

The background of the slide features a large, faint, circular seal of the City of Fullerton, California. The seal contains a central shield with various symbols, including a tree, a building, and a figure, surrounded by the text "CITY OF FULLERTON" and "CALIFORNIA".

APPROVAL OF A CONTRACT AMENDMENT AND UPDATE TO HOUSING ELEMENT

Community Development



Request

- City Council consideration of an amendment (Amendment No. One) to the professional services agreement with Dudek to extend the term of the agreement through July 31, 2024 and to increase the scope of services for the development of the City's Housing Element, including the Incentive Overlay Zone (HIOZ), as well as California Environmental Quality Act (CEQA) services.



Background

- Preparatory work for the Fullerton 2021-2029 Housing Element included:
 - 6/11/20 – RFP released for support work on update to housing element
 - 8/18/20 – Professional Services Agreement awarded to DUDEK
 - 10/7/21 – Community workshop held
 - 11/30/21 – Draft 2021-2029 Housing Element submitted to HCD
 - 1/26/22 – Response letter from HCD provided to staff



HCD Comment Letter

- Items to be addressed or clarified:
 - Review of the previous Housing Element to determine effectiveness
 - Assessment of fair housing in Fullerton
 - Suitability of non-vacant sites to be used for new housing
 - Availability of infrastructure to support new housing
 - Use of Accessory Dwelling Units to meet housing needs
 - Use of zoning to encourage housing development
 - Housing for individuals with special needs



Housing Element Considerations

- 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



RHNA Considerations

- Fullerton's Regional Housing Needs Assessment

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

**Includes the Extremely Low category



Way Forward

- Continue with DUDEK
 - Housing Incentive Overlay Zone (HIOZ)
 - Rezoning actions
 - Code amendments
 - CEQA analysis and documentation
 - Paid via SB2 grant
- Hire consultant to replace JHD Planning, LLC (Not part of this action)
 - Paid via LEAP grant



Recommendation

- Approve Amendment Number One to Agreement with Dudek and authorize City Manager or designee to execute amendment and administer agreement in a form approved by City Attorney.