

City of Fullerton

# Housing Element Study Session

December 8, 2021

# Housing Element Study Session

## Long-Range Plan for Physical Development

- Land Use
- Circulation
- **Housing**
- Conservation
- Open Space
- Noise
- Safety
- Environmental Justice



# Housing Element Study Session

## Why Housing?

City has local land use authority and oversees construction



Where housing is built



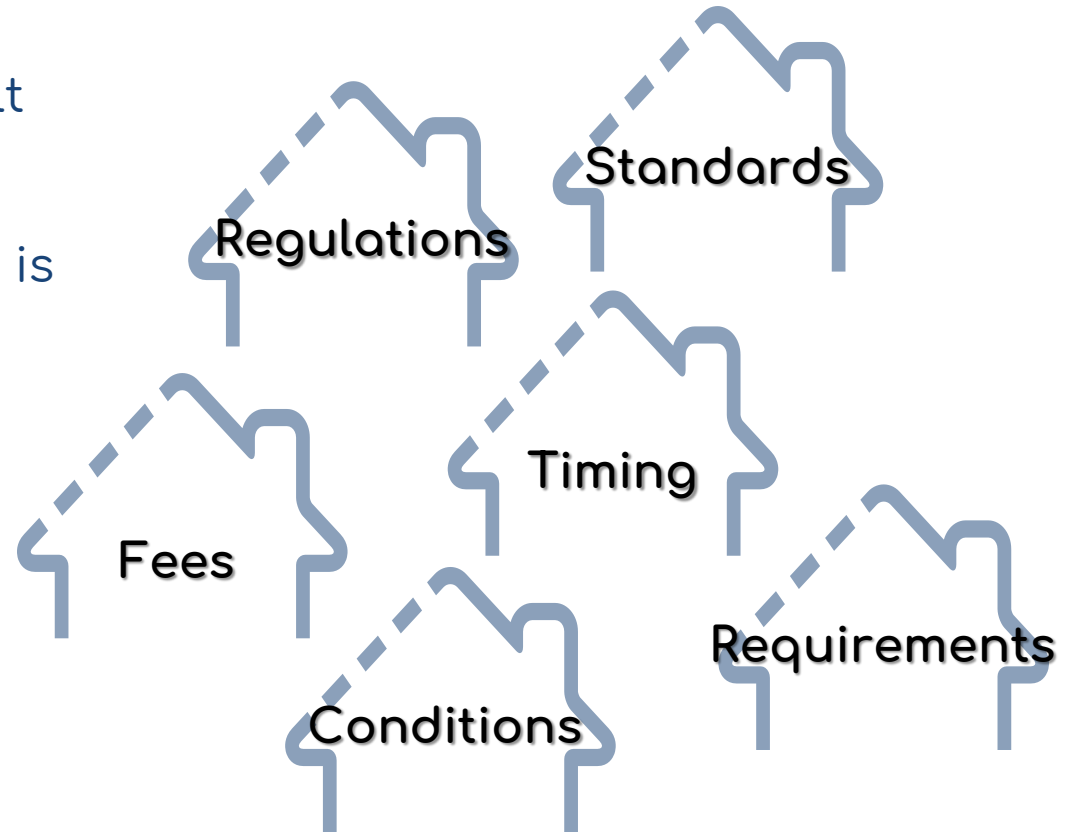
What type of housing is built



What the housing looks like



Who lives in the housing



# Housing Element Study Session

## General Plan Policy Foundation

### Housing

*Fullerton will be a city which has an increasing choice of accessible, affordable and desirable housing options which enables our children, workforce families and young professionals to make their homes here, and for our seniors to remain here.*

*-The Fullerton Vision*

#### GOAL 3:

**A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.**



Facilitating Housing Production

Conservation and Rehabilitation

Design and Livability

Access to Housing Opportunities

# Housing Element Study Session

## Housing Element Update Timing



Housing Element updates required every 8 years



Current Housing Element covers the “5<sup>th</sup> cycle” (2013-2021)



6<sup>th</sup> cycle (2021-2029) update

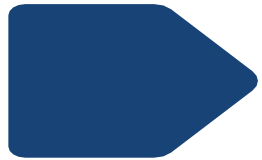


Due for adoption October 15, 2021 (120-day grace period)

# Housing Element Study Session

## Housing Element Update Process

October 2020



Data collection and analysis



Public outreach (Appendix D)



Draft Housing Element



HCD & Public review of Draft



Planning Commission & City Council

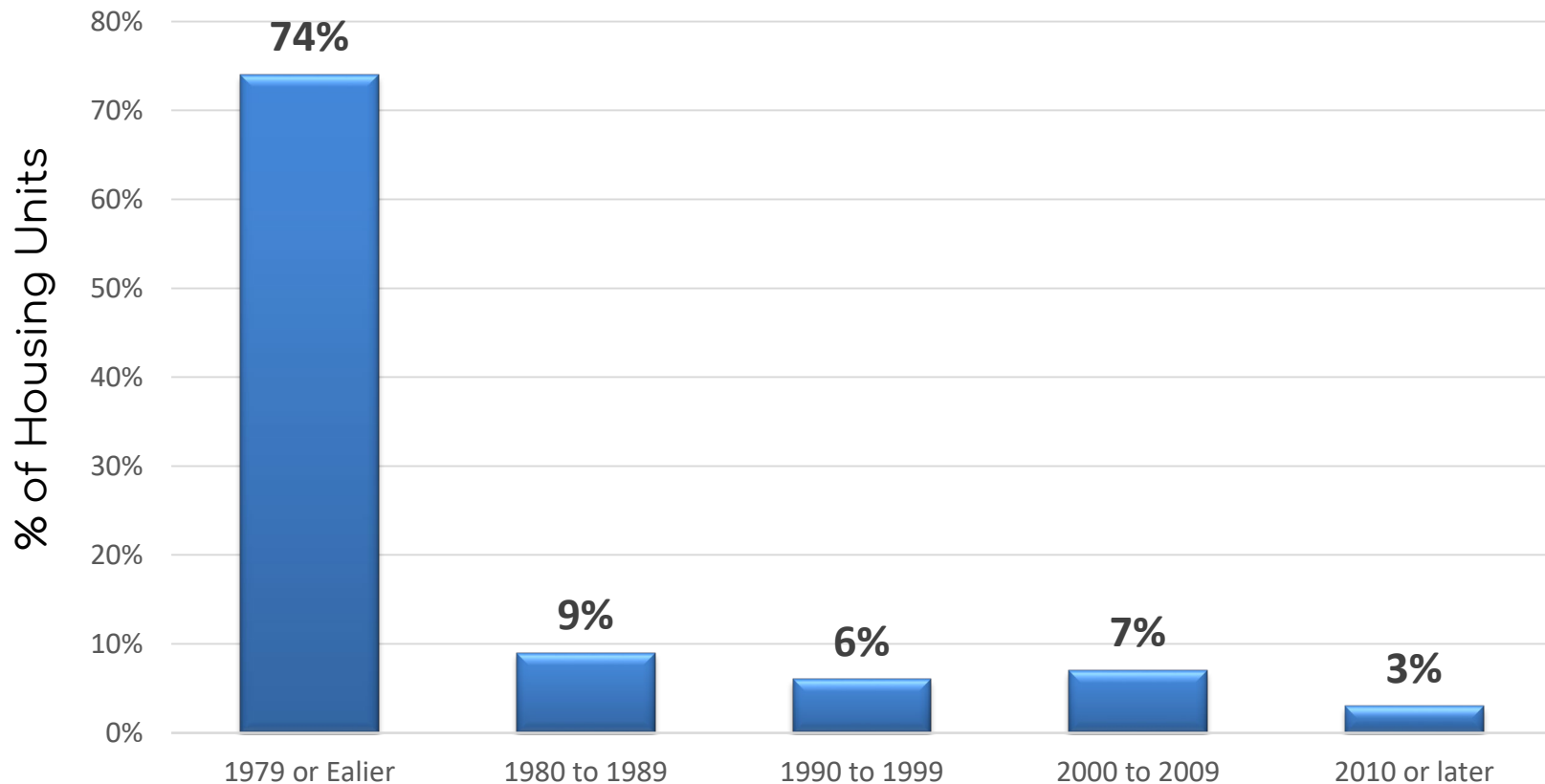
November 2021

By February 2022

# Housing Element Study Session

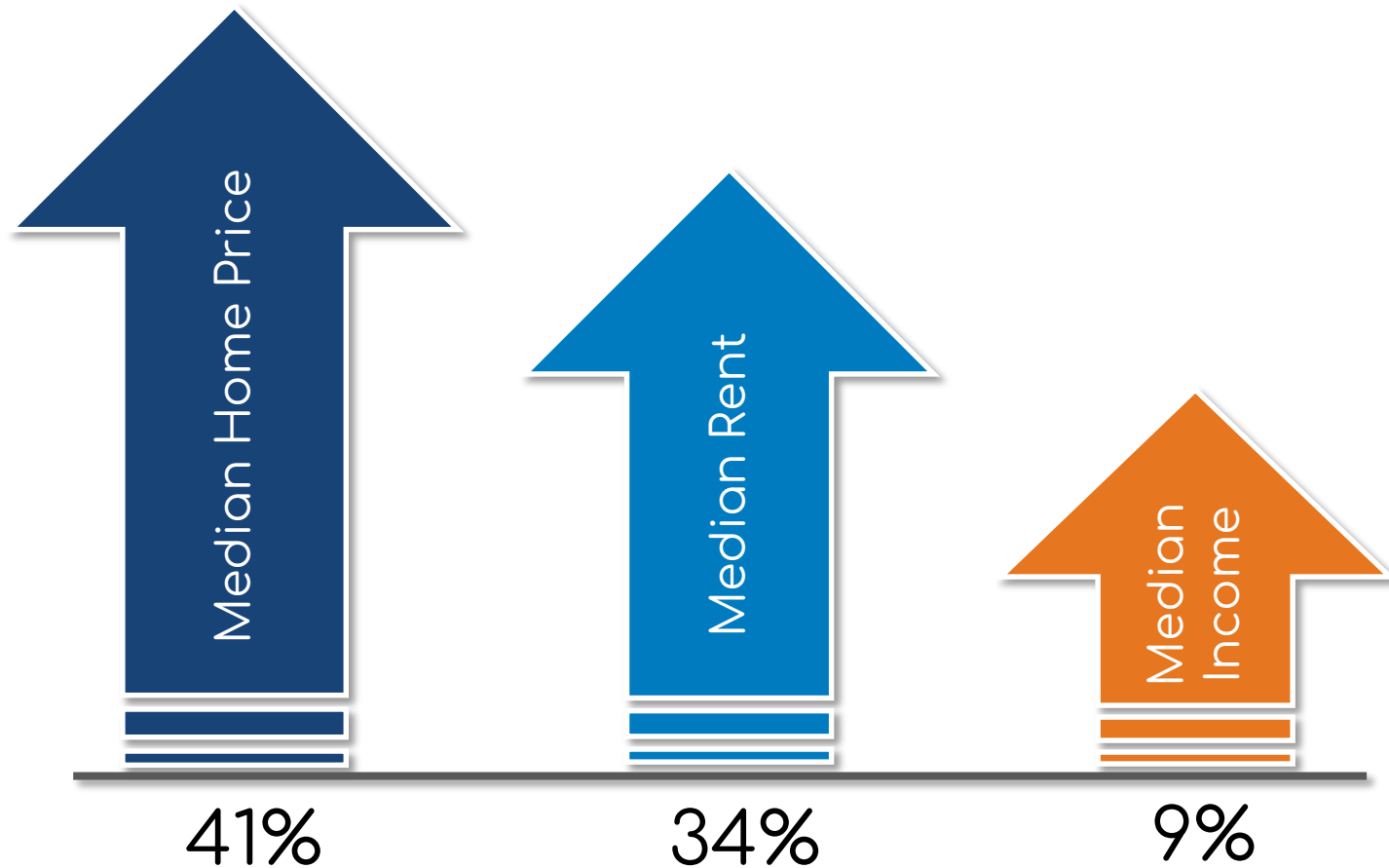
## Fullerton Housing Production

Proportion of Housing Units Built by Year



# Housing Element Study Session

## Housing vs. Income from 2010-2018

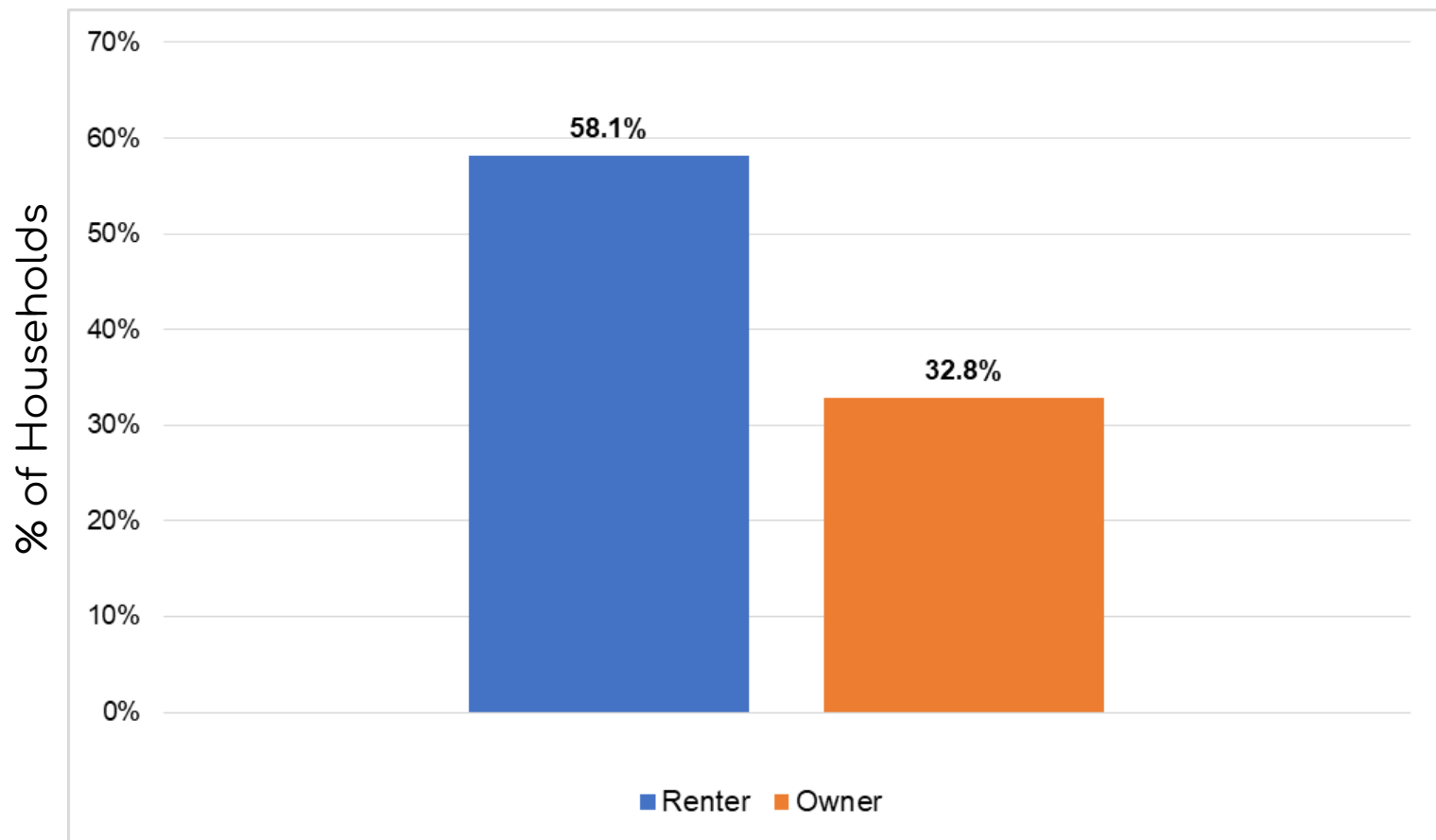




# Housing Element Study Session

## Cost Burden on Households by Tenure

Households Spending More than 30% of Income on Housing



# Housing Element Study Session

## What Do the Charts Mean?

There is not enough housing in Fullerton meeting the needs of the people who want to live here.



## Where Can I Get More Information

11

## Interactive Maps



# Housing Element Study Session

Where Can I Review the Draft Housing Element

[www.cityoffullerton.com/housinggameplan](http://www.cityoffullerton.com/housinggameplan)

 Housing Game Plan Fullerton Town Square Sign Up For Updates



The **Draft 2021-2029 Housing Element** is now available for review.  
Participate in the Planning Commission Study Session on December 8, 2021 to learn & comment on the Draft Housing Element. Click [here](#) to find out how to attend.



City of Fullerton

## Housing Game Plan

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The Housing Game Plan is a comprehensive and multi-faceted plan to address housing in Fullerton. We know, through our general plan, that the City of Fullerton is committed to providing a supply of safe housing ranging in cost and type to meet the needs of all segments of the community.

We also know that there is a housing crisis in California, that housing production must be significantly increased at all income levels in order to address the crisis, and that the City is an essential partner in this effort because of our authority to regulate land use and issue building permits.

As that essential partner, what can the City of Fullerton bring to the table? The Housing Game Plan will answer that question.



# Housing Element Study Session

## Draft Housing Element - Chapters



Ch. 1 - Introduction



Ch. 2 - Housing Needs Analysis



Ch. 3 - Resources and Constraints Analysis



Ch. 4 - Housing Policy Plan



# Housing Element Study Session

## Draft Housing Element - Appendices



A - Review of Past Performance



**B - Residential Land Resources**



C - Analysis of Housing at Risk of Conversion



D - Public Participation



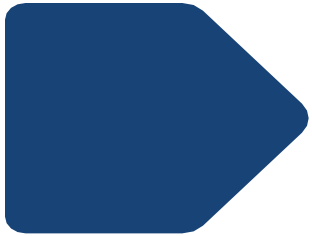
E - Assessment of Fair Housing



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# Housing Element Study Session

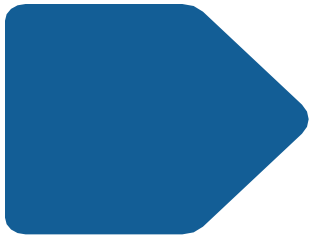
## Housing Element Update Process



### Housing Policy Plan

#### Policy, Action and Regulatory Review

Examines General Plan and City regulations for compliance with current laws and best practices



### Residential Land Resources

#### Land Inventory

Analyzes availability of sites in the City to accommodate housing needs for all income levels



City of Fullerton

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Facilitating Housing Production

Conservation and Rehabilitation

Design and Livability

Access to Housing Opportunities



# Housing Element Study Session

## Housing Production Policies and Programs

**Housing Types:** multigenerational family housing, accessory dwelling units, senior housing, student housing, emergency and supportive housing

**Development Regulations:** minimum lot sizes, administrative relief, process efficiencies to reduce time

**Additional Opportunities for Residential Uses:** surplus land (i.e. City, Religious, Institutional), underutilized land



# Housing Element Study Session

## Conservation and Rehabilitation

**Housing Conditions:** addressing interior & exterior deferred maintenance, accessibility upgrades for seniors, grants and loan programs, engage with community partners

**Fair Housing & Tenant Protections:** proactive residential inspections, monitoring affordability covenants

**Efficient, Healthy and Durable Construction:** cost effective systems and infrastructure, low-maintenance/enduring material choices, eliminating lead-based paint



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## Design and Livability

**Development Standards:** housing designed for neighborhood compatibility, climate-responsive design, reasonable accommodation, parameters for functional private and outdoor living spaces

**Overcrowding:** address factors of housing production, price, down payment, deposit, qualifications, engage with community partners



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## Access to Housing Opportunities

**Production:** construction housing for all segments of the community throughout the community

**Funding:** down payment/first-time home-buyer assistance, rental deposit assistance, encourage new models of financial assistance

**Incentivize subsidized housing:** programs and regulations that encourage market-rate developers to also build (or fund) units which they rent or sell at a reduced cost



# Housing Element Study Session

## Housing Production

- 1.1: Adequate Sites
- 1.2: Permit Processing
- 1.3: Infill Development
- 1.4: Mixed Use Development
- 1.5: Surplus Land
- 1.6: CHDO Projects
- 1.7: Community Outreach
- 1.8: Multi-Family Development Standards
- 1.9 ADUs
- 1.10: Lot Consolidation and Small-Lot Subdivision
- 1.11: Streamlined Permit Review



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## Conservation and Rehabilitation

- 2.1: Historic Resources
- 2.2: Substandard Housing Areas
- 2.3: Rehabilitation and Conversion
- 2.4: Resident-Initiated Rehabilitation
- 2.5: Owner-Occupied Rehabilitation



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## Design and Livability

### 3.1: Energy Resources

# Housing Element Study Session

## Conservation and Rehabilitation

- 4.1: At-Risk Units
- 4.2: Affirmatively Furthering Fair Housing
- 4.3: Reasonable Accommodation
- 4.4: Emergency Shelters and Supportive & Transitional Housing
- 4.5: Section 8
- 4.6: Technical Assistance
- 4.7: Persons with Special Needs





# Housing Element Study Session

## Housing Need / RHNA Overview



State (HCD) projects housing need based on population, overcrowding and overpayment



Allocated regionally



Allocated locally



Available sites identified



# Housing Element Study Session

## RHNA is an Important Planning Exercise



City is not responsible for building the housing



City must demonstrate ability to accommodate needed housing units



Available sites must address all income levels



Actual units may occur on identified sites or elsewhere



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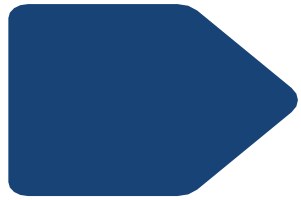
## 6<sup>th</sup> Cycle Allocation

Income Category	5 <sup>th</sup> Cycle RHNA	6 <sup>th</sup> Cycle RHNA	%
Very low**	411	3,198	24%
Low	299	1,989	15%
Moderate	337	2,271	17%
“Market Rate”	794	5,751	44%
<b>Total</b>	<b>1,841</b>	<b>13,209</b>	<b>100%</b>

\*\*Includes the Extremely Low category

# Housing Element Study Session

## Implementing Programs



Housing Incentive Overlay Zone



Religious Surplus Land



City Surplus Land



Accessory Dwelling Units



# Housing Element Study Session

## Housing Incentive Overlay Zone



Applies to identified non-residentially zoned properties City-wide



Properties objectively selected based on factors including:

- + Site economics
- + Housing-supportive policies
- Local Hazards
- + Neighborhood amenities



# Housing Element Study Session

## Housing Incentive Overlay Zone



HIOZ provides development standards if property opts into residential land use



City shares in increased land value through requirement for affordable housing units and/or in lieu fee



Affordable housing requirement determined by economist based on market analysis (10%)



New Program would go through public hearing process in 2022

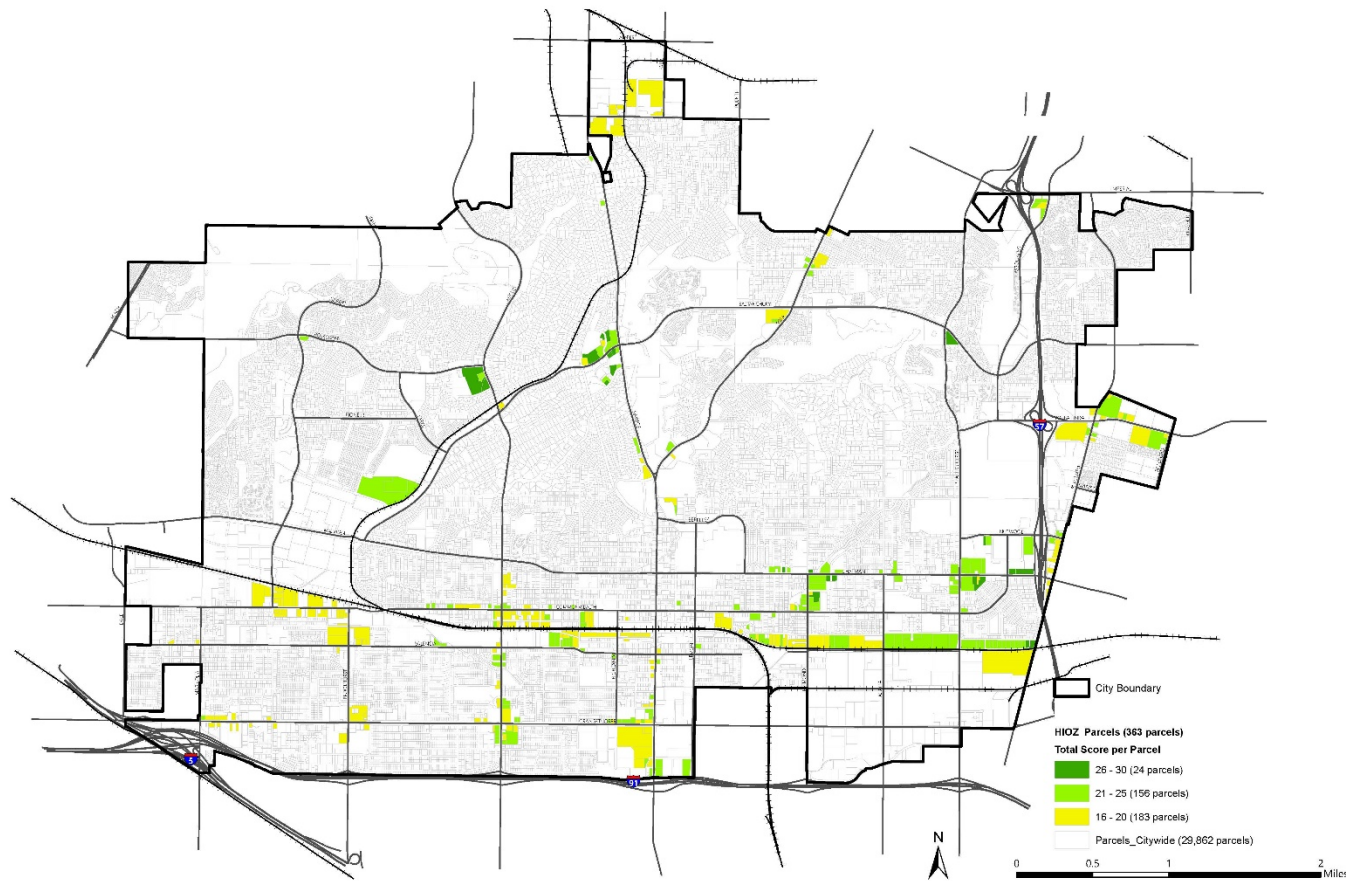


# Housing Element Study Session

## Housing Incentive Overlay Zone

### CITY OF FULLERTON PROPOSED HOUSING INCENTIVE OVERLAY ZONE (HIOZ)

TOTAL OF 363 PARCELS (APPROX. 592 ACRES)



City of Fullerton

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## Religious Surplus Land



Applies to properties with general plan designation of “Religious” City-wide



Provides development standards and incentives if property constructs affordable housing



New Program would go through public hearing process in 2022





# Housing Element Study Session

## City Surplus Land



Applies to properties with designated “Surplus” by the City



Process for sale is pursuant State Law requiring all of part of units to be affordable



City-selects development partner who obtains individual project approvals though public process



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## Accessory Dwelling Units



Applies to properties eligible for ADUs/JADUs City-wide



Eligible properties and minimum development standards pursuant to State Law



Program would identify opportunities to market and facilitate and complete FMC amendments as necessary



# Housing Element Study Session

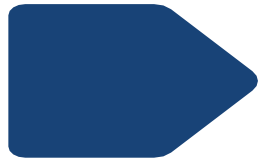
Table B-2 – Potential Residential Development vs. Regional Housing Need

	Units by Income Category		
	Lower	Moderate	Above Moderate
Approved and Pending Projects (Table B-3)	20	-	870
Potential ADUs	544	240	16
Total Existing Potential	564	240	886
Candidate Sites for Rezoning			
Surplus Land (Table B-4)	193	-	60
Religious Institution Sites - (Table B-5)	4,267	-	-
Housing Incentive Opportunity Zone (Table B-6)	2,449	11,021	11,021
Total Potential Residential Development	7,473	11,261	11,967
RHNA (2021-2029) <sup>1</sup>	5,187	2,271	5,751
Source: City of Fullerton, 2021			

# Housing Element Study Session

## Housing Element Update Process

October 2020



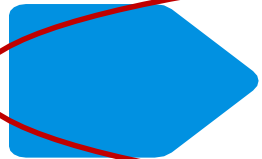
Data collection and analysis



Public outreach (Appendix D)



Draft Housing Element



HCD & Public review of Draft

November 2021



Planning Commission & City Council

By February 2022

# Housing Element Study Session

## Questions and Comments

### Community Interactions

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The Draft 2021-2029 Housing Element is now available for review and comment.



#### Ways to comment on the Draft Housing Element:

- Attend the Planning Commission Study Session to learn more and comment in person or virtually (details in flyers below).
- Email your comments to [housinggameplan@cityoffullerton.com](mailto:housinggameplan@cityoffullerton.com)





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