



2006-2014 Housing Element

**HCD Review
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Table of Contents

Section	Page
1. Introduction.....	1-1
A. Introduction.....	1-1
B. Purpose and Content.....	1-1
C. Housing Element Update Process.....	1-1
D. State Law and Local Planning.....	1-1
E. Housing Element Organization.....	1-1
F. Citizen Participation.....	1-4
2. Housing Needs Analysis.....	2-1
A. Introduction.....	2-1
B. Community Profile.....	2-1
C. Housing Needs.....	2-25
3. Resources and Constraints Analysis.....	3-1
A. Governmental Constraints and Resources.....	3-1
B. Non-Governmental Constraints.....	3-22
4. Housing Policy Program.....	4-1
A. Key Policy Theme Areas.....	4-1
B. Policy Action Areas.....	4-3
APPENDICES	
Appendix A: Community Outreach Summary.....	A-1
A. Introduction.....	A-1
B. Summary of Community and Stakeholder Input.....	A-1
Appendix B: Residential Land Resources.....	B-1
A. Adequate Sites Analysis.....	B-1
B. Assisted Units “At- Risk” of Conversion.....	B-14
Appendix B-1: Units Constructed.....	B1-1
Appendix C: Review of Past Performance.....	C-1
Appendix D: Glossary of Housing Terms.....	D-1

Section 1: Introduction

A. INTRODUCTION

The Housing Element of the General Plan identifies and analyzes existing and projected housing needs and contains the official policies for the preservation, conservation, rehabilitation, and production of housing in the City of Fullerton (City). This Housing Element covers the Planning Period from January 2006 through June 2014.

B. Purpose and Content

The Housing Element addresses housing opportunities for current and future Fullerton residents through 2014 and provides the primary policy guidance for local decision making related to housing. The Housing Element is the only General Plan Element that requires review and certification by the State of California.

The Housing Element provides a detailed analysis of the City's demographic, economic, and housing characteristics as required by State law. The Housing Element also evaluates the City's progress in implementing the 1998-2005 policy program and actions related to housing production, preservation, conservation, and rehabilitation. Based on community housing needs, available resources, housing constraints/opportunities, and analysis of past performance, the Housing Element identifies goals, objectives, and action programs that address existing and projected housing needs in Fullerton.

C. Housing Element Update Process

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as a State-wide goal. Local planning programs play a critical part in achieving this goal. Therefore, the Legislature mandates that all cities and counties prepare a Housing Element as part of their comprehensive General Plans.

This Housing Element covers the Planning Period from January 2006 through June 2014. State planning law mandates that jurisdictions within the Southern California Association of Governments (SCAG) region update and adopt their Housing Element by June 30, 2008. It is intended that this Housing Element be reviewed annually and updated not less than every five years in order to remain relevant, useful, and reflective of the community's changing housing needs.

D. State Law and Local Planning

1. Consistency with State Law

The Housing Element is one of the seven Elements of the General Plan required by State law (Sections 65580 to 65589.89 of the California Government Code). Each jurisdiction's Housing Element must contain "an identification and analysis of existing and projected housing needs

and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing.” The Housing Element plans for the provision of housing for all segments of the City’s population.

Section 65583 of the Government Code sets forth specific requirements regarding the scope and content of each Housing Element. Table 1-1 summarizes these requirements and identifies the applicable sections of the Housing Element where these requirements are addressed.

Required Housing Element Component	Reference
A. Housing Needs Assessment	
1. Analysis of population trends in Fullerton in relation to countywide trends	Section 2
2. Analysis of employment trends in Fullerton in relation to regional trends	Section 2
3. Projections and quantification of Fullerton’s existing and projected housing needs for all income groups	Section 2
4. Analysis and documentation of the City’s housing characteristics, including:	Section 2
a. Level of housing cost compared to ability to pay	Section 2
b. Overcrowding	Section 2
c. Housing stock condition	Section 2
5. An inventory of land suitable for residential development including vacant sites and having redevelopment potential and an analysis of the relationship of zoning, public facilities, and services to these sites	Appendix B
6. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Section 3
7. Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Section 3
8. Analysis of special housing needs: elderly, persons with disabilities, large families, farm workers, and female-headed households	Section 2
9. Analysis of housing needs for families and persons in need of emergency shelter	Section 2
10. Analysis of opportunities for energy conservation with respect to residential development	Section 3
11. Analysis of assisted housing developments that are eligible to change from lower income housing during the next 10 years	Appendix B

**Table 1-1
State Housing Element Requirements
(continued)**

Required Housing Element Component	Reference
B. Goals and Policies	
12. Identification of goals, quantified objectives, and policies relative to maintenance, improvement, and development of housing	Section 4
C. Implementation Program	
13. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels	Appendix B
14. Programs to assist in the development of adequate housing to meet the needs of lower and moderate income households	Section 4
15. Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing	Section 4
16. Remove constraints to, or provide reasonable accommodations for housing, for persons with disabilities	Section 4
17. Conserve and improve the condition of the existing affordable housing stock in Fullerton	Section 4
18. Promote housing opportunities for all persons	Section 4
19. Identify programs to address the potential conversion of assisted housing development to market-rate housing	Appendix B
20. Identify program to identify zone(s) where emergency shelters are permitted without a conditional use or other discretionary permit and with the capacity to meet the needs of individuals and persons needing emergency shelter	Section 4

2. General Plan Consistency

The California Government Code (Section 65300.5) requires internal consistency among each Element of the General Plan. The General Plan Elements shall provide an integrated, internally consistent, and compatible statement of policy. The City of Fullerton has reviewed the other Elements of the General Plan and determined that the Housing Element is internally consistent.

3. Relationship to Other Plans and Programs

The Housing Element identifies goals, objectives, policies, and actions for the 2006-2014 Planning Period that directly address existing and future housing needs in Fullerton. City plans and programs work to implement the goals, objectives, and policies of the Housing Element. These include the City's Municipal Code, Specific Plans, and Redevelopment Plan. The City also prepares a Consolidated Plan every five years that identifies the City's overall housing and community development needs and market conditions, establishes priorities and outlines

strategies to address these priorities based on anticipated federal entitlement funding. Annual Action Plans are developed each year to supplement the Consolidated Plan, and reports on the prior year's programs and projects through the Consolidated Annual Performance and Evaluation Report (CAPER). The Consolidated Plan and Annual Action Plans address many of the goals, policies, and programs of the General Plan Housing Element.

E. Housing Element Organization

The City of Fullerton's Housing Element is organized in four parts:

- **Introduction-** Explains the purpose, process, and content of the Housing Element.
- **Housing Needs Analysis-** Describes the demographic, economic, and housing characteristics of Fullerton as well as existing and future housing needs.
- **Resources and Constraints Analysis-** Analyzes the actual and potential governmental and non-governmental constraints to the maintenance, preservation, conservation, and development of housing.
- **Housing Policy Program-** Details specific policies and programs the City will carry out over the Planning Period to address Fullerton's housing goals.

Supporting background material is included in the following appendices:

- Appendix A: Community Outreach Summary
- Appendix B: Residential Land Resources
- Appendix C: Review of 1998-2005 Housing Element Performance
- Appendix D: Glossary of Housing Terms

F. Citizen Participation

The Housing Element was developed through the combined efforts of City staff and consultants, the General Plan Advisory Committee, the Planning Commission, and the City Council. Citizen input was received through public workshops and public hearings conducted by the General Plan Advisory Committee, the Planning Commission, and the City Council. Notices for these workshops and hearings were published in the local newspaper, on the City's website and prominently posted at City Hall and other public facilities. In addition, housing stakeholders-organizations involved in the development of housing or representing the interests of lower income and special needs households were contacted directly to participate in Stakeholder Meetings held in conjunction with the public workshops.

1. Community Workshops and Stakeholder Meetings

The following community workshop was advertised and open to the general public:

- Workshop 1: February 20, 2008, 7:00 p.m. at the Fullerton Senior Center

The following stakeholder meeting was held and stakeholder groups such as affordable housing developers, community groups, and housing advocacy groups were invited to participate:

- Stakeholder Meeting 1: February 20, 2008, 5:30 p.m. at the Fullerton Senior Center

During the Community Workshop and Stakeholder Meeting, participants were provided with an overview of the Housing Element update process and content. Participants were then asked to identify and discuss challenges, opportunities, and resources related to housing in Fullerton.

Comments received through the outreach activities have been considered in the development of the Housing Policy Program provided in Section 4 of this document. A summary of the comments is provided in Appendix A of the Housing Element.

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