

The logo for the Future Ready Fountain Valley 2045 General Plan. It features a blue square on the left with white stylized waves. To the right, the text "FUTURE READY" and "FOUNTAIN VALLEY" is in green, and "2045 General Plan" is in blue.

**FUTURE READY
FOUNTAIN VALLEY
2045 General Plan**

NOTE: THIS MEETING IS
BEING RECORDED AND
WILL START AT 6 PM

General Plan Advisory Committee (GPAC) Meeting 8

October 7, 2021





**FUTURE READY
FOUNTAIN VALLEY**
2045 General Plan

- 1. CALL TO ORDER**
- 2. ROLL CALL**



GPAC Roll Call

Mike White

HCD Advisory Board

Tracy Cameron

FV Community Foundation

Margie Drilling

Measure HH Committee

Jim Cunneen (Ch)

FV Elementary School Board

Emily Randle

FV Large Business Representative

Matt Cortez

OC Board of Realtors

Karl Lutke

At-large FV Resident Quadrant 1

Clarence F. Alvey Jr.

At-large FV Resident Quadrant 2

Robert Alcantara

At-large FV Resident Quadrant 3

Sheri Vander Dussen (VCh)

At-large FV Resident Quadrant 4

Bonnie Castrey

HB Union High School District Board

Paula Coker

FV Chamber of Commerce Board

Michael Vo

Mayor

Ted Bui

City Council

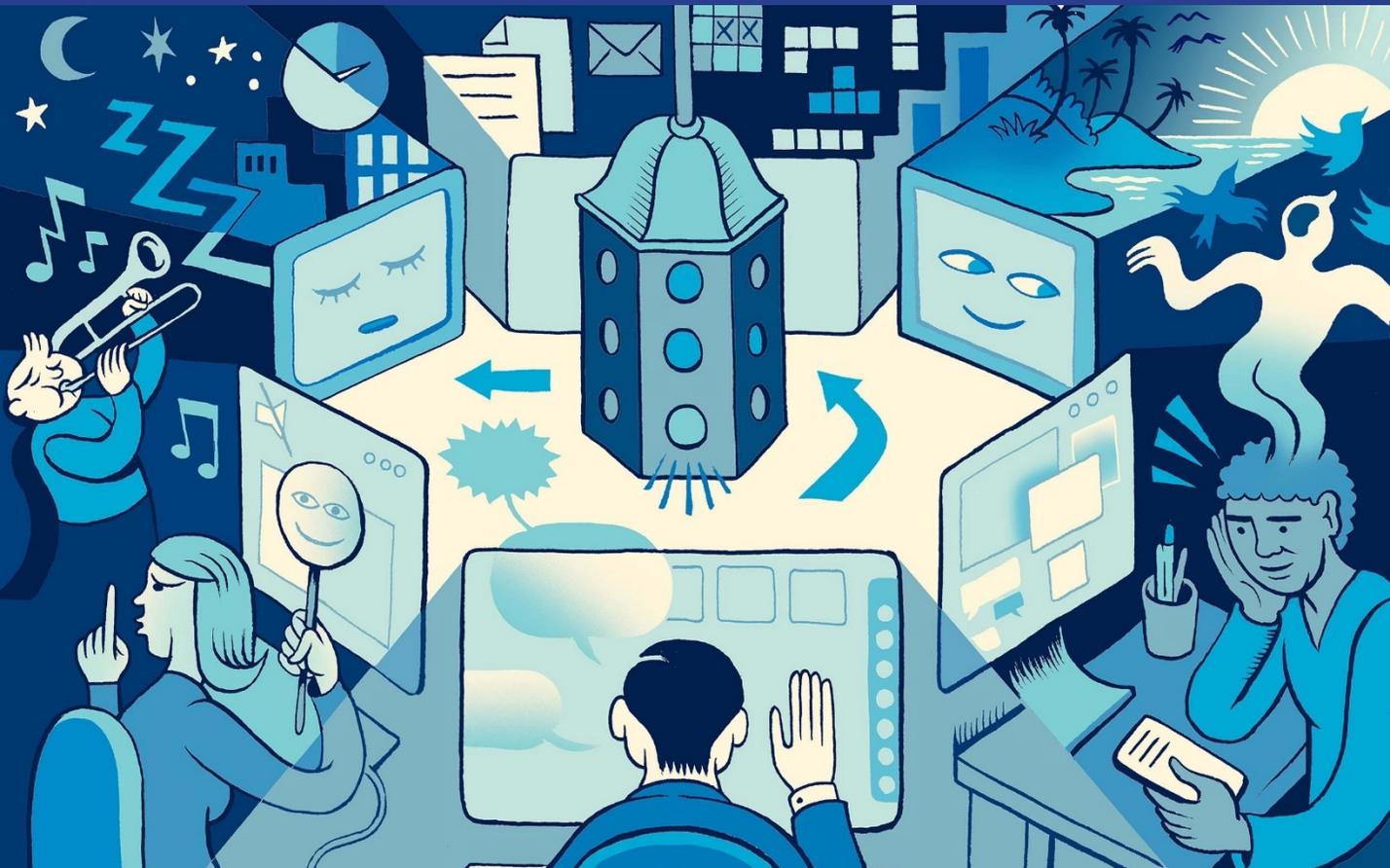
Azzam Saad

Planning Commission

Tonight's Meeting

1. Call to Order
2. Roll Call
3. New Business
 - a. Draft Housing Element
 - i. Staff Presentation
 - ii. GPAC Questions of Staff
 - iii. Public Comments (3-minute limit)
 - iv. GPAC Action
4. Committee Comments
5. Adjournment to Next Meeting (TBD)

Virtual Meeting Protocols



Virtual Meeting Protocols

Everyone

- Please remain muted
(unless called upon)
- Always be aware if your webcam and/or microphone are turned on
(avoid disruptions from people talking, typing, or moving around)

Virtual Meeting Protocols

GPAC

- Question? please enter it in the chat box at any time
- Use the "Raise Hand" feature if you need to talk or respond to a question

General Public

- Question or comment? Please indicate so in the chat box during the meeting or Public Comment period
- During this period, City staff will call out your name so that you may ask questions or provide comments (up to 3 minutes)



**FUTURE READY
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3. NEW BUSINESS

3a. Draft Housing Element



Housing & Equity Workshop Overview



Housing Element

- Mandatory state certification
- 8-year planning period (2021 to 2029)
- RHNA | regional housing needs assessment
 - Projected housing demand, based on pent up existing demand and future growth
 - City required to zone suitable land and maintain capacity through 2029
 - The City is NOT required to build housing; that is the job of the for-profit and affordable housing builders

Housing Element Contents

- Profile of the City's existing and future housing needs
- Review of government and non-government constraints to housing production
- Evaluation of 2014-2021 programs
- Goals, policies, and programs for 2021-2029
- Inventory of land to accommodate regional housing needs assessment (RHNA) allocation

Consequences of non-compliance

- **Increased legal liability**

(Attorney General may bring suit to compel compliance, with fines of at least \$10K to a maximum of \$100K/month)

- **Loss of local control**

(Open to lawsuit by private parties due to GP inadequacy; may be compelled to approve certain housing projects)

- **Ineligibility for grant funds**

(Some state funding programs may require compliance)



**FUTURE READY
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**Current Housing
Element Goals**



Current Housing Program Goals

- Encourage the maintenance and rehabilitation of the City's existing housing stock.
- Promote and encourage the development of a variety of housing opportunities to accommodate current and projected households.
- Conserve and support affordable housing opportunities in the City.
- Promote housing opportunities for all persons regardless of race, age, religion, sex, marital status, disability status, ancestry, national origin, or color.

What are housing programs?

City Actions

- **implement housing policies**
- **achieve goals and objectives**

Identify

- **specific steps**
- **timeframe for implementation**

Informed by

- **housing needs assessment**
- **legislative and funding requirements**
- **community input**

Current Program Feedback

Goal 1: Maintenance & rehabilitation of existing housing

- Home Improvement Program
 - Public content with current program
- Lead-Based Paint Hazard Grant
 - Public content with current program

Current Program Feedback

Goal 3: Conserve and support affordable housing opportunities in the City

- Housing Choice Vouchers Program
 - Public content with current program
- Monitoring & Preservation Program
 - Desire for City to assist with preservation of all at-risk units
- Support Homeless Services Program
 - Desire for City to partner with neighboring jurisdictions to build a low barrier navigation center
 - Desire for City to increase support to homeless services providers

Current Program Feedback

Goal 4: Promote housing opportunities for all persons regardless of race, age, religion, sex, marital status, disability status, ancestry, national origin, or color

- Support Fair Housing Services Program
 - Public content with current program
 - Desire for City to evaluate expansion of Housing Choice Voucher Program, addition of housing sites in high resource areas, and partnership with community organizations to improve educational outcomes for disadvantaged students

2021-2029 Housing Element Programs



Program Categories

1. Adequate Housing Sites
2. Housing production
3. Remove Governmental Constraints
4. Housing Maintenance and Improvement
5. Affordable Housing Opportunities
6. Equal Housing Opportunities

***The following programs are either new or are current programs that have undergone substantial change.**

Adequate Housing Sites

Program 1c. Inclusionary Housing Ordinance (pg 120)

The GPAC, Planning Commission, and City Council expressed interest in adopting an inclusionary ordinance to ensure the development of affordable housing.

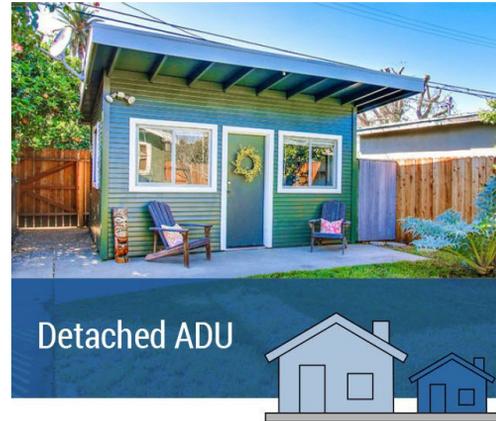


- Objective: Adopt an inclusionary ordinance to ensure the production of affordable housing (Applies to new developments with 10 or more units; 15% of project total reserved for lower income households)
- Responsibility: Planning & Building Department
- Funding Source: General Fund
- Timeframe: Adopt ordinance in 2022

Adequate Housing Sites

Program 1d. Accessory Dwelling Units (pg 120)

Includes education & awareness, amnesty for non-compliant ADUs, administrative streamlining, funding & financing mechanisms, and monitoring & reporting.



- Objective: Permit 590 lower income ADUs by 2029 (avg of 49/year through 2024; avg of 76/year through 2029)
- Responsibility: Planning & Building Department
- Funding Source: General Fund; SB2 / REAP grants; LMIHAF
- Timeframe: Education/awareness 2022-23; reduce/waive ADU fees 2022; evaluate pre-vetted site plans 2023; establish funding/financing mech 2023

Adequate Housing Sites

Program 1e. Alternative Housing Sites (pg 122)

The City may coordinate with appropriate entities to identify existing multifamily housing that could be converted from market-rate housing to permanent lower income housing.

The City of Anaheim and multiple non-profit partners acquired and rehabilitated 295 units to be preserved for low income households.



- Objective: Identify 2 sites (target census tracts with highest rates of overpayment and lowest median incomes); identify potential partners and evaluate & pursue available funds
- Responsibility: Planning & Building Department
- Funding Source: General Fund; external funds as available
- Timeframe: If necessary, identify sites by end of 2022; enter into a legally enforceable agreement by Oct. 15 , 2024

Adequate Housing Sites

Program 1f. Senate Bill 330

(pg 123)

Senate Bill 330, among other things, prohibits the “downzoning” of properties without concurrent “upzoning” of equal capacity elsewhere in the City.



- Objective: Maintain housing capacity (no net loss)
- Responsibility: Planning & Building Department;
- Funding Source: N/A
- Timeframe: Duration of planning period (2021-2029)

Photo: An example of multifamily housing from elsewhere in California

Housing Production

Program 2b. Orange County Housing Finance Trust (pg 124)

The OCHFT provides critical gap funding for the development of affordable housing, homeless housing, and supportive services solutions throughout the county.

Orange
County | Housing
Finance
Trust

- Objective: Annual contribution; represent the interests of the City in discussions about the siting of proposed developments
- Responsibility: Planning & Building Department; City Manager's Office
- Funding Source: General Fund
- Timeframe: Duration of the planning period (2021-2029)

Housing Production

Program 2c. Nonprofit Development (pg 125)

Engage in partnerships with nonprofit developers (like Related CA) to assist the development of housing affordable to lower-income households.



- Objective: 500 lower income units
- Responsibility: Planning & Building Department
- Funding Source: General Fund; LMIHAF
- Timeframe: Duration of the planning period (2021-2029)

Housing Production

Program 2e. Homebuyer Assistance (pg 125)

The County of Orange administers two programs that assist homebuyers: Mortgage Credit Certificates (MCC) and Mortgage Assistance Program (MAP).



- Objective: Connect qualified homebuyers with the County of Orange MCC and MAP Program Administrator
- Responsibility: Housing & Community Development Division
- Funding Source: General Fund; County allocated funds
- Timeframe: Duration of planning period (2021-2029)

Remove Governmental Constraints

Program 3b. Review

Development Fees (pg 127)

The City must strike a balance to ensure a high quality of life and standard of living in Fountain Valley without creating unnecessarily burdensome development fees.



- Objective: Regularly update the City's schedule of fees
- Responsibility: Finance, Public Works, and Planning & Building Department
- Funding Source: General Fund
- Timeframe: As needed during planning period (2021-2029)

Remove Governmental Constraints

Program 3e. Low Barrier Navigation Centers (pg 129)

State law requires that such facilities be permitted by right in all nonresidential zones that permit multifamily and mixed-use zones.



The Merced County Navigation Center opened in March 2021 and includes 75 beds, kitchen and dining facilities, laundry, classroom, clinic, and office space for support service providers.

- Objective: Amend the Development Code per state law
- Responsibility: Planning and Building Department
- Funding Source: General Fund
- Timeframe: Update by Development Code by 2022

Affordable Housing Opportunities

Program 5a. Affordable Housing and Preservation

(pg 132)

Evaluate and seek options to preserve 24 deed-restricted ownership units (Heil Park) that will otherwise likely convert to market rate in 2023.



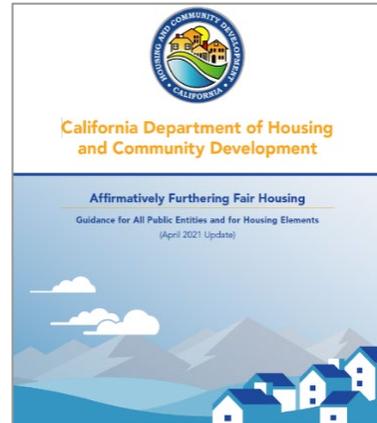
Heil Park was built in 1993 by the City of Fountain Valley in partnership with the Olson Company. A total of 24 two- and three-bedroom condos were made available for low income households.

- Objective: Monitor and preserve 24 at-risk units
- Responsibility: Housing and Community Development Division
- Funding Source: To be determined; possible sources could include LMIHF, CDBG, etc.
- Timeframe: Ongoing monitoring; replacement as needed

Equal Housing Opportunities

Program 6b. Affirmatively Furthering Fair Housing (pg 134)

Addresses disparities in housing need and access to opportunities through targeted revitalization, rehabilitation, and education efforts.



- Objective: Develop and implement the Affirmatively Furthering Fair Housing Plan
- Responsibility: Planning and Building Department
- Funding Source: General Fund
- Timeframe: Develop AFFH plan by 2023 and implement actions within the planning period

Housing Element Timeline

- 10/8 submit draft HE to HCD *(60-day review)*
- 11/15 informal review by HCD *(tentative/tbd)*
- 12/7 study session with City Council
- 12/8 study session with Planning Commission
- 12/10 HCD provides review letter
- 12/22 Planning Commission Public Hearing
- 1/18 City Council Public Hearing *(2/1 as backup)*
- 2/11 State deadline for adoption *(incl. 120-day grace period)*

HCD can take up to 90 days to review adopted housing elements
(aside from some grants, no deadline for certification)

June 2022 - package any HE revisions into the adoption of the overall General Plan Update and EIR



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**3a.ii GPAC
Questions of Staff**





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3a.iii
Public Comments

Public Comments

- If you have already requested to talk, please wait for City staff to call out your name
- You should then unmute yourself and will have up to 3 minutes to ask questions and/or provide comments
- If you have not already requested to talk, please use the “Raise Hand” feature and wait to be called upon



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3a.iv
GPAC Action



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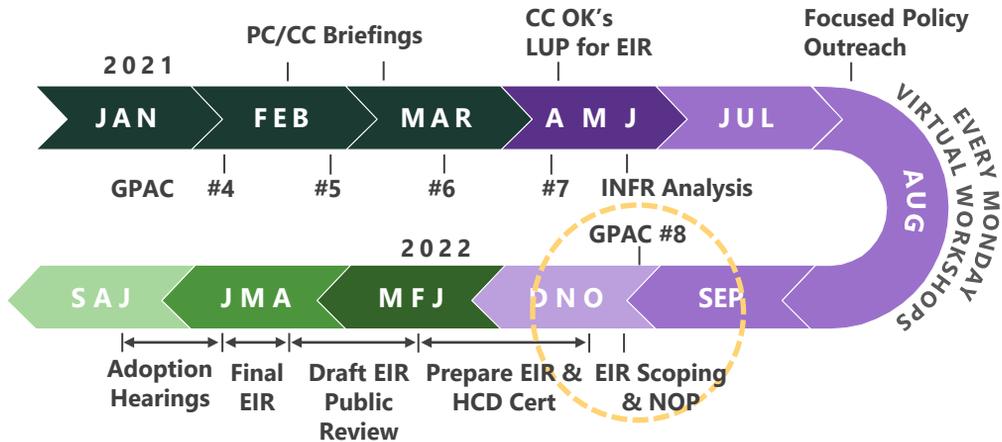


4. GPAC COMMENTS

5. NEXT STEPS & ADJOURNMENT



General Plan Update



Get involved and stay connected

■ Electronically

- E-blasts: sign up via FV Notify Me
- Web: **www.fountainvalley.org/1282/General-Plan-Update**
- Email: **planning.building@fountainvalley.org**
- Social Media:
 - Twitter: @fv_cityhall
 - Facebook: @fountainvalleycalif
 - Instagram: fvproud



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THANK YOU!