



**City of Fountain Valley**

**Consolidated Submission for Community**

**PLANNING AND DEVELOPMENT PROGRAMS**

**(CONSOLIDATED PLAN)**

**FY 2010-2011 ACTION PLAN**

**CITY OF FOUNTAIN VALLEY  
PLANNING DEPARTMENT  
HOUSING AND COMMUNITY DEVELOPMENT DIVISION  
10200 SLATER AVENUE  
FOUNTAIN VALLEY, CA 92708  
May 4, 2010**



**CITY OF FOUNTAIN VALLEY**

**CONSOLIDATED PLAN FOR COMMUNITY PLANNING  
AND DEVELOPMENT PROGRAMS**

**ONE YEAR ACTION PLAN**

**FY 2010-11**

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## **Executive Summary of the City of Fountain Valley FY2010-2011 Action Plan**

As required under U.S. Department of Housing and Urban Development (HUD) regulations, the City of Fountain Valley has prepared its FY2010-2011 Annual Action Plan for Community Planning and Development Programs (Action Plan) this is the first year of the 2010-14 Consolidated Plan. An approved Action Plan is a prerequisite for funding under HUD's Community Development Block Grant (CDBG).

The FY 2010-11 Action Plan describes the activities/projects that the City of Fountain Valley is proposing to undertake utilizing funds made available by HUD under the CDBG program. The Action Plan also describes community development activities/projects that will be implemented utilizing non-federal sources of funding such as available Fountain Valley Agency for Community Development (Redevelopment Agency) Twenty-Percent Housing Set-Aside Financing.

On March 31, 2010, HUD informed the City that the FY2010-2011 allocation would be \$379,662 as the entitlement for the CDBG program. The CDBG budget will include an estimated \$145,000 in un-obligated carryover from previous years funding and program income derived from loan payoffs. The combination of these two sources will provide a total of \$524,662 of monies available for CDBG related activities. Of the funding being made available under HUD's CDBG program, twenty percent of the entitlement will be utilized for administration (\$70,088) and fair housing services (\$5,844). Fifteen percent of the entitlement will be used for the Public Services Agencies grant program (\$56,950). The balance of entitlement is budgeted for public works projects and the provision of low-moderate –income housing related programs, \$217,000 for home improvement, \$7,500 for lead based paint testing, \$67,280 for Code Enforcement activities and \$100,000 for ADA improvements to existing City facilities. \$3,300,000 in Redevelopment Housing Set-Aside Funding is being allocated to various programs including the City's First-Time Homebuyer, Housing Rehabilitation and Code Enforcement programs.

The continued reduction in CDBG funding has required the City to reduce the goals outlined in the Consolidated Plan. The funding available will not meet the costs required to complete some of the projects outlined in the Consolidated Plan.

## **I. ACTION PLAN: ONE-YEAR USE OF FUNDS**

The One-Year Action Plan provides a description of the programs, projects and activities the City of Fountain Valley will undertake to address priority needs and local objectives with anticipated funding available during Fiscal Year 2010-2011. This plan provides a specific description of all activities planned using funds under the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG), as well as a general description of activities planned utilizing Fountain Valley Agency for Community Development (Redevelopment Agency) Redevelopment Housing Set-Aside funds.

### **A. Summary of the One-Year Action Plan**

A total of \$524,662 in funding from the U.S. Department of Housing and Urban Development (HUD) and an estimated \$3,300,000 in Redevelopment Housing Set-Aside funds are available for use by the City of Fountain Valley during FY2010-2011. The City's Housing and Community Development (HCD) Division has created several programs, projects and activities proposed for implementation during FY2010-2011, each of which has been designed to meet the following seven goals:

1. Improve and preserve existing residential neighborhoods by implementing home improvement, code enforcement, and public facility and infrastructure improvement programs.
2. Promote affordable homeownership opportunities through the implementation of homebuyer assistance programs.
3. Address the needs of persons with special needs through the provision of financial assistance to public service agencies, and the removal of architectural barriers to the physically challenged.
4. Assist in the development of affordable housing by providing financial incentives to the private sector for the construction of a variety of affordable housing.
5. Promote economic opportunities including job creation and retention through the provision of financial and technical assistance to the business community.
6. Provide affordable housing opportunities for renter households through an on-going partnership with the Orange County Housing Authority.
7. Administer available federal, state and locally funded housing and community development grant programs, including providing fair housing services and ensuring compliance with applicable state and federal regulations.



**B. Available Resources**

For FY2010-2011, the City of Fountain Valley is expecting to have approximately \$3,824,662 in funding available from all sources for the implementation of its various community development programs/activities. Of this amount, \$524,662 is being made available by the U.S. Department of Housing and Urban Development (HUD) under the CDBG program, consisting of \$379,662 in new allocation and \$145,000 in prior-year program income and carryover. The Fountain Valley Agency for Community Development (Redevelopment Agency) also expects to receive \$3,300,000 in Redevelopment Housing Set-Aside funding. Exhibit 1 lists the various community development funding resources available to the City for FY2010-2011.

**EXHIBIT 1. FUNDING RESOURCES AVAILABLE DURING FY 2010-11**

<i>Funding Source</i>	<b>FUNDING AMOUNT <u>AVAILABLE</u></b>
<p><b>Community Development Block Grant (CDBG) Program</b></p> <p>Estimated FY2009-2010 Entitlement Award: \$379,662</p> <p>Carryover and Estimated Program Income: 145,000</p> <p><b>Total CDBG Program Funding: \$524,662</b></p>	
<p>Fountain Valley Agency for Community Development</p> <p>FY2009-2010 Redevelopment Housing Set-Aside:</p> <p><b>Total Redevelopment Program Funding: \$3,300,000</b></p>	<p>\$3,300,000</p> <p><b>\$3,300,000</b></p>
<b>TOTAL FUNDING RESOURCES AVAILABLE:</b>	<b>\$3,824,662</b>

**NOTE: The funding amount for the CDBG portions of the total resources is an estimate at this time. The CDBG funding will be pro-rated up or down in actual percentages when the CDBG allocations are received from HUD.**

**C. Proposed Programs, Projects and Activities**

This section describes the programs, projects and activities proposed to be implemented during FY2010-2011 using funds expected to be made available under the Community Development Block Grant (CDBG) and Redevelopment Housing Set-Aside programs. It is a specific plan for the investment and use of community development funds expected to be available from HUD under the City’s CDBG program. Each program or group of programs is designed to address one or more priority needs within the city, and is presented as a part of the overall plan targeted to address each priority.

**Priority #1: Improve and Preserve Existing Residential Neighborhoods by Implementing Home Improvement, Code Enforcement, and Public Facility and Infrastructure Improvement Programs.**

a. Program Description / Leveraging of Funding / Priority Need

The City of Fountain Valley’s first priority is to improve and preserve existing residential neighborhoods. Due to the extremely high cost of housing in the city, preserving housing for low and moderate income homeowners is a priority. The strength of Fountain Valley’s neighborhood improvement efforts depend not in a single program, but in the implementation of several programs including the City’s home improvement, code enforcement and public facility and infrastructure improvement programs. The implementation of neighborhood improvement programs which address both housing and non-housing improvement issues provide for more substantial, comprehensive and longer lasting improvements to the neighborhoods in which they are implemented. A description of the various neighborhood improvement programs proposed for implementation during FY2010-2011 follows.

**Home Preservation Programs**

The City of Fountain Valley offers home rehabilitation programs to qualified homeowners to make repairs needed to produce a safe and decent place to live. The programs offer funding for such items such as termite and pest control, plumbing and electrical, roofing, insulation, weatherization, etc. These programs address the housing need of “Owner-Occupied Units with Physical Defects” which is identified as a high priority in the City’s Five-Year Consolidated Plan. These programs have priority to correct code deficiencies and to bring homes up to HUD prescribed Housing Quality Standards.

For FY 2010-11, the City of Fountain Valley has allocated \$217,000 in CDBG program funding and \$2,100,000 in Redevelopment Housing Set-Aside funding towards its Home Improvement Programs. The City will implement its home improvement programs on a city-wide basis. A description of each of the City's Home Improvement Programs including the amount and source of funding allocated to each program is provided below.

### **Neighborhood Preservation Program**

Under the City of Fountain Valley Neighborhood Preservation Program, qualified low-income homeowners may receive financial assistance in the form of grants or rebates for eligible repairs to their home or mobile home.

#### **Single Family Home Improvement Grant/Rebate and Loan Program**

The Home Improvement Grant Program provides assistance in the form of grants and rebates for the purpose of making needed home repairs. Recipients of either type of assistance are not required to pay back any portion of the financial assistance received. Grants are available for low and very low income homeowners. Rebate amounts are set at 50% of the total cost of improvements for very-low and low-income homeowners. Rebates are disbursed after the homeowner has paid for the costs of the repairs/improvements in full. Both grants and rebates are funded up to a maximum of \$5,000 per homeowner.

In addition to the Neighborhood Preservation Program, qualified homeowners may borrow up to \$50,000 under the City's Housing Rehabilitation program to complete eligible repairs/improvements to their homes. Loans provided under this program accrue simple interest at a rate of 3% with varying terms and monthly payments depending on each applicant's ability to repay the loan. Persons/households with limited disposable income such as senior citizens may qualify to receive a deferred loan. Under the Deferred Loan program, qualified homeowners may receive a twenty-five (25) year loan with no required monthly payments. These loans are funded by Redevelopment Housing Set-Aside Funds. To qualify for assistance under the City of Fountain Valley's Housing Rehabilitation program, a household's annual income must fall below the Orange County moderate income limit. The loans are funded with redevelopment housing set-aside funds.

### Mobile Home Rehabilitation

The City of Fountain Valley also offers financial assistance to qualified low-income mobile home owners for the repair/rehabilitation of their mobile homes. Under the City's Neighborhood Preservation Program, qualified participants may receive up to \$9,500 in financial assistance in the form of a grant. Recipients of either type of assistance are not required to pay back any portion of the financial assistance received.

Rebate amounts are set at 50% of the total cost of the improvements up to a maximum of \$5,000. Rebates are disbursed after the homeowner has paid for the costs of the repairs/improvements in full.

### Green Rehabilitation Loan Program

In March of 2009 the City Council and the Fountain Valley Agency for Community Development approved the Green Rehabilitation Loan Program. The program allows qualified low-income homeowners to borrow up to \$25,000 at 0% interest to make improvements to their homes that increase energy efficiency and lower consumption of natural resources. The program is funded with redevelopment low and moderate income housing funds.

For FY 2010-11, \$217,000 in CDBG program funds has been allocated to the Neighborhood Preservation Program. To qualify for assistance under this program, a household's annual income must fall below the Orange County low-income limit, as adjusted for family size, set by the U.S. Department of Housing and Urban Development (HUD).

### Lead Based Paint Hazard Grant

The City of Fountain Valley has allocated \$7,500 for the Lead Hazard Reduction Grant Program to comply with the U.S. Department of Housing and Urban Development (HUD) Title X Regulations. The grant funds are to be used to test for lead-based paint hazards and to control or abate any hazards found in the course of a City of Fountain Valley Rehabilitation Program project.

## Code Enforcement

Preserving Fountain Valley's neighborhoods and the housing stock in the City is a high priority goal. To help achieve this goal the City conducts an ongoing Code Enforcement program. Code enforcement personnel conduct proactive and reactive inspections to ensure that both residential and commercial property owners and tenants comply with the City's Municipal Code. Many of the residential cases that are related to housing that is in a deferred state of maintenance are referred to the Housing Division to ascertain if the homeowner may qualify for assistance from the Home Rehabilitation Program. This program addresses the community development needs of "Code Enforcement" and "Owner and Renter-Occupied Units with Physical Defects" which are identified as high or medium priorities for all income ranges in the City's Five-Year Consolidated Plan.

For FY 2010-11, \$67,280 in CDBG program funding has been allocated to the City's Code Enforcement Program to leverage both City of Fountain Valley General Fund and Fountain Valley Agency for Community Development monies allocated to the program. The CDBG program funds allocated to the program are designated specifically for code enforcement activities in the City's low- and moderate-income residential tracts.

## Infrastructure Improvements

The Public Works Division is proposing making some accessibility improvements to the City owned facilities and replacing some aging park equipment in parks located in the designated low income census tracts. CDBG funds in the amount of \$100,000 will be allocated for this purpose.

<b>OBJECTIVE:</b>	<b>DECENT HOUSING</b>
<b>OUTCOME:</b>	<b>IMPROVE AVAILABILITY/ ACCESSIBILITY</b>
<b>OUTCOME STATEMENT</b>	<b>CREATE DECENT , SAFE HOUSING WITH IMPROVED AVAILABILITY</b>
<b>FUNDING SOURCE:</b>	<b>CDBG, REDEVELOPMENT FUNDS</b>

**Priority #1 Goal:** *Preserve and enhance the quality of life enjoyed by Fountain Valley residents through the implementation of an array of neighborhood improvement programs.*

**Priority #2:** **Promote Affordable Homeownership Opportunities Through The Implementation Of Homebuyer Assistance Programs.**

a. Investment Plan / Geographic Distribution / Service Delivery and Management

Under the City of Fountain Valley's First Time Home Buyer (FTHB) Loan Program, the City provides eligible low- and moderate-income first-time homebuyers with financial assistance towards the purchase of their first home. Assistance is provided in the form of a "silent second" mortgage under which no interest accrues and no payments are required during the first ten (10) years of the loan. Beginning in the eleventh year, the loan begins to accrue simple interest at a rate of 5% per annum, and the homeowner is required to begin making monthly payments. The amount of the FTHB loan provided to the homebuyer has been changed to allow \$50,000 for a one bedroom unit, \$100,000 for a two bedroom unit and \$150,000 for a three or more bedroom unit.

For FY 2010-11, \$1,000,000 in Redevelopment Housing Set-Aside funding has been budgeted for the City of Fountain Valley's Home Equity Loan Program. Based upon this budget, it is anticipated that approximately ten (10) first-time homebuyers could be assisted during the fiscal year.

In addition to implementing its own first-time homebuyer program, the City of Fountain Valley annually participates in the County of Orange's Mortgage Credit Certificate (MCC) program. The County of Orange's MCC Program provides qualified homebuyers with an annual federal tax credit equal to an amount of 15% of the total mortgage interest paid by the homeowner each year. This federal tax credit reduces the homeowner's federal income tax liability, effectively increasing take-home pay and provides additional funds for use towards monthly mortgage payments. Funding under the County's MCC program is available throughout numerous jurisdictions, and is provided on a first-come first-serve basis.

<b>OBJECTIVE:</b>	<b>ECONOMIC OPPORTUNITY</b>
<b>OUTCOME:</b>	<b>AFFORDABILITY</b>
<b>OUTCOME STATEMENT</b>	<b>PROVIDE ECONOMIC OPPORTUNITY BY CREATING AFFORDABILITY</b>
<b>FUNDING SOURCE:</b>	<b>REDEVELOPMENT FUNDS</b>

**Priority #2 Goal:** *Assist five (5) first-time homebuyers under the City of Fountain Valley's First Time Home Buyer Loan Program.*

**Priority #3:** **Address The Needs Of Persons With Special Needs Through The Provision Of Financial Assistance To Public Service Agencies, And The Removal Of Architectural Barriers To The Physically Challenged.**

a. Investment Plan / Geographic Distribution / Service Delivery and Management

CDBG program regulations allow local jurisdictions to expend up to fifteen percent (15%) of their annual CDBG allocation for the provision of public services. Each year, the City of Fountain Valley, under its Public Service Agency (PSA) Grant program, accepts applications from and provides grants to non-profit public service providers that serve CDBG eligible residents of Fountain Valley. During FY 2010-11, the City of Fountain Valley will fund a total of seven (7) non-profit public service providers under its PSA Grant Program. One of the providers, Community Senior Serv Inc., will carry out two separately funded projects.

On October 8, 2009, FY 2010-11 PSA Grant application packets were mailed to all current program participants and to all public service providers that had requested applications as well as participants from the past four years. Furthermore, a public notice was published in the Fountain Valley View announcing the availability of the PSA Grant Program application packets. A total of seven (7) applications (including two from Community SeniorServ) were submitted.

For FY 2010-11, the City of Fountain Valley has allocated \$56,950 in CDBG program funding to its PSA Grant Program. A list of the non-profit public service providers that will receive funding under the City's FY 2010-11 PSA Grant Program is provided below. The list includes information regarding the amount of grant funding allocated to each agency, and provides a description of the services that will be provided and the population that will be served by each agency is provided below:

**Alzheimer's Family Services** **FY 2010-11 Grant: \$7,500.00**

***Population Assisted:*** Persons 62 years of age and older that have Alzheimer's disease or related dementia.

***Program Description:*** Provides affordable therapeutic day care services that enhance the elder's life and provides respite to their family members.

**Boys and Girls Clubs of Huntington Valley** **FY 2010-11 Grant: \$7,850.00**

***Population Assisted:*** Low/moderate income youths.

***Program Description:*** Provides day care, education and recreation programs for youth ranging from 18 months to 13 years of age.

**Community Senior Serv Inc.**

**FY 2010-11 Grant: \$12,000.00**

***Population Assisted:*** Seniors

***Program Description:*** Provision of meals twice a week at the new senior center.

**Community Senior Serv Inc.**

**FY 2010-11 Grant: \$5,620.00**

***Population Assisted:*** Seniors

***Program Description:*** Provision of delivered meals to seniors that are homebound.

**Community Services Programs, Inc.**

**FY 2010-11 Grant: \$7,500.00**

***Population Assisted:*** Fountain Valley youths ages 8-18 and their families that are referred by police for probation or those at risk of delinquent or incorrigible behavior.

***Program Description:*** Provides juvenile diversion and early intervention services in Fountain Valley.

**Interval House Crisis Shelter**

**FY 2010-11 Grant: \$8,980.00**

***Population Assisted:*** Homeless victims of domestic violence and their children including those from diverse cultural backgrounds.

***Program Description:*** Provides emergency and transitional shelter services, individual and group counseling, 24-hour crisis hotline counseling for battered women and their children and domestic violence outreach education and awareness programs.

**Women's Transitional Living Centers**

**FY 2010-11 Grant: \$7,500.00**

***Population Assisted:*** Battered women and their children including those that have problems with substance abuse.

***Program Description:*** Provides shelter and implements programs for the identification and treatment of substance abuse for battered women and their children.



**OBJECTIVE:** SUITABLE LIVING ENVIRONMENT  
**OUTCOME:** IMPROVED ACCESS/ AVAILABILITY  
**OUTCOME STATEMENT** PROVIDE IMPROVED ACCESS/ AVAILABILITY  
**FUNDING SOURCE:** CDBG

**Priority #3 Goal:** *Address the needs of low- and moderate-income persons and households with special needs through the provision of grants to non-profit public service agencies.*

**Priority #4:** **Assist In The Development Of Affordable Housing By Providing Financial Incentives To The Private Sector For The Construction Of A Variety Of Affordable Housing.**

a. Investment Plan / Geographic Distribution / Service Delivery and Management

Fountain Valley’s fourth priority is to assist in the development of affordable housing by providing financial incentives to the private development sector for the construction of affordable housing.

The City of Fountain Valley and the Fountain Valley Agency for Community Development are currently reviewing proposals for the development of affordable units on a 3.9 acre lot. The construction of this project is anticipated to provide much needed affordable living options and recreational opportunities for area workforce.

Although the City is 98% built out the City continues to search out affordable housing opportunities. The City is receptive to developers that can come up with an innovative proposal to provide additional affordable housing opportunities to its low income residents.

**OBJECTIVE:** DECENT HOUSING  
**OUTCOME:** IMPROVE AVAILABILITY/ ACCESSIBILITY  
**OUTCOME STATEMENT** CREATE DECENT , SAFE HOUSING WITH IMPROVED AVAILABILITY  
**FUNDING SOURCE:** CDBG, REDEVELOPMENT FUNDS

**Priority #4 Goal:** *Accept and review proposals, and participate, if warranted, in the development of proposed affordable housing development projects.*

**Priority #5: Promote Economic Opportunities Including Job Creation and Retention Through The Provision Of Financial And Technical Assistance To The Business Community.**

a. Investment Plan / Geographic Distribution / Service Delivery and Management

Under this priority, the City of Fountain Valley will strive to create economic development opportunities for low/moderate income persons. This goal will be achieved through the provision of financial and/or technical support to new and expanding business entities in the City of Fountain Valley that provide significant employment opportunities to low/moderate income persons. Financial assistance to business entities will be dependent on each entity's ability to demonstrate the need for such assistance.

For FY 2010-11, the City of Fountain Valley has not allocated any funding under the CDBG program to this priority. Redevelopment Agency tax increment financing has been utilized to construct a new roadway known as the Newhope extension. Tax increment financing has made many improvements to the infrastructure in this area in an effort to encourage development and increase business presence and bring additional employment to the City. The Newhope corridor and the Southpark business park are the one of the major areas of employment in the City. Although the economy is down the area is still seeing new business ventures being started. Currently under development is a manufacturing and distribution building for Mitsubishi Materials.

**OBJECTIVE: ECONOMIC OPPORTUNITY**  
**OUTCOME: AVAILABILITY/ ACCESSIBILITY**  
**OUTCOME STATEMENT PROVIDE ECONOMIC OPPORTUNITY BY CREATING NEW ACCESSIBILITY**  
**FUNDING SOURCE: REDEVELOPMENT FUNDS**

**Priority #5 Goal: Provide financial and technical assistance, where warranted, to for-profit business entities where job opportunities for low- and moderate-income persons will either be maintained or created.**

**PRIORITY #6: PROVIDE AFFORDABLE HOUSING OPPORTUNITIES FOR RENTER HOUSEHOLDS THROUGH AN ON-GOING PARTNERSHIP WITH THE ORANGE COUNTY HOUSING AUTHORITY.**

a. Investment Plan / Geographic Distribution / Service Delivery and Management

The need for affordability for very-low and low-income renters and special needs populations such as homeless, disabled and seniors is critical throughout Orange County. With rising rents, the high cost of construction and limited available land, access to affordable rental housing is being provided through the use of HUD Section 8 Rental Assistance.

Fountain Valley's sixth priority is to provide affordable housing opportunities through the provision of HUD Section 8 Rental Assistance to extremely low and very low-income persons/households including seniors, disabled persons and persons with special needs. This is accomplished through an ongoing partnership with the Orange County Housing Authority (OCHA) under which OCHA provides eligible Fountain Valley residents with HUD Section 8 Rental Assistance Vouchers.

As of February 1, 2010, OCHA is providing four hundred twenty five (425) Section 8 Rental Vouchers to residents of Fountain Valley. The City of Fountain Valley intends to continue in its current working relationship as a member of the Cities Advisory Committee with the Orange County Housing Authority well into the future.

<b>OBJECTIVE:</b>	<b>DECENT HOUSING</b>
<b>OUTCOME:</b>	<b>IMPROVE AVAILABILITY/ ACCESSIBILITY</b>
<b>OUTCOME STATEMENT</b>	<b>CREATE DECENT , SAFE HOUSING WITH IMPROVED AVAILABILITY</b>

***Priority #6 Goal: Provide HUD Section 8 Rental Assistance to eligible very-low and low-income renter households through an ongoing partnership with the Orange County Housing Authority.***

**PRIORITY #7: Administer Available Federal, State And Locally Funded Housing And Community Development Grant Programs, Including Providing Fair Housing Services And Ensuring Compliance With Applicable State And Federal Regulations.**

a. Investment Plan / Geographic Distribution / Service Delivery and Management

During FY 2010-11, the City of Fountain Valley will implement a \$3,824,662 housing and community development budget encompassing several federal and state funded programs. The City's Housing and Community Development (HCD) Division, a division of the City's Planning Department, will provide for the administration and implementation of these programs. The HCD Division consists of two (2) full-time staff members and two (2) part-time staff members.

For FY 2010-11, the City of Fountain Valley has allocated \$70,088 in CDBG program funds and \$215,000 in Redevelopment Housing Set-Aside funds to provide for the administration and implementation of the City's housing and community development programs. This budget will provide for HCD and HCD support staff salaries, general office expenses including supplies and independent contractor/consultant costs associated with the implementation of the City's housing and community development programs.

In addition to providing for the day-to-day implementation of the City's housing and community development programs, the City of Fountain Valley has also allocated \$5,844 in CDBG program funding under this activity for the provision of fair housing services to the City's residents. As required under CDBG program regulations, all CDBG program entitlement jurisdictions including the City of Fountain Valley must "affirmatively further fair housing." The City of Fountain Valley meets this requirement by contracting with the Fair Housing Council of Orange County (FHCO) for the provision of a variety of services to its residents. These services include landlord/tenant dispute resolution, tenant legal assistance services, ongoing fair housing education seminars, and fair housing compliance investigations and monitoring. During FY 2010-11, it is estimated that the FHCO will provide fair housing services to over 60 Fountain Valley residents with approximately 180 cases.

**OBJECTIVE:** Comply with all of the HUD requirements in the implementation of the City's Housing and Community Development programs.

**Priority #7 Goal:** Provide Effective Administration Of City Of Fountain Valley And Fountain Valley Agency For Community Development Housing And Community Development Programs, And Provide Fair Housing Services To All Residents Of Fountain Valley.

#### ***D. Summary Description of Proposed Programs, Projects and Activities by Funding Source***

A description of each program, project or activity is provided below along with specific information regarding project costs, funding source(s), project location(s), and the lead agency responsible for the implementation of the particular activity. Projects are separated by funding source (i.e. CDBG, Redevelopment Housing Set-Aside), and further into separate subsections by activity type (i.e. Administrative or Public Services activity).

##### **1. Community Development Block Grant (CDBG) Program**

*Program Administration and Fair Housing Activities*

- a. **Project Name:** Fair Housing Services  
**Funding Amount:** \$5,844  
**Lead Agency:** Fair Housing Council of Orange County (Non-profit)  
**Location:** City-wide  
**Description:** Provision of fair housing services (including landlord/tenant dispute resolution, housing discrimination investigation, and community education/outreach) to residents of Fountain Valley.
- b. **Project Name:** Program Administration  
**Funding Amount:** \$70,088  
**Lead Agency:** City of Fountain Valley  
**Location:** City-wide  
**Description:** Payment of staff salaries and other costs directly related to the implementation of the City's Housing and Community Development programs. This program will also receive additional funding from the Fountain Valley Agency for Community Development under its Redevelopment Housing Set-Aside program.

*Public Service Programs/Activities*

- c. **Project Name:** Public Service Agency (PSA) Grant Program  
**Funding Amount:** \$56,950  
**Lead Agency:** City of Fountain Valley – HCD Division  
**Location:** City-wide  
**Description:** Program provides grants to non-profit public service providers for the provision of a variety of programs and services designed to assist low- and moderate-income persons and households with special needs.

*Neighborhood Improvement Projects/Activities*

- d. **Project Name:** Code Enforcement  
**Funding Amount:** \$67,280  
**Lead Agency:** City of Fountain Valley – Code Enforcement Division  
**Location:** CDBG program low- and moderate-income areas

- Description:** Identification of municipal code violations with subsequent follow-up enforcement and monitoring to ensure compliance with the City's Municipal Codes within the designated low-mod census tract areas. Most activities are conducted on a complaint basis from residents within the designated areas or referrals from other City Departments such as Police, Fire, and Building. This program will also receive additional funding from the Fountain Valley Agency for Community Development under its Redevelopment Tax Increment and Housing Set-Aside programs.
- e. **Project Name:** Neighborhood Preservation Program  
**Funding Amount:** \$217,000  
**Lead Agency:** City of Fountain Valley – HCD Division  
**Location:** City-wide  
**Description:** Provision of home improvement grants and rebates to eligible low- and moderate-income homeowners. Provision of home improvement grants and rebates to eligible low- and moderate-income mobile home owners. Provision of home improvement loans to eligible low- and moderate-income homeowners. This program will also receive additional funding from the Fountain Valley Agency for Community Development under its Redevelopment Housing Set-Aside program.
- f. **Project Name:** Lead Based Paint Hazard Reduction Grant Program  
**Funding Amount:** \$7,500  
**Lead Agency:** City of Fountain Valley – HCD Division  
**Location:** City of Fountain Valley  
**Description:** Provide funds for testing and mediation of lead based paint hazards in single family homes enrolled in the various Home Improvement Programs funded by CDBG.

<b>g. Project Name:</b>	ADA and Park Improvements
<b>Funding Amount:</b>	\$100,000
<b>Lead Agency:</b>	City of Fountain Valley – Public Works Division
<b>Location:</b>	City Facilities and Various City Parks in the designated Low –Moderate Income areas
<b>Description:</b>	ADA Improvements and replacement of aging park equipment.

**2. *Redevelopment Tax Increment Financing***

An estimated \$3,300,000 in Redevelopment Twenty-Percent Housing Set-Aside funding is available for FY 2010-11. Specific information regarding the activities and programs to be conducted by the Fountain Valley Agency for Community Development using Redevelopment Tax Increment financing may be found in the Fountain Valley Agency for Community Development Five-Year Implementation Plan – FY2010-2014.

**E. *Continuum of Care***

The **Continuum of Care** model is based upon the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs – physical, economic, and social. HUD believes the best approach for alleviating homelessness is through a coordinated community-based process that provides a comprehensive response to the differing needs of homeless individuals and families. The fundamental components of a Continuum of Care system are:

1. Outreach and assessment to identify an individual’s or family’s needs and connect them to facilities and services;
2. Immediate (emergency) shelter as a safe, decent alternative to the streets;
3. Transitional housing with appropriate supportive services, such as job training/placement, child care, substance abuse treatment, mental health services, and instruction in independent living skills; and
4. Permanent housing or permanent supportive housing arrangements.

The primary goal of the Continuum of Care approach is to assist homeless individuals and families to move to self-sufficiency and to the extent possible into permanent housing. The City of Fountain Valley meets this goal through the implementation of a diverse array of housing and community development programs that combined provide

a vehicle for homeless persons or persons at risk of becoming homeless to move towards self-sufficiency.

The backbone of Fountain Valley's Continuum of Care efforts lies in its Public Service Agency (PSA) Grant Program. Under the PSA Grant Program, non-profit public service providers receive funding for the implementation of various programs including the provision of emergency and transitional shelter, support services such as job training/placement, childcare, substance abuse treatment, mental health services, and counseling and instruction in independent living skills.

The final component in the City's Continuum of Care efforts is the first-time homebuyer program, officially known as the First Time Home Buyer Loan Program (FTHB). This program serves as the capstone of the City's Continuum of Care programming as it often represents the final step in an individual's or household's attainment of self-sufficiency and independence.

Due to the limited amount of funding the City of Fountain Valley receives for these programs, all of the need cannot be alleviated. Therefore, the City of Fountain Valley partners with the County of Orange in completing a person's/family's pathway to independence and self-sufficiency through the Section 8 Rental Assistance program.

The HUD Section 8 Rental Assistance program is by the Orange County Housing Authority (OCHA). Under this program, eligible homeless and/or renter households receive rental assistance in the form of HUD Section 8 Voucher. This program plays a vital role in the Continuum of Care process as it provides a necessary and important step for persons/households transitioning from shelter and care provided by various agencies funding under the City's PSA Grant program to independent living.

Additionally, as a member of the Orange County Continuum of Care Consortium, Fountain Valley supports the Orange County Continuum of Care (CoC) Program. Since 1998, the County of Orange has implemented a community-based system of care that is consistent with HUD's belief that the best approach to alleviating homelessness is through a local-based comprehensive and coordinated approach; this comprehensive and coordinated housing and service delivery system, is known as a Continuum of Care (CoC). Orange County's regional CoC provides a balance of emergency, transitional, and permanent supportive housing, plus services, to address the needs of homeless persons so they can transition from streets and shelters to independent living.

This collaborative effort helps to further the goals and objectives of the City of Fountain Valley by providing funds to non-profit service providers throughout the County of Orange. These providers offer services that address goals and objectives set forth in the City of Fountain Valley's Five Year Consolidated Plan. The following is a list of services and service providers throughout Orange County:



**Homeless and Special Needs Population  
Continuum of Care: Housing Gap Analysis Chart**

	<b>Current Inventory</b>	<b>Under Development</b>	<b>Unmet Need/ Gap</b>
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**Individuals**

<b>Example</b>	<b>Emergency Shelter</b>	<b>100</b>	<b>40</b>	<b>26</b>
<b>Beds</b>	Emergency Shelter	926		
	Transitional Housing	1211		
	Permanent Supportive Housing	1174		
	Total	3311		

**Persons in Families With Children**

<b>Beds</b>	Emergency Shelter	305		
	Transitional Housing	1614	31	
	Permanent Supportive Housing	109		
	Total	2028		

**Continuum of Care: Homeless Population and Subpopulations Chart**

<b>Part 1: Homeless Population</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
	<b>Emergency</b>	<b>Transitional</b>		
Number of Families with Children (Family Households):	171	268	74	513
1. Number of Persons in Families with Children	474	808	255	1531
2. Number of Single Individuals and Persons in Households without children	1757	608	1407	3772
<b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>	2402	1684	1736	2816
<b>Part 2: Homeless Subpopulations</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
a. Chronically Homeless	36		221	257
b. Seriously Mentally Ill	199		170	369
c. Chronic Substance Abuse	184		142	326
d. Veterans	419		255	674
e. Persons with HIV/AIDS	93		53	146
f. Victims of Domestic Violence	613		238	857
g. Unaccompanied Youth (Under 18)	43		0	43



**Fundamental Components in CoC System - Housing Inventory Chart**

<b>EMERGENCY SHELTER</b>											
Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2008 Year-Round Units/Beds			2008 All Beds		Overflow/ Voucher
				A	B	Family Units	Family Beds	Individual Beds	Year- Round	Seasonal	
<b>Current Inventory</b>											
Foundation of Hope	Hopes House		602	SMF				16	16	0	0
Fullerton Emergency Interfaith Shelter				FC		13	32		32	0	0
Orange Coast Interfaith Shelter				FC		1	5		5	0	0
Orange Coast Interfaith Shelter				FC		12	30		30	0	0
Home on Green Pastures	Home on Green Pastures			FC		3	8		8	0	0
The Eli House	The Eli House			FC		9	22		22	0	0
Collette's Childrens Home				YMF		3	8		8	0	0
Family Assistance Ministries				M							160
Family Assistance Ministries				M		7	16		16		
First Southern Baptist Church				M		6	15		15		
Human Options	Family Healing Center			M	DV	3	8		8		
Human Options	First Step			M	DV	17	40		40		110
Interval House				M	DV	30	73		73		167
Laura's House				M	DV			30	30		67
Mary's Shelter				YF		12	24		24		
Mercy House				M							200
New Directions for Women				M		2	6	24	30		
The Salvation Army	Hospitality House			M		1	3	1	4		
Toby's House				M		6	15	5	20		20
Women's Transitional Living Shelter				M	DV			56	56		650
Aids Svcs Foundation	Emergency Housing			SMF	AIDS			12	12		
American Family Hsg	Shelter for Homeless			SMF				12	12		
American Family Hsg	Shelter for Homeless			SMF				3	3		
Casa Elena				SMF				6	6		
City of Laguna Beach	Cold Weather Shelter			SMF						55	
City of Laguna Beach	Cold Weather Shelter			SMF						3	
Collette's Childrens Home				YMF				6	6		
Cooper Fellowship				SMF				70	70		
Cooper Fellowship				SMF				1	1		
St. Vincint de Paul	Cold Weather Shelter			SMF						320	
St. Vincint de Paul	Cold Weather Shelter			SMF						39	
County of Orange HCA	Residential Care			SMF				34	34		
First Step House	Charle Street			SMF				20	20		

SM=Single Males; SF=Single Females; SMF=Single Males & Females; FC=Families w/ Children; YM=Young Males; YF=Young Females; YMF=Youth; M=Mixed; DV=Domestic Violence Victims; VET=Veterans; AIDS=HIV/Aids

<b>EMERGENCY SHELTER</b> (Continued)											
Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2008 Year-Round Units/Beds			2008 All Beds		Overflow/ Voucher
				A	B	Family Units	Family Beds	Individual Beds	Year-Round	Seasonal	
<b>Current Inventory</b> Continued											
Mainstream				SMF				32	32		
Mental Health Assoc. of OC				SMF				15	15		75
Mental Health Assoc. of OC				SMF				15	15		
OC Rescue Mission	Men's Shelter			SMF				45	45		1
Precious Life Shelter				M	PM, PW			6	6		
Straight Talk	Start House			SMF				6	6		
Teen Challenge				YMF				20	20		
The Rogue Center				SMF				71	71		
The Rogue Center				SMF				3	3		
The Salvation Army	Hospitality House			SMF				54	54		
The Salvation Army	ARC			SMF				175	175		
The Villa Center				SMF				24	24		
Unidos				SMF				17	17		
Woodglen Recovery Junction				SMF				46	46		
Casa Youth Shelter				YMF				12	12		
Community Svcs Program	HB Youth Shelter			YMF				8	8		
Community Svcs Program	Laguna Bch Youth			YMF				6	6		
Community Svcs Program	HB Youth Shelter			YMF				4	4		
<b>SUBTOTAL</b>						<b>125</b>	<b>305</b>	<b>855</b>	<b>1160</b>	<b>417</b>	<b>1450</b>
<b>Under Development</b>											
Unknown											
<b>SUBTOTAL</b>						<b>UNK</b>	<b>UNK</b>	<b>UNK</b>	<b>UNK</b>	<b>UNK</b>	<b>UNK</b>

<b>TRANSITIONAL HOUSING</b>											
Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2008 Year-Round Units/Beds			2008 All Beds		Overflow/ Voucher
				A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	
<b>Current Inventory</b>											
Anaheim Interfaith	Halcyon			FC		9	60		60		
Families Forward				FC		21	107		107		
Families Forward				FC		4	23		23		
Family Assistance	Gilcrest House			FC		13	30		30		
Fullerton Emergency	New Vista Transitional			FC		21	50		50		
Hope House				FC		23	56		56		

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**TRANSITIONAL HOUSING (Continued)**

Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2008 Year-Round Units/Beds			2008 All Beds		Overflow/ Voucher
				A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	
<b>Current Inventory</b>											
Orange Coast Interfaith Shelter				FC		15	90				
OC Rescue Mission	Hope Family-El Modena			FC		11	26		26		
OC Rescue Mission	House of Hope			FC		29	70		70		
OC Rescue Mission	House of Hope			FC		2	5		5		
Serving People in Need	Sam Boyce Transitional			FC		48	117		117		
South County Outreach				FC		3	13		13		
South County Outreach				FC		13	55		55		
SoCal Drug & Alcohol	Heritage House South-Costa Mesa			FC		13	32		32		
SoCal Drug & Alcohol	Heritage House Village			FC		6	40		40		
SoCal Drug & Alcohol	Heritage House Village			FC		1	5		5		
SoCal Drug & Alcohol	Heritage House North			FC		18	44		44		
Thomas House				FC		1	1		1		
Thomas House				FC		14	88		88		
Touchstones				FC		10	23		23		
Veteran's First Transitional Program				FC	VET	6	12		12		
American Family Housing				M		36	86	16	102		
American Family Housing				M		10	23	2	25		
Casa Teresa	Hannah's House			M		8	19	16	35		
Casa Teresa	Hannah's House			M		5	13	33	46		
Collette's Childrens Home				YMF		2	30	6	36		
Collette's Childrens Home				YMF		34	74		74		
Foundation of Hope	Hope's House			M		2	10		10		
Grandma's House of Hope				YMF		2	4	17	21		
HIS House				SMF				3	3		
HIS House				FC		16	37	6	43		
Human Options	Second Step			M	DV	21	50		50		
Interval House				FC	DV	25	60		60		
Kathy's House				M		1	2		2		
Kathy's House				M		2	6	6	12		
Mercy House	Regina House			M		1	2		2		
Mercy House	Regina House			M		6	20		20		
OC Rescue Mission	Village of Hope			M		43	104	88	192		
Orangewood Children's	Rising Tide			YMF		1	3	2	5		
Salvation Army	Transitional Housing			M		3	10	8	18		

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**TRANSITIONAL HOUSING (Continued)**

Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2008 Year-Round Units/Beds			2008 All Beds		Overflow/ Voucher
				A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	
<b>Current Inventory</b>											
SoCal Drug & Alcohol	Heritage House Cottage			M		7	17	3	20		
The Eli House Inc.				M		12	28		28		
Toby's House				M		7	20		20		
Women's Transitional Living Center				M	DV	1	5		5		
Women's Transitional Living Center				SMF	DV			4	4		
Bethany				SMF				11	11		
Connection House				SMF				10	10		
St. Vincent de Paul	St. Vincent's Haven			SMF				25	25		
First Step House	Hamilton House			SMF				35	35		
Friendship Shelter				SMF				24	24		
Friendship Shelter				SMF				1	1		
Fullerton Emergency	New Vista Transitional			SMF				12	12		
HOMES, Inc.				SMF				6	6		
HOMES, Inc.				SMF				28	28		
Lighthouse Ministries				SMF				22	22		
Mainstream				SMF				12	12		
MHA of OC				SMF				10	10		
Mercy House	Joseph House			SMF				22	22		
Mercy House	Emmanuel House			SMF	AIDS			21	21		
OC Rescue Mission	Mustard Seed Ranch			M				15	15		
Phoenix House				SMF				125	125		
Precious Life Shelter				M				24	24		
Serving People in Need	Substance Abuse Program			SMF				359	359		
Straight Talk Inc	Gerry House			SMF				12	12		
The Sheepfold				SMF				100	100		
The Sheepfold				SMF				10	10		
Veteran's First Transitional Program				SMF	VET			6	6		
Veteran's First Transitional Program				SMF	VET			18	18		
Veteran's First	Veterans Self Determination			SMF	VET			18	18		
WISEPlace				SF	DV			30	30		
YWCA Central OC	Beverly House			SF				11	11		
Laurel House				YMF				6	6		
Orangewood Children's	Rising Tide			YMF				28	28		
				<b>SUBTOTAL</b>		<b>526</b>	<b>1570</b>	<b>1211</b>	<b>2691</b>		

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<b>TRANSITIONAL HOUSING (Continued)</b>											
Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2008 Year-Round Units/Beds			2008 All Beds		Overflow/Voucher
				A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	
<b>Under Development</b>											
Unknown											
				<b>SUBTOTAL</b>		UNK	UNK	UNK	UNK		

<b>PERMANENT SUPPORTIVE HOUSING</b>											
Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2008 Year-Round Units/Beds			2008 All Beds		Overflow/Voucher
				A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	
<b>Current Inventory</b>											
Anaheim Supportive Hsg	Tyrol Plaza			M		4	10	50	60	N/A	N/A
County of Orange HCA				SMF				359	359	N/A	N/A
County of Orange HCA				SMF				37	37	N/A	N/A
H.O.M.E.S Inc.	Jackson Isle			SMF				29	29	N/A	N/A
H.O.M.E.S Inc.	Jackson Isle			SMF				7	7	N/A	N/A
John Henry Foundation				SMF				46	46	N/A	N/A
SRO	Alice Court			SMF				27	27		
SRO	Bartleett Building			SMF				17	17		
SRO	Casa Alegre			SMF	AIDS			22	22		
SRO	Costa Mesa Village			SMF				96	96		
SRO	Fullerton City Lights			SMF				137	137		
SRO	Hagan Place			SMF				24	24		
SRO	Harbor View Terrace			SMF				24	24		
SRO	Irvine Inn			SMF				192	192		
SRO	Mariposa Village			SMF				40	40	N/A	N/A
SRO	Park Place Village			SMF				59	59	N/A	N/A
Staight Talk	Stable Ground			SMF				8	8	N/A	N/A
Mary Erickson Community Housing				FC		8	40		40	N/A	N/A
Mary Erickson Community Housing				FC		10	50		50	N/A	N/A
Mercy House	San Miguel			FC	AIDS	2	5		5	N/A	N/A
Mercy House	San Miguel			FC	AIDS	3	4		4	N/A	N/A
				<b>SUBTOTAL</b>		<b>27</b>	<b>109</b>	<b>1174</b>	<b>1283</b>	N/A	N/A
<b>Under Development</b>											
Unknown											
				<b>SUBTOTAL</b>							

SM=Single Males, SF=Single Females, SMF=Single Males & Females, FC=Families w/ Children, YM=Young Males, YF=Young Females, YMF=Youth, M=Mixed, DV=Domestic Violence Victims, VET=Veterans, AIDS=HIV/Aids





The CoC system serves the needs of the homeless through a mix of diverse housing/service providers that include nonprofit organizations (faith-based and community-based), federal, state, and local governmental agencies, public housing authorities, local businesses, schools and universities, law enforcement, private donors, and homeless/formerly homeless persons. Through these partnerships Orange County is able to garner the resources to leverage federal McKinney-Vento Homeless Assistance Act funds and fill gaps in the system of care for the region's homeless and those at risk of homelessness.

### ***F. Public Housing Improvements***

There are no public housing units located within the City of Fountain Valley.

### ***G. Public Housing Resident Initiatives***

There are no public housing units located within the City of Fountain Valley, and therefore there are no public housing resident initiatives in the City of Fountain Valley.

### ***H. Affirmatively Furthering Fair Housing***

"Affirmatively furthering" equal opportunities to access housing is considered essential to the pursuit of the "American Dream" by HUD. Individuals and/or entire households are thought to benefit when they are able to freely realize their housing choice, since that decision normally considers local educational factors and employment opportunities or business and social relationships. As such, it is believed that affirmatively furthering fair housing contributes to local, state, and national stability in our society because it helps individuals realize that they have been afforded an equal opportunity to be all they can be in our social structure.

The City of Fountain Valley in collaborative efforts with 33 cities in Orange County completed the Orange County Regional Analysis of Impediments (A.I.) to fair housing on July 30, 1996. A corresponding Fair Housing Action Plan was developed shortly thereafter. The Regional A.I. and Fair Housing Plan provide essential and detailed information to policy makers, administrative staff, housing providers, lenders and fair housing supporters. The AI has helped build public support for fair housing efforts. The AI was revised in 2000 and 2005, and again for this Consolidated Plan cycle in 2010.

The City of Fountain Valley continues to operate and support fair housing services and actions as specified and updated annually in an agreement between the City of Fountain Valley and the Fair Housing Council of Orange County (FHCOC). The Fair Housing Council of Orange County (FHCOC) is a private non-profit, which was incorporated in 1968, and governed by a volunteer board of directors. The FHCOC's purpose is to counteract unlawful housing discrimination. The organization is an operating member of the National Fair Housing Alliance.

## **FAIR HOUSING ACTIONS & SERVICES SUMMARY:**

**FAIR HOUSING COMMUNITY EDUCATION** - actions include publishing and distributing a newsletter; fair housing presentations at public meetings; training programs for housing consumers and professionals such as realtors, property managers, owners, and lending institutions; and sponsoring an equal opportunity theme poster school contest annually.

**FAIR HOUSING ENFORCEMENT** - actions include fair housing counseling, investigations, claim merit reviews, and when appropriate, conciliation and/or prosecution of meritorious housing discrimination claims.

**FAIR HOUSING COMPLIANCE MONITORING** - actions include review and evaluation of practices on a case-by-case basis of cooperating housing industry professionals and/or their firms; counseling is also provided in relation to preventing or minimizing potential fair housing violation claims.

**TENANT LEGAL ASSISTANCE** - actions include legal representation in certain housing actions determined to impact important housing rights, such as eviction court cases involving issues of housing discrimination, substandard conditions, or retaliation for exercising housing rights.

**HOUSING DISPUTE EVALUATION** - actions include assisting housing providers and consumers to evaluate housing issues in dispute, plus providing technical assistance regarding the parties' rights and responsibilities.

**MEDIATION PROGRAM** - actions include providing mediation/conciliation services. Certified mediators assist housing providers and consumers to resolve their disputes without litigation.

## **CRA (COMMUNITY REINVESTMENT ACT) MONITORING**

## **HMDA (HOME MORTGAGE DISCLOSURE ACT) DATA MONITORING**

### ***I. Federal Program Match Requirements***

During FY 2010-11, the City of Fountain Valley will receive federal funding under HUD's Community Development Block Grant (CDBG) program. No other sources of federal funding will be available to the City during the upcoming fiscal year. Community Development Block Grant (CDBG) program regulations do not require the leveraging/matching of CDBG program funds with non-federal source funds.

### ***J. Institutional Structure***

The City of Fountain Valley's Planning Department serves as the lead agency for the implementation of all programs/projects/activities outlined with the City's Five-Year Consolidated Plan and subsequent Consolidated Plan Annual Updates. The department is comprised of the Housing and Community Development Division and the Planning Division. An organizational chart of the department can be found in Appendix G of this report.

## **K. Monitoring Standards and Procedures**

### 1. Annual Reports:

*Housing and Community Development Advisory Board* – Each year, the HCD Advisory Board is presented with an annual report of all housing and community development activities conducted during the previous year. This annual report, known as the Consolidated Annual Performance and Evaluation Report (CAPER) includes a financial analysis of all HUD funded activities/programs and an evaluation of each program's performance in meeting its programmatic and expenditure goals.

*City Council* - The City Council is also provided with the City's Consolidated Annual Performance and Evaluation Report (CAPER) on an annual basis.

*Independent Audit* - An annual independent audit is conducted on all HUD funded programs to review both program and financial management. This audit is submitted to the Council and to all appropriate monitoring agencies.

### 2. Quarterly Reports:

*Housing and Community Development Advisory Board* – On a quarterly basis, the HCD Advisory Board Commission is presented with a report that summarizes the accomplishments of public service agencies funded under the City's Public Service Agency (PSA) Grant program.

### 3. Project Monitoring:

*Home Rehabilitation* Projects have a very thorough monitoring system from intake that involves credit reports, title searches, income verification and continues with contractor qualifications, license and insurance confirmation. There are also site visits, job approval forms for the homeowner, building inspections. Fund distribution is monitored and finally filing in IDIS.

*Public Service* agencies are required to file quarterly reports to request funding these report show the number of clients assisted including income, race and ethnicity information. The agency must provide back-up documentation such as copy of payroll records to justify reimbursement. Each agency is also monitored by at least one site visit annually.

*Code Enforcement* is monitored by requiring all cases be entered into a database by geographic area HUD defined low income residential areas are the only CDBG funded activities.

### 4. IDIS

*Integrated Disbursement and Information System* – All funds to be drawn are reviewed by the Finance Department prior to the authorization of the draw of funds from HUD.

## ***L. Anti-Poverty Strategy***

In an effort to reduce existing levels of poverty, and to address the needs of very-low income families, the City of Fountain Valley will implement the following activities:

1. The City of Fountain Valley will continue its partnership with the Orange County Housing Authority to provide rental assistance to very-low income households under the U.S. Department of Housing and Urban Development's Section 8 program;
2. The City of Fountain Valley will continue to provide financial assistance to low-income homeowners for making needed improvements to existing properties;
3. The City of Fountain Valley and Fountain Valley Agency for Community Development will continue to implement its first-time homebuyers program and will work with for-profit and/or non-profit housing developers to create new affordable housing within the community; and
4. The City will provide financial and technical assistance to local public service agencies providing services to populations with special needs.

## ***M. Coordination Efforts***

The City of Fountain Valley and Fountain Valley Agency for Community Development continue to work closely and successfully with public, private and non-profit organizations in an effort to address existing community development needs. Through ongoing partnerships with the Fair Housing Council of Orange County and the Orange County Housing Authority, the City of Fountain Valley continues to provide fair housing services and rental assistance to its residents.

Relationships with both private for-profit developers and non-profit public service providers remain active as we continue to implement our community development programs. In order to maintain and enhance existing relationships between public, private and non-profit organizations, the City of Fountain Valley and Fountain Valley Agency for Community Development will continue to participate in all local and regional information and referral meetings between agencies.

Fountain Valley does not currently have any outstanding audit findings for HUD programs and maintains a positive working relationship with HUD staff members.

## ***N. Addressing Obstacles to Meeting Underserved Needs***

The major obstacle of meeting the needs of the underserved is the lack of financial resources. The CDBG funding has been getting reduced each first three years of the current five year Consolidated Plan. The City of Fountain Valley focuses the available resources in a manner to maximize the number of people served with the funds available. The City also leverages its ability by collaborating and partnering with other agencies and funding sources.

This years Action Plan will allocate funding to the following programs to help address the needs of the underserved:

#### *Fair Housing Services*

The allocation of funds for fair housing services allows low/moderate income residents to have an advocate to assist them in housing discrimination or landlord tenant disputes. These services are very important to low income tenants, who without these services may not have any other recourse to dispute a landlords claim.

#### *Public Service Agency Grants*

These grants will provide a variety of services such as (1) day care and after-school programs for low/moderate income youth; (2) Diversion and early intervention counseling to low/moderate youths and families; (3) Shelter and assistance to battered women and children in several separate facilities; (4) therapeutic day care services to senior citizens suffering from Alzheimer's Disease or other forms of dementia; (5) Senior meal programs.

#### *Housing Programs*

The City of Fountain Valley funds a variety of housing assistance programs that are all focused on the low/moderate income homeowner. A mobile home rehabilitation grant program, an energy efficiency grant program, a single-family home rehabilitation grant program, a lead based paint hazard reduction grant program are examples of direct assistance programs. These programs are leveraged with a low- interest rehabilitation loan program funded by redevelopment housing set-aside funds. The code enforcement program helps preserve housing in the designated low/moderate income census tract areas.

#### *ADA Improvements*

The City of Fountain will continue addressing disabled accessibility and architecture barrier reduction through out the City. These improvements will improve the ability to utilize facilities accessibility Citywide to persons with disabilities.

#### *Section 8 Housing*

The City will continue to partner with Orange County Housing Authority to provide rental assistance in the form of Section 8 vouchers to low income persons. In November 2005 the Orange County Housing Authority opened the waiting list for Section 8 assistance; over 20,000 applications were received, illustrating the need for affordable housing. The estimated waiting period for these applicants will be up to seven years before a voucher would become available. Currently, 425 households in Fountain Valley utilize this program.

### ***O. Foster & Maintain Affordable Housing***

In this year's Action Plan the City of Fountain Valley will continue to provide the following programs and services to promote affordable housing:

### *Housing Rehabilitation*

The City offers a variety of programs to preserve affordable housing such as the Mobile Home Rehabilitation Grant Program; the Single Family Rehabilitation Grant Program; the Energy Efficiency Grant Program, all funded with CDBG Funding. The City also utilizes redevelopment funds for a low interest home rehabilitation loan program.

### *First Time Home Buyer Program*

The City will fund a First Time Homebuyer Program that offers deferred loans up to \$50,000 for a one bedroom unit, \$100,000 for a two bedroom unit and \$150,000 for a three or more bedroom unit to low/moderate income buyers. This will be funded with redevelopment funds.

### *Affordable Rental Housing*

The City of Fountain Valley will partner with The Orange County Housing Authority to provide Section Rental Vouchers to low income persons.

The City of Fountain Valley provided assistance to develop a 156 unit low-income senior apartment complex using redevelopment funding to subsidize the affordability. These units have recorded covenants to maintain the affordability for 55 years.

### *Affordable For Sale Housing*

The City has provided assistance to develop 54 affordable senior condominium units utilizing redevelopment funds as a subsidy for the affordability. These units have recorded covenants that maintain affordability for 45 years.

### *Housing Preservation*

The City will provide funding for a Code Enforcement Program to preserve the housing stock in the designated low/moderate income census tract areas. By responding to residents complaints pertaining to municipal code violations in regards to deterioration of their neighborhoods.

## ***P. Removal of Barriers to Affordable Housing***

The City of Fountain Valley is experiencing the same affordability issues as the rest of Orange County. Although the current sub-prime loan crisis has affected the prices in Fountain Valley just as it has across the Country the prices are still higher than the median income household can afford. The housing situation for households in the lower income categories is even bleaker. From 1997 to 2007 the median income in Orange County rose 27% while the median home price rose 250%. Rents already high are now increasing due to the tighter credit requirements to buy a home. Another barrier is the lack of available land to build affordable housing, the City is 98% built-out. Land for affordable housing must come from land currently used for other purposes such as surplus school property or the rezoning of land suitable for residential use. The owners of this land want to maximize their return when these properties are sold; therefore

attempting to find funding sources available to create affordable housing is extremely difficult. The last large parcels of land sold in the City for almost 2 million dollars per acre making affordable housing very difficult to produce. The City is constantly searching for property that would be financially feasible to accommodate the construction of affordable housing.

Many of the households with the lowest income belong to seniors who have resided in the City for many years and with their limited income struggle to maintain their homes. The City through CDBG and Redevelopment funding offers a variety of programs to rehabilitate and preserve the homes of qualified seniors. The City also offers retrofitting of homes for low-moderate income disabled persons to accommodate their accessibility.

The City contracts with the Fair Housing Council of Orange County to provide services such as landlord tenant dispute resolution, housing discrimination, home mortgage discrimination and home-buying classes to ensure fair access to affordable housing to low and moderate income households.

The City also supports the Consumer Credit Council for the first time home buyer educational classes and personal finance classes to assist low and moderate income households with the educational needs to make the correct financial decisions when assessing housing options.

#### ***Q. Evaluation & Reduction of Lead Based Paint Hazards***

The City of Fountain Valley has established a Lead Based Paint Hazard Grant Program to evaluate and mitigate any lead based paint hazards found in the course of a home rehabilitation project. The City has allocated \$7,500 for the testing and mediation of lead based paint hazards. Each home that will receive HUD funds for rehabilitation is tested for the presence of lead based paint hazards and any remediation work is covered by a Lead Based Paint Hazard Grant funded by CDBG funds.

The City has also participated in a collaboration of other Orange County Agencies to increase the capacity of lead based paint hazard contractors and other consultants to implement the requirements of the Title X regulations. The City has also supported the County of Orange Super NOFA application for a Lead Based Paint Hazard Reduction Grant.

The City will be promoting lead based paint training for local contractors by distributing flyers via the City Building Department as they become available from various government entities.