

COMMUNITY AND ECONOMIC DEVELOPMENT Housing Division

2020-2024 Consolidated Plan
2020-2021 Action Plan
Analysis of Impediments to Fair Housing Choice
Citizen Participation Plan

City Council
May 19, 2020



Consolidated Plan Requirements

Required of all jurisdictions receiving Federal Community Development and Housing funds. The Plan includes:

- Section A – Housing Needs Assessment
- Section B – Housing Market Analysis
- Section C – Five-Year Strategic Plan
- Section D – One-Year Strategy/Action Plan



Department of Housing and Urban Development (HUD) Goals

The Plan identifies the goals of HUD and the needs of the community and resources available.

- To provide decent housing
- To provide a suitable living environment
- To expand economic opportunities



National Objectives (CDBG)

- Benefit low/moderate-income residents
- Aid in the prevention/elimination of slum/blight
- Meet other urgent community needs that pose an immediate threat and no other financial resources are available



2020-2024 Consolidated Plan 5-Year Goals

- Development of affordable housing
- Rehabilitation of substandard housing
- Assistance to homeless/at-risk homeless
- Assistance to non-profit organizations that provide public services
- Support of fair housing practices
- Job creation and retention
- Provide for public infrastructure
- Neighborhood revitalization



CDBG Budget

2020-2021 Allocation	\$1,393,052
Reprogrammable/Revolving funds	\$351,401
CDBG Budget	\$1,744,453
Housing Rehab – Revolving Acct.	- \$111,401
Total Available	\$1,633,052



CDCC Process

- Review guidelines and priorities of Five-Year Consolidated Plan
- Review non-profit and City applications
- Heard presentations and requested clarification
- Recommendations provided to City Council



2020-24 Consolidated Plan 5-Year Goals – Public Services

- General Public Services (Radiant Health Centers/Hart Community Homes/Lutheran Social Services)
- Youth Programs (Boys & Girls Club/YMCA)
- Senior Programs (MOW/Community SeniorServ)
- Homeless Programs (Pathways of Hope/Mercy House/City Case Management)



Fair Housing Services

- Fair Housing activities are conducted under Administration.
- Fair Housing Foundation holds seminars/workshops at the Main Library for landlords/tenants regarding fair housing practices and laws.
- Fair Housing Foundation anticipates serving over 250 Fullerton residents.



Administration

CDCC recommended funding Housing Administration at the requested amount of \$278,610, including \$20,000 for Fair Housing. Activities include:

- Administration of the Citizen Participation Process (CDCC)
- Administration of the Housing Rehab Program
- Monitor program compliance of non-profit sub-recipients
- Monitor affordable housing project annual inspections
- Administer/Monitor HOME Affordable Housing Projects
- Prepare required documents (One-Year Action Plan, Consolidated Plan, CAPER)



Housing Rehabilitation

- CDCC recommended funding Housing Rehab Program at the requested amount of \$571,331 in addition of a carryover of HOME funds in the amount of \$350,000 to provide rehab assistance to low- and moderate-income residents.
- Staff recommends to reduce the CDBG funding recommendation by \$145,000 and reallocate those funds to a Code Enforcement Program. An additional \$145,000 from the HOME Program could be allocated to the Rehab Program.



HCR Admin/Rehab Activities

- Community Grant Program – Provides grants for exterior rehab work for residents City-wide who are below the income guidelines. Grants cover new roofs, exterior paint, seismic retrofit and mobile homes.
- Block Improvement Grant – Provides grants for exterior rehab work for owner-occupied homes in the identified Community Preservation areas that are located in CDBG areas.
- Rehabilitation Program – Provides loans for interior and exterior work for residents City-wide who are below the income guidelines.
- Lead Reduction Program – Provides grants to residents City-wide who are below the income guidelines. Grants abate or provide interim reduction of lead hazards.



HOME – Specific Allocations

HOME Allocation - \$554,018

Breakdown:

- HOME Administration – \$55,401
- CHDO Allocation – \$83,103
- General HOME funds - \$415,514 will be earmarked for either housing rehab or an identified affordable housing project, which would be brought back to Council for approval.



Analysis of Impediments to Fair Housing

As required by the Federal Government, to receive funding the City has prepared an Analysis of Impediments related to Fair Housing. The City participated in a collaboration of 20 Orange County cities and the County of Orange to develop the analysis.



Citizen Participation Plan

In order to encourage citizen participation in the use of Federal funds, the City periodically reviews its Participation Plan to ensure every measure is in place to reach the residents.



Recommendations

- Approve the 2020-2024 Five-Year Consolidated Plan and authorize Staff to submit the 2020-24 Five-Year Consolidated Plan to the U.S. Department of Housing and Urban Development;
- Approve the FY 2020-2021 CDBG budget, as recommended by Staff. Approve the FY 2020-2021 One-Year Strategy/Action Plan and Authorize Staff to submit the FY 2020-2021 One-Year Action Plan to HUD;
- Approve the Five-Year Analysis of Impediments;
- Approve the Revised – Citizen Participation Plan; and
- Authorize the Community and Economic Development Director to execute agreements with non-profit agencies.

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