



# City of Fountain Valley Annual Action Plan Fiscal Year 2024-2025

Housing and Community Development Division  
10200 Slater Avenue  
Fountain Valley, CA 92708



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## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The City of Fountain Valley is a recipient of federal Community Development Block Grant (CDBG) funding and is a designated Entitlement City. As required under U.S. Department of Housing and Urban Development (HUD) regulations, the City of Fountain Valley (City) has prepared its FY 2024-25 Annual Action Plan for Community Planning and Development Programs (FY 2024-25 Action Plan). This is the fifth and final year of the 2020-24 Consolidated Plan. An approved FY 2024-25 Action Plan is a prerequisite for funding under HUD's CDBG program. This Action Plan covers the period from July 1, 2024, through June 30, 2025.

The FY 2024-25 Action Plan describes the projects and activities that the City is proposing to undertake utilizing funds made available by HUD under the CDBG program. The plan also describes community development projects and activities that will be implemented utilizing non-federal sources. The City will utilize a variety of funding sources to accomplish the projects and activities outlined in the Consolidated Plan. These funds include Federal, State, and private sources.

The annual FY 2024-25 Action Plan has been prepared utilizing HUD's eConPlan suite, a module of the Integrated Disbursement and Information System (IDIS). This ensures that the FY 2024-25 Action Plan includes all HUD required components and report formatting.

As of the writing of this plan, HUD has not yet announced the allocations for FY 24-25 however; it is anticipated the number will be approximately the same as the current year at \$347,498. This is the amount that will be used to estimate the funding for each program pending HUD's release of the FY 24-25 allocations.

The FY 2024-25 allocation will be combined with approximately \$152,502 (exact amount to be determined) in unobligated funds to be carried forward from prior year grants, for an anticipated total budget of \$500,000 for CDBG funded programs and activities.

HUD caps the amount of funding that may be expended on administration costs to twenty percent (20%) of the total entitlement, which must include the cost to provide HUD required fair housing services. For FY 2024-25, \$64,499 is budgeted for program administration and \$5,000 is budgeted for fair housing services. CDBG regulations allow a maximum of fifteen percent (15%) of the entitlement for Public Service Agency (PSA) grants. The City will allocate the maximum amount allowed of \$52,124, to the PSA grant program. The balance of the entitlement is budgeted for the provision of low-moderate income housing related programs for home preservation, which include \$290,877 for home rehabilitation, \$7,500 for lead based paint testing, and \$80,000 for code enforcement activities.

Other Federal funding sources, although not directly funded by the City, includes Housing Choice Vouchers (formerly Section 8) that is administered by the Orange County Housing Authority.

## 2. Summarize the objectives and outcomes identified in the Plan

HUD’s CDBG grant program has pre-determined objectives and outcomes and each CDBG funded activity must be designed to meet these requirements. To that end, the City's Housing and Community Development (HCD) Division has proposed the following programs, projects and activities for implementation during FY 2024-2025, each of which has been designed to meet HUD requirements.

### Objectives:

- #1 – Decent Housing - Improve and preserve existing residential neighborhoods by implementing home improvement, code enforcement, and public facility and infrastructure improvement programs.
- #2 – Suitable Living Environment-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. Administration of grant and the provision of fair housing services to the community.
- #3 – Economic Opportunity- Provide affordable housing opportunities for renter households through an on-going partnership with the Orange County Housing Authority.

The listed goals and objectives below will be implemented during the five-year period:

### High Priority Need

- Administration of Grant: 5-year program
- Owner Occupied Home Improvement: 75 owner occupied households
- Housing and Supportive Services: Assist 2,285 persons
- Code Enforcement in eligible areas: 1000 households
- Fair Housing Services: 300 persons
- Lead Based Paint Hazard Grant: 75 homes



### Low Priority Need

- Affordable Housing: 1 unit
- Residential Rehab for Rentals: 1 unit
- Affordable Rental Development: 1 unit
- Capital Improvement Projects: 1 unit
- Natural Disaster Funds: 1 other

Outcomes are discussed in the next section, Evaluation of Past Performance.

### 3. Evaluation of past performance

Year-end totals are not available for FY 23-24 therefore FY 22-23 will be the primary source used to evaluate past performance.

***Priority #1: Improve and preserve existing residential neighborhoods by implementing home improvement, code enforcement, and public facility and infrastructure improvement programs.***

During FY 22-23, the City's Home Improvement Program funded 21 applications for grants, rebates and loans to assist low- income homeowners rehabilitate their properties, this includes grants for lead based paint testing and abatement. CDBG funding was also used for code enforcement services in CDBG eligible areas to identify and abate 146 residential properties with code violations. Funding was not allocated for public facility or infrastructure programs during this program period as they were not identified as a high priority need.

For FY 23-24, the programs are on target to meet or exceed the projected annual goals.

***Priority #2: 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. Administration of grant and the provision of fair housing services to the community.***

Fountain Valley addressed this priority by providing grant funding to five (5) non-profit public service agencies providing six (6) programs under the City's Public Service Agency (PSA) Grant Program. In allocating funding under this program, the City followed HUD's Continuum of Care philosophy by ensuring that resources were made available to assist as many special needs populations as possible. In FY 22-23, 798 persons/households were assisted through six (6) PSA programs funded under the City's PSA Grant Program. This total was higher for the senior based services whom have continued to have a significant increase in clients as a result of COVID-19.

CARES Act (CDBG-CV) funding was used to fund the fourth year of the Senior Social Services Program in Response to COVID to assist Fountain Valley seniors prevent, prepare for and respond to the pandemic. 289 of the 798 clients served in PSA programs, participated in this program. FY 23-24 will be the last year the City is able to fund the program with CDBG-CV funds. The program is very popular and is on track to surpass their anticipated goal of number of clients assisted for the year.

The administration of the City's housing and community development programs that benefited low and moderate-income persons included the following task/accomplishments:

- Preparation and submission of all funding applications including the Annual Action Plans, Consolidated Annual Performance and Evaluation Report (CAPER); and all reports required by HUD and other governmental agencies;
- Administration of CDBG funded projects including monitoring of home rehabilitation projects and annual audits of the public service agencies receiving CDBG funds;

- Preparation of all environmental review records (ERR's) and other administrative reports required by federal, state and local funding agencies;
- Implementation and oversight of the City's Home Improvement Program, Public Service Agency (PSA) Grant Programs, and Code Enforcement Program;
- Contracted for fair housing services with Orange County Fair Housing Council.

For FY 23-24 the majority of PSA's are on target to meet or exceed the projected annual goals.

#### **4. Summary of citizen participation and consultation process**

The September 6, 2023, Housing and Community Development Advisory Board (HCDAB) meeting was held to review the Annual Action Plan process and timeline. On September 28, 2023, Housing and Community Development (HCD) staff published a Public Notice in the Fountain Valley View announcing the availability of funding under the City of Fountain Valley's FY 2024-25 Public Service Agency (PSA) Grant program. Correspondence further detailing the availability of funding was sent to all prior-year program applicants and posted on the City's website.

On November 1, 2023, the application period to submit applications for PSA Grant funding closed. Five (5) program applications were received from four (4) nonprofit organizations that provide services for low-income Fountain Valley residents.

On December 6, 2023, a public meeting of the HCDAB was held to receive presentations by the four (4) agencies applying for PSA grants and one (1) fair housing services provider applying for funding to provide fair housing services to city residents. The PSA's and Fair Housing provider offered input regarding the services they felt were needed in the community.

At the February 7, 2024 HCDAB meeting, the board considered applications and made funding recommendations for the PSA grant and fair housing services provider. Recommendations will be forwarded within the Action Plan to the City Council for review and approval.

On February 20, 2024, a Public Notice was published in the Orange County Register announcing the commencement of the minimum 30-day review comment period beginning March 1, 2024 and concluding April 1, 2024. The notice advised that the Action Plan was available on the website and can be requested via email, or phone. The Public Notice advised of a public hearing at the March 6, 2024 HCDAB meeting to receive public comments on the FY 2024-25 Draft Action Plan, and a second Public Hearing at the Fountain Valley City Council on April 16, 2024, to receive public comments, and to approve the FY 2024-25 Action Plan.

On March 6, 2024, HCDAB meeting held a public hearing to review the draft FY 2024-25 Action Plan and receive public comments. No public comments were received. **TBD**

On April 3, 2024, HCDAB held a public meeting to review the draft FY 2024-25 Action Plan and forwarded a recommendation of approval to the City Council. No public comments were received. **TBD**

On April 16, 2024, the City Council held a public hearing to review the FY 2024-2025 Action Plan that includes the CDBG budget. The Fountain Valley City Council unanimously approved the Action Plan and requested the City Manager to execute all necessary documents to forward the plan to HUD. No public comments were received. **TBD**



**5. Summary of public comments**

No comments received. **TBD**

**6. Summary of comments or views not accepted and the reasons for not accepting them**

The City of Fountain Valley did not exclude any comments or views. **TBD**

**7. Summary**

The Action Plan covers the period from July 1, 2024 to June 30, 2025 and identifies how the city will allocate its Fiscal Year 2024-25 CDBG grant funding. As stated above, the City of Fountain Valley continues to foster and maintain affordable housing and services to the underserved by successfully implementing housing and community development programs including its home improvement, code enforcement, and fair housing programs. The grantee chose its goals or projects for the coming year based on the success of each program's past performance and needs of the community.

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role        | Name                | Department/Agency                |
|--------------------|---------------------|----------------------------------|
| Lead Agency        | FOUNTAIN VALLEY, CA | Community Development Department |
| CDBG Administrator | FOUNTAIN VALLEY, CA | Housing Division                 |

Table 1 – Responsible Agencies

### Narrative (optional)

The City of Fountain Valley is an Entitlement City. The City of Fountain Valley Community Development Department is the lead agency for developing and implementing the strategic plan for the CDBG Program. The Housing Division within the Community Development Department administers the CDBG Program.

### Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City contacts and consults with public agencies, private agencies and city residents to get a better understanding of community needs for the plan year during the development of the FY 2024-25 Action Plan. For the Action Plan, the city consulted with the entities that are identified in the following sections.

#### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The City’s Housing and Community Development Advisory Board provides input in the CDBG program planning and implementation process. They meet regularly to promote citizen participation and provide support to the CDBG program. They consider presentations from social service providers regarding the needs of the community, and forward funding recommendations to the City Council.

The City of Fountain Valley does not have any public housing within its jurisdiction. The city partners with the OCHA who administers the rental assistance program in the city and issues Rental Assistance Vouchers, Housing Choice Vouchers (Section 8) and other forms of housing assistance to city residents. The city is a member of the OCHA Cities Advisory Committee, which provides OCHA staff with input regarding program policies. The city continues to work with other Orange County HUD-grantee communities to develop regional plans and to share program management data.

Additionally, many of our PSA grantees provide physical and mental health evaluation within their scope of services and provide assistance for residents when needed, either from their organization, or by referring them to an appropriate agency for support.

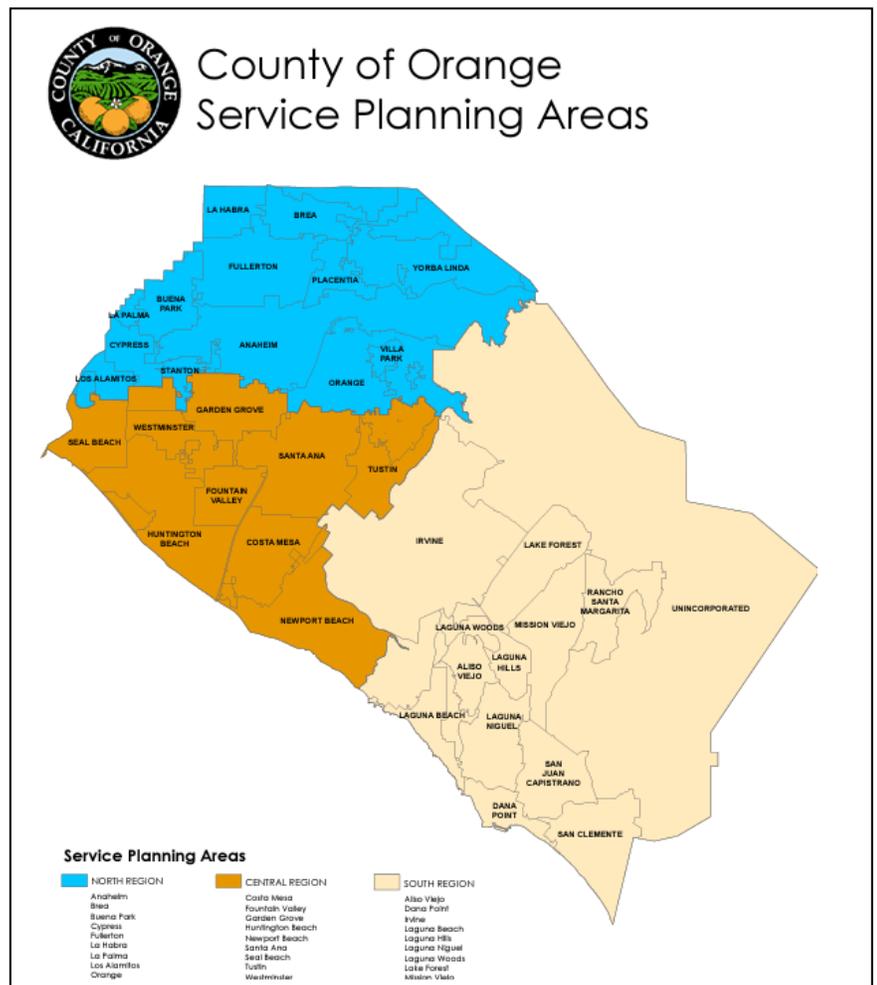
#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Fountain Valley is a member of CA-602 Santa Ana, Anaheim, Orange County Continuum of Care (CoC). The County of Orange is the lead agency in Orange County’s CoC and the Orange County Office of Care Coordination administers and organizes the implementation of the program. Together with cities, non-profits, community organizations and businesses, Orange County’s CoC has built a system of care to connect those experiencing homelessness to available resources and assistance. The County’s regional planning process has been devised to ensure a single well-coordinated system of care to end homelessness. This is accomplished by balancing emergency, transitional, and permanent

housing plus supportive services to address the needs of homeless persons so they can transition from streets and shelters to independent living.

To better assist individuals in each jurisdiction, the county is divided into three Service Planning Areas (SPAs) that direct resources in their respective areas for individuals experiencing homelessness that are entering into the Coordinated Entry System (CES). The City of Fountain Valley is in the Central SPA and staff collaborates with all members to share information and give input into the development of plans across the region.

The goal of the Coordinated Entry System is to effectively connect individuals and families experiencing homelessness or at-risk of homelessness to appropriate services and housing interventions to end homelessness in Orange County through dynamic prioritization, collaborative coordination, intentional resource utilization, equitable resource distribution and regional service planning area prioritization.



While the County’s CoC and other supportive services are designed to move the homeless out of crisis and into self-sufficiency, the needs drastically exceed the funding available. To assist with this endeavor, the City of Fountain Valley grants 100% of the 15% allowed for public services, to be allocated to local PSA programs that assist the underserved. Many of these grantees offer supportive services that fill the gaps in the CoC system for the homeless and persons at- risk of becoming homeless.

As further detailed in section AP-65, the city has partnered with the neighboring cities of Garden Grove and Westminster to develop and operate a new low-barrier homeless shelter with 85 emergency shelter beds known as the Central Cities Navigation Center (CCNC). The CCNC will be operated by Volunteers of Los Angeles (VOALA) and will include a variety of wrap-around supportive services, administered both on-site and off-site, to assist clients in finding permanent housing and financial stability. The CCNC is projected to open in June of 2024.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Fountain Valley is not a recipient of ESG funds nor do we administer HMIS. The Orange County CoC makes the determination of ESG fund allocations and the development, operation and/or administration of the fund and HMIS entries. The City attends and contributes to the COC’s Central Service Planning Area meetings regarding these items.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

|   |  |   |
|---|--|---|
| 1 | <b>Agency/Group/Organization</b>   | Interval House Crisis Shelters  |
|   | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services-Children<br>Services-Victims of Domestic Violence<br>Services-homeless<br>Services-Health<br>Services-Education<br>Services-Employment<br>Child Welfare Agency   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Families with children<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Anti-poverty Strategy  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Interval House is a public service provider for Fountain Valley residents and sub-recipient of the CDBG Grant funds from the City. They provide input into the needs and numbers of women and children that are victims of domestic violence in the City. Interval House provides quarterly updates of the number of people served. |

|   |  |  |
|---|--|--|
| 2 | <b>Agency/Group/Organization</b>   | Community Services Program, Inc./Waymakers   |
|   | <b>Agency/Group/Organization Type</b>  | Services-Children<br>Services-Education<br>Child Welfare Agency  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Non-Homeless Special Needs<br>Special Needs Facility and Services  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Community Services Program, now known as Waymakers, Inc. is a public service provider for Fountain Valley residents and sub-recipient of the CDBG Grant funds from the City. The agency provides statistics on youth diversion needs and programs available to residents as well as potential programs that can be implemented in the future to address local needs. |
| 3 | <b>Agency/Group/Organization</b>   | Boys and Girls Club of Huntington Valley   |
|   | <b>Agency/Group/Organization Type</b>  | Services-Children<br>Services-Education<br>Child Welfare Agency  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs<br>Anti-poverty Strategy<br>Special Needs Facility and Services  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Boys and Girls Club of Huntington Valley is a public service provider for Fountain Valley residents and sub-recipient of the CDBG Grant funds from the City. The agency provides quarterly updates on the financial needs of low- income children in the city and the amount of assistance they provide to city residents.   |
| 4 | <b>Agency/Group/Organization</b>   | Community SeniorServ, Inc./Meals on Wheels   |
|   | <b>Agency/Group/Organization Type</b>  | Services-Elderly Persons<br>Services-Health  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs<br>Anti-poverty Strategy<br>Special Needs Facility and Service   |

|   |  |   |
|---|--|---|
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Community SeniorServ aka Meals on Wheels is a public service provider for Fountain Valley residents and sub-recipient of the CDBG Grant funds from the City. Agency helps identify and support the needs of the City's special needs-elderly population specifically elderly and the frail. Agency submits quarterly statistics for city review.      |
| 5 | <b>Agency/Group/Organization</b>   | Fair Housing Council of Orange County   |
|   | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Service-Fair Housing  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Impediments to Fair Housing  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Fair Housing Council of Orange County is a public service provider for Fountain Valley residents and sub-recipient of the CDBG Grant funds from the City. They provide quarterly input on housing issues in the City as well as providing annual workshops for landlords and tenants and sharing anecdotal as well as statistical data with the city. |
| 6 | <b>Agency/Group/Organization</b>   | Orange County Housing Authority   |
|   | <b>Agency/Group/Organization Type</b>  | PHA   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing Needs   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Provides data regarding HUD rental assistance and vouchers. Disseminates information regarding waiting lists for assistance countywide.   |
| 7 | <b>Agency/Group/Organization</b>   | 211 ORANGE COUNTY   |
|   | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services-homeless   |

|   |  |  |
|---|--|--|
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Anti-poverty Strategy   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Provides data regarding regional homelessness, housing and service gaps for homelessness and the availability of countywide programs. Provides Point in Time information regarding homelessness specific to the City of Fountain Valley.   |
| 8 | <b>Agency/Group/Organization</b>   | SPECTRUM INTERNET PROVIDER   |
|   | <b>Agency/Group/Organization Type</b>  | Services - Broadband Internet Service Providers<br>Services - Narrowing the Digital Divide   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Broadband Specific  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Spectrum provides broadband internet services throughout Fountain Valley that are easily accessible to all residents. They also provide high-speed internet at a special, discounted rate to low income households to "Narrow the Digital Divide" in their service areas. They participate in the FCC Emergency Broadband Program thru the federal government to provide additional discounts to qualified households. Spectrum will continue to provide internet services to the community and special rates to qualified households. |
| 9 | <b>Agency/Group/Organization</b>   | Frontier Communications  |
|   | <b>Agency/Group/Organization Type</b>  | Services - Broadband Internet Service Providers<br>Services - Narrowing the Digital Divide   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Broadband Specific  |

|    |  |  |
|----|--|--|
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Spectrum provides broadband internet services throughout Fountain Valley that are easily accessible to all residents. They also provide high-speed internet at a special, discounted rate to low income households to "Narrow the Digital Divide" in their service areas. They participate in the FCC Emergency Broadband Program thru the federal government to provide additional discounts to qualified households. Spectrum will continue to provide internet services to the community and special rates to qualified households. |
| 10 | <b>Agency/Group/Organization</b>   | County of Orange   |
|    | <b>Agency/Group/Organization Type</b>  | Agency - Managing Flood Prone Areas<br>Agency - Management of Public Land or Water Resources<br>Agency - Emergency Management  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Resilience Specific   |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The County of Orange manages 350 miles of flood control facilities throughout the county designed to handle water flow from storm drains and other runoff. They inspect and maintain all facilities, including confined space underground facilities, dams, basins, and pump stations. They operate the County's urban runoff diversion program and are first responders to flood emergencies. They will continue to provide these services to the entire county.  |
| 11 | <b>Agency/Group/Organization</b>   | FEMA   |
|    | <b>Agency/Group/Organization Type</b>  | Agency - Emergency Management  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Resilience Specific   |

|   |  |
|---|--|
| <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p>Consulted with FEMA regarding the FEMA-identified flood risks in the City that appear on the Flood Insurance Rate Map (FIRM). Currently approximately 10% of the city is in the 100-year flood plain. FEMA will continue to provide this service, as well as Disaster Support Services and Emergency Management, during major crisis.</p> |
|---|--|

**Identify any Agency Types not consulted and provide rationale for not consulting**

No agency or service was intentionally excluded from the open consultation process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

| Name of Plan                                       | Lead Organization                      | How do the goals of your Strategic Plan overlap with the goals of each plan?   |
|--|--|--|
| Continuum of Care                                  | County of Orange                       | Orange County has developed its CoC system in a comprehensive and coordinated effort to provide a service delivery system for the at-risk and homeless population.         |
| Multi-Jurisdictional Analysis to Impediments to FH | OC HUD Grantee Cities                  | Identified multi-jurisdictional fair housing impediments that were applicable to the City and were incorporated into Consolidated Plan/Annual Plan goals.                  |
| 5-Yr and 1-Yr Public Housing Authority Plan (PHA)  | Orange County Housing Authority (OCHA) | OCHA provides information regarding the needs and availability of low-income renter households throughout the county. City confirms consistency with the OCHA annual PHLA. |
| City of Fountain Valley Housing Element            | City of Fountain Valley                | Fountain Valley Housing Element identifies the needs, goals, projects and availability of housing for all income levels throughout the city.                               |
| City of Fountain Valley HCD Advisory Board         | City of Fountain Valley                | Provides input on City programs and activities for low-income households funded with the CDBG allocation.  |

**Table 3 – Other local / regional / federal planning efforts**

**AP-12 Participation – 91.105, 91.200(c)**

- Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

**Citizen Participation Outreach**

| Sort Order | Mode of Outreach  | Target of Outreach           | Summary of response/attendance   | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|-------------------|------------------------------|--|------------------------------|--|---------------------|
| 1          | Newspaper Ad      | Non-targeted/broad community | September 28, 2023<br>Public Notice in the Fountain Valley View announcing the availability of funding under the City of Fountain Valley's FY 2024-25 Public Service Agency (PSA) Grant program. | No comments received.        | N/A  |                     |
| 2          | Internet Outreach | Non-targeted/broad community | Notice posted September 28, 2023 on city website of the availability of public service agency grants.  | No comments received.        | N/A  |                     |



| Sort Order | Mode of Outreach   | Target of Outreach           | Summary of response/attendance  | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|--------------------|------------------------------|---|------------------------------|--|---------------------|
| 3          | Email Distribution | Non-targeted/broad community | September 28, 2023, grant applications emailed to all prior-year program participants.  | 5 applications received.     | N/A  |                     |
| 4          | Public Meeting     | Non-targeted/broad community | On December 6, 2023, the HCDAB held a public meeting to hear presentations from public service agencies applying for grants and one agency applying to provide fair housing services. Recommendations forwarded to City Council within Action Plan. | No comments received.        | N/A  |                     |



|   |              |                              |  |                                  |     |  |
|---|--------------|------------------------------|--|----------------------------------|-----|--|
| 5 | Newspaper Ad | Non-targeted/broad community | <p>Non-targeted/broad community. On February 20, 2024, a public notice was published in the Orange County Register summarizing the FY 2024-25 Action Plan budget. The public notice advised of a 30-day public review of the Draft Action Plan and comment period, from March 1 to April 1, 2024. The public notice advised of a public hearing on March 6, 2024 at the HCDB meeting and a public hearing on April 16, 2024, at the City Council meeting to receive public comments.</p> | No comments received. <b>TBD</b> | N/A |  |
|---|--------------|------------------------------|--|----------------------------------|-----|--|

| Sort Order | Mode of Outreach  | Target of Outreach           | Summary of response/attendance   | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|-------------------|------------------------------|--|------------------------------|--|---------------------|
| 6          | Internet Outreach | Non-targeted/broad community | Draft Action Plan posted on City website for public comments and review on March 1, 2024.  | No comments received. TBD    | N/A  |                     |
| 7          | Public Hearing    | Non-targeted/broad community | On March 6, 2024, the HCDAB held a Public Hearing for public comment on the Action Plan.   | No comments received. TBD    | N/A  |                     |
| 8          | Public Meeting    | Non-targeted/broad community | On April 3, 2024, the HCDAB held a public meeting on the Action Plan and forwarded a recommendation of approval to City Council. | No comments received. TBD    | N/A  |                     |

| Sort Order | Mode of Outreach | Target of Outreach           | Summary of response/attendance   | Summary of comments received     | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|------------------------------|--|----------------------------------|--|---------------------|
| 9          | Public Hearing   | Non-targeted/broad community | On April 16, 2024, a Public Hearing of the City Council was scheduled to approve the FY 2024-25 Action Plan and authorize submission to HUD. | No comments received. <b>TBD</b> | N/A  |                     |

Table 4 – Citizen Participation Outreach

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

#### Anticipated Resources

| Program | Source of Funds  | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description  |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
|         |                  |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |  |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | \$347,498                        | 0                  | \$152,501                | \$500,000 | 0   | Annual allocation plus unused CDBG funds from previous years |
| Other   | public - federal | Housing  | 0                                | 0                  | 0                        | 0         | 0   |  |

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Currently, the Federal funding the City receives from HUD is the sole source of funding for the City’s CDBG program.

The PSA grants provided to non-profit service providers allows them to leverage the City’s grant against funding received from other local, state, federal, and private resources to provide the much needed services to the community.



The City of Fountain Valley also benefits from the housing vouchers for low- income households provided by the Orange County Housing Authority (OCHA). OCHA continues to administer the Housing Choice Voucher Rental Assistance program for a majority of cities in Orange County including Fountain Valley. The vouchers are funded by the Federal government.

The City does not participate in the federally funded HOME program so there are not any matching requirements.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City does not currently have any publicly owned land that can be used to address the needs of the Consolidated Plan. Fountain Valley is a nearly built out community with very little vacant land, or under-utilized land, available for new developments. In an effort to provide more affordable units in the City, an Inclusionary Housing Ordinance was adopted to ensure the provision of affordable housing units in new residential developments with 10 or more units. 15% of all units in new developments will be required to be affordable to low-income households or the developers may pay an in-lieu fee to the city, that would be utilized to fund future affordable housing projects in the city.

A portion of the northeastern part of the City is covered by the Harbor Blvd South Island Specific Plan that includes zoning to encourage the production of affordable housing units that, if built by affordable housing developers, would address needs identified in the plan. In 2020, the city partnered with Related California to successfully develop the Prado Family Homes, a 50-unit affordable development, in the plan area, which has been fully leased up since June 2022. This project was funded with Fountain Valley Housing Authority Low-Moderate Income Housing Asset Funds. The city continues to look for opportunities to partner with developers for additional affordable housing projects in the city.



[Prado - Apartments in Fountain Valley, CA \(liveatprado.com\)](http://liveatprado.com)

**Discussion**

Funding sources to implement the City’s Consolidated Plan are limited. During the first four years of the 2020-2024 Consolidated Plan, the City’s CDBG allocation totaled \$1,376,387. Assuming the continued level of annual CDBG allocation, the City expects to receive approximately \$1.7 million of CDBG funds over the available for the five-year Consolidated Plan period of July 1, 2020, to June 30, 2025. All funds received are used to achieve the goals within the Strategic Plan.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

| Sort Order | Goal Name                   | Start Year | End Year | Category  | Geographic Area   | Needs Addressed                 | Funding         | Goal Outcome Indicator  |
|------------|-----------------------------|------------|----------|---|---|---------------------------------|-----------------|---|
| 1          | Administration              | 2020       | 2024     | Affordable Housing<br>Public Housing<br>Homeless<br>Non-Homeless<br>Special Needs<br>Non-Housing<br>Community Development<br>Administration | City-Wide   | Administration of Grant Program | CDBG: \$64,499  | Other: 1 Other  |
| 2          | Neighborhood Revitalization | 2020       | 2024     | Affordable Housing  | City-Wide   | Owner Occupied Home Improvement | CDBG: \$290,877 | Homeowner Housing Rehabilitated: 15 Household Housing Unit                    |
| 3          | Code Enforcement            | 2020       | 2024     | Affordable Housing<br>Code Enforcement  | CDBG/Code Enforcement<br>Eligible Exception<br>Criteria | Code Enforcement                | \$80,000        | Housing Code Enforcement/Foreclosed Property Care: 150 Household Housing Unit |

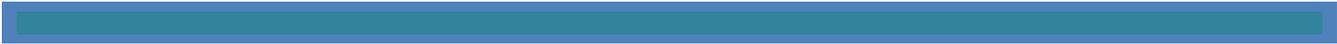
| Sort Order | Goal Name                     | Start Year | End Year | Category   | Geographic Area | Needs Addressed                          | Funding           | Goal Outcome Indicator   |
|------------|-------------------------------|------------|----------|--|-----------------|--|-------------------|--|
| 4          | Services for Frail/Elderly    | 2020       | 2024     | Homeless<br>Non-Homeless<br>Special Needs<br>Non-Housing<br>Community<br>Development<br>Services for<br>Elderly/Frail<br>Elderly     | City-Wide       | Services for<br>Elderly/Frail<br>Elderly | CDBG:<br>\$20,324 | Public service activities other than<br>Low/Moderate Income Housing<br>Benefit: 155 Persons Assisted |
| 5          | Youth Services                | 2020       | 2024     | Non-Homeless<br>Special Needs<br>Non-Housing<br>Community<br>Development<br>Youth services   | City-Wide       | Youth Services                           | CDBG:<br>\$16,800 | Public service activities other than<br>Low/Moderate Income Housing<br>Benefit: 95 Persons Assisted  |
| 6          | Homeless Services and Housing | 2020       | 2024     | Homeless<br>Non-Homeless<br>Special Needs<br>Non-Housing<br>Community<br>Development<br>Domestic violence<br>shelter and<br>services | City-Wide       | Homeless<br>Services and<br>Housing      | CDBG:<br>\$15,000 | Public service activities other than<br>Low/Moderate Income Housing<br>Benefit: 50 Persons Assisted  |

| Sort Order | Goal Name                     | Start Year | End Year | Category   | Geographic Area | Needs Addressed               | Funding       | Goal Outcome Indicator                                |
|------------|-------------------------------|------------|----------|--|-----------------|-------------------------------|---------------|---|
| 7          | Fair Housing Services         | 2020       | 2024     | Affordable Housing<br>Fair Housing Services            | City-Wide       | Fair Housing Services         | CDBG: \$5,000 | Other: 60 Other                                       |
| 8          | Lead Based Paint Hazard Grant | 2020       | 2024     | Affordable Housing<br>Lead Based Paint Hazards Testing |                 | Lead Based Paint Hazard Grant | \$7,500       | Rental units rehabilitated: 15 Household Housing Unit |

Table 6 – Goals Summary

### Goal Descriptions

|   |                         |   |
|---|-------------------------|---|
| 1 | <b>Goal Name</b>        | Administration  |
|   | <b>Goal Description</b> | CDBG program administration costs.  |
| 2 | <b>Goal Name</b>        | Neighborhood Revitalization   |
|   | <b>Goal Description</b> | CDBG funds for owner occupied rehabilitation grants, loans, and rebates and program administration.   |
| 3 | <b>Goal Name</b>        | Code Enforcement  |
|   | <b>Goal Description</b> | Housing and Building code enforcement to preserve housing stock in eligible residential areas, on deteriorated or deteriorating properties, and to refer qualified homeowners to Housing Division to apply for grants, loans and rebates. |



|   |                         |  |
|---|-------------------------|--|
| 4 | <b>Goal Name</b>        | Services for Frail/Elderly   |
|   | <b>Goal Description</b> | Provide funding to Meals on Wheels congregate and home delivery programs.  |
| 5 | <b>Goal Name</b>        | Youth Services   |
|   | <b>Goal Description</b> | Provide childcare scholarships and juvenile diversion services.  |
| 6 | <b>Goal Name</b>        | Homeless Services and Housing  |
|   | <b>Goal Description</b> | Provide funding to domestic violence shelter for emergency shelter and supportive services.  |
| 7 | <b>Goal Name</b>        | Fair Housing Services  |
|   | <b>Goal Description</b> | Contract with Fair Housing Council Orange County to provide fair housing services to residents per HUD requirement.                          |
| 8 | <b>Goal Name</b>        | Lead Based Paint Hazard Grant  |
|   | <b>Goal Description</b> | Lead-based paint hazard grant to test and abate any hazards found in the course of a City of Fountain Valley Rehabilitation Program project. |
|   | <b>Goal Description</b> | AI to Fair Housing 5-Yr Report   |



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The projects summarized below address the high priority needs of the Strategic Plan. The City of Fountain Valley will allocate CDBG funding to the projects below to address the needs of low-income residents in Fountain Valley.

#### Projects

| #  | Project Name                             |
|----|--|
| 1  | Neighborhood Revitalization              |
| 2  | Administration of CDBG Program           |
| 3  | Code Enforcement                         |
| 4  | Meals on Wheels Congregate Meals         |
| 5  | Meals on Wheels Home Delivered           |
| 6  | Boys & Girls Club Scholarships           |
| 7  | Waymakers Juvenile Diversion             |
| 8  | Interval House Domestic Violence Shelter |
| 9  | Fair Housing Services                    |
| 10 | Lead Based Paint Hazard Grant            |

Table 7 - Project Information

#### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City has limited resources and all program funding comes from the annual CDBG allocation. The City strives to allocate funds to help persons and households for which the greatest need exists, and where services relate most closely to other activities affecting neighborhood revitalization and quality of life. To that end, the City has determined that allocating funding to public service agencies and the neighborhood improvement program, which provide services specifically to low income households throughout the city, and funding code enforcement in CDBG eligible areas to maintain the quality of neighborhoods, are the most effective use of CDBG funding for the residents of Fountain Valley. The greatest obstacle in addressing the needs of the underserved is the lack of funding for programs and services.

## AP-38 Project Summary

### Project Summary Information

|   |  |  |
|---|--|--|
| 1 | <b>Project Name</b>  | Neighborhood Revitalization  |
|   | <b>Target Area</b>   | City-Wide  |
|   | <b>Goals Supported</b>   | Neighborhood Revitalization  |
|   | <b>Needs Addressed</b>   | Owner Occupied Home Improvement  |
|   | <b>Funding</b>   | CDBG: \$290,877  |
|   | <b>Description</b>   | Provide loans, grants and rebates to low income homeowners for rehabilitation. Must be owner occupied.   |
|   | <b>Target Date</b>   | 6/30/2025  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 15 qualifying low income homeowners a year   |
|   | <b>Location Description</b>  | City-wide as qualified   |
|   | <b>Planned Activities</b>  | Provide loans, grants and rebates to qualifying low-income households for minor rehabilitation of their single family or mobile home. Owner occupied only. |
| 2 | <b>Project Name</b>  | Administration of CDBG Program   |
|   | <b>Target Area</b>   | City-Wide  |
|   | <b>Goals Supported</b>   | Administration   |
|   | <b>Needs Addressed</b>   | Administration of Grant Program  |
|   | <b>Funding</b>   | CDBG: \$64,499   |
|   | <b>Description</b>   | CDBG program administration, oversight and coordination  |
|   | <b>Target Date</b>   | 6/30/2025  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Program admin  |
|   | <b>Location Description</b>  | City-wide  |
|   | <b>Planned Activities</b>  | CDBG program management  |
| 3 | <b>Project Name</b>  | Code Enforcement   |
|   | <b>Target Area</b>   | CDBG/Code Enforcement Eligible Exception Criteria  |

|                           |  |   |
|---------------------------|--|---|
|                           | <b>Goals Supported</b>   | Code Enforcement  |
|                           | <b>Needs Addressed</b>   | Code Enforcement  |
|                           | <b>Funding</b>   | CDBG: \$75,000  |
|                           | <b>Description</b>   | Enforcement of zoning, housing and building codes in CDBG eligible areas  |
|                           | <b>Target Date</b>   | 6/30/2025   |
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 150 code enforcement violations abated in CDBG eligible areas per year  |
|                           | <b>Location Description</b>  | CDBG/Code Enforcement Eligible Exception Criteria   |
|                           | <b>Planned Activities</b>  | Conduct code enforcement in CDBG eligible areas on deteriorating and deteriorated properties. Educate residents on City's Home Improvement Program. |
| 4                         | <b>Project Name</b>  | Meals on Wheels Congregate Meals  |
|                           | <b>Target Area</b>   | City-Wide   |
|                           | <b>Goals Supported</b>   | Services for Frail/Elderly  |
|                           | <b>Needs Addressed</b>   | Services for Elderly/Frail Elderly  |
|                           | <b>Funding</b>   | CDBG: \$12,388  |
|                           | <b>Description</b>   | Provide meals to low income residents at Fountain Valley Senior Center at low or no cost  |
|                           | <b>Target Date</b>   | 6/30/2025   |
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 175 low-income seniors per year.  |
|                           | <b>Location Description</b>  | Fountain Valley Senior Center, 17967 Bushard St., Fountain Valley, CA 92708   |
| <b>Planned Activities</b> | Provide lunch 2 times a week to low income seniors in a congregate setting at low or no-cost   |   |
| 5                         | <b>Project Name</b>  | Meals on Wheels Home Delivered  |
|                           | <b>Target Area</b>   | City-Wide   |
|                           | <b>Goals Supported</b>   | Services for Frail/Elderly  |
|                           | <b>Needs Addressed</b>   | Services for Elderly/Frail Elderly  |
|                           | <b>Funding</b>   | CDBG: \$7,936   |

|   |  |   |
|---|--|---|
|   | <b>Description</b>   | Home delivered meals to frail elderly   |
|   | <b>Target Date</b>   | 6/30/2025   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 30 frail and elderly low income seniors a year  |
|   | <b>Location Description</b>  | City-wide   |
|   | <b>Planned Activities</b>  | Deliver meals to homebound frail and elderly persons and provide case management          |
| 6 | <b>Project Name</b>  | Boys & Girls Club Scholarships  |
|   | <b>Target Area</b>   | City-Wide   |
|   | <b>Goals Supported</b>   | Youth Services  |
|   | <b>Needs Addressed</b>   | Youth Services  |
|   | <b>Funding</b>   | CDBG: \$10,000  |
|   | <b>Description</b>   | Provide childcare scholarships to low-income families                                     |
|   | <b>Target Date</b>   | 6/30/2025   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 50 low-income families a year   |
|   | <b>Location Description</b>  | Boys and Girls Club of Huntington Valley, 16582 Brookhurst St., Fountain Valley, CA 92708 |
|   | <b>Planned Activities</b>  | Provide childcare scholarships to low income families                                     |
| 7 | <b>Project Name</b>  | Waymakers Juvenile Diversion  |
|   | <b>Target Area</b>   | City-Wide   |
|   | <b>Goals Supported</b>   | Youth Services  |
|   | <b>Needs Addressed</b>   | Youth Services  |
|   | <b>Funding</b>   | CDBG: \$6,800   |
|   | <b>Description</b>   | Provide juvenile diversion services to city residents                                     |
|   | <b>Target Date</b>   | 6/30/2025   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 45 low-income juveniles and their families  |
|   | <b>Location Description</b>  | Fountain Valley Police Department and other locations across the city                     |

|    |  |  |
|----|--|--|
|    | <b>Planned Activities</b>  | Provide diversion services to juvenile residents in an effort to keep them out of the juvenile justice system. |
| 8  | <b>Project Name</b>  | Interval House Domestic Violence Shelter   |
|    | <b>Target Area</b>   | City-Wide  |
|    | <b>Goals Supported</b>   | Homeless Services and Housing  |
|    | <b>Needs Addressed</b>   | Homeless Services and Housing  |
|    | <b>Funding</b>   | CDBG: \$15,000   |
|    | <b>Description</b>   | Emergency shelter and supportive services to victims of domestic violence.                                     |
|    | <b>Target Date</b>   | 6/30/2025  |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 60 victims of domestic violence  |
|    | <b>Location Description</b>  | Confidential- Domestic Violence Shelter  |
|    | <b>Planned Activities</b>  | Emergency shelter and supportive services to victims of domestic violence.                                     |
| 9  | <b>Project Name</b>  | Fair Housing Services  |
|    | <b>Target Area</b>   | City-Wide  |
|    | <b>Goals Supported</b>   | Fair Housing Services  |
|    | <b>Needs Addressed</b>   | Fair Housing Services  |
|    | <b>Funding</b>   | CDBG: \$5,000  |
|    | <b>Description</b>   | Provide fair housing services to low income residents  |
|    | <b>Target Date</b>   | 6/30/2025  |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 70 low income households assisted per year   |
|    | <b>Location Description</b>  | City-wide  |
|    | <b>Planned Activities</b>  | Provide fair housing services to low income households in the community.                                       |
| 10 | <b>Project Name</b>  | Lead Based Paint Hazard Grant  |
|    | <b>Target Area</b>   | City-Wide  |
|    | <b>Goals Supported</b>   | Fair Housing Services  |



|  |  |
|--|--|
| <b>Needs Addressed</b>   | Fair Housing Services  |
| <b>Funding</b>   | CDBG: \$7,500  |
| <b>Description</b>   | Provide lead based paint hazard testing to participants of Home Improvement Program      |
| <b>Target Date</b>   | 6/30/2025  |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 15 low income households that are participating in the home improvement program per year |
| <b>Location Description</b>  | City-wide  |
| <b>Planned Activities</b>  | Tests for lead based paint and abate if necessary  |

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The majority of CDBG funded activities will be available citywide because the programs are available to low-income households, regardless of where they live in the city. The exception to this is CDBG funded code enforcement activities that are restricted to the CDBG eligible areas of the city.

Resources are utilized to benefit areas with racial/ethnic minority concentrations as these areas do have some overlap with CDBG eligible areas. According to the latest Census data for 2022, Fountain Valley is approximately 44% White, 37% Asian, 11% Two or more races, 1% Black, .5% American Indian and Alaska Native, 1% Native Hawaiians and the remaining 5.5% consisting of those who didn't identify a specific race. The different races are scattered throughout the City with concentration of non-white households getting progressively greater in the farther northeast areas. Residents in Fountain Valley who identify as Hispanic comprise approximately 15.5% of the City's population. The Hispanic population is also slightly more concentrated in the northeastern area of the city.

### Geographic Distribution

| Target Area                                       | Percentage of Funds |
|---|---------------------|
| City-Wide   | 80                  |
| CDBG/Code Enforcement Eligible Exception Criteria | 20                  |

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Due to the limited funding the City receives, the majority of funding is used city-wide for the benefit of all low-income households. The sole program that is specific to CDBG eligible areas is the CDBG code enforcement program.

### Discussion

As discussed above, the City's CDBG program allocates funds to provide activities that promote a better quality of life, that provide safe and secure living environments, and preserve neighborhoods in order to instill pride of ownership throughout the community.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The proposed activities for FY 2024-25 will allocate CDBG funds to meet the housing needs of the following households.

| One Year Goals for the Number of Households to be Supported |   |
|---|---|
| Homeless  | 0 |
| Non-Homeless  | 0 |
| Special-Needs   | 0 |
| Total   | 0 |

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

| One Year Goals for the Number of Households Supported Through |     |
|---|-----|
| Rental Assistance   | 440 |
| The Production of New Units                                   | 0   |
| Rehab of Existing Units                                       | 15  |
| Acquisition of Existing Units                                 | 0   |
| Total   | 455 |

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Due to limited resources, the City of Fountain Valley focuses on the Owner-Occupied Home Improvement Program that offers loans, grants, and rebates to qualifying households for minor rehabilitation that allows low-income households to stay in their homes as they age. Oftentimes, older homeowners, with reduced income, are better off aging in place. The Home Improvement Program can assist them in making the necessary improvements to their properties that allows them to live affordably in a safe, sanitary environment.

Rental assistance for city residents is provided by the Housing Voucher program administered by the Orange County Housing Authority.

The City also funds Interval House Domestic Violence Shelter that assists homeless victims of domestic violence with emergency shelter and supportive services. This assistance does not meet the HUD definition of Homeless in Table 7 however; the funding of the program assists approximately 55 homeless domestic violence victims annually.

The city continues to look for opportunities to collaborate with developers to build affordable housing projects. These projects would be funded outside of the CDBG program but would benefit low-income households in the area.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There are no Public Housing developments within the City of Fountain Valley.

### **Actions planned during the next year to address the needs to public housing**

There are no actions planned during the next year to address the needs to public housing.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

There is no Public Housing within the City of Fountain Valley.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

There is no Public Housing within the City of Fountain Valley.

### **Discussion**

The City supports the County's efforts to increase the supply and quality of affordable housing countywide.



## AP-65 Homeless and Other Special Needs Activities – 91.220(i)

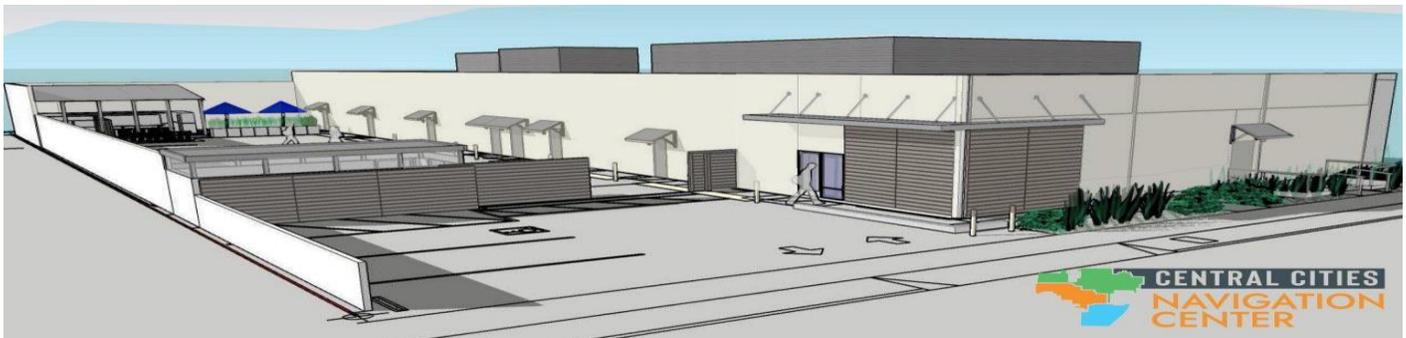
### Introduction

The City has a dual strategy to address the unhoused population in the community, one for the use of CDBG funds, and the second with other available funding.

The strategy using CDBG funds is to provide services that prevent future homelessness. The CDBG programs, such as the Home Improvement Program and Public Service Agency Grant Program, benefit low-income households in an effort to ensure they are able to stay in their current housing and/or obtain social services that they may not otherwise be able to afford.

In addition to the programs and activities that are funded with CDBG allocation, the City provides further services to those experiencing homelessness. The City contracts with City Net, a homeless services provider whose mission is to break the cycle of homelessness by connecting people experiencing homelessness to transformative care and innovative housing solutions. They contact unhoused people in the city and offer a variety of outreach and engagement services to reduce homelessness and provide much needed services with the purpose of getting them into permanent housing.

To that end, the City of Fountain Valley has entered into a partnership with the neighboring cities of Garden Grove and Westminster to develop a regional navigation center that will provide temporary shelter and supportive services to unsheltered persons experiencing homeless in the tri-city area. The Central Cities Navigation Center (CCNC) is anticipated to open in June 2024. City Net services and the CCNC are both funded outside of CDBG.



The City also participates and supports the Santa Ana/Anaheim/Orange County Continuum of Care (COC CA 602) that coordinates a vast network of homeless shelters and support services throughout the county.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The unsheltered homeless population in the City is limited and largely transient; the City does not have a specific gathering spot or permanent encampment for homeless individuals. The common spots for transient homeless in the

City are along the Santa Ana River and Mile Square Park that are primarily under County jurisdiction.

Goal: Continue to fund City Net from sources other than CDBG, to provide persons experiencing homelessness information and referrals to nearby assistance and services provided by the various agencies including the Orange County 2-1-1 program.

Goal: Continue to fund Homeless Liaison Police Officers, from sources other than CDBG, that are dedicated to homeless issues in the city and educates homeless individuals regarding available programs.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

There remains a shortage of year-round emergency beds across the County. In an effort to provide additional emergency beds the City of Fountain Valley has partnered with the cities of Garden Grove and Westminster to construct and operate an 85-person navigation center to assist with emergency housing and services to unhoused persons.

Goal: Open the Central Cities Navigation Center to provide shelter and services to the unhoused in the community.

Goal: Continue to fund City Net, to provide persons experiencing homelessness information and referrals to nearby assistance and services provided by the various agencies including the CCNC and the Orange County 2-1-1 program to encourage them to move off the street.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The contract with CityNet and the development of the Central Cities Navigation Center will address these issues and provide positive outcomes to those experiencing homelessness.

Fountain Valley also provides CDBG funds to a local domestic violence shelter that provides emergency shelters, transitional housing, and counseling for domestic violence victims. The shelter also provides educational classes such as preparing resumes, job interviews, career enhancement, and money management. Medical and legal services are also provided for their clients. These services are designed to provide a foundation for their clients to learn to be more self-sufficient, find suitable housing and become financially stable.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address**

## **housing, health, social services, employment, education, or youth needs.**

The cost of housing is high in Fountain Valley therefore it very difficult for low- income persons to maintain housing without some type of assistance. Programs such as Housing Choice Vouchers (Section 8) and VASH vouchers for veterans are a great help but are in such limited supply that persons just being released from public institutions, or systems of care, would have great difficulty in obtaining a vouchers in order to get immediate housing.

The Orange County 2-1-1 program allows individuals access to a large variety of assistance with a one-stop approach and staff make referrals to the program as needed. 2-1-1 Orange County has a fully developed Community Corrections Program to assist people recently exiting from a corrections facility. The program includes a Proposition 47 Re-Entry Center, Stepping-Up Initiative program and Collaborative Courts that assist people recently discharged from the corrections system.

The County uses SHP, ESG, CDBG, EHAP, and OCHA/HSS funds to support the Continuum of Care system by providing emergency shelters and supportive services. In collaboration with the entire CoC, the County of Orange Health Care Agency has also implemented Proposition 63 Full Service Partnership Programs. These programs have created outreach options for homeless persons to access services starting at the street outreach level and continuing until the individual and/or family is well established in permanent supportive housing.

### **Discussion**

The City is committed to assisting persons experiencing homelessness. To that end, the Central Cities Navigation Center is projected to open by June 2024 to provide shelter and services to this population. City Net is currently providing outreach services to the City's unhoused and will collaborate with the navigation center when it opens. Both of these projects are funded outside of CDBG. The City continues to use CDBG funds to support Neighborhood Improvement programs and social service providers in an effort to prevent future homelessness.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The main barrier to affordable housing in Fountain Valley is the lack of developers interested in constructing affordable housing projects. This is primarily due to the high cost of land in the city and the lack of vacant or underutilized land to build new developments.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City believes its land use controls, fees and permitting processes do not present a constraint to residential development due to the fact that the Fountain Valley General Plan and Municipal Code provide for a range of housing types and densities. The City's fees are low when compared to surrounding jurisdictions.

The City's 2021-2029 Housing Element was approved in fall 2022 and has a goal of conserving and supporting affordable housing opportunities in the city. The following strategies to further this goal are outlined in the Housing Element:

- Promote and encourage the development of a variety of housing opportunities to accommodate current and projected households.
- Assist in the provision of housing affordable to lower income households.
- Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels, as well as housing for people with disabilities.
- Encourage the maintenance and rehabilitation of the City's existing housing stock.
- 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.

### **Discussion:**

A variety of factors add to the cost of housing in Fountain Valley and constrains the development of affordable housing units. The most significant is the high cost of land as well as the lack of vacant or underutilized land in the city. In an attempt to make affordable housing development more attractive to developers, the city provides zoning incentives for affordable housing projects in specific areas of the city. The City also adopted an Inclusionary Housing Ordinance that requires new residential developments, with 10 units or more, to provide 15% of the units for low-income households, or pay an in-lieu fee that can be used towards the future development of affordable housing in the community.

Currently the city has five large residential projects in some stage of development that will include affordable units.

The table below reflects the anticipated affordable units and the stage of development.

| Project                                | Slater Investments  | Our Lady of Guadalupe   | Parkside FV  | Euclid-Heil  | Former Boomers Site                               |
|--|---|---|--|--|---|
| Anticipated Number of affordable units | 33  | 29  | 9  | 81   | 103   |
| Stage of development                   | Entitled. Waiting for developer to submit for building permits. | Entitled. Waiting for developer to submit for building permits. | Application submitted. Waiting applicant response to first review. | Application submitted. Waiting applicant response to first review. | Anticipating submission of application imminently |

Another source for affordable housing units are Accessory Dwelling Units (ADUs). There have been a significant amount of new ADU's built in the city over the last few years. ADUs represent a viable option for additional affordable housing as they avoid the burden of land costs and are often provided at zero rent or a reduced rent. The city has amended the Development Code to permit ADU's by right in any zone that permits housing by right, consistent with state law, in order to encourage the production of ADUs.

The City will continue to actively look for additional funding to promote affordable housing and welcomes proposals from affordable housing developers.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City will implement programs that address the issues listed below.

### **Actions planned to address obstacles to meeting underserved needs**

One of the main obstacles to meeting underserved needs is inadequate funding. Many public service agencies struggle to obtain federal and state government funding as well as funding from private foundations to provide much needed services. The City will continue to allocate public service agency funding for activities that serve the needs of the underserved such as services for the elderly, youth, and services that assist low-income households. The home improvement program also serves low-income homeowners of all ages who qualify for program assistance.

City staff refers any residents requesting information regarding rental assistance to OCHA who manages the Housing Voucher program for the majority of the county or 2-1-1 Orange County for additional services. Residents are also directed to Fair Housing Council of Orange County, whom the City contracts for fair housing services, to address questions or concerns of landlords and tenants in the community.

### **Actions planned to foster and maintain affordable housing**

The City of Fountain Valley utilizes its Neighborhood Revitalization Program to offer low interest loans, grants and rebates to income eligible homeowners to allow them to make necessary repairs to their homes to provide a safe and decent living environment at an affordable cost. The majority of the applicants are seniors; programs such as these allow seniors to stay in their home as they age, which is usually the most affordable housing option to them. The City is very committed to protecting housing that is affordable to the current resident, and in fact, 60% of the current year's CDBG budget is dedicated to making funds available for income eligible homeowners.

The City also supports the affordable efforts of the County of Orange as a member of the Cities Advisory Committee. The committee reviews and gives input to the administration of the housing voucher programs such as Section 8 and VASH programs. The OCHA opened their Housing Choice Voucher waiting list in September of 2023 and the City assisted in distributing applications and providing guidance on the application process. Senior Center staff provided access to computers for applicants to submit their application on-line. The City also refers to the Orange County Housing Authority website, which has a list of countywide affordable housing options to prospective low-income households.

### **Actions planned to reduce lead-based paint hazards**

The City of Fountain Valley has established a Lead Based Paint Hazard Grant Program to test, evaluate and mitigate any lead based paint hazards found in the course of a home rehabilitation project. Each home that receives HUD funds for rehabilitation is tested for the presence of lead based paint hazards. Any necessary remediation work is covered by a

Lead Based Paint Hazard Grant funded by CDBG funds.

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

### **Actions planned to reduce the number of poverty-level families**

According to the 2022 American Community Survey 5-Year Estimates, 7% of the City's households are living at or below the poverty level. The City has identified several activities and services that can be implemented to combat poverty and to prevent possible homelessness. Specific examples include the following activities:

- Provide home improvement programs that allow low-income households to do necessary repairs on their owner occupied properties to allow them to stay in their homes longer.
- Support rental assistance programs provided by the Orange County Housing Authority for very low-income renters.
- Fund emergency shelter supportive services for domestic violence victims to prevent homelessness. Supportive services, counseling and rental assistance are also provided.
- Support public services programs to improve the quality of life seniors, youth, the disabled, and other populations that may be severely impacted by the cost of living in the region.

### **Actions planned to develop institutional structure**

The City has made an effort to develop an institutional structure that will help identify and access resources to improve the community and assist those most in need. The lead agency to administer the CDBG program is the Housing Division of the Community Development Department. The Division will prepare the Consolidated Plan, Citizen Participation Plan, and Analysis of Impediments to Fair Housing Choice every five years, prepare the Annual Action Plan and CAPER, and complete all additional reports required by HUD. The City will ensure the public is notified of all opportunities to provide input and are given ample opportunity to engage in the process as established by the City's Citizen Participation Plan.

The City will continue to work with non-profit agencies in the delivery of services and programs for the benefit of low and moderate-income residents, and manage and promote the Home Improvement Program that provides funding to low income homeowners for repair and rehabilitation of their homes.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Fountain Valley does not have any public housing; however, the city supports OCHA who provides rental assistance for low-income households in the community. The City is a member of the Orange County Cities Advisory Committee that reviews the OCHA's 5-year and 1-year PHA to ensure that it is compatible with the City of Fountain Valley Consolidated Plan. Additionally, the City reviews PSA grant applications each year to ensure the goals of the PSA's are compatible with goals of the Consolidated Plan. The City continues to attend meetings with other Orange County

grantees to discuss regional efforts and goals that benefit low-income households across the county.

**Discussion:**

The City allocates funding in the most cost-effective manner that best assists low-income households in the community.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

Periodically the city receives program income from the payoff of home improvement loans funded by the grant. Loans are required to be paid off at the end of the loan term or when the property is refinanced or transferred. Payoffs are not scheduled, and are processed and posted as program income upon receipt.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

|  |          |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 0        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0        |
| 3. The amount of surplus funds from urban renewal settlements  | 0        |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0        |
| 5. The amount of income from float-funded activities   | 0        |
| <b>Total Program Income:</b>   | <b>0</b> |

#### Other CDBG Requirements

|   |        |
|---|--------|
| 1. The amount of urgent need activities   | 0      |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 70.00% |

It is estimated that more than 70% of CDBG funds will be used to benefit persons of low and moderate income. The time frame to determine the minimum overall benefit to determine that 70% of CDBG funds are used to benefit low and moderate income are program years 2023, 2024, and 2025.

# ATTACHMENTS

Citizen Participation Summary

Map of CDBG Code Enforcement Eligible Low Income Areas

Proof of Public Notice

## Citizen Participation Summary

September 6, 2023, Housing and Community Development Advisory Board (HCDAB) meeting was held to review the Annual Action Plan process and timeline.

On September 28, 2023, Housing and Community Development (HCD) staff published a Public Notice in the Fountain Valley View announcing the availability of funding under the City of Fountain Valley's FY 2024-25 Public Service Agency (PSA) Grant program. Correspondence further detailing the availability of funding was sent to all prior-year program applicants and posted on the City's website.

On November 1, 2023, the application period to submit applications for PSA Grant funding closed. Five (5) program applications were received from four (4) nonprofit organizations that provide services for low-income Fountain Valley residents.

On December 6, 2023, a public meeting of the HCDAB was held to receive presentations by the four (4) agencies applying for PSA grants and one (1) fair housing services provider applying for funding to provide fair housing services to city residents. The PSA's and Fair Housing provider offered input regarding the services they felt were needed in the community.

At the February 7, 2024 HCDAB meeting, the board considered applications and made funding recommendations for the PSA grant and fair housing services provider. Recommendations will be forwarded within the Action Plan to the City Council for review and approval.

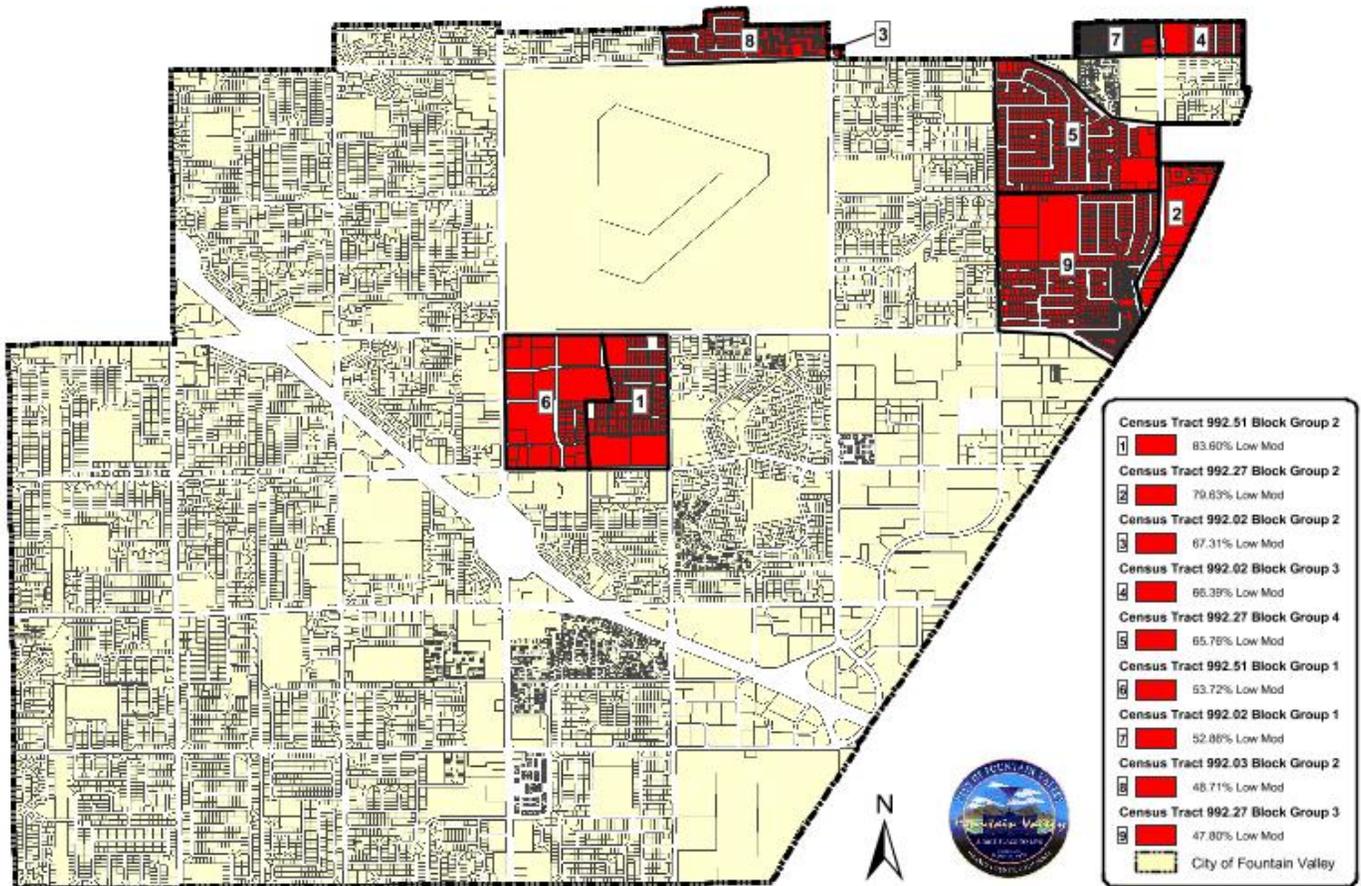
On February 20, 2024, a Public Notice was published in the Orange County Register announcing the commencement of the minimum 30-day review comment period beginning March 1, 2024 and concluding April 1, 2024. The notice advised that the Action Plan was available on the website and can be requested via email, or phone. The Public Notice advised of a public hearing at the March 6, 2024 HCDAB meeting to receive public comments on the FY 2024-25 Draft Action Plan, and a second Public Hearing at the Fountain Valley City Council on April 16, 2024, to receive public comments, and to approve the FY 2024-25 Action Plan.

On March 6, 2024, HCDAB meeting held a public hearing to review the draft FY 2024-25 Action Plan and receive public comments. No public comments were received. **TBD**

On April 3, 2024, HCDAB held a public meeting to review the draft FY 2024-25 Action Plan and forwarded a recommendation of approval to the City Council. No public comments were received. **TBD**

On April 16, 2024, the City Council held a public hearing to review the FY 2024-2025 Action Plan that includes the CDBG budget. The Fountain Valley City Council unanimously approved the Action Plan and requested the City Manager to execute all necessary documents to forward the plan to HUD. No public comments were received. **TBD**

## CDBG CODE ENFORCEMENT ELIGIBLE LOW INCOME AREAS



THE ORANGE COUNTY  
**REGISTER**

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**PROOF OF PUBLICATION  
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA  
County of Orange**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of The Orange County Register, a newspaper of general circulation, printed and published in the City of Irvine<sup>2</sup>, County of Orange, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Orange, State of California, under the date of November 19, 1905, Case No.A-21046. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

**02/20/2024**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Irvine, California

On this 20th day of February, 2024.



Signature

**PUBLIC NOTICE  
CITY OF FOUNTAIN VALLEY FY 2024-25 ANNUAL ACTION PLAN  
30-DAY PUBLIC COMMENT PERIOD AND PUBLIC HEARINGS**

The City of Fountain Valley (City) Housing and Community Development (HCD) Department, in accordance with U.S. Department of Housing and Urban Development (HUD) regulations, has prepared its draft FY 2024-25 Action Plan for Community Planning and Development Programs (Action Plan). The Action Plan describes the projects/activities proposed by the City utilizing available Community Development Block Grant (CDBG) funds.

As of the writing of this notice, HUD has not released the CDBG funding allocation for FY 2024-25 therefore next year's entitlement has been estimated utilizing the current year's grant allocation of \$347,498. This will be combined with \$152,502 in carryover funds from previous years, for a total CDBG program budget of \$500,000. Once the actual funding from HUD is available, the allocations for each activity will be adjusted to reflect the determined amount.

The following is a summary of the activities that the City is proposing to implement utilizing available FY 2024-25 CDBG program funding:

**Proposed Projects/Activities**

|  |                  |
|--|------------------|
| Neighborhood Improvement Programs          | \$298,377        |
| Public Service Agency Grants               | \$52,124         |
| Code Enforcement                           | \$80,000         |
| Administrative and Fair Housing Activities | \$69,499         |
| <b>Total</b>                               | <b>\$500,000</b> |

**30-Day Public Comment Period**

The draft Action Plan will be available March 1, 2024 for review and comment on the City website at [www.FountainValley.gov](http://www.FountainValley.gov). You may request a copy at (714) 593-4428 or [Ashlyn.Newman@FountainValley.gov](mailto:Ashlyn.Newman@FountainValley.gov). Citizen input is greatly encouraged. All comments regarding the Draft Action Plan must be received on or before April 1, 2024 at 4 pm. **Submit written comments** to the email above or mail to or drop off at Fountain Valley City Hall-HCD, 10200 Slater Avenue, Fountain Valley, CA 92708-4736.

**Public Hearings**

A public hearing to receive public comment and discuss project design of the Draft FY 2024-25 Action Plan will be held on Wednesday, March 6, 2024, at 6:00 p.m. before the Housing and Community Development Advisory Board. A second public hearing to receive public comment and approve the FY 2024-25 Action Plan will take place before the City Council on Tuesday, April 16, 2024 at 6 pm. Both hearings will be in the City Council Chambers located at 10200 Slater Avenue, Fountain Valley, CA 92708. The public is encouraged to attend either meeting in-person or watch the City Council meeting on Cable Channel 3 or live stream it at [http://fountainvalley.aramicus.com/MediaPlayer.php?publish\\_id=2](http://fountainvalley.aramicus.com/MediaPlayer.php?publish_id=2). The final version of the FY 2024-25 Action Plan will be submitted to HUD prior to the Thursday, May 16, 2024 deadline.

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