



# Housing Element Update Planning Commission Hearing

---

September 25, 2024



# Staff Recommendation

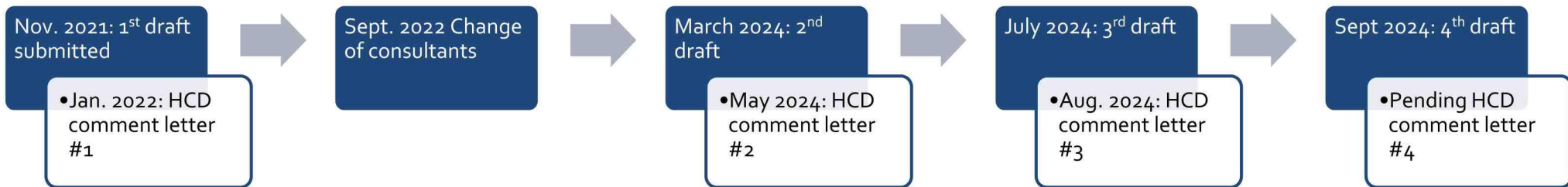
Recommendation to City Council to:

- Approve General Plan Revision to adopt the Housing Element for Cycle 6 (Appendix H of the Fullerton Plan) as well as related revisions to the Fullerton Plan within Chapter 2.
- Approve Zoning Ordinance Amendment to Title 15 of the Fullerton Municipal Code to establish standards for the Housing Incentive Overlay Zone Program as well as identify those related parcels on the official Fullerton Zoning Map
- Certify Environmental Impact Report (SCH# 2023090133) as per Alternative 2 (Reduced Sites Alternative) for the Fullerton Housing Incentive Overlay Zone Program (Attachment 3).



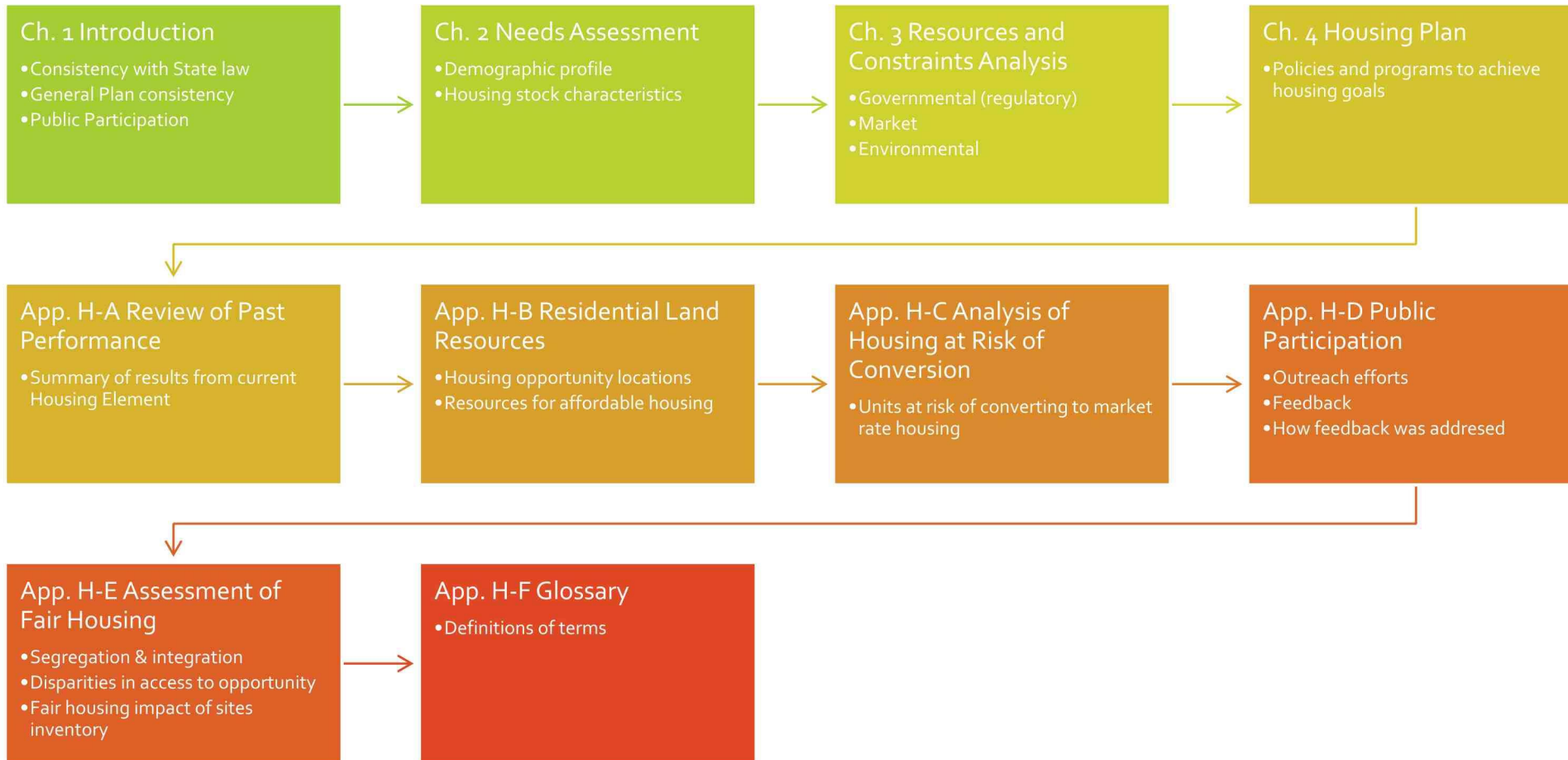
# Background

- The Housing Element must be updated every 8 years
  - 6th Cycle Housing Element: 2021-2029 planning period
- HCD Submission and Review





# Housing Element Components





# Chapter 3: Resources and Constraints

- Garage for MFR
- Emergency shelters standards for by right in CM zone, parking, and remove distance requirement from parks and residential properties (AB 139, AB 2339)
- Supportive housing allowed by right in mixed-use and MF zones near transit stops (AB 2162)
- Low-barrier navigation centers allowed by right in mixed-use areas (AB 101)
- Employee and farmworker housing by right in certain zones
- Large group homes subjective standards and CUP requirement
- Reasonable accommodation subjective standards, information, fees
- Application fees
- Application streamlining and processing timelines
- Site plan review subjective standards
- MRF development standards for heights, parking
- Setbacks and stepbacks for R-1



## Chapter 4: Housing Plan

- Goals, policies, and programs the City is committed to accomplish during the planning period
- New programs:
  - Review and Update the Development Review Process
  - Support the Development of a Variety of Housing Types
  - Support Production of Regulated Affordable Housing for All Income Levels and Special Needs Populations
  - Affirmatively Furthering Fair Housing
  - Homeless Prevention and Housing
  - Tenant Protection and Support
- Existing programs' actions, objectives, and timelines were strengthened or clarified as needed



# Appendix H-B: Residential Land Resources – RHNA

Income Category	RHNA (Housing Units)	Percent of Total Units
<b>Very-Low Income</b> (<50% of Median Income)	3,198	24%
<b>Low Income</b> (50-80% of Median Income)	1,989	15%
<b>Moderate Income</b> (80-120% of Median Income)	2,271	17%
<b>Above Moderate Income</b> (>120% of Median Income)	5,751	44%
<b>Total</b>	13,209	100%



# Meeting the RHNA

**Table B-2 Potential Residential Development Compared to RHNA**

	Units by Income Category			
	Very low	Low	Moderate	Above Moderate
Approved and Pending Projects (Table B-3)	67	127	129	2,184
Potential ADUs	90	155	108	10
Surplus Land (Table B-5)	7	5	0	117
<b>Total Existing Potential</b>	<b>164</b>	<b>287</b>	<b>237</b>	<b>2,311</b>
<b>Candidate Sites for Rezoning</b>				
Housing Incentive Opportunity Zone (Table B-12)	3,330	1,852	3,434	3,568
<b>Total Potential Residential Development</b>	<b>3,686</b>	<b>2,233</b>	<b>4,020</b>	<b>6,246</b>
<b>RHNA (2021-2029)<sup>1</sup></b>	<b>3,198</b>	<b>1,989</b>	<b>2,271</b>	<b>5,751</b>
Surplus	296	150	1,400	128

Source: City of Fullerton, 2024



## Appendix H-B: Residential Land Resources

- Reduced to support realistic development capacity and economic development
- HIOZ sites (260 sites) and one publicly owned site. Unit capacity assumptions based on the City's recent development trends, in line with HCD guidelines.
- Religious Institution Sites were removed.

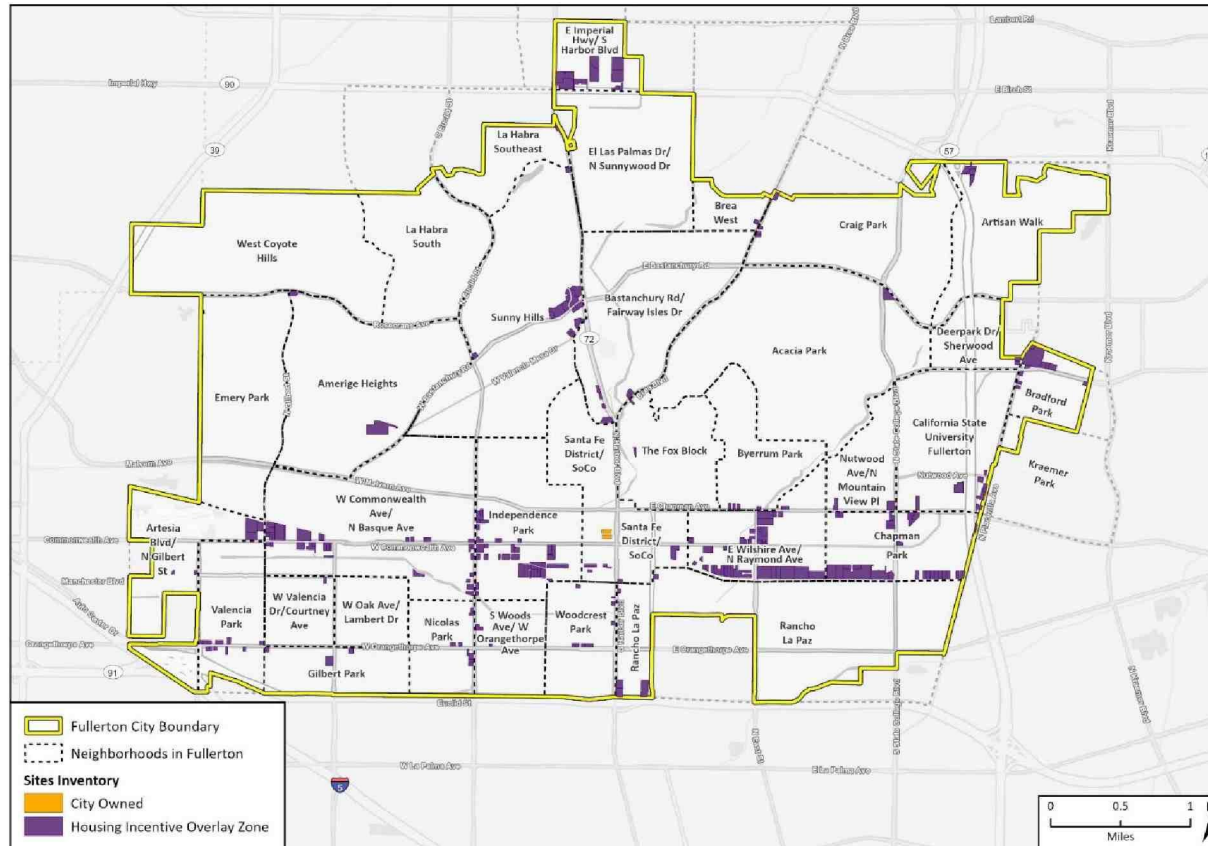


## Meeting the RHNA

- Any residential development during the planning period can be credited towards meeting the RHNA (does not need to be on the sites in the Housing Element).
- No Net Loss (SB 166): A jurisdiction must maintain adequate sites to accommodate its remaining unmet RHNA at all times throughout the planning period.
- City must monitor residential development annually and promote available sites for development.



# Appendix H-B: Residential Land Resources Residential Land Inventory Map





# Appendix H-E: Affirmatively Furthering Fair Housing

- HCD requires a full assessment of fair housing:
  - Fair housing enforcement and outreach
  - Geographic analysis of trends related to disparities and segregation
  - Assessment of contributing factors to fair housing concerns
- The Housing Element was revised to provide a complete assessment using HCD's guidance



# Housing Incentive Overlay Zone (HIOZ)

- 751 parcels (Alternative 2 of the EIR)
- Commercial and industrial zoned properties selected through rigorous screening process
- Proposed objective development standards



# California Environmental Quality Act

- Housing Element exempt from CEQA per Govt. Code Section 15061(b)(3)
- HIOZ Program Environmental Impact Report
  - Aesthetics, Agricultural and Forestry Resources, Biological Resources, Energy, Geology and Soils, and Wildfire were “scoped out”
  - Air Quality, Noise, Population and Housing, Tribal and Cultural Resources were determined to be at a level of “Significant and Unavoidable”
  - Statement of Overriding Factors was prepared
  - Mitigation Monitoring and Reporting Program (MMRP) was prepared for any future HIOZ project development



## Next Steps

- City Council hearing: November 19, 2024 (Tentative)
- Submit Housing Element to HCD for certification: November 2024
- City must adopt HIOZ and certain zoning code amendments before HCD grants certification



# Housing Element Resources

- Housing Element Building Blocks: <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks>
  - Site Inventory: <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/inventory-of-land-suitable>
- Affirmatively Furthering Fair Housing Guidance: <https://www.hcd.ca.gov/planning-and-community-development/affirmatively-furthering-fair-housing>
- Housing Element legislation and updates: <https://www.hcd.ca.gov/planning-and-community-development/hcd-memos>

The background features a large, light gray watermark of the University of Fullerton seal. The seal is circular and contains the text 'UNIVERSITY OF FULLERTON' at the top and 'CALIFORNIA' at the bottom. The central emblem depicts a figure holding a book and a staff, with a building and a tree also visible within the seal's design.

# **Comments and Questions**

---