avenue and Iris Court areas have been considered in the past for future revitalization efforts similar to Richman Park area, and future efforts in this area will be based on City Council direction and availability of funding.
	2.8: Encourage sustainability and green building practices in new and existing residential development	Ongoing	The City adopted expedited permitting process for installation of small residential solar systems. The City also initiated a Zoning Ordinance Amendment updating landscaping requirements citywide, for both new developments and rehabilitation of existing landscape areas.
	2.9: Provide relocation assistance to individuals and households in conjunction with future rehabilitation programs	Ongoing, as needed	Temporary relocation assistance was provided to one (1) household in conjunction with the rehabilitation of their home. Community Development Block Grant (CDBG) funds were used.
Program 3 - Efficient use of energy resources in residential development	3.1: Increased energy efficiency in residential development	Annual review of new technologies	The City adopted expedited permitting process for installation of small residential solar systems. The City also initiated a Zoning Ordinance Amendment updating landscaping requirements citywide, for both new developments and rehabilitation of existing landscape areas. This amendment requires that all irrigation devices must meet American National Standards Institute (ANSI) standards and American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard." Another requirement is that systems use "smart" automated irrigation technology.
Program 4 - Improve access to housing opportunities for persons with limited resources	4.1: Continued monitoring and preservation of deed restricted units, to preserve 100 housing units at-risk of converting to	Ongoing	All City-assisted affordable residential projects are monitored and all applicable affordability covenants are enforced annually. Most of the affordable projects have affordability covenants that are between 55-99 years and therefore not

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	physical and mental disabilities, large family and single parent households, and other special needs groups		affordable to very low income households, plus a commercial component that will operate in cooperation with a Fullerton non-profit agency that will provide training and employment opportunities for project residents. The City further provided $3,000,000 in Housing Bond proceeds to the project. • The City also entered into a Cooperative Funding Agreement with the County of Orange and City of Anaheim, contributing $500,000 to facilitate the establishment of a year-round homeless emergency shelter and multi-service center in North Orange County.
	4.8: Continue to provide information regarding affordable home purchase programs to 100 first time homebuyers	Ongoing	In 2015, no requests were made of the City's Housing division for such information.
	4.9: Investigate offering a City-sponsored referral service to assist in reducing the incidents of foreclosures in Fullerton	Ongoing	In 2015, the city was not able to provide this service.