



# ***Agenda Report***

## ***Fullerton City Council***

**MEETING DATE:** MARCH 17, 2020

**TO:** CITY COUNCIL / SUCCESSOR AGENCY

**SUBMITTED BY:** KENNETH A. DOMER, CITY MANAGER

**PREPARED BY:** MATT FOULKES, COMMUNITY AND ECONOMIC  
DEVELOPMENT DIRECTOR

**SUBJECT:** ANNUAL HOUSING ELEMENT PROGRESS REPORT

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### **SUMMARY**

This is consideration of the Annual Housing Element Progress Report regarding the status of the Housing Element of the City's General Plan as required by California Government Code Section 65400.

### **RECOMMENDATION**

1. Authorize submittal of the General Plan Housing Element Annual Progress Report for 2019 (Attachment 1) to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.
2. Authorize the Community and Economic Development Director, or designee, to make minor modifications to the Annual Report as required by HCD.

### **PRIORITY POLICY STATEMENTS**

This item matches the following Priority Policy Statement/s:

- Fiscal and Organizational Stability.

### **FISCAL IMPACT**

None.

### **DISCUSSION**

California Government Code Section 65400 requires that all local planning agencies prepare an Annual Housing Element Progress Report ("Annual Report") on the status of the Housing Element of the General Plan, identifying progress made in its

implementation. Local agencies must report on all phases of housing production as well as progress on the implementation of programs identified in the General Plan. The statute further requires that the Annual Report is presented to the legislative body at a public meeting and provided to the Governor's Office of Planning and Research and the State Department of Housing and Community Development (HCD) by April 1<sup>st</sup>.

One purpose of the Annual Report is to describe progress made on housing production that can be counted toward the mandated Regional Housing Needs Assessment (RHNA) allocation. The RHNA represents the number of new housing units needed for various income categories to meet projected housing demand established for the "5<sup>th</sup> Cycle", covering the planning period of 2013-2021. The Annual Report process is separate from what is currently underway to determine housing demand for the "6<sup>th</sup> Cycle" housing element planning period which begins in October 2021 through October 2029.

Beginning in 2018, HCD modified the format of the Annual Report to provide HCD with a complete picture of the housing pipeline and units completed and to collect information on progress made on the implementation program identified in the Housing Element of the General Plan. In 2019, Fullerton added 229 units to its housing stock, including individual single-family residences Citywide. Building permits were issued for another 341 units. Table 1 provides a summary of the larger residential projects underway and/or completed in 2019. A more detailed breakdown of the units created is provided in Table A-2 of Attachment 1.

<b>Table 1 – Units Completed or in Process</b>			
<b>Location</b>	<b>No. / Type of unit</b>	<b>Unit income levels</b>	<b>2019 Status</b>
Richman Park area Compass Rose Apt. (Jamboree Housing)	46 rental units	26 very-low & 19 low income rental units plus 1 unrestricted manager unit	Complete
770 South Harbor Boulevard	142 rental units	Market rate	Complete
Richman Park area (Habitat for Humanity)	12 for-sale units (6 duplexes)	Low income	4 units complete, 4 units under construction, 4 units in plan check
3801 Franklin Avenue (Urban Pacific)	7 rental units	1 very-low income, 6 market rate	Under construction
600 West Commonwealth / 628 Williamson Avenues	290 rental units	10 units moderate income & 280 market rate units	Under construction
Citywide	43 ADUs	No income restrictions	20 complete, 23 under construction

Table 2 identifies submitted projects in the City's pipeline, as detailed in Tables A and A-2 of Attachment 1.

<b>Table 2 – Applications Submitted (Pipeline)</b>			
<b>Location</b>	<b>No. / Type of unit</b>	<b>Unit income levels</b>	<b>2019 Status</b>
751 East Bastanchury Road (Brandywine Homes)	33 for-sale condominium units	Market rate	Application submitted
805 & 807 South Highland Avenue (Melia Homes)	19 for-sale condominium units	Market rate	Entitlement approved

Table 3, and Table B of Attachment 1, indicates how issued permits are applied to the City's 5<sup>th</sup> Cycle RHNA allocation. Thus far in the 2013-2021 Housing Element Cycle, the City has issued permits for 1,581 new housing units out of its total RHNA allocation of 1,841 housing units. It is important to note that the City is not responsible for the physical construction of RHNA units.

<b>Table 3 – Summary of Housing Production (Including Permits Issued)</b>					
<b>Income Category</b>	<b>5<sup>th</sup> Cycle RHNA Allocation (2013-2021)</b>	<b>2013-2018 New Housing Units</b>	<b>2019 New Housing Units</b>	<b>2013-2019 Total New Housing Units</b>	<b>Total Remaining 5<sup>th</sup> Cycle RHNA</b>
Very Low	411	264	1	265	146
Low	299	133	8	141	158
Moderate	337	3	10	13	324
Above Moderate	794	839	323	1,162	0
<b>Total RHNA</b>	<b>1,841</b>	<b>1,239</b>	<b>342</b>	<b>1,581</b>	<b>628</b>

Table D of Attachment 1 provides a narrative summarizing implementation of the programs identified in The Fullerton Plan, the City's General Plan, including efforts to removal government constraints to the maintenance, improvement, and development of housing. Highlights specific to 2019 include:

- The City issued seven housing rehabilitation loans totaling \$176,778:
  - 3 Extremely Low Income households
  - 1 Very Low Income household
  - 3 Moderate Income households
- The City provided six housing rehabilitation grants totaling \$64,812:
  - 3 Extremely Low Income households
  - 3 Low-Income households
- The City provided six Lead Based Paint Hazard Testing grants totaling \$1,965

- Fair Housing Foundation served 177 Fullerton residents with fair housing issues. In addition to direct referrals, Fair Housing Foundation conducted six fair housing workshops in 2019 at the Fullerton Main Library.
- The Orange County Housing Authority (OCHA) administered Section 8 Rental Assistance Certificates / Vouchers to 454 Fullerton residents. Of those households assisted, 133 were families, 92 were disabled or handicapped households and 229 were seniors. In all, the City responds to approximately 150 Section 8 inquiries a year.

Attachment:

- Attachment 1 – 2019 Housing Element Annual Progress Report