

**City of
Fountain Valley
2025-2029
Consolidated Plan
and
2025-2026
Action Plan**



CITY OF FOUNTAIN VALLEY

CONSOLIDATED PLAN FOR COMMUNITY

PLANNING AND DEVELOPMENT PROGRAMS

FIVE YEAR

PLAN FY

2025-29

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Executive Summary

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

Introduction

The City of Fountain Valley (City) receives an allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) each year. The Fountain Valley 2024-29 Consolidated Plan (Con Plan) fulfills the HUD requirement for all recipients of federal entitlement funds, to develop a Con Plan every five years that describes the community's priorities and goals for expenditure of funds on housing and community development. This document outlines community needs as it relates to affordable housing and community development and also includes a strategic plan for use of funds. This Con Plan covers the time period of July 1, 2025, to June 30, 2029.

The consolidated planning process allows the City, through its Citizen Participation Plan process, to analyze and determine the best use of the CDBG funding allocated by HUD. The analysis includes the needs of the underserved low-income households in the City, as well as the most efficient way to deliver the specific services and programs to them. The City has developed activities that provide the maximum benefit to its low and moderate-income residents. Due to the limited amount of CDBG funding received, the City relies heavily on the concept of leveraging resources. For the same reason, the City must prioritize its goals, so the funding is used in the most effective manner, for the greatest result. All of the projects and activities detailed in the Con Plan meet the HUD National Objectives.

The Consolidated Plan, which includes the first Action Plan of the 5-year planning cycle, has been prepared using HUD's Consolidated Planning Suite (eCon). The City is required to develop and submit their Consolidated Plan online through the Integrated Disbursement and Information System (IDIS), which has a detailed Consolidated Plan template. IDIS is a nationwide database in which the City reports accomplishment and financial activities related to entitlement grants. The template ensures uniformity of Consolidated Plans across the country and ensures that every Consolidated Plan includes all required elements per HUD regulations. The system provides pre-populated data and tables with housing and economic data that assists grantees in developing their funding priorities in the Strategic Plan. The HUD provided data is primarily from the 2016–2020 American Community Survey (ACS) and HUD's 2016-2020 Comprehensive Housing Affordability Strategy (CHAS). The CHAS is a unique computation of housing and income data generated by the Census Bureau on behalf of HUD.

The City of Fountain Valley has prepared this Consolidated Plan to meet the guidelines as

set forth by HUD and it consists of five required sections: The Process, Needs assessment, Market Analysis, Strategic Plan, and Annual Action Plan. As part of the five-year plan, the City is also required to prepare and submit the following documents to HUD for approval on an annual basis:

- An Action Plan, which identifies available housing and community development resources, and outlines and describes the goals, activities, and program funding that the agency proposes to implement over each fiscal year;
- A Consolidated Annual Performance and Evaluation Report (CAPER), which describes the actions undertaken and progress made by the agency towards meeting the housing and community development goals outlined in its five-year Consolidated Plan and most recent Action Plan.

The approved Con Plan becomes the blueprint for CDBG activities and expenditures for the designated five-year period. The Con Plan can be amended during this time period in accordance with HUD regulations.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

HUD seeks to develop viable communities by promoting integrated approaches that meet the three predetermined program goals to provide decent housing, create suitable living environments, and expand economic opportunities in the community. Additionally, HUD requires that each activity meet one of the following predefined outcomes of Availability/Accessibility, Affordability and/or Sustainability. Each goal and outcome are designed to benefit low and/or moderate-income persons. Hud's three national objectives are 1) benefit to low- and moderate-income persons, 2) eliminating slum/blight and 3) urgent need.

Input from the various sources (residents, community stakeholders, and service providers) helped the City establish the priority for expending HUD funds based on a number of criteria, including:

- Urgency of needs
- Cost efficiency
- Eligibility of activities/programs
- Availability of other funding sources to address specific needs
- Funding program limitations
- Capacity and authority for implementing actions
- Consistency with countywide goals, policies, and efforts

The City must weigh and balance the input from different groups and data sources and assign funding priorities that best bridge the gaps in the City's service delivery system.

Over the five-year period this plan covers, the City of Fountain Valley is proposing to fund the programs listed below with the anticipated outcomes:

- Neighborhood Revitalization: An estimated 12 loans, grants, and/or rebates per year will be provided to low-income homeowners for repair of their owner-occupied property.
- Lead-Based Paint Hazard Testing: As part of the Neighborhood Revitalization Program houses will be tested for Lead Based Paint Hazards as required by law. Abatement will be provided as needed. Approximately 8 households assisted each year.
- Code Enforcement: Enforcement of zoning, housing, and building codes in CDBG eligible areas Approximately 125 code enforcement violations addressed and abated annually in CDBG eligible areas per year. Educate and refer residents to the City's Home Improvement Program for assistance with home repairs.
- Public Service Agency Grants: Provide funding for elderly and youth services, childcare scholarships, domestic violence shelter and education and other public services. Approximately 300 people or households assisted annually.
- Administration of CDBG grant: Administer the grant in compliance with HUD regulations.
- Public Works: Accessibility upgrades if funding allows.

Evaluation of past performance

As the 2025-29 Consolidate Plan was being prepared, the last year of 2020-24 Consolidated Plan was still in progress. The City has made consistent and effective strides towards meeting its goals for the first four years of the cycle. Many of the goals such as Public Services, Homeless Overnight Shelter, and Fair Housing Services have already met or exceeded the projected goals. The remaining projects are either on track to meet the projected goals by the end of the cycle, or will show significant accomplishments, demonstrating the quality and need for the project. All the projects currently funded have

been successful and will continue to be supported during the 2025-2029 Consolidated Plan.

Additionally, the City received \$616,554 in CDBG-CV funding to provide services to low- and moderate-income members of the community to prevent, prepare for, and respond to the Coronavirus. The City successfully distributed all of the funding for programs that supported

150 low-income employees, 35 low-income business owners, and 6 public service agencies who provided services to low-income community members during the pandemic. The last activities were funded in FY23-24 and the CBG-CV grant has been closed out.

Summary of citizen participation process and consultation process

In accordance with the City's Citizen Participation Plan, residents and stakeholders were able to participate in the development of the 2025-2029 Consolidated Plan through community surveys, community events, public meetings, and public hearings. Low-income households that could benefit from the program were encouraged to participate to provide additional insights into the best use of funding. As part of the process, staff consulted with other City departments, community-based social service providers, adjacent local governments, and various other county and state agencies.

Summary of public comments

The Community Needs Survey showed that the top three priorities for respondents were Public Services, Affordable Housing, and Infrastructure. The City received 200 survey responses, complete survey results are shown in Appendix A. No comments were received at the community events, public meetings, or public hearings. **TBD**

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

No comments were received at community events, public meetings, or public hearings. **TBD**

Summary

The City of Fountain Valley Community Development Department is the lead agency for developing and implementing the strategic plan for the CDBG Program. The proposed 2025-2029 Consolidated Plan identifies the housing and community development needs of low- and moderate- income residents in Fountain Valley. The City intends to prioritize available resources to meet the identified needs in order to revitalize neighborhoods by

providing funds for home rehabilitation repairs, conduct code enforcement in eligible areas, and increase access to public services for low-income residents. The Consolidated

Plan and the Action Plan have been developed with community input and reflects the needs of the residents of Fountain Valley.

The Con Plan covers the 5-year period from July 1, 2025, to June 30, 2029. The FY 2025-26 Action Plan is included within the Con Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Fountain Valley	Community Development Department

Table 1 – Responsible

Agencies Narrative

The City of Fountain Valley Community Development Department, Housing and Community Development Division, is the lead agency for developing and implementing the Consolidated Plan for the CDBG Program.

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

Introduction

The Consolidated Plan process requires jurisdictions to consult with other public and private agencies when developing the Plan. A summary of the consultation process is included within this report. Identified agencies were consulted for assistance in evaluating community needs. Jurisdictions are additionally required to summarize efforts to enhance coordination between public and private agencies.

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 of Fountain Valley does not own or manage any public housing, nor does it administer the Housing Choice Voucher Program. The Orange County Housing Authority (OCHA) administers the Housing Choice Voucher Program (previously Section 8 Rental Assistance) for low-income households receiving assistance in the jurisdiction. Staff refers interested residents to OCHA for detailed info.

The City is a member of the OCHA Cities Advisory Committee, which has scheduled quarterly meetings. Membership includes all 34 Orange County cities and the unincorporated areas of the county. The Cities Advisory Committee was established to act as a liaison between the participating jurisdictions and the OCHA, and to act in an advisory capacity to the Executive Director of OCHA in matters of policy pertaining to housing programs and long-range housing goals.

City staff also collaborated with 27 incorporated cities in Orange County along with the unincorporated areas and the County of Orange, to complete the 2025-2029 Orange County Regional Assessment of Fair Housing (AFH). The report provides an analysis of the state of fair housing for the region and identifies areas of deficiency for specific jurisdictions.

The City also participates in the Orange County Continuum of Care that is coordinated by 2-1-1 Orange County. 2-1-1 Orange County provides a comprehensive information and referral system that links Orange County residents to community health and human services, and support. By dialing 2-1-1 toll-free, residents are connected to critical information on shelters, housing, food, job placement, and a broad range of health and human services.

Fountain Valley supports Public Service Agencies (PSAs) by dedicating the full 15% allowed by HUD regulations to grants for local public service agencies that offer services to low-income households in the community. Many of the PSAs provide health or mental health services as part of their services.

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 has taken a huge step forward in addressing the needs of persons experiencing homelessness in the community. The City partnered with the neighboring cities of Garden Grove and Westminster, and the County of Orange, to open the Central Cities Navigation Center (CCNC) that is located in the City of Garden Grove. The CCNC provides emergency housing and wrap-around services to individuals experiencing homelessness. The center opened in June 2024 and Fountain Valley has 13 beds dedicated to unhoused persons from Fountain Valley. The center has been well-received, and the City's bed are generally close to capacity.

The City also has a robust street outreach program through a contract with City Net and the dedication of full-time police personnel to address the homelessness crisis. From July 1, 2024 – December 31, 2024, City Net had 497 client interactions, 109 clients enrolled, 5 exits to permanent housing, and 48 positive exits. City Net refers clients to the CCNC and other housing opportunities through its many county-wide contacts.

As discussed in the previous section, the City of Fountain Valley is a member of CA-602 Santa Ana, Anaheim Orange County Continuum of Care (CoC). City Net regularly collaborates with the CoC using their coordinated care system for the benefit of Fountain Valley residents. The City continues to support the CoC's efforts to address homelessness and persons at-risk of homelessness county-wide.

Both the CCNC and City Net are funded outside of the CDBG program.

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

The City of Fountain Valley does not receive ESG funds; however, we participate in the County of Orange’s Continuum of Care Program as discussed earlier.

Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Community SeniorServ, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community SeniorServ, aka Meals on Wheels, is a public service provider and sub-recipient of the CDBG Grant funds from the City. Information is shared through in-person consultation, public engagement events, and quarterly monitoring. and submission of the Housing and Community The City will continue to support the program.
2	Agency/Group/Organization	INTERVAL HOUSE
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for	Interval House is a public service provider and sub-recipient of the CDBG Grant funds from the City. Information is shared through in-person consultation, public engagement events, and
3	Agency/Group/Organization	WAYMAKERS
	Agency/Group/Organization Type	Services-Children Services-Education Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Waymakers, formerly known as Community Services Programs, is a public service provider and sub-recipient of the CDBG Grant funds from the City. Information is shared through in-person consultation, public engagement events, and quarterly monitoring. The City will continue to support the program.
4	Agency/Group/Organization	Boys and Girls Club of Huntington Valley
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Boys and Girls Club of Huntington Valley is a public service provider and sub-recipient of the CDBG Grant funds from the City. Information is shared through in-person consultation, public engagement events, and quarterly monitoring. The City will continue to support the program.
5	Agency/Group/Organization	Fair Housing Council of Orange County
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Fair Housing Council of Orange County is a public service provider and sub-recipient of the CDBG Grant funds from the City. Information is shared through in-person consultation, public engagement events, and quarterly monitoring. The City will continue to contract with them for fair housing services as required by HUD.
6	Agency/Group/Organization	2-1-1 ORANGE COUNTY
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides comprehensive information of regional and City homelessness and available resources to local governments and those in need of services.
7	Agency/Group/Organization	Orange County Housing Authority

	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data and information to assist in identifying priorities and fund allocation.
8	Agency/Group/Organization	U.S. Department of Housing and Urban Development
	Agency/Group/Organization Type	Government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic development Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data and information to assist in identifying priorities and fund allocation.

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

The City was inclusive in its outreach efforts. No specific type of provider was excluded.

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 (CoC)	County of Orange, 2-1-1 Orange County	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. 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. In addition, the County CoC system serves the needs of the homeless through diverse housing/service providers that include nonprofit organizations (both faith-based and community-based), federal, state, and local governmental agencies, public housing authorities, local businesses, law enforcement, school districts, private donors, homeless/formerly homeless persons, and other stakeholders.
2021-2029 Housing Element	City of Fountain Valley	Ensuring Strategic Plan is consistent with Housing Element.
2025-29 Regional Assessment of Fair Housing	OC HUD Grantee Cities and all Orange County	Identified regional fair housing impediments as well as impediments specific to Fountain Valley. Findings were incorporated into Con Plan goals.
OCHA 1-yr and 5-yr. Plan	Orange County Housing Authority (OCHA)	OCHA provides information regarding the number of Fountain Valley residents receiving rental assistance. Partnering with OCHA is a key component to provide assistance to the City's lower income renter households.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City consulted with numerous federal and state agencies to obtain statistical information for this report.

The City is also a member of Southern California Association of Governments (SCAG) which is the nation's largest metropolitan planning organization, representing six counties, 191 cities and more than 18 million residents. SCAG undertakes a variety of planning and policy initiatives to encourage a more sustainable Southern California now and in the future. The Orange County Council of Governments (OCCOG) is a voluntary

agency that was established to serve as a sub-regional organization to the Southern California Association of Governments representing Orange County on mandated and non-mandated regional planning activities, to provide a vehicle for Members to engage cooperatively on such activities, and to conduct studies and projects designed to improve and coordinate common governmental responsibilities and services on an area-wide and regional basis. The City of Fountain Valley participates in OCCOG and ensures the Consolidated Plan is complementary to ongoing regional planning objectives.

The City of Fountain Valley notified the adjacent local governments of the draft Consolidated Plan 30-day public review and comment period. TBD

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

In an effort to encourage input from community members as well as government and public service entities, the City implemented a broad range of opportunities for participation.

Housing and Community Needs Assessment Survey:

Survey distributed via Survey Monkey throughout the community and publicized on City website, announced at City Council meetings, and through City Newsletter and community email blast. Survey was available from September 30, 2024 - December 31, 2024, with a hard copy available upon request.

Community Events:

Survey and Consolidated Plan Process Information presented at October Fire Department Open House and December Community Tree Lighting Event.

Website/Community Newsletter/Community Emails/texts:

Survey availability announced on City website, in City Newsletter, and through community email and texts as well as Rec Center Community Board, and Fountain Valley Library Community Board.

Public Meetings:

Survey and Consolidated Plan discussed at Housing and Community Development Advisory Board (HCDAB) meetings on September 3, 2024, December 4, 2024, February 5, 2025, and April 2, 2025. No public comments received. (TBD)

Public Hearings:

Public Hearing at the HCDAB meeting on May 6, 2025, and at the City Council meeting on June 3, 2025 (TBD).

Public Noticing:

All public notices were published in the Orange County Register. The draft Consolidated Plan and Action Plan were also posted on the City's website for public review and comment. Hard copies were available during the required 30-day public comment period.

The City had the greatest citizen participation from the survey, receiving 200 responses. Respondents prioritized activities they felt were the most important for the community.

Results from the survey were used to determine programs that were consistent with the

National Objectives, as outlined in the CDBG regulations, and also had the broadest impact on the community using the limited amount of funds available.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of Comments not accepted and reasons	URL (If applicable)
Community Event	Non-targeted/broad community	Survey and Consolidated Plan Process Information available at 10/12/24 Fire Department Open House (500+ attendees) and 12/7/24 Community Tree Lighting Event (4000+ attendees). Info also posted on Rec Center and Library Community Boards.	See survey results.	All comments accepted.	
Internet Outreach	Non-targeted/broad community, Non-profits, Local governments, stakeholders	Housing and Community Needs Survey on City of Fountain Valley website from 09/30/2024 through 12/31/24.	See survey results.	All comments accepted.	
Newsletter/ Email	Non-targeted/broad community	October and November 2024 email/text blast was sent to 6,000+ City newsletter subscribers requesting them to complete the Survey.	See survey results.	All comments accepted.	

Public Meeting	Non-targeted/broad community	City Manager announces the availability of the survey during the 10/15/24 and 11/19/24 City Council meetings.	See survey results.	All comments accepted.	
Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of Comments not accepted and reasons	URL (If applicable)
Public Meeting	Non-targeted/broad community	Consolidated Plan process, guidelines, and information gathered were discussed at HCDAB meeting on 9/4/2024, 12/5/24, 2/5/25, and 4/2/25.	No public comments received. TBD	N/A	
Newspaper Ad	Non-targeted/broad community	Public Notice was published in the Fountain Valley View on 3/20/25 advising of 30-day comment period on the draft FY 2025-29 Consolidated Plan, draft FY 2025-26 Action Plan, draft FY 2025-29 Citizen Participation Plan, and the 25-29 Orange County Regional Assessment of Fair Housing beginning on April 7, 2025 – May 7, 2025.	N/A	N/A	

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of Comments not accepted and reasons	URL (If applicable)
Public Hearing	Non-targeted/broad community	Public Hearing at the 5/7/2025 HCDAB meeting of the FY 25-29 Consolidated Plan, FY 25-26 Action Plan, FY 25-29 Citizen Participation Plan , and the 25-29 Orange County Regional Assessment of Fair Housing. Recommendation of approval forwarded to City Council. TBD	No comments were received. TBD	N/A	
Public Hearing	Non-targeted/broad community	Public Hearing at the 6/3/25 City Council meeting of the FY 25-29 Consolidated Plan, FY 25-26 Action Plan, FY 25-29 Citizen Participation Plan, and the 25-29 Orange County Regional Assessment of Fair Housing.	No comments were received. TBD	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Consolidated Plan discusses housing needs for the City of Fountain Valley for the five-year period commencing July 1, 2025, and concluding on June 30, 2030. HUD’s IDIS template has pre-designated data within the required Consolidated Plan template. This data is sourced from the 2016-2020 American Community Survey (ACS) data, the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data, PIH Information Center (PIC) data and the 2000 and 2010 Census. Additional data is also extracted from the 2018-2023 American Fact Finder Community Survey (AFFCS) 5- Year Estimates and the ACS 2022 and 2023 City Profiles when available, as well as information from the City’s Housing Element. Because of the multiple sources to obtain data there may be a small discrepancy between total numbers in tables.

This discussion also reflects consultation with social service agencies concerning the housing needs of children, elderly persons, persons with disabilities, homeless persons, victims of domestic violence, amongst other social service agencies. Information gathered during the citizen participation process is also used in this assessment.



NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

HUD has provided the City with extensive data primarily from the 5-Year American Community Survey (ACS) data 2016-2020, to assess the housing needs of Fountain Valley residents. Updated information is provided when available.

The following definitions will assist in understanding the tables below.

Housing Problems: HUD's housing needs estimates are based on an assessment of Census data of households that are experiencing one or more "housing problems." Per HUD, a household is experiencing a housing problem if their residential unit is subject to one or more of the following:

- Lack of a complete kitchen or plumbing facilities.
- Cost Burden - More than 30% of a household's total gross income is spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
- Severe Cost Burden - More than 50% of a household's total gross income is spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
- Overcrowded - Defined as a housing unit with 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Severely Overcrowded - Is defined as housing with more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.

Household Types: HUD data also characterizes households by type. HUD's household definitions are as follows:

- Small Related: Household with two to four related members
- Large Related: Household with five or more related members
- Elderly: Household whose head, spouse, or sole member is a person who is at least 62 years of age
- Other: All other households

Housing Income: HUD also categorizes households by income groups:

- Extremely low-income – Household with an income equal to 0% to 30% of the Area Median Income (AMI)

- Very low-income – Households with an income equal to 30% to 50% of the AMI
- Low-Income – Household with an income equal to 50% to 80% of the AMI
- Low and Moderate-income or Lower Income – a household with an income less than 80% of AMI
- Moderate-income – a household with income equal to 80% to 100% of AMI

According to the data presented in Table 5, the population in Fountain Valley decreased by 1% from 2009 to 2020 and the number of households also decreased by 1%. The table shows the median income in Fountain Valley grew 9% from 2015 to 2020. The American Community Survey for 2019-2023 shows the city median was \$111,797, which is a 24% positive change since 2020. Table 6 shows the breakdown by income levels in the data provided.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	56,695	56,120	-1%
Households	18,845	18,365	-1%
Median Income	\$82,367.00	\$89,924.00	9%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table - HUD Area Median Family Income (HAMFI)

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,255	2,255	4,010	1,750	7,100
Small Family Households	664	680	1,715	970	3,575
Large Family Households	345	159	400	340	1,120
Household contains at least one person 62-74 years of age	1114	585	1270	585	2,285
Household contains at least one person age 75 or older	855	639	600	355	785
Households with one or more children 6 years old or younger	400	234	395	420	365

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with only one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	235	15	110	20	380	20	0	0	0	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	20	50	35	4	109	20	0	40	0	60
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	55	40	80	255	4	8	85	20	117
Housing cost burden greater than 50% of income (and none of the above problems)	845	320	134	0	1,299	974	335	400	30	1,739

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	155	420	665	230	1,470	145	185	564	284	1,178
Zero/negative Income (and none of the above problems)	235	0	0	0	235	95	0	0	0	95

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,175	440	320	110	2,045	1,014	340	530	45	1,929
Having none of four housing problems	575	475	1,260	425	2,735	485	1,000	1,900	1,165	4,550
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	325	295	430	1,050	174	200	529	903
Large Related	205	120	94	419	105	10	85	200
Elderly	650	174	164	988	720	225	265	1,210
Other	120	250	230	600	169	50	115	334
Total need by income	1,300	839	918	3,057	1,168	485	994	2,647

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	110	110	149	165	0	314
Large Related	0	0	45	45	105	10	10	125
Elderly	450	120	84	654	580	115	105	800
Other	0	120	85	205	149	0	0	149
Total need by income	450	420	324	1,014	983	290	115	1,388

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	85	55	40	24	204	24	0	95	20	139

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	15	55	35	60	165	0	8	30	0	139
Other, non-family households	0	10	0	0	10	0	0	0	0	0
Total need by income	100	120	75	84	379	24	8	125	20	177

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

HUD defines the category of “Other, non-family households” as an “individual or household that is not a family, living alone, or with non-relatives.” HUD has provided data for the categories of cost burden and overcrowding for “Other, non-family households” which is equivalent to single person households. According to Table 9 and 10, approximately 20% of single person **renter** households, in both the 30% cost burden and the 50% cost burden category, are affected. Single person **owner** households are less significantly burdened with an average of 12% in both categories. This accounts for 805 single **renter** households and 483 single **owner** households in the city for a total of 1,288 single person households that are cost burdened and could potentially be in need housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

Disabled Persons

The 2019-2023 American Community Survey (ACS) 5-Year Estimates indicates 559 people over age 18 that have a disability, have income below the poverty level. Of the Fountain Valley residents that receive Housing Choice Vouchers from the Orange County Housing Authority (OCHA), 13.5% (60) are disabled. This leaves approximately 500 people that

may be in need of housing assistance. The City provides a grant program that funds ADA-compliant repairs to low-income, owner-occupied households to assist disabled residents.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

Victims of domestic violence need emergency shelter in a safe and confidential location at a moment's notice. The City funds Interval House Domestic Violence Shelter through its Public Service Agency grant program to address this need in the City. Interval House provides emergency shelters and a comprehensive support program to assist victims and their children move forward from their abuse. Last year, Interval House assisted 77 individuals/families in Fountain Valley with emergency shelter and provided them the support necessary to remove themselves from the cycle of domestic violence.

The 2023 statistics from the California Department of Justice shows 157 domestic violence related calls in Fountain Valley. Of those, 13 involved the use of a weapon and 22 were cases with strangulation or suffocation. These startling facts show the need for services provided by Interval House and others and because domestic violence is extremely under reported, the actual number of victims is most likely much higher.

Interval House provides outreach and education on dating violence and provides assistance to those affected by any type of domestic or dating violence. In a nationwide survey conducted by the California Department of Public Health, 9.8 percent of high school students report being hit, slapped, or physically hurt on purpose by their boyfriend or girlfriend in the 12 months prior to the survey.

What are the most common housing problems?

Tables 9 and 10 show the most common housing problem is cost burden. This is an issue for both renter and owner households and particularly pronounced in the 0-30% AMI level. In Table 8 you see that households with <30% AMI are more likely to have 1 or more of the four housing problems. This applies similarly to renter and owner households.

Are any populations/household types more affected than others by these problems?

As indicated in Tables 9 and 10, elderly households that have 0-30% AMI are the most significantly impacted by cost burden. This is consistent for both renters and homeowners. The Orange County Office on Aging 2023 Report estimates that in Southern California, by 2035, approximately 6.4 million renters and 11 million homeowners will be cost burdened, with 8.6 million characterized as severely cost burdened, spending more than 50% of their household income on housing. Many older adults also carry significant debt into retirement, making necessary home modifications and repairs nearly impossible.

Table 9 and 10 show that Fountain Valley elderly are already feeling the burden of housing costs.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals and families with children that are currently housed but are at imminent risk to become homeless or residing in shelters, are negatively affected by the combination of rising rents and limited income. The current median cost for a home in Fountain Valley is \$1,018,600 and median gross rent is \$2,507 (ACS 2019-2023). Often times extremely low-income families must choose between paying rent and putting food on the table and/or paying the utility bills. A rent increase can place a low-income family into the precarious position of losing their home because the monthly housing cost burden is too high. As seen in Table 10, 4.3% of all households in the City have a cost burden of 50% or more. This leaves little money to go towards necessities such as food, utilities, clothing, and medical care.

Low-income households are in need of affordable housing, assistance with skyrocketing childcare costs, expanded school lunch programs, and other supportive services to ensure they have a stable household environment. HUD Housing Choice Vouchers are also currently very limited. An expansion of the Housing Choice Voucher program would greatly assist low-income families. Currently there are over 20,000+ people on the waiting list to receive Housing Choice Voucher Assistance in Orange County. The program is administered by the Orange County Housing Authority for the majority of the city and the waiting list is currently closed.

The City of Fountain Valley does not offer Homeless Prevention and Rapid Re-House Program (HPRP) assistance, therefore, there are no families or individuals whose assistance was near termination. The City continues to support the County in this regard.

The Orange County Health Care Agency's Coordinated Entry System (CES) effectively connects individuals and families experiencing homelessness or at-risk of homelessness to appropriate services and housing interventions to end homelessness in Orange County. The CES, is empowered by the Continuum of Care (CoC) to manage the process of determining and updating the prioritization for all CoC funded permanent supportive housing (PSH) and CoC and ESG funded rapid rehousing (RRH) as well as any other

housing resources that voluntarily participate in the Coordinated Entry System.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Fountain Valley does not provide estimates of the at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The following housing characteristics are often linked with housing instability and increased risk of homelessness:

- Temporary financial or life crisis
- Loss of employment
- End of a relationship
- Death of a partner
- Health emergency
- Traumatic brain injury and post-traumatic stress disorder
- Racial disparities
- Mental health and substance use disorders
- Other medical conditions
- Aging

Discussion

Based on the HUD data, the most prevalent housing problem for both renters and owners, is cost burden. This stems from the increased home values in the City affecting the cost of rents and mortgages.

HUD data indicates that substandard housing is not a significant issue in the City. The age of housing stock is commonly used by state and federal housing programs as a factor in estimating rehabilitation needs. Typically, most homes begin to require major repairs or have significant rehabilitation needs at 35 to 45 years of age. Approximately 78% of homes in Fountain Valley were built between 1960 and 1979, 18% from 1980 to present and 4% 1959 or earlier. Overall, the housing stock in the city is fairly well maintained, which may be partially due to the programs the city provides that benefit low-income households as well as the higher income levels of the community.

The City of Fountain Valley recognizes the need for more extremely low, very low-, low- and moderate-income housing in the City and the need to assist low-income homeowners

repair their homes. To that end, we have set goals and priorities within the Consolidated Plan to address these needs. The Home Improvement Program has been successful in dispersing Grants, Rebates and Loans to qualified low- income households to assist with needed repairs and updates to their homes. The home rehabilitation allows homeowners to live in their houses for a longer period of time, which can oftentimes be more affordable than moving to a new residence. Code enforcement in CDBG eligible areas also ensures that housing issues are maintained to city standards to enhance the quality of life in the neighborhoods. In addition, families who need supportive services will be addressed through public service goals such as: senior services, youth services, domestic violence assistance, etc.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205

(b)(2) Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, “disproportionate need” refers to any need that is more than ten percentage points above the jurisdiction average need demonstrated for the total households at varying income levels and racial and ethnic groups. The four housing problems are listed by race and ethnicity as reported in Table 13 below. They include units that are lacking complete kitchen facilities, lacking complete plumbing facilities, having more than one person per room, having a cost burden greater than 30%. Additionally, another problem reported in the tables below is Households having no/negative income.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,110	375	60
White	1,070	130	10
Black / African American	0	0	0
Asian	779	200	40
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	174	15	10

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,210	670	0
White	610	434	0
Black / African American	0	0	0
Asian	425	155	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	140	60	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,205	1,195	0
White	1,110	705	0
Black / African American	35	4	0
Asian	570	405	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	460	74	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,115	1,050	0
White	530	545	0
Black / African American	0	0	0
Asian	265	290	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	275	170	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Per the 2023 ACS 5-Year Estimates Fountain Valley’s racial breakdown was:

Race/Ethnicity	Percentage
White, alone	43.1%
Black	1.2%
American Indian/Alaska Native	.5%
Asian, alone	36.6%
Native Hawaiian/Pacific Islander	.8%
Two or more races	12.4%
Other	5.4%
Hispanic or Latino	17.4%

According to Tables 13 through 16, there is not any one racial/ethnic population that is experiencing a disproportionate amount of housing problems in relation to their population. Each of the population’s ratios of race/ethnic population to the jurisdiction as a whole, is less than 10%, which means none of the specific groups are experiencing a disproportionate amount of housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section describes the rate of disproportionately greater need” of severe housing problems for racial and ethnic minorities in Fountain Valley. Severe Housing Cost Burden is those households paying 50% or more toward monthly housing costs. A disproportionately greater need would be at least 10% higher than the percentage of that specific population of the whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,800	685	60
White	935	265	10
Black / African American	0	0	0
Asian	604	375	40
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	174	15	10

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	885	995	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	425	614	0
Black / African American	0	0	0
Asian	365	215	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	70	130	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	935	2,455	0
White	440	1,375	0
Black / African American	10	29	0
Asian	290	690	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	200	335	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	370	1,795	0
White	115	960	0
Black / African American	0	0	0
Asian	95	465	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	140	300	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

Tables 17 through 20 indicate that more residents with less than 30% AMI have one or more severe housing problems than other income categories. Per the 2023 ACS 5-Year Survey Estimates Fountain Valley’s racial breakdown was:

Race/Ethnicity	Percentage
White, alone	43.1%
Black	1.2%
American Indian/Alaska Native	.5%
Asian, alone	36.6%
Native Hawaiian/Pacific Islander	.8%
Two or more races	12.4%
Other	5.4%
Hispanic or Latino	17.4%

The 2016-2020 CHAS Data provided indicates that none of the race/ethnic groups are disproportionately impacted.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205

(b)(2) Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section will describe the rate of disproportionate share of severe housing problems for racial and ethnic minorities in Fountain Valley. The definition of housing cost burden is those households paying more than 30% of their income toward housing costs. A disproportionately greater need would be at least 10% higher than the percentage of that specific population of the whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	11,070	3,995	3,355	125
White	6,615	1,940	1,670	70
Black / African American	75	29	10	0
Asian	3,125	1,150	1,199	40
American Indian, Alaska Native	40	0	0	0
Pacific Islander	10	0	0	0
Hispanic	1,050	755	360	10

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Table 21 shows that the White population with income <=30% is disproportionately affected in relation to their population. The remaining races/ethnicities are not affected.

Race/Ethnicity	Percentage
White, alone	43.1%
Black	1.2%
American Indian/Alaska Native	.5%
Asian, alone	36.6%
Native Hawaiian/Pacific Islander	.8%
Two or more races	12.4%
Other	5.4%
Hispanic or Latino	17.4%

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As previously discussed, based on the HUD data, it appears that in general, White, Asians, Black/African American, American Indians, Alaska Natives, Pacific Islanders and Hispanic are all experiencing housing problems in proportion to Fountain Valley's overall racial and ethnic composition.

If they have needs not identified above, what are those needs?

Low-income households of all races and ethnicities could benefit from additional rental assistance and social service programs as well the opportunity for homeowners to participate in the City's CDBG- funded Home Improvement Program.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

While the Hispanic population is not concentrated in any specific neighborhood or area, there tend to be a higher percentage living along the northern eastern border of the city, in close proximity to Santa Ana which has a larger Hispanic population.

The Asian community is dispersed throughout the city with a slightly higher concentration on the north side of the city. The white community is also dispersed throughout the city with a slightly higher concentration in the southwestern portion of the city.

NA-35 Public Housing – 91.205(b)

Introduction

There are no Public Housing developments within the City of Fountain Valley or any of OCHA’s administration areas.

The Orange County Housing Authority (OCHA), a division of OC Community Services, administers rental assistance programs throughout Orange County, with the exceptions of the cities of Anaheim, Garden Grove, and Santa Ana, who operate their own rental assistance programs. The OCHA provides rental assistance vouchers within the City of Fountain Valley. As of January 9, 2025, the City of Fountain Valley had a total of 445 rental assistance vouchers. This includes 5 Continuum of Care vouchers, 11 Emergency Housing Vouchers, and 60 Portability-In vouchers (vouchers originating outside the area) plus 369 the Housing Choice Vouchers (HCV), formerly known as Section 8 vouchers, which include Veteran Affairs Supportive Housing vouchers, Non-Elderly Disabled, Family Self-Sufficiency vouchers, and Family Unification vouchers.

Data below is pre-filled by HUD from data they received from PIC (PIH information) and accounts for all of Orange County.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	10,825	0	10,418	187	207	10

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	16,476	0	16,470	17,239	15,594
Average length of stay	0	0	0	8	0	8	0	4
Average Household size	0	0	0	2	0	2	1	3
# Homeless at admission	0	0	0	87	0	5	72	10
# of Elderly Program Participants (>62)	0	0	0	4,926	0	4,884	38	3
# of Disabled Families	0	0	0	2,163	0	2,075	64	14
# of Families requesting accessibility features	0	0	0	10,825	0	10,418	187	207
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	5,857	0	5,528	139	182	6
Black/African American	0	0	0	745	0	693	39	10	2
Asian	0	0	0	4,128	0	4,107	4	15	2
American Indian/Alaska Native	0	0	0	64	0	60	4	0	0
Pacific Islander	0	0	0	31	0	30	1	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	1,941	0	1,814	34	87	4
Not Hispanic	0	0	0	8,884	0	8,604	153	120	6
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Not applicable.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Obtaining affordable housing and preventing homelessness are the most immediate needs of Housing Choice Voucher holders. Many HCV holders have difficulty finding a landlord that will accept their voucher in the area they would like to reside.

How do these needs compare to the housing needs of the population at large

The needs of the HCV holders are generally more urgent because they are assumed to be the highest risk members of the community. Many voucher holders have special needs and need additional services in addition to housing assistance. Lower income households are at greater risk to becoming homeless or living in locations with severe housing problems.

Discussion

As previously discussed, the City of Fountain Valley does not own or manage any public housing. City residents are served by OCHA, who manage the Housing Choice Voucher program available to the community. The rising cost of housing throughout Orange County has led to years long wait lists to both apply for the HCV program and to access an available affordable property to rent. This has left many low-income households struggling to find affordable, suitable housing.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

HUD requires that all CoC’s complete a biennial homeless count of both sheltered and unsheltered individuals in their service areas. This survey is called the Point in Time (PIT) count. The 2024 PIT count, conducted by the Orange County CoC, shows a total of 7,322 individuals experiencing homelessness in Orange County which is divided between 3,149 sheltered individuals and 4,173 unsheltered individuals. At that time, there were 114 persons experiencing homelessness in Fountain Valley. All 114 were unsheltered. The City has seen a significant increase in unhoused individuals since PIT counts began. As the unhoused population in the city grew, street outreach programs were implemented, and planning began for a long-term navigation center to serve community members experiencing homelessness. In June of 2024, the Central Cities Navigation Center (CCNC) opened, in partnership with the cities of Garden Grove and Westminster and the County of Orange. The CCNC is an 85-bed facility for emergency shelter and wrap around services.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)						
Persons in Households with Only Children						
Persons in Households with Only Adults		114				

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Individuals						
Chronically Homeless Families						
Veterans						
Unaccompanied Child						
Persons with HIV						

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
2024 Point In Time Survey

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data in Table 26 was provided by the 2024 PIT. Fountain Valley had 114 homeless individuals which was 1.6% of the total county PIT count. Data was not provided for each category for specific cities. Descriptions of the different categories of homeless population type are described below.

Chronically Homeless Individuals account for 38.4% (1566) of the unsheltered homeless population and 34.3% of the sheltered homeless population in the County. People experiencing chronic homelessness typically has complex and long-term health conditions, such as mental illness, substance use disorders, physical disabilities, or other medical conditions and are resistant to accepting services. Once they become homeless, it is difficult for them to get back into housing and they can experience long or repeated episodes. Statistics were not provided chronically homeless families with children.

Families with Children account for 15.4% of the homeless population in the County for a total of 1,128 individuals. There were not any Chronically Homeless Families identified

however, of the Homeless Families With Children, 180 were unsheltered and 948 were sheltered. This accounts for 99 unsheltered children and 586 sheltered children. Approximately 84% of homeless families are sheltered. This is mainly due to the focus on homeless advocates prioritizing getting homeless children into shelters to lessen the impact of homelessness on their education, health, and overall sense of safety and security. Families experiencing homelessness are similar to other families that are also lower income, but who have a home to live in. Both may struggle with incomes that are far less than they need to pay for housing. Homelessness is often a result of a lost job or reduced work hours, conflict with family members they are staying with, an unanticipated bill, or violence within the home.

Veterans and their families account for 4.6% of the total homeless population in the County. Only 22% of all homeless veterans are sheltered as they are a difficult population to accept available services. Like civilians, veterans must navigate the lack of affordable housing and economic hardship that everyone faces, but this is in addition to the challenges brought on by multiple deployments and the harsh reality of what military service encompasses, and the damage it can cause. Veterans generally have a higher incidence of disabling conditions including traumatic brain injury and post-traumatic stress disorder compared to the rest of the homeless population. The type of discharge a veteran receives, and their service history, can also affect their eligibility for housing programs and resources. Often times the proof that is required to apply for the program is hard to obtain when you are homeless, have no permanent address, and are constantly on the move.

Unaccompanied Youth account for 0.2% of the total homeless population in the County. The county-wide total of homeless minors was 6 and they were all sheltered. Youth homelessness is often rooted in family conflict. Other contributing factors include economic circumstances like poverty, housing insecurity, racial disparities, and mental health and substance use disorders. Young people who have had involvement with the child welfare and juvenile justice systems are also more likely to become homeless. Many homeless youth and young adults have experienced significant trauma before and after becoming homeless and are particularly vulnerable, including victims of sexual trafficking and exploitation. Youth who identify as lesbian, gay, bisexual, transgender, and questioning (LGBTQ); pregnant and parenting youth; youth with special needs or disabilities, and youth of color are also more likely to become homeless.

Race:	Sheltered:	Unsheltered (optional)
White	2,103	2,880
Black or African American	435	333
Asian	95	123
American Indian or Alaska Native	112	74
Pacific Islander	35	66
Other	119	485
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	1,126	1,354
Not Hispanic	1,773	2,607

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families with Children

The PIT count shows that there are 347 families countywide that are homeless and in need of permanent housing. The families consist of 443 adults and 685 children, for a total of 1,128 people. 56 of the families are unsheltered and 291 families are living in shelters.

Veterans and their Families

The PIT revealed 328 homeless veterans in Orange County however the PIT did not collect data regarding veteran’s families specifically.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

PIT count race and ethnicity categories have been combined and expanded to align with HUD guidance for race and ethnicity reporting. The list below shows the top five highest population of homeless in the County as determined by the PIT count using the updated HUD guidance. Each individual is only counted in one category.

White	2,892 persons	Asian	267 persons
Hispanic/Latina/e/o	1,546 persons	Black	552 persons

White & Hispanic/Latina/e/o 1,480 persons

The remaining individuals were spread out between American Indian, Alaskan Native, or Indigenous, Middle Eastern or North African. Native Hawaiian or Pacific Islander and Multi-Racial, either with, or without, Hispanic heritage at a fairly low number.

The estimated White population of Orange County by the 2018-23 ACS was 43%. With 39.5% of the homeless population identifying as White, it is slightly lower than the White demographic percentage. The ACS also shows that the Hispanic population on Orange County is 34% so 21% of homeless respondents identifying as Hispanic is also less than the ACS data for the county.

Unhoused persons identifying as Black/African American are slightly above their population representation and persons identifying as Asian were represented at a rate much lower than their census data percentage.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2024 PIT count documented 114 unsheltered and no sheltered individuals in Fountain Valley.

Discussion:

The 2024 PIT count that was conducted in January of 2024, provided a critical opportunity for the County of Orange to establish a baseline for its efforts in building out a System of Care to better understand the needs of people experiencing homelessness across the jurisdiction. Since that time the City has partnered with the cities of Garden Grove and Westminster, and the County of Orange to open the 85-bed Central Cities Navigation Center (CCNC). The CCNC is an emergency shelter that offers wrap around services to its clients that helps them get back onto their feet and become contributing members of society again. The city has 13 dedicated beds that are almost always at capacity.

The unhoused population has a variety of disabling conditions and oftentimes a person can have more than one. Both CityNet and the CRO work to address the individual needs of each person they encounter. City Net can refer to the CCNC and/or any of the county services provider as part of the County CoC. During the time period of July 1 – December 31, 2024, City Net had 497 Client Interactions, enrolled 109 clients, and had 5 exits to permanent housing and 48 positive exits. City Net excels at getting clients “document ready” so when a housing opportunity presents itself, they can be accepted.

The efforts that the City has made towards providing shelter to unhoused individuals and

offering services that assist them with obtaining services or reuniting with family has saved lives and made a noticeable difference to the community.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Certain special needs households may require specialized accommodations and specific supportive services to assist them with everyday housing needs to ensure they do not become homeless. Oftentimes they can have difficulty finding appropriate housing due to these needs. Some of these special needs' groups are elderly/frail elderly, persons with disabilities, persons with HIV/AIDS, single parent households, large households, and victims of domestic violence. While they are not homeless, they greatly benefit from various supportive services designed to assist them with their daily living requirements.

Describe the characteristics of special needs populations in your community:

Elderly

According to 2023 ACS, approximately 20.3% of the population of Fountain Valley is 65 years and over and 81% of this population owned their homes. Approximately 7.3% of persons 65 and over had income below poverty level and 8.9% of 65+ residents live alone. Furthermore, 60.3% of persons 65 years and over had one or more disabilities. Ambulatory difficulties and independent living difficulties were most prolific among the elderly.

Persons with Disabilities

The 2019-23 ACS estimates that 5,556 residents in the city have a disability. This equates to just under 10% of the population affected by one or more disabilities. The disabilities are broken down by those with difficulties with hearing, vision, cognitive, ambulatory, self-care, and independent living. Residents that were 65 or older account for 59% of the disabled population. Among persons living with disabilities, ambulatory difficulties were the most prevalent, followed by independent living difficulties , and cognitive difficulties.

Single Parent Households

Based on 2018-23 ACS data, an estimated 4.6% of households in Fountain Valley were headed by single parents, with 61% headed by females and 39% headed by males. Of that amount, approximately 16.2% of female headed households with children had income below the poverty level, and no male head of households fell below the poverty level.

Large Households

Large households are those with five or more members. According to the 2019 ACS 1-Year Estimates, 13% of the households in Fountain Valley were large households. The city has

the housing stock to accommodate its large households. Given the City's access to excellent school districts, some larger families may be willing to live in housing with only 2 or 3 bedrooms to access schools. Alternatively, some families may be taking in elderly parents who are unable to afford their own housing or need additional care.

Victims of Domestic Violence

Domestic violence is a pattern of abusive behavior in any relationship that is used by one partner to gain or maintain power and control over another intimate partner. Victims of domestic violence are generally women and children; however, men can be victims too. The National Domestic Violence Hotline states that over 1 in 3 women and 1 in 4 men in the U.S. have been victims of severe physical violence from an intimate partner. Unfortunately, many victims do not report the violence or seek any assistance, so it is difficult to determine an accurate number of people effected. Each year, the City allocates funds to a domestic violence shelter to assist low-income residents. On average they shelter or supply supportive services to approximately 150 Fountain Valley domestic violence victims each year.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly

One of the greatest needs in the city based on the Community Needs Survey is creation of affordable housing. This is no different for the elderly population. Additionally, due to the elderly population's ambulatory difficulties, ADA improvements are needed by many seniors so that they can age in place. For those who have difficulties living independent, development of assisted living facilities would benefit the elderly population. They also need reliable transportation to have access to needed services as many of the elderly no longer drive. Meal delivery also assists a great many homebound seniors.

The elderly low-income population is a growing at-risk population as the nation ages. The 2024 PIT count showed Orange County having 222 unsheltered seniors and 288 sheltered. Individuals that were 65+ years old accounted for 7% of the total count. This number can only be expected to rise due to most seniors having fixed incomes which has not kept pace with the rising cost of living.

Persons with Disabilities

According to the Regional Center of Orange County (RCOC), a private, non-profit organization that assists persons with developmental disabilities secure individualized

services and support to enhance their quality of life. 86% of adults on the RCOC caseload

continue to live at home with their family, 6.5% live in Community Care Facilities, 5.5% are able to live independently with support, and 2% live in Intermediate Care facilities. The needs of persons with disabilities are similar to the needs of the elderly including affordable housing options, universal design accommodations, reliable transportation, and social support services.

Single Parent Households

Low-cost childcare is a necessity for most parents. It is believed that this need may be more acute for one parent households as they are generally responsible for single-handedly balancing a job and being the primary care giver.

Large Households

Large households are defined by HUD as households with five or more persons. Overcrowding is not a critical issue in Fountain Valley due to the large number of single-family units in the city. Per the City's Housing Element approximately 93% of ownership housing contains three or more bedrooms and roughly 42% of all rental housing contains three or more bedrooms (portions of the latter are likely in single family homes that are rented) so there is sufficient housing stock for larger families.

Many lower income, larger renter households may have a larger cost burden due to needing to rent single family homes because 3+ bedroom apartments are rare in the city. Some renter households have doubled up with other households to be able to afford rent. This could create an overcrowding issue for renters. Creation of affordable rental housing for larger families is, therefore, critical.

Victims of Domestic Violence

Domestic violence is a multi-faceted issue and occurs frequently throughout the world. After receiving emergency shelter, victims of domestic violence are typically in need of early education programs, assistance with childcare, workforce development services, health services, legal services, education services, mental health care and counseling as well as transitional housing to help them reintegrate into the community.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

As reported in the Orange County Health Care Agency, 2023 HIV Fact Sheet, Disease Control

And Epidemiology HIV Disease Surveillance and Monitoring Program, there were 7,044 persons living with HIV in Orange County who are aware of their HIV status. Additionally,

there are an estimated 1,137 persons who are unaware of their HIV status. The Centers for Disease Control and Prevention (CDC) calculation methodology estimates that 86.1% of Persons Living With HIV (PLWH) know their status. Therefore, the total estimated number of PLWH in Orange County is 8,181.

The numbers further breakdown to approximately 78.2% male, 18% female, and 3.8% transgender female. The racial/ethnic breakdown is 30.5% White, 10.5% Asian, 6% Black with 50.8% Hispanic. Other races were too low to quantify. The reported percentages for mode of exposure includes Men who have Sex with Men 54.9%, Heterosexual Contact 17.7%, Injection Drug Use 6.4%, and Other/Unknown at 17.7%.

The number of Fountain Valley residents affected by HIV/AIDS is not provided by the county because the city is not in the top 5 cities for newly diagnosed people. The lowest number in the top five cities is the City of Irvine with 14 cases. The number of newly diagnosed HIV/AIDS patients in Fountain Valley would be less than 14.

Both the State of California and HUD have funding programs to specifically assist residents affected by HIV. The City of Anaheim manages the HUD funded Housing Opportunity for Persons with AIDS (HOPWA) Grant Program for all of Orange County. The responsibility to manage this program is always given to the highest population jurisdiction in the county. The HOPWA program provides funding for housing and related support services of low-income persons living with human immunodeficiency virus (HIV) and acquired immunodeficiency syndrome (AIDS).

Anaheim's FY 2023-24 year-end report for the HOPWA program and the Ryan White Part B funding from the state reported they assisted 205 rental, mortgage, or utility assistance. This information has not been broken down by City.

Discussion:

Two of the most vulnerable non-homeless special needs populations in Fountain Valley are the elderly and disabled populations. As an expensive housing market, it is expected that many special needs households are experiencing some form of housing issues, generally due to cost burden or home rehabilitation needs. The City has services in place such as the Home Improvement Program for home rehabilitation and grant funding to non-profits, which provide grants and services to these populations in the hopes of allowing them to age in place in a familiar, and less costly environment.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The City of Fountain Valley has a substantial amount of high quality and well-maintained public facilities that benefit the community. In order to obtain opinions from the residents to confirm this statement, the Housing Division distributed a Housing and Community Needs survey via the City website, via email and newsletter blasts, as well as presented information at community events, and conducted public meetings and public hearings to obtain responses from the community and stakeholders on the priority needs of the community.

Based on community input, it was determined that Public/Community Facilities had the lowest priority need in the city. The survey asked for a ranking within Community Facilities with the following results:

1. Senior Centers
2. Youth and Childcare Centers
3. Parks and Recreational Facilities
4. Community Centers
5. Healthcare Facilities

How were these needs determined?

A Housing and Community Needs Assessment Survey was designed to assist the City in determining the types of activities that should be funded and identify the areas in which the city should try to develop programs to meet HUD national objectives. Comments were also accepted during community events, public meetings, and public hearings.

Staff compiled the data to determine priority needs and ranking of needs in each specific category throughout the city. This information was combined with staff input and historical success of past programs.

Additionally, the Community Services Department has initiated a Public Outreach Program to prepare a new Parks and Recreation Master Plan to get a more detailed assessment of the parks and recreational facility needs in the community.

Describe the jurisdiction’s need for Public Improvements:

The City of Fountain Valley places high priority on the maintenance of infrastructure and prides ourselves on the quality of public rights-of-way and improvements throughout the city. Based on the survey results, Infrastructure was found to have the 3rd highest

priority need in the city, which reflects the efforts of the city to keep all streets, sidewalks, gutters, etc. in good working order. The survey asked for a ranking within Infrastructure which the following results:

1. Sidewalk Improvements
2. Street Improvements
3. Water/Sewer Improvements
4. Curb/Gutter Improvements
5. Accessibility Improvements

How were these needs determined?

As stated above, a Housing and Community Needs Assessment Survey was designed to assist the City in determining the types of activities that should be funded and identify the areas in which the city should try to develop programs to meet HUD national objectives. Comments were also accepted during community events, public meetings, and public hearings.

Staff compiled the data to determine priority needs and ranking of needs in each specific category throughout the city. This information was combined with staff input and historical success of past programs.

As funds become available, public improvements projects where CDBG funds can be utilized will be identified, however these needs are not considered a high priority in the city.

Describe the jurisdiction's need for Public Services:

The City of Fountain Valley has a high need for Public Service Agencies to provide services to low-income household that may not otherwise be able to afford them. The City dedicates all of the 15% of the CDBG allocation allowed per HUD guidelines to public service agency grants. Based on the survey results, the community also believes Public Services is the highest priority need in the city. The survey asked for a ranking within Public Services. The top seven services ranked in order are:

1. Youth Programs
2. Childcare Services
3. Mental Health Services
4. Neglected/Abused Children Services
5. Senior Centers

6. Neighborhood Clean-Ups

7. Senior Food Programs

The three remaining services were Homeless Shelters/Services and Substance Abuse Services.

How were these needs determined?

As previously stated, a Housing and Community Needs Assessment Survey was designed to assist the City in determining the types of activities that should be funded and identify the areas in which the city should try to develop programs to meet HUD national objectives. Comments were also accepted during community events, public meetings, and public hearings.

Staff compiled the data to determine priority needs and ranking of needs in each specific category throughout the city. This information was combined with staff input and historical success of past programs.

Public Services ranked number one in the survey results. The City utilizes the maximum 15% of its allocation to fund Public Services.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis provides a picture of the conditions in which Fountain Valley administers its CDBG programs over the term of the Consolidated Plan. The Market Analysis includes the following information:

- Number of housing units, cost of housing, and the condition of housing
- Public and assisted housing
- Homeless facilities and services
- Special needs facilities and services
- Barriers to affordable housing
- Non-housing community development assets

In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan and the programs and projects to be undertaken with CDBG funds. The data tables in this section of the Consolidated Plan are populated by default with data from HUD's Comprehensive Housing Affordability Strategy (CHAS) with some exceptions. These are datasets developed by the Census Bureau for HUD based on 2018-2023 ACS data. Other data sources are noted throughout the Plan. The housing analysis will also examine barriers to affordable housing, including impediments to fair housing choice.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

HUD has provided the pre-designated data in the following tables from the 2016-20 American Community Survey 5-Year Estimates. The majority of Fountain Valley’s housing stock are single-family detached homes built in the 1960’s and 1970’s. This accounts for 68% of the housing stock with another 10% consisting of condominiums and townhomes. Table 31 shows the percentage of each property type and Table 32 shows the number of bedrooms and occupancy type.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,710	68%
1-unit, attached structure	1,870	10%
2-4 units	910	5%
5-19 units	1,175	6%
20 or more units	1,810	10%
Mobile Home, boat, RV, van, etc.	275	1%
Total	18,750	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	40	0%	260	4%
1 bedroom	70	1%	1,465	25%
2 bedrooms	800	6%	1,695	29%
3 or more bedrooms	11,515	93%	2,515	42%
Total	12,425	100%	5,935	100%

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Fountain Valley currently has four housing developments in the City that have received some form of assistance from federal, state, or local sources and provide affordable housing opportunities to low and/or moderate-income households. A description of each project follows:

- The Jasmine at Founders Village-The Jasmine was completed in 2004. The complex consists of 156 affordable rental units for adults aged 55 years and older. The units were designed for very low and moderate-income persons. The construction of the units was assisted with federal tax credits and redevelopment housing set-aside funds. The affordability restrictions will expire in 2058.
- Liberty at Founders Village - The Liberty is a 54-unit affordable condominium project for low or moderate-income persons 55 and older completed in 2004. Redevelopment housing set-aside funds were used to assist in the development. The affordability restrictions will expire in 2048.
- Prado Family Homes- A 50-unit all age affordable development that opened in 2022. Fountain Valley Housing Authority funds were loaned for the development of the project. Units are available to extremely low, very low and low households. Eight units are reserved for VASH recipients. The affordability restrictions will expire in 2077.
- Guadalupe Manor – A 71-unit affordable housing development low-income seniors and disabled adults. The development is funded by HUD section 202 funding that expires in 2038. The property is entitled to build another 29 units for low-income seniors using HUD 202/211 project funding. Groundbreaking is anticipated in fall 2025.

The City also administers the Neighborhood Improvement Program that is funded with the CDBG allocation that provides grants, loans, and rebates to low-income homeowners in the city. By providing funds to rehabilitate homes, the city hopes to make it easier and safer for low-income households to remain in their homes for a longer period of time.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no affordable housing units that are at risk to convert to market rate during the Con Plan cycle.

Does the availability of housing units meet the needs of the population?

A comparison of Table 31 and 32 above shows that there are 18,750 available units in the City of Fountain Valley and there are 18,360 owners and renters occupying units, therefore the HUD data shows an excess of 390 units in the City's housing stock. This, however, does not account for the affordability of the units to the occupants, or accommodations for residents with special needs. Due to the high number of cost burdened households in the city it appears that the available housing units do not meet the needs of the population and the community would greatly benefit from more affordable housing. Elderly renters appear to be the highest impacted by the limited amount of senior affordable housing.

Describe the need for specific types of housing:

The City needs more affordable housing at all income levels. HUD data from Tables 9 and 10 show monthly housing cost burden of 30% and 50% or more of monthly income impacting 44% of all households. 49% of Fountain Valley low-income renters and 22% of low-income homeowners have a monthly housing cost burden over 30% of their income. In addition to that, 16% of low-income renters and 11% of low-income homeowners have a monthly housing cost burden over 50%. This means that approximately 30% of all Fountain Valley households have monthly housing costs (cost burden) that is over the HUD definition of affordable monthly housing costs.

More specifically, Tables 9 and 10 elderly households with an income of 0-30% AMI, as having a higher percentage of cost burden any other groups.

While there are enough housing units in the City to house the current population, there is a definite need for more affordable units to ensure that the 30% of cost burdened residents in Fountain Valley have an option to live in more affordable housing and expand the opportunities for other lower income households to move to the city.

Discussion

The current quantity of housing stock appears to meet the needs of the community; however, the affordability of the housing stock makes it difficult for lower income

households to reside in the community, either as a renter or an owner. The community would greatly benefit from additional affordable housing for current community members and to allow additional lower income populations to reside in the City.

City has recently taken steps to adopt new ordinances with the intention to make more rental housing available for the community. In 2022, the City banned short term rentals in the city to allow more rental units available for long term tenants.

Additionally, an inclusionary ordinance was adopted in 2023 that requires new residential developments of ten or more to make 15% of the units available to low-income households or pay in-lieu fees that would be set aside for affordable housing development. While the city has not yet seen results from the inclusionary ordinance, there are 4 large developments in the entitlement process, that, if approved, would generate 234 new affordable rental units in the city.

The City's 6th Cycle Regional Housing Needs Assessment (RHNA) allocation was determined to be 4,839 units. This was divided into 1307 Very-Low Income units, 786 Low-Income units, 834 Moderate-Income units, and 1912 Above-Moderate Income units. Due to the immense size of the RHNA allocation, lack of available vacant land, land costs, construction costs – especially of multi-story, and market realities, the most realistic option to gain affordable units may be through the continued and expanded development of ADUs. State laws allow two ADUs per single family lot and up to 25% of units on multifamily projects. According to State law, the City has a capacity of approximately 26,224 ADUs. The preliminary data from an on-going survey shows that roughly 40%- - 45% of ADUs in the City are provided at no rent, underscoring the potential to provide much more affordable housing in Fountain Valley. This is specifically beneficial to the elderly population who have the highest cost burdened households.

The City of Fountain Valley, the City's former Redevelopment Agency, the Fountain Valley Housing Authority (Successor Agency to Redevelopment) and non-profit partners have played an active role in providing affordable housing not otherwise being provided for in the market, including rental housing for seniors and for purchase condos for seniors. With the elimination of Redevelopment Agency funds, the City is more reliant on outside sources of funds, such as Low-Income Housing Tax Credits which affordable housing developers apply for, to fund future affordable housing activities. The City continues to support legislative changes that would address increased funding for affordable housing projects throughout the region.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The 2016-20 ACS Data in Table 29 shows a median home value of \$777,200. Per Redfin.com the median Fountain Valley home sales price in January 2025 was \$1,440,000. Fountain Valley home values have almost doubled since the 2016-20 ACS estimate was completed and Redfin predicts they will rise a minimum of 2.0% over the next year.

The median contract rent for 2020 shown in the table below was \$1,975. In January 2025, Redfin.com showed the average cost of a 2-bedroom apartment rental in Fountain Valley as \$2,835. Household incomes have not risen at the equivalent rate of housing costs so it would be logical to assume that there are more cost burdened households in the City of Fountain Valley than reflected in the 2016- 2020 ACS.

The tables below reflect HUD provided data ending in 2020 for analysis. The analysis includes this data as well as more current data from various housing sources.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	\$614,100	\$777,200	27%
Median Contract Rent	\$1,628	\$1,975	21%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	620	10.4%
\$500-999	290	4.9%
\$1,000-1,499	529	8.9%
\$1,500-1,999	1,800	30.3%
\$2,000 or more	2,705	45.5%
Total	5,944	100 %

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	375	No Data
50% HAMFI	695	204
80% HAMFI	2,980	472
100% HAMFI	No Data	860
Total	4,050	1,536

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments: HUD FMR and HOME Rents (Not populated)

Is there sufficient housing for households at all income levels?

In Fountain Valley, there are currently insufficient affordable housing units for households under 80% AMI. In Tables 9 and 10, CHAS data indicates that 3,057 Fountain Valley renter households with income at or below 80% AMI have a housing cost burden greater than 30% and 1,1014 have a housing burden greater than 50%. There are also 2,647 low-income owner households that have a housing cost burden greater than 30% and 1,388 have a housing cost burden greater than 50%. The statistics support the fact that the current housing is not sufficient to accommodate all income levels. Staff anticipates that households of nearly all income levels will begin to feel more housing cost pressure over the next 5-10 years due to the escalating costs of producing new homes and the rising costs of re-sale homes in Fountain Valley and throughout Orange County.

How is affordability of housing likely to change considering changes to home values and/or rents?

Over the past decade, the median income in Orange County has not kept pace with the rising home values. Affordable housing will continue to be more difficult to find given the slow rise in wages and the increasing costs to produce affordable housing. Staff anticipates that few affordable housing projects will be built without substantial subsidies

from both the State of California and the Federal government to make affordable housing development more appealing and lucrative to housing developers.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The City of Fountain Valley does not participate in the HOME program; however Fair Market Rent rates have increased in a similar fashion to average median rent rates. The Orange County Housing Authority administers housing choice vouchers for low-income residents of Fountain Valley to assist with monthly rent. As home sales prices increased over the past decade, the rental market has become very competitive, particularly for lower priced rentals. The Fair Market Rent in Orange County ranges from \$2,454 for a studio to \$4,693 for a four-bedroom unit. Reflective of the high-cost rental market, the Orange County Housing Authority has recently created “Central Payment Standards” for four higher cost central zone cities, of which Fountain Valley is included. Effective 2024 Payment Standards in Fountain Valley range from \$2,300 for a one bedroom to \$4,380 for a four-bedroom unit to keep the voucher amounts more in line with Fair Market Value, however they are still not high enough to cover the complete cost of the average rental costs in the area. Deep subsidies will be required in the development of new affordable properties to make them affordable to the target market.

Discussion

The City of Fountain Valley is located in Orange County, California which, according to the California Association of Realtors (CAR) 2024 4th quarter report on affordability, is one of the least affordable counties in California. The median home price was \$1,360,000 up from the 2019 median home price of \$828,000. The CAR report further stated the minimum qualifying income to afford a median priced home in Orange County is \$345,200. Up from \$162,800 in 2019.

With the high cost of land in Orange County, few housing developers can build affordable housing projects without substantial incentives and subsidies from Federal, State and Local governments.

The efforts the city has made supporting ADU development, prohibiting short-term rentals, and adopting an inclusionary ordinance are the most effective methods the city can implement to encourage development of affordable housing in the community.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Most of Fountain Valley’s housing stock was constructed during the late 1960’s and 1970’s, with 85% of all units built before 1980. The majority of Fountain Valley’s housing stock now exceeds 55 years old. Many units located within older tracts are showing a need for minor to moderate rehabilitation, with only a few units in the City being in need of substantial rehabilitation. Since the majority of the homes were built prior to energy codes, a great number of homes in the City could benefit from an energy efficiency upgrade. The upgrades would include insulation, energy efficient windows, weatherization, high efficiency heating systems, etc. The City also has a large number of long tenure homeowners that are now on fixed incomes so making improvements to their homes may be a financial hardship. The majority of homeowners however are able to make improvements and repairs to their homes showing a pride in ownership across the city.

Definitions

The City of Fountain Valley defines substandard housing conditions as structural hazards, poor construction, inadequate maintenance, faulty wiring, plumbing, fire hazards and inadequate sanitation. Substandard units suitable for rehabilitation are those units where the total rehabilitation costs do not exceed 25 percent of the after-rehabilitation value.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,835	31%	3,190	54%
With two selected Conditions	45	0%	540	9%
With three selected Conditions	0	0%	15	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,550	69%	2,200	37%
Total	12,430	100%	5,945	100%

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

HUD identifies four specific categories to best describe housing conditions. They include units that are lacking complete kitchen facilities, lacking complete plumbing facilities, having more

than one person per room, having a cost burden greater than 30%. Additionally, another problem reported below is Households having no/negative income. As shown in Table 33 above, 30% of Owner Occupants and 47% of Renter Occupants report having one selected condition and 1% of Owner Occupants and 2% of Renter Occupants report having two conditions. Another 20 renters out of 18,660 households advised they have three of the selected condition and no households reported four conditions. 62% of household reported having none of the selected conditions.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	605	5%	355	6%
1980-1999	1,240	10%	1,419	24%
1950-1979	10,495	84%	4,090	69%
Before 1950	84	1%	75	1%
Total	13,210	100%	5,939	100%

Table 34 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	10,579	85%	4,165	70%
Housing Units build before 1980 with children present	539	4%	304	5%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source:

Need for Owner and Rental Rehabilitation

The age of the housing stock is an important element in determining the overall analysis of the housing market. As a home ages, there are increased costs for maintenance. In most cases, older homes are not energy efficient which leads to increased costs for utilities. Fountain Valley is pro-active in its code enforcement activities to prevent both CDBG eligible neighborhoods and non-eligible neighborhoods from deteriorating due to deferred maintenance and to ensure that homes in Fountain Valley have few, or none, of the four main housing problems identified by HUD. Code Enforcement refers low-income homeowners with property maintenance issues to the City's Housing Division to see if they qualify for one of the City's Neighborhood Improvement programs.

Additionally, in 2012, the City created the Foreclosure Registration Program and has registered 665 properties since its inception. There are currently 12 properties in the City in various stages of the foreclosure process and they all remain occupied.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

While it is difficult to determine the number of Low- or Moderate-Income families living in homes with Lead Based Paint Hazards within the city, it is estimated that the number is extremely low. This is due to the fact that since the commencement of the Lead Based Paint Hazards Testing that began in 2002, only three homes of over 200 tested (or 1.5%), contained any lead-based paint hazards, both of which were minimal amounts.

Discussion

In December 2024, city staff conducted a windshield survey of the City to assess the maintenance and rehabilitation needs of the City's housing stock. Only 235 housing units were identified by staff that showed obvious deferred maintenance issues, all of which could be repaired if the owner had the resources and desire to do so. There were not any properties with deferred maintenance so great they would not be able to be repaired. The great majority of the City's housing stock was in good or excellent condition and showed the pride of ownership that residents of Fountain Valley strive for and expect from their neighbors. This point is underscored by the vast number of building permits issued each year to upgrade and improve the City's housing stock.

In an effort to preserve the neighborhoods throughout the City, and to provide a safe and decent place to live, the City offers an array of programs for low-income homeowners which allow them to make repairs to their homes for no or little cost. Assistance is available to low-income homeowners in the form of grants, rebates, and low interest loans. The City's programs assist owner occupied property owners only, there is not currently a program to assist with repairs to rental properties.

Another part of the Neighborhood Improvement Program is the Lead Based Paint Hazard Grant Program which is used to 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 and any remediation work is covered by a Lead Based Paint Hazard Grant funded by the City's CDBG allocation.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

There are no Public Housing Developments within the jurisdiction. The Orange County Housing Authority administers the Housing Choice Voucher Program for the City, and currently assists 445 households in the City with vouchers. The numbers in the table below reflect units across Orange County. The OCHA waiting list is currently closed.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available				9,925			879	1,669	0
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no Public Housing Developments within the jurisdiction.

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no Public Housing Developments within the jurisdiction.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

There are no Public Housing Developments within the jurisdiction.

Discussion:

As indicated above, there are no Public Housing Developments within the jurisdiction. The Orange County Housing Authority administers the Housing Choice Voucher Program for the City and currently assists 445 households in the City with vouchers. The City of Fountain Valley annually files a certificate of consistency with the Consolidated Plan and a letter of support for the County agencies' efforts to secure funding for these programs.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

At the time of the January 2024 Orange County Point in Time (PIT) count, the City of Fountain Valley had 114 unsheltered people experiencing homelessness and no unhoused sheltered individuals. Since that time, the Central Cities Navigation Center (CCNC) opened, and Fountain Valley has 13 dedicated beds. The CCNC, along with the street outreach services provided by CityNet in partnership with the police department, provides substantial resources for the unhoused in the community.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults	13				
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source
Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Both CityNet and the CCNC staff have access to programs and services that specifically address the needs of individuals experiencing homelessness. Through the CoC and the Coordinated Entry System individuals and families experiencing homelessness or are at-risk for homelessness are connected to available services county-wide. In addition to the provision of a range of housing options (emergency, transitional, and permanent supportive housing), supportive services are an integral component to fostering self-sufficiency for homeless persons. A number of agencies provide services to the homeless population such as CalOptima, Medical/Medicare, VA, and numerous other

state and federal resources.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The CCNC provides services for adults only. Families with children and unaccompanied youth would be assisted through other CoC programs. The city provides funding to the following social service providers through the Public Service Agency Grant program:

Meals on Wheels OC aka Community SeniorServ- Provides congregate meals for low-income seniors and provides home bound frail and elderly seniors meals and case management.

Interval House- offers shelter and supportive services to victims of domestic violence including training, case management, mental health and substance abuse treatment, assessment, life skills training, employment services, information and referral, and other important services.

Waymakers/ Community Services Program- Juvenile diversion programs, counseling, and education.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Certain segments of the population may have difficulty finding decent, affordable housing and accessing community facilities and services due to their special needs. These "special needs" populations include the elderly, frail elderly, persons with severe mental illness, persons with developmental or physical disabilities, persons with drug and/or alcohol addiction, and persons with AIDS and their families.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly and Frail Elderly

The elderly and frail elderly require special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards, and counters to allow greater access and mobility. In terms of location, because of limited mobility, the elderly also typically need access to public facilities (i.e., medical and shopping) and public transit facilities.

The frail elderly may also need in-home support services including housecleaning, meal preparation, laundry, grocery shopping, personal care services, accompaniment to medical appointments, and protective supervision for the mentally impaired, and in some cases, home delivered meals.

Persons with Disabilities

Special needs for persons with disabilities fall into two general categories: 1) physical design to address mobility impairments and 2) social, educational, and medical support to address developmental and mental impairments. The needs of persons with disabilities are similar to the needs of the elderly or frail elderly depending upon the severity of the disability.

Persons with Alcohol or Other Drug Addictions

Rehabilitation services and stable housing options are two important needs for persons with alcohol and drug additions.

Persons with HIV/AIDS and their families

People with HIV/AIDS need access to medical care to help stay as healthy and as independent as possible. This includes medical case management services that provide service including clinical provider referrals, substance abuse coordination, mental health, housing assistance, legal services, food, transportation, home care, emergency assistance, patient education support groups and other programs such as the AIDS Drug Assistance Program (ADAP) and Prevention with Positive Program and linkages to HIV Prevention Services.

Mentally Ill Persons

Severe mental illness includes the diagnoses of psychoses (e.g., schizophrenia) and the major schizoaffective disorders (e.g., bipolar, major depression). Chronic mental illness refers to duration of at least one year. According to national estimates, approximately one percent of the adult population meets a definition of severe mental illness based on diagnosis, duration, and disability. The major barrier to stable and decent housing for the seriously mentally ill is the availability of affordable housing. A substantial majority of persons in this population depend solely on Supplemental Security Income (SSI). With the high cost of housing in Orange County, few affordable housing options exist in the open market. Due to the lack of affordable housing, mentally ill persons are at greater risk of becoming homeless or living in unstable or substandard housing situations.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Orange County CoC manages the Coordinated Entry System (CES). The CES aims to “effectively connect individuals and families at-risk of homelessness or experiencing homelessness to appropriate services and housing interventions to secure permanent and stable housing” The OC-CoC provides access to the region’s shelter and permanent supportive housing resources and manages the shelter bed reservation system. Individuals discharged from hospitals or jails or aging out of the foster care system will likely access housing and social services through these systems.

Fountain Valley has two large community hospitals. They both have a post-discharge, recuperative care program for homeless patients who were admitted to inpatient care and are ready for discharge into recovery. Hospitals refer patients on a voluntary basis and pay for all care and administrative services associated with the program. A centralized business model provides hospitals with a single point of contact for referring patients into

the program that is managed by the National Health Foundation (NHF) who screens and approves patients for placement within four hours from the time hospitals submit

applications. The Illumination Foundation, which provides services under contract to NHF, provides basic medical oversight through certified nursing assistants. Hospitals are eligible to be reimbursed a small percentage of their costs when referring patients into the program whose care was covered by the County program for the uninsured. NHF and the Illumination Foundation also routinely distribute informational communications and updates to hospitals, conduct briefings for hospital discharge planners to review protocols, and identify and address administrative challenges. In addition, Illumination Foundation case managers assist clients in finding permanent medical homes, connect them to permanent housing, and provide other services leading to self-sufficiency.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City has allocated funds in the FY 25-26 Action Plan to address non-homeless special needs through the public service agency grant program. The programs include:

Youth Services

- Childcare and after school care scholarships to youth in grades K-8 children and children from ages 6 weeks to 5 years old to enable low income single-parent or dual working households an ability to earn an income.
- Juvenile diversion and early intervention services Counseling, Legal Awareness Workshops, Parenting Skills Workshops, Community Service and Restitution as well as specialized group counseling services.in Fountain Valley to youths ages 8-18 and their families.

Elderly/Frail Elderly Services

- Congregate meals at the Fountain Valley Senior Center at a low cost to elderly Fountain Valley residents.
- Home Delivered meals and case management to frail elderly Fountain Valley residents.

Victims of Domestic Violence

- Provide emergency shelter, transitional housing, job training, life skills training and other supportive service to victims of domestic violence.

Low Income Renter Households

- Provides counseling to landlords and tenants regarding housing rights, obligations, and law. Investigates complaints and conducts community outreach to education residents regarding fair housing law. Services are free to low-to-moderate income clients.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Discussed in previous question.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City has attempted to ensure the health, safety, and quality of life of its residents while minimizing the barriers that may impede the development of affordable housing through vehicles such as zoning ordinances and maintaining building codes and standards in compliance with state requirements. The City recently updated the General Plan and Housing Element to ensure compliance with state housing laws. The most recent update was the approval of an Inclusionary Ordinance requiring all new residential developments with 10 or more units to reserve 15% for rent or sell to low-income households or pay in-lieu fees. The ordinance also allows for additional bonuses for developers that provide more affordable housing than required.

The City has identified several barriers to the development of affordable housing including the following:

- High land costs, high construction costs, and the availability of financing.
- Available land in the City consists mainly of small parcels, only suitable for infill projects.
- Very little undeveloped or underutilized land in the city. Relocation costs and housing replacement requirements for redeveloping improved properties also presents barriers to the development of affordable housing.
- Higher rents limit the ability of some lower income households to obtain decent and affordable housing. Households with no or poor credit history are severely impacted.
- Governmental constraints that prohibit developers from building affordable housing projects include high property taxes, building codes that drive up costs, on-site/off-site improvement, prevailing wage regulations, limited tax credits, and ADA compliance.

The City of Fountain Valley continues to monitor, analyze, and address, as necessary, governmental regulations, land use controls, and residential development standards that affect the production and preservation of affordable housing to ensure that governmental restrictions do not inhibit the production of affordable housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The following section discusses the economic environment in the City of Fountain Valley. HUD has provided the 2016-20 ACS (Worker) data below to analyze.

Economic Development Market

Analysis Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	179	18	1	0	-1
Arts, Entertainment, Accommodations	3,375	3,984	14	14	1
Construction	1,235	1,252	5	4	-1
Education and Health Care Services	4,157	8,027	17	29	12
Finance, Insurance, and Real Estate	1,734	1,067	7	4	-3
Information	623	155	3	1	-2
Manufacturing	2,870	2,222	12	8	-4
Other Services	926	992	4	4	0
Professional, Scientific, Management Services	2,862	3,288	12	12	0
Public Administration	0	0	0	0	0
Retail Trade	2,708	3,049	11	11	0
Transportation and Warehousing	628	277	3	1	-2
Wholesale Trade	1,448	1,529	6	5	0
Total	22,745	25,869	--	--	--

Table 40 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	27,838
Civilian Employed Population 16 years and over	26,355
Unemployment Rate	5.34
Unemployment Rate for Ages 16-24	5.88
Unemployment Rate for Ages 25-65	4.17

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	8,305
Farming, fisheries, and forestry occupations	1,065
Service	2,835
Sales and office	7,045
Construction, extraction, maintenance and repair	1,230
Production, transportation, and material moving	1,315

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

**Travel
Time**

Travel Time	Number	Percentage
< 30 Minutes	13,971	58%
30-59 Minutes	8,043	34%
60 or More Minutes	1,982	8%
Total	23,996	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,650	105	1,130
High school graduate (includes equivalency)	3,085	130	1,415
Some college or Associate's degree	6,920	345	1,895
Bachelor's degree or higher	10,110	649	1,925

Table 44 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	4	25	219	990	680
9th to 12th grade, no diploma	415	330	435	890	600
High school graduate, GED, or alternative	1,050	668	955	2,955	2,370
Some college, no degree	1,960	1,630	1,490	3,775	2,100
Associate's degree	415	285	460	1,520	1,100
Bachelor's degree	675	2,720	1,770	4,285	2,940
Graduate or professional degree	0	665	1,300	1,940	1,575

Table 45 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	27,113
High school graduate (includes equivalency)	34,837
Some college or Associate's degree	82,166
Bachelor's degree	101,266
Graduate or professional degree	168,415

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on Table 40 above, the largest employment sector within the City of Fountain Valley by far is Education and Health Care Services at 8,027 jobs. Arts, Entertainment and Accommodations at 3,984 jobs, Professional, Scientific, Management Services at 3,288 jobs, and Retail Trade at 3,049 jobs, are the three next highest employment sectors in the city.

Describe the workforce and infrastructure needs of the business community:

According to the data in Table 44, city residents are well educated with 12,390 people having a Bachelor’s degree and another 5,480 has a graduate or professional degree. This accounts for 78.5% of the workforce.

The City of Fountain Valley actively maintains city infrastructure and makes improvements as needed to support residents, businesses, and overall commerce. The City is known for

its well- maintained streets and synchronized coordination of traffic signals that assists in keeping traffic flowing.

Orange County Transit Authority (OCTA) provides public bus service for city residents. In an effort to attract more bus riders, OCTA has been reallocating bus resources to areas of highest demand and reducing or eliminating unproductive and inefficient routes. They have also introduced a mobile ticketing app that allows riders to easily purchase fixed-route bus fares with their smart phones. The new programs are showing signs of success with 20% more ridership and 8% more fare revenue generated by the mobile ticketing app since 2016. In 2022, they hit the 100,000 riders a day milestone.

With ridership of OCTA buses growing, it appears that public transportation is effective throughout Orange County which allows individuals who choose not to drive a car, easy access to both work and shop at city businesses.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In May of 2023 the City adopted the City of Fountain Valley – Economic Development Action Plan (EDAP). The EDAP helps establish a framework for pursuing opportunities within five areas of focus within Fountain Valley during a 3-year period. The EDAP includes the overall economic development goals, along with a variety of specific objectives within the areas of focus, which include several geographic areas (including several shopping centers and The Crossings) and two activity related focus areas. The primary goal of the EDAP is to help facilitate a viable, stable, healthy, and diversified economy for the City of Fountain Valley. The overall economic development goals of the EDAP include business retention and expansion, business attraction, business support services, obtain a balance between jobs and housing and embrace marketing opportunities that advance economic development efforts.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Table 40 shows that the primary occupations in the City are in the Education and Health Care Services fields. With 8,027 jobs and only 4,157 workers, there is a shortage of qualified local candidates. With so many of the city residents being highly educated, this appears to indicate they may have more interest in other fields. 58% of residents

commute 30 minutes or less to work so many already work in or near the city.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Administrative Campus for Coastline Community Colleges (CCC) is located in Fountain Valley. The campus has a Career Services department that provides support for the public offering services such as; career exploration, assessments, development, and planning; job, internships, volunteer, and experience search strategies; mock interviews; resume and cover letter critiques; career fairs; in person or virtual career workshops; and higher education planning and application assistance.

CCC assists individuals of all backgrounds with identifying their personality strengths, interests, values, skills, passions, etc. and connect it with a career that best fits those factors. Furthermore, they develop a long-term game plan to maximize their probability of achieving their ultimate career goal.

Another resource is the Orange County Development Board (OCDB). It oversees Orange County's workforce development activities and establishes programs in response to the workforce needs of Orange County. The OCDB designs and implements programs and services for business, adults, youth, and dislocated workers in order to establish a comprehensive workforce development system for Orange County. This system operates through One-Stop Career Centers, and satellite centers, conveniently located throughout the County. Each Center offers a variety of training, information and assistance for businesses and job seekers.

According to Orange County Business Journal the rate of unemployment in Orange County in December 2025 was 3.8%. California's unemployment rate was 5.2% and the U.S.'s was 3.8%. This shows that unemployment rates for Orange County residents is lower than California and equal to the United States overall.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

As discussed earlier, the City has an Economic Development Action Plan to support existing businesses in the community and to market the city to potential new businesses. Due to the limited CDBG funding the city is allocated, there will not be any economic

development activities funded in the Con Plan.

Having said that, the City has dedicated economic development staff and stands shoulder-to-shoulder with our businesses to help them prosper and expand as much as possible. Our city works with small, medium, and large-size businesses to provide hands-on support services which aim to create win-win solutions. We want our businesses to be healthy and succeed and recognize thriving businesses build stronger communities for everyone.

Another entity assisting with economic development is the Orange County Business Council (OCBC). The OCBC represents and promotes the business community, while working with government and academia to enhance Orange County's economic development and prosperity, in order to preserve a high quality of life. OCBC feels that Orange County's future prosperity hinges on the region's ability to create a healthy, prosperous economy that promotes both jobs and housing, not one at the expense of the other.

All of the economic development initiatives taken by the City and by the OCBC are designed with the intent to attract, retrain, and grow businesses within the region. This in turn should provide job opportunities to local residents to allow them to live in reasonable proximity to their job.

The Economic Development Initiatives provided by the city are not subsidized by CDBG funding however they do support the consolidated plan initiatives of supporting economic development that benefits low- and moderate-income households and business owners.

Discussion

Fountain Valley has a well-educated workforce with a diversity of interests. The city has a good assortment of industries available for employment and will continue the efforts to bring diverse companies with good paying jobs to the community.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")

Housing problems concentration is defined as a Census Tract with at least 50% of households experiencing one of the four severe housing problems. Based on the review of the information provided by HUD, there are no specific areas in the city where multiple housing problems are concentrated. The majority of city residents, both renters and owners, experience cost burden to some extent across all income levels. This is the most significant housing problem for city residents. All residents would benefit from affordable rental and for-purchase housing. Demographic Maps reflecting information discussed in this section are attached in Appendix B.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration")

Minority Concentration

The City of Fountain Valley defines "Concentration", in regard to minority concentration, as any geographic area where the percentage of households in a particular racial or ethnic minority group is 20 percentage points higher than the percentage of that minority group as a whole. The only possible minority concentration in Fountain Valley is residents of Asian descent.

According to the 2023 American Community Survey, the City of Fountain Valley is 36.6% Asian, therefore, any Block Group with at least 56.6% Asian concentration would be considered to have a concentration of a minority. There is one area that has a higher concentration of Asian population (greater than 51.59%) in the city. The map in Appendix B shows the one area with a higher concentration of Asians in Fountain Valley.

Low Income Concentration

The City of Fountain Valley defines "concentration", in regard to low-income households, as any geographic area where the percentage of low-income households is at least 20 percentage points higher than the percentage of that income group as a whole. Table 6 shows that 51% of the City's total households are at or below the low-income threshold. In reviewing the CPD map below it shows the maximum percentage of low-income households in the majority of the city is 54.18% which does not meet the concentration criteria. The majority of census tracts in the city have a low-income concentration rate between 15.70-26.71%.

What are the characteristics of the market in these areas/neighborhoods?

Over 80% of the housing stock in Fountain Valley are single family homes, condos, or townhomes. The remainder of housing is a mixture of duplexes, triplexes and four-unit complexes, and a number of large apartment complexes containing 40 or more units. Properties across the entire city have seen the same increase in value. The difference in selling price is generally dictated by the size of the house and the lot size.

The one component that creates a slight differential in value is which school district the property is located. The preferred high school is Fountain Valley High School, part of the Huntington Beach Union High School District. The less preferred is Los Amigos High School which is part of the Garden Grove High School District. Fountain Valley Elementary School District is also the preferred school district. In the past, this difference in school districts made up to a \$50,000 difference in selling price for similar homes, however because the demand for properties in Fountain Valley is so high, it does not currently appear to be affecting sales prices as significantly as it has in the past.

Are there any community assets in these areas/neighborhoods?

Fountain Valley is a planned community so there are parks, transit lines and other amenities such as churches located throughout the City. Fountain Valley is home to two large hospitals and numerous medical office facilities. The hospitals are some of the largest employers in the city. There are also retail centers distributed throughout the city convenient to all neighborhoods along with numerous service providers.

Are there other strategic opportunities in any of these areas?

The City of Fountain Valley approved the Harbor Blvd South Island Specific Plan in 2017 that specifically allows and encourages affordable housing in one of the CDBG eligible areas. The Prado Family Homes a 50-unit low-income apartment complex, opened in June 2022. There are additional parcels located in the same area that are zoned for affordable housing which would potentially allow for more affordable housing developments.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The 2018-2022 American Community Survey 5-Year estimates states that 97% of households in Fountain Valley had a computer and 94% had a broadband subscription. An estimated 94% of households had a desktop or laptop, 92% had a smartphone, 77% had a tablet or other portable wireless computer, and 3% had some other computer. Among all households, 92% had a cellular data plan; 94% had a broadband subscription such as cable, fiber optic, or DSL; 7% had a satellite internet subscription; and 0.06% had dial-up alone. All the neighborhoods in the City have access to broadband wiring or connections. The two largest broadband companies servicing Fountain Valley provide discount programs to qualifying low-income households to provide high speed internet service for \$20 or less a month. They also offer extended payment plans for qualifying households to purchase computers at a discounted price. Because over 94% of households have broadband internet it does not appear that reduced income is having any significant effect on the number of households having broadband wiring and connections.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City of Fountain Valley has numerous options for broadband internet providers. Currently the two main carriers are Spectrum and Frontier and both companies try to ensure that anyone requiring broadband service receives it by offering reduced cost programs to qualifying low-income households. There are several other companies that offer satellite or 5-G-based broadband service so there are many options for residents.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Some of the natural hazards associated with global warming and climate change include rising sea level, intensification of storms, shifting of climate and agricultural zones, changes in the biosphere, desertification, and drought. The most likely natural hazard associated with climate change that would affect Fountain Valley is flooding. Approximately 10% of the City is in the 100-year floodplain as it appears on the Flood Insurance Rate Map (FIRM) that is provided by FEMA. If climate change triggered heavy and intense storms, there would be the possibility of flooding in the city, primarily in the FEMA-identified flood risk

areas. The City could also be affected if climate change caused a significant rise in sea level. The City is approximately 50 feet above sea level and is 5 miles from the Pacific Ocean. If the sea level were to rise substantially, the City could be flooded, particularly at the south end closest to the ocean. The Centers for Disease Control (CDC) and the California Department of Public Health collaborate to publish the *Climate Change and Health Profile Report - Orange County* in February 2017 that stated that some Climate Change models indicate that California may see a 66-inch rise in sea level within the century. The County of Orange has an extensive flood control management system which should be effective in keeping any flooding to a minimum.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Housing occupied by low- and moderate-income households in Fountain Valley are not any more vulnerable to natural hazard risks associated with climate change than any other households in the City. If a natural disaster did occur, however, low- and moderate-income households could become more vulnerable due to financial constraints of addressing the damage. In a major disaster, renter households may have difficulty finding new affordable units and would also be dealing with the high cost of replacing personal belongings. Low-income property owners could have difficulties due to high deductibles on homeowners' insurance or the possibility of not carrying homeowners' insurance because the property is paid off thereby not having any money to rebuild.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Fountain Valley's slogan "A Nice Place to Live" is more than just a catchy phrase, it is the pledge to its residents to use every available tool to maintain, enhance or improve the living environment within the community. The City recognizes that decent and safe neighborhoods are the foundation of what makes a City healthy and a viable place to live, work and operate businesses. The deterioration of neighborhoods can have a number of negative effects on the community such as: higher crime rate, reduction of property values, encourages deferred property maintenance, and other undesirable influences that are oftentimes difficult to reverse.

The City is committed to providing programs that assist low-income residents. Priority needs for the City were identified through an extended public engagement process, a review of historical accomplishments of the CDBG program, and an evaluation of the anticipated resources available to fund projects and activities. Priority needs were identified in five categories, including public service agencies, affordable housing, neighborhood revitalization, economic and workforce development, and community facilities. The City will use its available CDBG resources to fund activities that will achieve the goals identified in the plan and address the priority needs identified by the community.

The best way for the City to leverage CDBG funds to assist the greatest number of low-income households is to provide funds for Neighborhood Improvement Programs, Code Enforcement, Lead Based Paint Hazard Assessment and Remediation, and Public Service Agency Grants. The City will continue to commit its full allowable 15% allocation to Public Service Grants. These grants leverage CDBG funds to provide programs for the underserved such as emergency shelters, homeless services, senior services, youth services, disabled adult services, crime prevention amongst other services. These grants allow low-income persons access to programs that they may not otherwise have the resources to utilize.

Other projects such as Capital Improvements, Public Facilities Improvements to address ADA Accessibility, Economic Development, and Local Emergency/Natural Disaster Funds/Urgent Need are included in the Strategic Plan and are considered low priority, however, may be funded if the need arises.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	CDBG Eligible Areas
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	CDBG Eligible Area
	Identify the neighborhood boundaries for this target area.	<p>Census Tract 992.29 Block Group 3</p> <p>Census Tract 992.51 Block Group 1</p> <p>Census Tract 992.27 Block Group 2</p> <p>Census Tract 992.02 Block Group 3</p> <p>Census Tract 992.32 Block Group 2</p> <p>Census Tract 992.24 Block Group 2</p> <p>Census Tract 992.51 Block Group 2</p> <p>Census Tract 992.27 Block Group 4</p> <p>Census Tract 992.02 Block Group 1</p> <p>Census Tract 992.04 Block Group 3</p> <p>Census Tract 992.34 Block Group 3</p> <p>Census Tract 992.26 Block Group 1</p> <p>Census Tract 992.50 Block Group 1</p> <p>Census Tract 992.23 Block Group 3</p>
	Include specific housing and commercial characteristics of this target area.	<p>Most housing stock constructed during the 1960's and 1970's, with over 80% of all units built before 1980. Few units in the City qualify as being in need of substantial rehabilitation, however many units located within older tracts are showing a need for minor to moderate rehabilitation. Census Tract 992.27 Block Group 2 has a recently built affordable housing project that qualifies for code enforcement services.</p>
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	<p>The Housing and Community Needs Assessment identified code enforcement, and graffiti abatement as a priority and has historically been an effective use of funds. CDBG Code Enforcement is funded only in CDBG eligible areas.</p>

	<p>Identify the needs in this target area.</p>	<p>Code enforcement proactively investigates all violations that are an imminent threat to public health, safety, and welfare as well as responding to resident complaints. Code enforcement is specifically proactive in ensuring that residents obtain building permits, as required, for any construction that is done to ensure it meets state building code and city municipal code requirements and to reduce HUD defined housing problems on properties.</p>
	<p>What are the opportunities for improvement in this target area?</p>	<p>Code Enforcement refers homeowners with maintenance issues to the City's Housing Division. The Housing Division offers grants, rebates, and low-interest, deferred payment loans to assist low-income households make repairs to their properties to abate code enforcement violations that meet HUD objectives.</p>
	<p>Are there barriers to improvement in this target area?</p>	<p>The major barrier to getting results from code enforcement activities in the targeted area is the lack of funds for homeowners to make the required corrections to bring their property into compliance. The City attempts to alleviate this issue by offering grants, rebates and loans to low-income households that can be used for the required repairs and other rehabilitation needs they may have on their homes.</p>
<p>2</p>	<p>Area Name:</p>	<p>Citywide</p>
	<p>Area Type:</p>	<p>Local Target area</p>
	<p>Other Target Area Description:</p>	
	<p>HUD Approval Date:</p>	
	<p>% of Low/ Mod:</p>	
	<p>Revital Type:</p>	<p>Housing</p>
	<p>Other Revital Description:</p>	
	<p>Identify the neighborhood boundaries for this target area.</p>	<p>Citywide. The City's Home Improvement Program and Public Service providers are not limited to specific geographic areas. Program eligibility is based on income eligibility of the individual or household to be receiving assistance.</p>
	<p>Include specific housing and commercial characteristics of this target area.</p>	<p>The majority of Fountain Valley's housing stock now exceeds 50 years old. The majority of homes were built in the late 1960's and 1970's, with over 80% of all units built before 1980. Few units in the City qualify as being in need of substantial rehabilitation, however many units located within older tracts are showing a need for minor rehabilitation. Since the majority of the homes were built</p>

	prior to energy codes, a great number of homes in the City could benefit from an energy efficiency upgrade.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The Housing and Community Needs Assessment identified public services and assisting low-income homeowners with repairs as a high priority. Historically, both of these have been an effective use of CDBG funds.
Identify the needs in this target area.	Programs available Citywide to qualifying households for home improvement assistance and participation in public service programs.
What are the opportunities for improvement in this target area?	The age of the housing stock is an important element in determining the overall analysis of the housing market. As a home ages, there are increased costs for maintenance. In most cases, older homes are not energy efficient which leads to increased costs for utilities. The City offers an array of programs for low- and moderate-income households that own their homes to make repairs to their homes in order to have a safe and decent place to live and to preserve the neighborhoods throughout the City.
Are there barriers to improvement in this target area?	The City offers many options to low-income homeowners to obtain funding to repair their homes. In order to confirm that a household is low income they must provide proof by providing financial documents. While they believe they qualify, some people are not comfortable providing this info to the government thereby disqualifying themselves from the program. An additional barrier can be that the grant funds are not enough to complete their projects and they are reluctant to take out the available loan, even though it has a 25-year deferred payment.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City will invest the majority of CDBG funds Citywide due to low to moderate income population needs existing Citywide. The City’s Home Improvement Program and the Public Service Agency grant assistance are not limited to specific geographic areas, only to income limits, so the individual or household receiving assistance may live anywhere in the city.

Investing funds Citywide will also assist the city in affirmatively furthering fair housing and helps to promote fair housing choice.

The City will target its CDBG code enforcement activities to the qualifying census blocks to ensure compliance with HUD income guidelines. HUD program regulations define a low- and moderate-income area as any area where the concentration of low and moderate-income persons is at least 51% of the area's total population. Fourteen Census Tract Block Groups in Fountain Valley meet have 51% or more low-income households.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Administration of Grant Program
	Priority Level	High
	Population	Extremely Low Low Other
	Geographic Areas Affected	Citywide
	Associated Goals	Administration
	Description	Administer and implement the City’s CDBG programs ensuring that goals are met, and budget is adhered to. Fair housing services are also budgeted from Administration.
	Basis for Relative Priority	Required by HUD. City meets the 20% maximum of CDBG allocation for administrative and fair housing costs.
2	Priority Need Name	Neighborhood Revitalization
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Neighborhood Revitalization

	Description	The Neighborhood Revitalization Program offers loans, grants, and rebates to qualifying low-income homeowners for eligible repairs to their home or mobile home. The priority of this program is to correct code deficiencies and to bring homes up to HUD prescribed Housing Quality Standards. Single-family residence (SFR) loan is available up to \$50,000. Grants for SFR for up to \$20,000, Mobile Homes for up to \$15,000 and rebates for SFR up to \$7,500 and mobile homeowners up to \$5,000. Both SFR owners and mobile homeowners may also obtain a \$5,000 Disability Modification Grant to add or upgrade ADA compliant projects in their homes.
	Basis for Relative Priority	The City of Fountain Valley’s highest priority is to improve and preserve existing residential neighborhoods. Due to the high cost of housing in the city, preserving housing for low-income homeowners is a priority. The strength of Fountain Valley’s neighborhood improvement efforts depends 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.
3	Priority Need Name	Code Enforcement in Eligible Areas
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly
	Geographic Areas Affected	CDBG/Code Enforcement Eligible Exception Criteria
	Associated Goals	Code Enforcement
	Description	Code enforcement is conducted in the CDBG eligible areas of the city. Code enforcement pro-actively investigates all violations that are an imminent threat to public health, safety, and welfare. Code enforcement is specifically proactive in ensuring that residents obtain building permits, as required, for any construction that is done to ensure it meets state building code, city municipal code

		requirements and to reduce HUD defined housing problems on properties.
	Basis for Relative Priority	In order to ensure that the quality of life within Fountain Valley’s neighborhoods is preserved, the City conducts an active and 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 and strive to ensure that properties are free of the four HUD identified housing problems.
4	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Frail/ Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Services for Frail/Elderly
	Description	Provide public services to underserved members of the community that they may not otherwise be able to afford themselves.
	Basis for Relative Priority	Providing public services ranked high in the community survey. The city has provided funding for public services for decades and has historically been an extremely successful part of the CDBG program.
5	Priority Need Name	Homeless Services and Housing – Domestic Violence
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Victims of Domestic Violence Other
	Geographic Areas Affected	Citywide
	Associated Goals	Homeless Services and Housing - Domestic Violence
	Description	Support services and housing assistance for homeless individuals and households that have been displaced due to domestic violence. Services include case management, life skills training, job placement and housing includes emergency shelter and rental assistance.
	Basis for Relative Priority	Assisting battered women and abused children ranked as a top priority on the Housing and Community Needs survey.
6	Priority Need Name	Fair Housing Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Fair Housing Services
	Description	The City of Fountain Valley continues to 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 (FHCO). The FHCO's purpose is to counteract unlawful housing discrimination. These services include

		landlord/tenant dispute resolution, tenant legal assistance services, ongoing fair housing education seminars, and fair housing compliance investigations and monitoring.
	Basis for Relative Priority	Under CDBG program regulations, fair housing services are required to be provided. “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.
7	Priority Need Name	Lead Based Paint Hazard Grant
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Lead Based Paint Hazard Grant
	Description	The City of Fountain Valley funds the Lead Based Paint Hazard 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 Home Improvement Program project.
	Basis for Relative Priority	The City of Fountain Valley’s highest priority is to improve and preserve existing residential neighborhoods. Due to the extremely high cost of housing in the city, preserving housing for low-income homeowners is a priority. Lead Based Paint Testing is an action that is required to comply with CDBG regulations, therefore it is a high priority.

8	Priority Need Name	Fair Housing 5-Year Report
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Citywide
	Associated Goals	Fair Housing Services
	Description	An assessment of Fair Housing (AFH) is required by HUD to be submitted every Consolidated Plan cycle. The purpose of the AFH is to identify and evaluate potential obstacles, or impediments, in both the private and public sector, to a person's ability to choose their residence free of discrimination, and to recommend actions that address such impediments in a 5-Year Fair Housing Action Plan.
	Basis for Relative Priority	HUD requirement
9	Priority Need Name	Housing Choice Vouchers
	Priority Level	High

	Population	Extremely Low Large Families Families with Children Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Housing Choice Vouchers
	Description	Continue to support Orange County Housing Authority's rental assistance program in the form of Housing Choice Vouchers for lower income households.
	Basis for Relative Priority	Based on housing needs assessment, market analysis, and Housing and Community Needs survey. The majority of both owners and renters are cost burdened in the city. This service is free to the city.
10	Priority Need Name	Affordable Rental Development
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Affordable Rental Development

	Description	Work with developers to provide affordable rental developments in the city.
	Basis for	The Housing and Community Needs Survey ranked Affordable Rental Development at the lower end of priorities. Because the city is nearly built out, any new developments would be new construction for which CDBG funds cannot be used.
	Relative Priority	The Fountain Valley Housing Authority (FVHA) has limited funds in its Low- and Moderate-Income Housing Fund to use in the development of affordable housing. Staff will continue to pursue affordable housing development opportunities as they are presented, to determine suitability with FVHA's limited available funding.
11	Priority Need Name	Affordable Housing Development
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Affordable Housing Development
	Description	Although there is a need, affordable for-purchase housing development is considered a low priority as there it is not anticipated to be conducted within this consolidated plan cycle. Staff will continue to pursue affordable housing development opportunities as they are presented, to determine suitability with available funding.

	Basis for Relative Priority	The Housing and Community Needs survey ranked Affordable Housing Development high in the Affordable Housing category however CDBG funds do not allow for new construction and the City does not have funds at this time to develop affordable for- purchase housing.
12	Priority Need Name	Capital Improvements
	Priority Level	Low
	Population	Extremely Low Low
	Geographic Areas Affected	Citywide
	Associated Goals	Capital Improvements
	Description	The City of Fountain Valley Public Works Department manages capital improvement projects throughout the city. Due to limited funding, CDBG funding is allocated to higher priority projects.
	Basis for Relative Priority	The results of the Housing and Community Needs Survey found Infrastructure to be one of the lowest priority needs. The City of Fountain Valley is able to keep the City's well-maintained with funds outside of CDBG.
13	Priority Need Name	Local Emergency/Natural Disaster Funds/Urgent Need
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Local Emergency/Natural Disaster Funds/Urgent Need

	Description	In the event of a local emergency such as a natural disaster or other large-scale emergencies, funds may be allocated to eligible activities to assist in disaster relief.
	Basis for Relative Priority	To have access to emergency funds for eligible activities if necessary.
14	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	Provide economic development programs in response to community need.
	Basis for Relative Priority	Due to the amount of funding received, public service agency and housing-based activities are priorities. At the time the community survey was conducted this was a low priority for community members. This may be re-prioritized should the need arise.

Narrative (Optional)

The strategies described herein establish Fountain Valley’s priorities for assisting low- and moderate-income persons and neighborhoods with funds made available through the Consolidated Plan. Priorities are based on input from the public participation process including the Housing and Community Development Advisory Board and City Council, recommendations of City staff, and input and recommendations from participating agencies and jurisdictions.

The priorities were selected based on a review and analysis of the information summarized in the Consolidated Plan, namely the community participation process, consultations, the needs assessment, and housing market analysis. Strategies are designed to meet the priority needs and based on past performance and best practices of communities with similar programs. Only projects that clearly demonstrate the capacity to serve one of the priorities below will receive funding through the Consolidated Plan. These priorities will be incorporated into all requests for proposals over the next five years.

The majority of CDBG activities are selected based on eligibility and need. All organizations requesting CDBG funds for public services, through a formal application process, must demonstrate that the activity benefits low- and moderate- income (LMI) persons.

The affordable housing and development needs of a community outweigh the resources available to address those needs. Therefore, it is necessary to prioritize the use of available funds to the highest and best use to meet the most pressing needs for housing, the homeless, the special needs population, and community development.

Over the course of the five-year plan, the City will also work with community stakeholders to identify underserved needs based on the most recent available data. The use of underserved need factors will provide needed flexibility to respond to the changing needs of the community. Together, the priorities and the underserved needs will form the criteria for the proposal process that ensures selected partners have capacity to effectively carry out funded projects in a timely manner and the selected projects serve the most critical of needs within the community.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City does not receive HOME funds therefore will not provide Tenant Based Rental Assistance (TBRA).
TBRA for Non-Homeless Special Needs	The City does not receive HOME funds therefore will not provide Tenant Based Rental Assistance (TBRA) for Non-Homeless Special Needs.
New Unit Production	Fountain Valley has no available publicly owned land and very limited funds for new unit production. The City will continue to look for opportunities to provide new units with funding outside of CDBG; however, the cost of land is so high in the city that many projects will be cost prohibitive without state or federal assistance. The City recently passed an Inclusionary Housing Ordinance that will require new developments of 10 or more units to reserve 15% of the units for rent or sell to lower income households or pay in-lieu fees that will be set aside for affordable housing development. Another viable solution that has proven effective is to encourage the production of ADUs as it avoids land costs.
Rehabilitation	The majority of Fountain Valley’s housing stock now exceeds 55 years old. While a very few units in the City qualify as being in need of substantial rehabilitation, some units located within older tracts are showing a need for minor to moderate rehabilitation. Since the majority of the homes were built prior to energy codes, a great number of homes in the City could benefit from an energy efficiency upgrade. The upgrades would include insulation, energy efficient windows, weatherization, high efficiency heating systems, etc. The City also has a large number of long tenure homeowners that are now on fixed incomes making improvements to their homes difficult financially. CDBG funds will be used to fund the Home Improvement Program to assist a greater number of low-income households throughout the city.
Acquisition, including preservation	The City has limited funding for acquisition and preservation, so it is a low priority.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

CDBG funding has fluctuated both up and down over the past several years. Using the FY 2024-25 total allocation of \$342,237 as an estimate for each year, it is anticipated that the City will be allocated approximately \$1,700,000 dollars of CDBG funding during the five-year period covered by this Consolidated Plan. In addition to the expected allocation, the City is estimated to have approximately \$475,000 in leftover funds from previous allocations that may be used for programs and activities.

The City of Fountain Valley 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. Other Federal funding sources, although not direct funding to the City, include Section 8 Rental Assistance that is administered by the Orange County Housing Authority. Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	342,237	0	157,763	500,00	1,686,100	Based on last plan cycles allocation. This is the sole funding source of the City's CDBG program.

Other Program Income	public - federal								Unknown when program income will be received. \$50,000 over plan cycle is an estimate.
		Housing	0	0	0	0	50,000		

Table 50 - Anticipated Resources

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

The City of Fountain Valley benefits from the housing vouchers for low-income households provided by OCHA. OCHA continues to administer the Housing Choice Voucher Rental Assistance program for a majority of cities in Orange County including Fountain Valley. Fountain Valley residents were allocated 445 vouchers as of December 2024.

The City of Fountain Valley does not receive HOME funds therefore there is no match requirement.

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 own any land or property that can be used to address the needs identified in the Consolidated Plan. Fountain Valley is a largely built-out community with very little vacant land available for new developments. The Harbor Blvd South Island Specific Plan includes zoning that encourages the production of affordable housing units that, if built by affordable housing developers, would address some of the needs identified in the plan.

Discussion:

Funding sources to implement the City’s Consolidated Plan are limited. Assuming the continued level of annual CDBG allocation, the City expects approximately \$2.1 million of CDBG funds available for the five-year period of July 1, 2025, to June 30, 2030, that is covered by the Consolidated Plan to achieve the goals within the Strategic Plan.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Fountain Valley	Government	Planning	Jurisdiction
Orange County Housing Authority	PHA	Rental	Region
Fair Housing Council of Orange County	Non-profit organizations	Ownership Rental Public services	Region
2-1-1 ORANGE COUNTY Orange County Continuum of Care	Continuum of care	Homelessness Non-homeless special needs Public Housing	Region
Waymakers	Non-profit organizations	Non-homeless special needs Public services	Region
Interval House	Non-profit organizations	Homelessness Public services	Region
Meals on Wheels	Non-profit organizations	Public services	Region
Boys and Girls Club	Non-profit organizations	Public Services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in Fountain Valley is well organized and effective due in part to the collaboration between public service agencies and the city. The City of Fountain Valley has a strong, long-tenured group of service providers that offer a diverse variety of services to City residents. The City utilizes its entire statutory limit of 15% of its CDBG grant for public services. These public services range from youth services to senior services and more. The providers have always been very responsive to the needs of their clientele. Every quarter each provider is required to furnish data showing the progress made towards their proposed goals regarding the number of people served and their demographics. Each year staff makes a site visit to the providers to review their operations and to make sure they are following all the requirements of the sub-recipient agreement.

Another strength in the institutional delivery system is the City’s Neighborhood Improvement Program. Staff collaborates with local contractors who assist low-income households with repair or rehabilitation of their owner-occupied properties using CDBG funding in the form of grants, rebates, and low-interest, deferred payment loans. Residents benefit from the strong relationships program staff have developed with local contractors over the years the program has been offered.

The City continues to work with OCHA by supporting their efforts to assist the City’s lower income renters with housing assistance vouchers and certificates which make housing more affordable for recipients. City staff also continue as members of the OCHA Cities Advisory Committee which provides input on the County’s efforts to provide affordable housing, etc. for the county.

The addition of the Central Cities Navigation Center and the CityNet street outreach program has rounded out the services the city provides to low-income persons experiencing homelessness. Both programs are funded outside of the CDBG program.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X		

Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

As previously discussed, the CCNC offers shelter and wrap-around services with the goal of getting unhoused individuals into permanent housing and providing them with any social services they require. This would include persons with HIV. CityNet and the CRO share these same goals. All three systems, the CCNC, CityNet, and CRO, have access to the many CoC programs available to assist the unhoused.

Because the City does not have as significant of a problem as neighboring cities with unhoused individuals, we have chosen to also prioritize services that prevent homelessness. The City of Fountain Valley’s CDBG public service programs are implemented by local nonprofit public service agencies and focus on providing services that assist low-income households avoid homelessness. Services are provided for free, or at a reduced cost, for services they may not otherwise be able to afford, so that households can put their limited funds towards other basic necessities. One of the City’s PSA grant recipients, Interval House, specifically provides immediate shelter to victims of domestic violence and their children to ensure they are sheltered during this stressful and dangerous period of their lives. Clients are not only afforded shelter, but also have access to numerous supportive programs to assist them to get back on their feet and back to managing their lives in a safe and successful manner.

Families with children, veterans and their families, and unaccompanied youth have all been assisted by services provided through the Public Service Agency Grant program or have been referred to County services, particularly 211 Orange County, for additional assistance.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The combination of the CCNC, CityNet and the CRO have been extremely successful in addressing the needs of the unhoused population in Fountain Valley. Because the CoC has numerous programs available, individuals that have special needs can have an individualized program of support.

On the prevention of homelessness priority, the single most significant gap in the service delivery system remains the lack of available funding to support these local programs.

There are a wide variety of service providers available to address the needs of homeless populations and special needs populations, however the City can only fund them through the CDBG grant which is capped at 15% of the total CDBG allocation. The City funds all of the direct assistance to homeless outside of CDBG.

The City does fund Public Service Agencies who provide services that help prevent homelessness. The City uses the full 15% of allocation that is allowed for these services. The City has established successful relationships with non-profits that specifically assist the elderly and/or frail population in the community. Funds are provided annually for programs supporting seniors with services such as free or low-cost meals that are provided in a congregate setting or delivered to their homes.

The City has a robust monitoring system that ensures that all affordable housing projects that were funded by CDBG or former Redevelopment Agency funds meet regulatory agreements and affordability covenants. The monitoring program extends to all PSA's that receive CDBG funds from the City to ensure that are meeting all CDBG guidelines and program regulations.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue to strengthen its institutional structure and service delivery system by working with non-profit agencies, community groups, for-profit and non-profit developers, and all interested sectors of the community to implement the Consolidated Plan strategy and associated goals. The City will utilize public notices, community workshops, public hearings and meetings, the City website, and social media, to deliver information to, and engage the community.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration	2025	2029	Administration	Citywide	Administration of Grant Program	CDBG: \$317,235	Other: 5 Other
2	Neighborhood Revitalization	2025	2029	Affordable Housing	Citywide	Neighborhood Revitalization	CDBG: \$1,463,590	Homeowner Housing Rehabilitated: 60 Household Housing Unit
3	Code Enforcement/CDBG Eligible Areas	2025	2029	Affordable Housing Code Enforcement	CDBG Eligible Area	Code Enforcement in Eligible Areas	CDBG: \$400,000	Housing Code Enforcement/Foreclosed Property Care: 1250 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2025	2029	Youth Services Services for Elderly/Frail Elderly	Citywide	Services for Elderly/Frail Elderly Youth Services	CDBG: \$182,660	Public service activities other than Low/Moderate Income Housing Benefit: 1250 Persons Assisted
5	Homeless Services and Housing – Domestic Violence	2025	2029	Affordable Housing Homeless Domestic Violence	Citywide	Emergency Shelter Domestic Violence Victims	CDBG: \$74,015	Public service activities other than Low/Moderate Income Housing Benefit: 475 Persons Assisted
6	Fair Housing Services	2025	2029	Affordable Housing	Citywide	Fair Housing Services	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Lead Based Paint Hazard Grant	2025	2029	Affordable Housing	Citywide	Lead- Based Paint Hazard Grant	CDBG: 37,500	Homeowner Housing Rehabilitated: 35 Household Housing Unit
8	Housing Choice Vouchers- Rental Assistance	2025	2029	Affordable Housing Rental Assistance- OCHA	Citywide	Housing Choice Vouchers/Certificates	CDBG: \$0	Other: 2200 Households Assisted
9	Affordable Housing Development	2025	2029	Affordable Housing	Citywide	Affordable Housing Development Affordable Rental Development Residential Rehabilitation for rental units	CDBG: \$0	Rental units constructed: 50 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit
10	Capital Improvements	2025	2029	Infrastructure	Citywide	Capital Improvements	CDBG: \$0	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Local Emergency/ Natural Disaster/Urgent Need	2025	2029	Local Emergency/ Natural Disaster/Urgent Need	Citywide	Local Emergency/ Natural Disaster/Urgent Need	CDBG:\$0	
12	Economic Development	2025	2029	Economic Development	Citywide	Economic Development	CDBG: \$0	

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Administration
	Goal Description	Administration of the CDBG program.
2	Goal Name	Neighborhood Revitalization
	Goal Description	Provide grants, rebates, and loans to low-income homeowners.
3	Goal Name	Code Enforcement
	Goal Description	Code Enforcement in CDBG eligible areas to enforce housing quality standards and municipal code violations
4	Goal Name	Public services
	Goal Description	Provide Public Service Agency Grants to service providers who provide activities to low-income households in the community.
5	Goal Name	Homeless Services and Housing - Domestic Violence
	Goal Description	Provide emergency shelter, transitional housing, and supportive services to domestic violence victims.
6	Goal Name	Fair Housing Services
	Goal Description	Services for disabled adults

7	Goal Name	Homeless Services and Housing
	Goal Description	Per HUD requirements provide fair housing services to the community.

8	Goal Name	Housing Choice Vouchers- Rental Assistance
	Goal Description	Continue to support Orange County Housing Authority who manages the rental assistance programs for the community.
9	Goal Name	Affordable Housing Development
	Goal Description	Collaborate with developers for the production of affordable rental and for-purchase units.
10	Goal Name	Capital Improvements
	Goal Description	Capital Improvement Projects in eligible areas
11	Goal Name	Local Emergency/Natural Disaster Funds/Urgent Need
	Goal Description	Funds may be allocated to eligible activities to assist in disaster relief.
12	Goal Name	Economic Development
	Goal Description	Funds may be allocated to eligible activities for economic development programs.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Fountain Valley is not a recipient of Home funds.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

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

Activities to Increase Resident Involvements

Not applicable.

Is the public housing agency designated as troubled under 24 CFR part 902?

Not applicable.

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City has attempted to ensure the health, safety, and quality of life of its residents while minimizing the barriers that may impede the development of affordable housing through vehicles such as zoning ordinances and maintaining building codes and standards in compliance with state requirements. The City recently updated the General Plan and Housing Element to ensure compliance with state housing and zoning laws. The most recent update was the approval of an Inclusionary Ordinance requiring all new residential developments with 10 or more units to reserve 15% for rent or sell to low-income households or pay in-lieu fees. The ordinance also allows for additional bonuses for developers that provide more affordable housing than required.

The City has identified several barriers to the development of affordable housing including the following:

- High land costs, high construction costs, and the availability of financing.
- Available land in the City consists mainly of small parcels, only suitable for infill projects.
- Very little undeveloped or underutilized land in the city. Relocation costs and housing replacement requirements for redeveloping improved properties also presents barriers to the development of affordable housing.
- Higher rents limited the ability of some lower income households to obtain decent and affordable housing. Households with no or poor credit history are severely impacted.
- Governmental constraints that prohibit developers from building affordable housing projects include high property taxes, building codes that drive up costs, on-site/off-site improvement, prevailing wage regulations, limited tax credits, and ADA compliance.
- The City of Fountain Valley continues to monitor, analyze, and address, as necessary, governmental regulations, land use controls and residential development standards that affect the production and preservation of affordable housing to ensure that governmental restrictions do not inhibit the production of affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Fountain Valley has implemented the following measures to ameliorate the barriers to affordable housing:

- Adopted an Inclusionary Housing Ordinance
- Provide affordable housing overlay zoning to parcels identified as sites for future housing development. This would allow increase density from current zoning.
- Reduced parking requirements for affordable housing.
- Provide efficient planning and building services to reduce time in the development entitlement

process.

- Review fees on a regular basis to make sure that the cost of the fee is based only on the necessary amount to provide the service provided.
- Approved the Harbor Blvd South Island Specific Plan that specifically zones and encourages affordable housing.
- Ensure that affordability restrictions at current affordable developments are adhered to.
- Streamlined the permit process for ADUs.
- Eliminated the requirement for a separate water meter for an ADU, thereby lowering costs for the construction of ADUs.
- Updated its Housing Element per state law.
- Completed a General Plan update.

SP-60 Homelessness Strategy – 91.215(d)

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

As discussed previously, the City of Fountain Valley has a robust homelessness outreach system in place. The City contracts with CityNet who provides homeless outreach services that includes contacting unhoused individuals and assessing their individual needs. CityNet works hand in hand with the Fountain Valley Police Department who has a dedicated Community Resource Officer (CRO) that interacts with homeless persons to determine the type of services they need as well as responding to complaints regarding homeless activity. The City partners with the Orange County Health Department who has assigned a mental health clinician to work alongside the CRO once a week. Although mental illness is not exclusively the domain of the homeless, the clinician will add a layer of follow-up and access to mental health resources to homeless persons in crisis.

The combination of CityNet, the CRO, and the available mental health services has helped connect persons experiencing homelessness with information and services such as shelters, veteran’s services, and mental health assistance.

Fountain Valley Police Officers also receive the latest Crisis Incident Training, where Officers become proficient in best practices including de-escalation techniques. Both police officers and city staff that contact homeless individuals provide information on available services and ensure they are connected with CityNet for additional assistance.

Addressing the emergency and transitional housing needs of homeless persons

The City of Fountain Valley, in partnership with the cities of Garden Grove and Westminster, and the County of Orange, developed and opened the Central Cities Navigation Center (CCNC) in June of 2024. The CCNC is an 85-bed emergency shelter with wrap around social services designed to shelter homeless individuals and provide them with support services. The goal is to provide services that allow CCNC residents to become self-sufficient, with permanent housing and a stable income source. The City has 13 dedicated beds and is generally close to capacity.

The CityNet outreach team can refer to the CCNC or a number of other shelters in the region. From June 2024 to March 2025 CityNet placed 37 people in the CCNC and another

37 people in the Yale Navigation Center (county facility).

The City also supports a domestic violence shelter has part of the CDBG public service agency funding. The shelter is located in a nearby city and provides immediate shelter to women and children that are victims of domestic violence. This shelter offers housing options from emergency shelter to transitional housing and rental assistance once the client has been stabilized. They also have educational programs to assist the homeless clients prepare for better career opportunities by offering career skills building classes. Other services provided to clients include new wardrobes for job interviews, childcare for single mothers, and budgeting and money management classes. Providing training to obtain the skills required to attain employment is paramount to breaking the cycle of homelessness and domestic violence.

Additionally, the County of Orange has in place a comprehensive, coordinated, and regional Continuum of Care (CoC) Community Forum Collaborative which includes the participation of all 34 cities in the County which includes Fountain Valley, County agencies, homeless housing and service providers, and other community groups (including nonprofit organizations, local governmental agencies, faith-based organizations, the homeless and formerly homeless, as well as interested business leaders. The Orange County CoC has number of committees aimed at coordination and collaborating on specific functions and programs associated with the Continuum of Care Program. CityNet has access to all the programs available through the CoC.

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.

As previously stated, the City of Fountain Valley has developed the Central Cities Navigation Center, funded a CRO in the police department, funded a street outreach services provider, and provided CDBG funds to Interval House, a domestic violence shelter in a nearby community. All with the goal of addressing the many varied needs of all persons experiencing homelessness.

The City also refers residents to the many services offered by the Orange County 2-1-1

program and the Orange County Continuum of Care.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs

The Orange County CoC has established a coordinated entry system whereby a homeless individual or family seeking shelter and services is directed to a streamlined system that facilitates access to appropriate housing and services. CityNet can also assist with referrals to available resources and services.

Generally, all of the public services agencies receiving CDBG funds from the city have a referral network that will connect a client to the appropriate private or government agency to address their needs. In some cases, persons are referred to County programs such as Adult Protective Services if it is believed that the person is currently incapable of caring for themselves.

The City continues to contract for fair housing services to assist low-income residents of the city with any housing issues they may have.

Orange County Housing Authority administers the federal rental assistance program for the city.

Unfortunately, the need for affordable housing units far exceeds the current inventory throughout the County. The waiting list for Housing Choice vouchers administered by the Orange County Housing Authority is over 20,000 for Orange County.

The City does use CDBG funds for the Neighborhood Revitalization program. The program provides grants, rebates, and loans to low-income homeowners for minor rehabilitation on their homes. The properties must be owner occupied to qualify. This program has the specific goal to rehab homes so that the low-income homeowners can live safely in their homes for a longer period of time.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Fountain Valley has established a Lead Based Paint Hazard Grant Program (Title X) to evaluate and mitigate any lead-based paint hazards found in the course of a home rehabilitation project. The City has allocated funds for the testing and mediation of lead-based paint hazards. Each home that receives HUD funds for rehabilitation is tested for the presence of lead-based paint hazards. Any remediation work needed is covered by a Lead Based Paint Hazard Grant funded by CDBG funds.

How are the actions listed above related to the extent of lead poisoning and hazards?

Through the administration of the home improvement program, all homes built prior to 1978 are tested for lead based paint hazards. Since 2002, there have been over 150 homes tested for lead based paint hazards in the city of Fountain Valley. Of those homes, only three had any lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

As discussed above, the City tests all properties approved for the Home Improvement Program that were built prior to 1978, for Lead Based Paint Hazards. If a lead-based paint hazard is detected, the grant will cover the cost of abating the hazard. The City also promotes lead-based paint training for local contractors by distributing flyers via the City Building Department as they become available from various government entities.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's major goals in reducing poverty in the community are to fund programs to:

- 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 for seniors, youth, the disabled, and other populations that may be severely impacted by the cost of living in the region.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Fountain Valley is an expensive area to live primarily due to the high cost of both rental housing and home ownership. One aspect of the City's anti-poverty strategy calls for assisting lower income households that own their homes to do necessary repairs without incurring new housing cost. This oftentimes assists the City's lower income aging population stay in their homes, which can be both a financial and an emotional benefit as they get older. We also support OCHA's rental assistance programs for very low-income renter households. 440+ residents of Fountain Valley receive housing assistance annually which is an integral part of the City's anti-poverty and affordable housing strategy. Additionally, the City allocates the maximum allowable funding to public service agencies each year who provide services to low-income households.

By providing these services that the households may not otherwise been able to afford, it frees up income that can be put towards housing costs.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

HCD Staff monitors every project, including home rehabilitation and public service agencies, to ensure compliance with CDBG regulations. In addition, the following activities are carried out to ensure all activities are meeting HUD and jurisdictional requirements:

- Housing and Community Development Advisory Board (HCDAB) – The HCDAB meets on a regular basis to review programs and procedures related to the CDBG. All HUD required reporting goes before the HCDAB for recommendations prior to City Council review.
- City Council -The City Council is also provided with all HUD required reports on an annual basis and conducts a public hearing to receive comments from stakeholders and residents.
- Quarterly Reports: - On a quarterly basis, the HCDAB is presented with a report that summarizes the accomplishments of public service agencies funded with CDBG funds.
- On-site Monitoring: -Staff conducts on-site monitoring, as needed, of each public service agency annually to ensure compliance with regulations.
- 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.

Expected Resources

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

Introduction

As of the writing of this report the City the FY 25-26 CDBG allocations have not been announced.

Pending the announcement of the FY25-26 allocation, the City will use the FY 24-25 allocation as an estimate. In FY 2024-25, the City received \$342,237 in CDBG funding. \$157,763 in unobligated Carry forward will be added for a total of \$500,00 for the FY 2025-26 annual budget.

Other Federal funding sources, although not direct funding to the City, include Housing Choice Voucher Rental Assistance that is administered by the Orange County Housing Authority.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	342,237	0	157,763	500,00	1,686,100	This is the sole funding source of the City's CDBG program.
Other	public - federal	Housing	0	0	0	0	0	Estimate of possible loan payoffs

Table 54 - 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 the CDBG is the sole source of funding for our program. The Public Service Agency grants provided to non-profit service providers allows them to leverage the funds 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 own any publicly owned land or property 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 available for new developments. The Harbor Blvd South Island Specific Plan includes zoning that encourages the production of affordable housing units that, if built by affordable housing developers, would address some of the needs identified in the plan.

Discussion

Funding sources to implement the City's Consolidated Plan are limited. Assuming the continued level of annual CDBG allocation, the City expects approximately \$1.6 million of CDBG funds will be available for the five-year Consolidated Plan period of July 1, 2020, to June 30, 2025, to be 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	2025	2026	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Administration	Citywide	Administration of Grant Program	CDBG: \$63,447	Other: 1 Other
2	Neighborhood Revitalization	2025	2026	Affordable Housing	Citywide	Owner Occupied Home Improvement	CDBG: \$292,718	Homeowner Housing Rehabilitated: 12 Household Housing Unit
3	Code Enforcement	2025	2026	Affordable Housing Code Enforcement	CDBG/Code Enforcement Eligible Exception Criteria	Code Enforcement	CDBG: \$80,000	Housing Code Enforcement/Foreclosed Property Care: 125 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2025	2026	Non-Homeless Special Needs Services for Elderly/Frail Elderly Youth Services	Citywide	Services for Elderly/Frail Elderly Youth Services	CDBG: \$36,532	Public service activities other than Low/Moderate Income Housing Benefit: 225 Persons Assisted
5	Homeless Services and Housing - Domestic Violence	2025	2026	Affordable Housing Homeless	Citywide	Youth Services	CDBG: \$14,803	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 95 Households Assisted
6	Fair Housing Services	2025	2026	Affordable Housing	Citywide	Fair Housing Services	CDBG: \$5,000	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Lead Based Paint Hazard Grant	2025	2026	Affordable Housing	Citywide	Lead Based Paint Hazard Grant	CDBG: \$7,500	Homeowner Housing Rehabilitated: 8 Household Housing Unit
8	Housing Choice Vouchers	2025	2026	Affordable Housing	Citywide	Housing Choice Vouchers	CDBG: \$0	Other: 440 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Administration
	Goal Description	Administration and implementation of the City's CDBG program.
2	Goal Name	Neighborhood Revitalization
	Goal Description	Loans, grant, and rebates available to qualifying low-income households. Includes management of the program.
3	Goal Name	Code Enforcement
	Goal Description	Funding for enforcement of zoning, housing, and building codes in CDBG eligible areas to ensure safe, decent housing.
4	Goal Name	Public Services
	Goal Description	Services for seniors and youth
5	Goal Name	Homeless Services and Housing - Domestic Violence
	Goal Description	Emergency shelter and supportive services for domestic violence victims
6	Goal Name	Fair Housing Services
	Goal Description	Provide fair housing services to low-income residents per HUD requirements.

7	Goal Name	Lead Based Paint Hazard Grant
	Goal Description	Lead-based paint hazard grant to test and abate any hazards found in the course of a City of Fountain Valley Rehabilitation Program project.
8	Goal Name	Housing Choice Vouchers
	Goal Description	Continue to support Orange County Housing Authority. In the administration of the rental assistance program.

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	Administration of CDBG Program
2	Neighborhood Revitalization
3	Code Enforcement
4	Public Services-Boys and Girls Club of Huntington Valley
5	Public Services-Meals on Wheels- Congregate Meals
6	Public Services-Meals on Wheels - Home Delivered
7	Public Services - Interval House
8	Public Services - Waymakers
9	Lead Based Paint Hazard Grant
10	Housing Choice Vouchers
11	Fair Housing

Table 56 – Project Information

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

The City of Fountain Valley prioritized the needs that were identified from the Housing and Community Needs survey, as well as historical accomplishments of the CDBG program to determine how funds would be allocated. Public Service Agency grants, Neighborhood Revitalization and code enforcement activities were the three highest priorities. Both Public Service Agency grants and Program Administration are funded at the maximum program guidelines allow. Past history shows that CDBG funds earmarked for public services 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 in Fountain Valley. The Home Improvement Program assists low-income homeowners with minor rehabilitation/repairs to their homes, which preserves both quality of life and the neighborhood. The City seeks to maximize the resulting benefits and accomplishments through this program.

The biggest obstacle to meeting the needs of the underserved will be a considerable lack of public and private resources to fully address the priorities identified in this Consolidated Plan. As in other needs areas, the cost of meeting housing needs is greater than the revenues available. For example, funding for the development and preservation of affordable housing is shrinking in the face of growing needs. The cost of housing is high in Orange County and very large subsidies are needed for affordable housing development, or homeownership assistance. Because of the lack of available resources, the City is not able to fund all community needs as identified during the citizen participation process.

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration of CDBG Program
	Target Area	Citywide
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: \$63,477
	Description	Loans, grants, and rebates to qualifying households for rehabilitation and/or repairs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Administration
	Location Description	Citywide
	Planned Activities	CDBG program management
2	Project Name	Neighborhood Revitalization
	Target Area	Citywide
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$292,718
	Description	Provide grants , rebates, and loans to low-income homeowners for home rehabilitation.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	12 qualifying low-income households per year.
	Location Description	Citywide
	Planned Activities	Provide loans, grants, and rebates to qualifying low-income households to do minor rehabilitation of their single family or mobile home. Owner occupied only
3	Project Name	Code Enforcement

	Target Area	CDBG/Code Enforcement Eligible Exception Criteria
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$80,000
	Description	Enforcement of zoning, housing, and building codes in CDBG eligible areas.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 125 code enforcement violations addressed and abated in CDBG eligible areas per year
	Location Description	CDBG eligible areas
	Planned Activities	Conduct code enforcement in CDBG eligible areas. Educate residents of City's Home Improvement Program.
	4	Project Name
Target Area		Citywide
Goals Supported		Youth Services
Needs Addressed		Childcare scholarships
Funding		CDBG: \$9,803
Description		Provide childcare scholarships to low-income households
Target Date		6/30/2026
Estimate the number and type of families that will benefit from the proposed activities		50 low-income families will benefit from reduced childcare costs per year
Location Description		Various locations Citywide
Planned Activities	Provide childcare scholarships	
5	Project Name	Meals on Wheels - Congregate
	Target Area	Citywide
	Goals Supported	Services for Frail/Elderly
	Needs Addressed	Services for Elderly/Frail Elderly

Funding	CDBG: \$12,190
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	Description	Lunch provided two times a week for low or no cost to seniors.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	125 low-income households per year.
	Location Description	Citywide
	Planned Activities	Provide lunch 2 times a week to low-income individuals in a congregate setting at low or no-cost
6	Project Name	Public Services – Meals on Wheels Home Delivery
	Target Area	Citywide
	Goals Supported	Services for Elderly/Frail Elderly
	Needs Addressed	Services for Elderly/Frail Elderly
	Funding	CDBG: \$7,500
	Description	Delivers meals to homebound frail and elderly persons and provides case management
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	30 low-income elderly individuals will benefit
	Location Description	Citywide
	Planned Activities	Delivery of meals to housebound frail elderly clients
7	Project Name	Public Services – Interval House
	Target Area	Citywide
	Goals Supported	Domestic Violence shelter
	Needs Addressed	Homeless shelter and supportive services
	Funding	CDBG: \$6,800
	Description	Emergency shelter and support services for victims of domestic violence
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	55 domestic violence victims will benefit from services

	Location Description	Confidential
	Planned Activities	Provide emergency shelter and supportive services to domestic violence victims
8	Project Name	Public Services – Waymakers
	Target Area	Citywide
	Goals Supported	Youth Services
	Needs Addressed	Youth Services
	Funding	CDBG: \$6,800
	Description	Provide juvenile diversion services to city residents
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	55 domestic violence victims
	Location Description	Fountain Valley Police Department and various locations Citywide
	Planned Activities	Provide juvenile diversion services to low-income residents
9	Project Name	Lead Based Paint Hazard Grant
	Target Area	Citywide
	Goals Supported	Lead Based Paint Hazard Grant
	Needs Addressed	Lead Based Paint Hazard Testing
	Funding	CDBG: \$7,500
	Description	Provide lead-based paint hazard testing and abatement to low-income homeowners in conjunction with the home improvement program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	8 low-income property owners as part of the Home Improvement Program
	Location Description	Citywide

	Planned Activities	Provide lead paint hazard testing as part of the Home Improvement Program
10	Project Name	Housing Choice Vouchers
	Target Area	Citywide
	Goals Supported	Rental Assistance
	Needs Addressed	Rental Assistance
	Funding	CDBG: \$0
	Description	Support Orange County Housing Authority's administration of the Housing Choice Voucher program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	440 low-income households assisted per year.
	Location Description	Citywide
	Planned Activities	Support Orange County Housing Authority's administration of the Housing Choice Voucher program.
11	Project Name	Fair Housing
	Target Area	Citywide
	Goals Supported	Fair Housing Services
	Needs Addressed	Fair Housing Services
	Funding	CDBG: \$5,000
	Description	Provide fair housing services to low-income households per HUD requirement.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	70 low-income households assisted annually
	Location Description	Citywide
	Planned Activities	Provide fair housing services to low-income households per HUD requirement.

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

Most of the CDBG funded activities will be available Citywide because they are available to low-income households regardless of where they live in the city. The exception to this is CDBG funded code enforcement activities which are restricted to the CDBG eligible areas of the city.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	80
CDBG Eligible Area	20

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City has very limited resources that come primarily from CDBG funds. 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.

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 that preserve neighborhoods and instill pride of ownership throughout the community.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The proposed activities for FY 2025-26 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	50
Non-Homeless	0
Special-Needs	0
Total	50

Table 58 - 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	12
Acquisition of Existing Units	0
Total	12

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

Due to the 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 for a longer period of time. Older homeowners with reduced income are often better off aging in place and the program makes the necessary improvements that allows them to do so. Additionally, the City supports Interval House Domestic Violence Shelter that assists homeless victims of domestic violence with emergency shelter and supportive services.

AP-60 Public Housing – 91.220(h)

Introduction

There are no Public Housing developments within the City of Fountain Valley. The Orange County Housing Authority (OCHA), a division of OC Community Services, administers rental assistance programs throughout Orange County, with the exception of Anaheim, Garden Grove, and Santa Ana, who have their own assistance programs. Low-income households are able to use the vouchers to towards their monthly rent in order to make units affordable to their financial situation. Fountain Valley currently has 445 rental assistance voucher recipients in the city.

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 county-wide.

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

Introduction

The City of Fountain Valley has a robust response to homelessness in the community. In the last several years, as the unhoused population in the city grew, street outreach programs were implemented, and the City began planning for the development of a long-term navigation center to serve community members experiencing homelessness. In June of 2024, the Central Cities Navigation Center (CCNC) opened, in partnership with the cities of Garden Grove and Westminster and the County of Orange. The CCNC is an 85-bed facility for emergency shelter and wrap around services.

In addition to the CCNC, the city contracts with CityNet for street outreach services to directly assist persons experiencing homelessness. Fountain Valley 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. CityNet has access to this network and can assist individuals to receive services and housing.

Because the City does not have a large population of homeless individuals in comparison to much of the county, there is a secondary strategy to provide services that prevent future homelessness. The programs offered using CDBG funding benefit low-income households in an effort to ensure they are able to stay in their current housing and/or provide social services that they may not otherwise be able to afford.

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

Both CityNet and the Fountain Valley Police Department CRO provide street outreach to homeless persons to access their individual needs and refer to programs and services to assist them.

Goal: Continue to fund CityNet for street outreach to unhoused individuals to provide information and referrals to the CCNC and other available services provided by the various agencies including the Orange County 2-1-1 program and the CoC.

Goal: Continue to fund a Community Resource Officer that is dedicated to homeless issues in the city and educates homeless individuals regarding available programs and shelter.

Addressing the emergency shelter and transitional housing needs of homeless persons

Goal: Continue to fund the Central Cities Navigation Center (CCNC) that provides emergency shelter and wraparound services to the City's unhoused population.

As previously discussed, the CCNC is available to persons experiencing homelessness in the community. The CCNC offers shelter and wrap around services that help the unhoused remain off the streets and find stable housing and income streams. CityNet can also refer to other shelters and transitional housing that may be a better fit for the individual, depending on their needs.

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

As stated previously, the City of Fountain Valley, in partnership with the cities of Garden Grove and Westminster, and the County of Orange, developed and opened the Central Cities Navigation Center (CCNC) in June of 2024. The CCNC is an 85-bed emergency shelter with wrap around social services designed to shelter homeless individuals and provide them with support services. The goal is to provide services that allow CCNC residents to become self-sufficient, with permanent housing and a stable income source. The City has 13 dedicated beds and is generally close to capacity.

The CityNet outreach team can refer to the CCNC or a number of other shelters in the region.

The City also supports a domestic violence shelter has part of the CDBG public service agency funding. The shelter is located in a nearby city and provides immediate shelter to women and children that are victims of domestic violence. This shelter offers housing options from emergency shelter to transitional housing and rental assistance once the client has been stabilized. They additionally have educational programs to assist the homeless clients prepare for better career opportunities by offering career skills building classes. Other services provided to clients include new wardrobes for job interviews, childcare for single mothers, and budgeting and money management classes. Providing training to obtain the skills required to attain employment is paramount to breaking the cycle of homelessness and domestic violence.

Additionally, the County of Orange has in place a comprehensive, coordinated, and regional Continuum of Care (CoC) Community Forum Collaborative which includes the participation of all 34 cities in the County which includes Fountain Valley, County agencies, homeless housing and service providers, and other community groups (including nonprofit organizations, local governmental agencies, faith-based

organizations, the homeless and formerly homeless, as well as interested business leaders. The Orange County CoC has number of committees aimed at coordination and collaborating on specific functions and programs associated with the Continuum of Care Program. CityNet has access to all the programs available through the CoC.

Fountain Valley provides CDBG funds to a local shelter that provides emergency shelters and transitional housing 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. The combination of these services should provide a foundation for their clients to learn to be more self-sufficient.

The City will continue to pursue funding opportunities as they present themselves to assist homeless services providers assist low-income renters at risk of homelessness with rental assistance, case management, workforce development.

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 very low-income persons to maintain their housing without some type of assistance. Programs such as Section 8 Housing Choice Vouchers 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 housing on their own. There are a number of group homes in the city that provide housing alternatives to persons in this type of situation. The Orange County 2-1-1 program allows individuals to access a large variety of assistance with a one stop approach.

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. All of these programs will assist people 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. The CoC and all participating cities work together to meet the housing needs of Orange County residents.

Discussion

The City will continue to fund CityNet, a CRO at the Police Department, and the CCNC to address homelessness in the city. Each have proven to be effective in assisting the unhoused in Fountain Valley and are all funded outside of CDBG. In an effort to prevent future homelessness, Fountain Valley will continue to use CDBG funds to provide the Neighborhood Improvement programs and to provide grants to social service providers that provide programs to prevent future homelessness in the community.

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

Introduction:

The main barrier to affordable housing in Fountain Valley is the lack of vacant or underutilized land to develop, and the lack of developers interested in constructing affordable housing projects because of the high cost of land in the city.

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 Ordinance provide for a range of housing types and densities and the City's fees are low when compared to other jurisdictions.

The City's 2021-29 Housing Element has a goal of conserving and supporting affordable housing opportunities in the city and has outlined the following policies to further this goal:

- Promote and expand affordable home ownership opportunities for lower and moderate-income households in the City.
- Pursue available housing funds provided by Federal, State, private and/or local sources to preserve affordable housing.
- Continue to support innovative public, private and non-profit housing development organizations' efforts in the provision of affordable housing, particularly for special needs groups.
- Address the long- and short-term needs of those who are homeless through continued support of local private and non-profit groups which provide shelter and services.
- Conserve the existing stock of rental housing. Limit the proportion of multifamily housing units permitted to convert to owner-occupied status.
- Provide regulatory incentives to encourage the development of affordable housing. The City is continuing to search for property that would be financially feasible to accommodate the construction of affordable housing.

Discussion:

A variety of factors add to the cost of housing in Fountain Valley and constrains the development of affordable housing units. The city provides zoning incentives to affordable housing developers to build affordable housing projects in the city and actively looks for additional funding to promote affordable housing. As previously discussed to City has recently adopted an Inclusionary Housing Ordinance and encourages the production of ADUs. The City believes that ADUs represent a viable option for affordable housing growth as they avoid the burden of land costs and are often provided at zero rent or a reduced rent.

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, disabled adult services, and services that assist low-income households. The home improvement program also serves many elderly people 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 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 a 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 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 the majority 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. During times of enrollment in the voucher program, the City assists in distributing applications and providing guidance. The OCHA is anticipating that the waiting list will be opened again at the end of 2020. The City also provides access to a list of county-wide affordable housing options to prospective low-income tenants inquiring at City Hall.

Actions planned to reduce 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 funds for the testing and mediation of lead-based paint hazards. Each home that receives HUD funds for rehabilitation is tested for the presence of lead-based paint hazards. Any remediation work is covered by a Lead Based Paint Hazard Grant funded by CDBG funds.

The City promotes lead-based paint training 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 2018-2023 American Community Survey 5-Year Estimates, 7.3% of the City's households are living 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, 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 Planning and Building Department. The Division will prepare the Consolidated Plan, Citizen Participation Plan, and Analysis of Impediments to Fair Housing Choice every five years, draft 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- to 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.

The City manages all the activities to ensure that the CDBG funding is allocated in a manner that best assists low-income household in the community.

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 to assist low-income households in the community.

Program Specific Requirements

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

Introduction:

Part of the Consolidated Plan requires that CDBG program recipients meet certain program requirements. Below are the requirements for the program.

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. The City will meet the CDBG requirement that 70% overall benefit be used for low and moderate-income households during the three-year period 2020, 2021 and 2022.

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
Total Program Income:	\$0 Program income anticipated for program year

Other CDBG Requirements

The amount of urgent need activities	\$0
The estimated percentage of CDBG funds that will be used to benefit persons of low and moderate income. 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 low and moderate income. Specify the years covered that include this Annual Action Plan.	70% 2026,2027,2028

Appendix - Alternate/Local Data Sources

1	Data Source Name
	2024 Point In Time Survey
	List the name of the organization or individual who originated the data set. The County of Orange and Orange County Continuum of Care conducted the 2024 PIT Count.
	Provide a brief summary of the data set. The Point in Time count shows 7,322 homeless individuals in the county in January 2024. The data was broken down by the three service planning areas in the county and then further on the demographics of the individuals. The City of Fountain Valley had 114 unsheltered homeless and zero sheltered.
	What was the purpose for developing this data set? All CoCs are required to conduct a Point in Time count of unsheltered homeless persons in odd years and a Housing Inventory Count and Point in Time count of sheltered persons every year. Counts must be conducted during the last ten days in January. The County uses this information to design programs that assist individuals move from homelessness to permanent housing. The County of Orange has developed a System of Care that is responsive to the needs of the individuals and families experiencing homelessness in our community. The System of Care is comprised of five components that provide the needed resources and programs to prevent homelessness among individuals and families while transitioning others into permanent housing. The System of Care is focused on increased care coordination for each individual and in facilitating access and navigation within each system component.
Provide the year (and optionally month, or month and day) for when the data was collected. The 2024 Point In time survey was conducted over several days in January of 2024	

Briefly describe the methodology for the data collection.

The methodology for the unsheltered population is a simple canvassing of the entire county by volunteers equipped with ArcGIS maps and a mobile survey application. This methodology identifies people experiencing unsheltered homelessness through surveying people encountered on the street during the count. The survey included questions required by HUD, as well as additional demographics and details the County required in order to deepen its understanding of those experiencing homelessness in Orange County. Once complete, the County's Office of Care Coordination (OCC), in partnership with City Net and Hub for Urban Initiatives reviews and investigates any discrepancies and redundancies in the data to ensure the final count is accurate. Survey results are then compiled and analyzed for the PIT Count summary.

Describe the total population from which the sample was taken.

The population of Orange County in 2024 was approximately 3.3 million. The Point In Time survey was a comprehensive effort that attempts to account for all the homeless individuals in the county. The new methodology implemented ensured they were able to do a more accurate count than previous years and also ensured there were not any duplications. The total homeless count of 7,322 is approximately 0.22% of the total Orange County population. The population of Fountain Valley is approximately 56,000. The 114 homeless individuals in the city account for an extremely small percentage of the population.

Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

The PIT counted a total of 7,322. 328 Veterans, 308 transitional aged youth and 869 seniors were counted county-wide. Of those, 4,173 were unsheltered and 3,149 were sheltered. The report further breaks down the total number of individuals by age, disabling conditions, race and ethnicity, household status, employment status and more.

Appendices

Appendix A

Housing and Community Needs Assessment Survey and Results

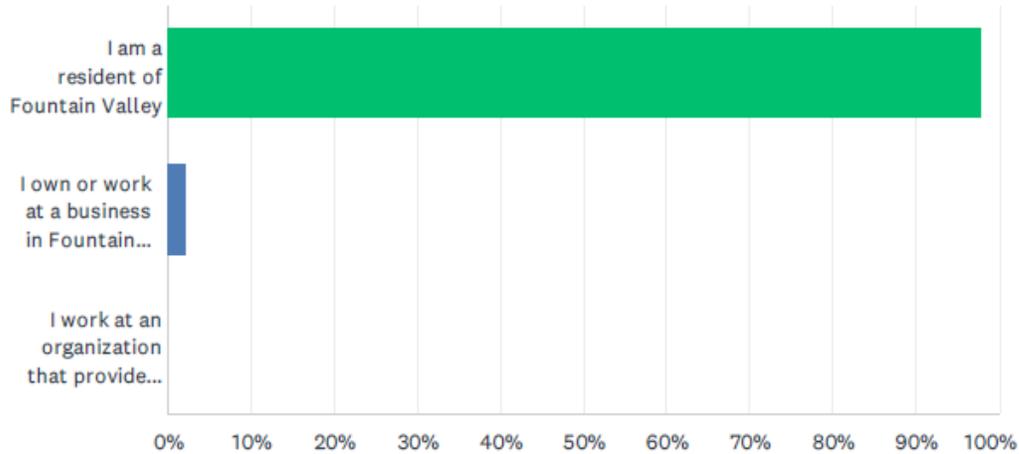
City of Fountain Valley



Housing and Community Needs Survey Results

Q1 Which of the following best describes you?

Answered: 197 Skipped: 2

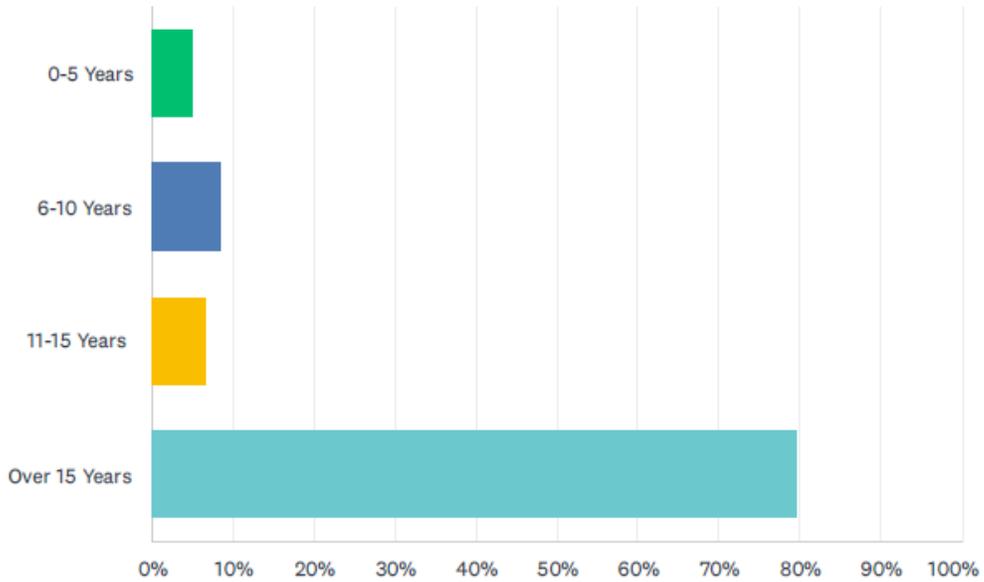


ANSWER CHOICES	RESPONSES
I am a resident of Fountain Valley	97.97% 193
I own or work at a business in Fountain Valley	2.03% 4
I work at an organization that provides housing, community development, and/or social services to residents of Fountain Valley	0.00% 0
TOTAL	197

City of Fountain Valley Housing and Community Needs Survey

Q2 How long have you been involved in the community?

Answered: 197 Skipped: 2

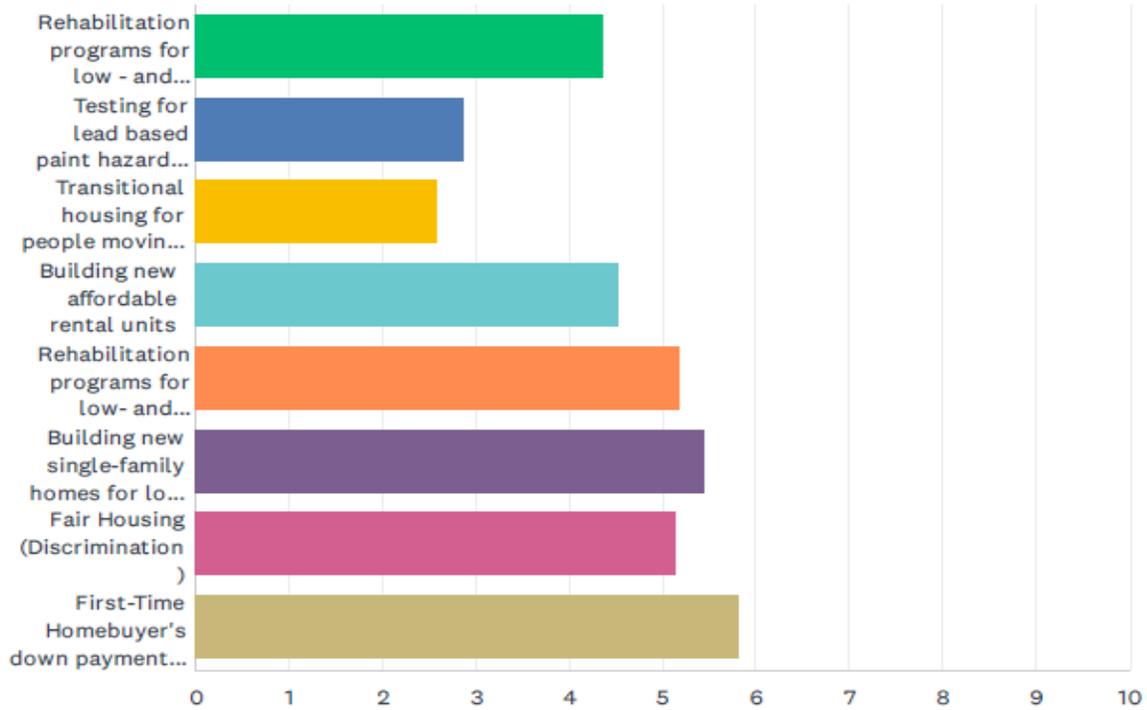


ANSWER CHOICES	RESPONSES	
0-5 Years	5.08%	10
6-10 Years	8.63%	17
11-15 Years	6.60%	13
Over 15 Years	79.70%	157
TOTAL		197

Activate Windows
Go to Settings to activate

Q3 AFFORDABLE HOUSING NEEDS Rank the top five most critical affordable housing needs with 1 being the most critical.

Answered: 196 Skipped: 3

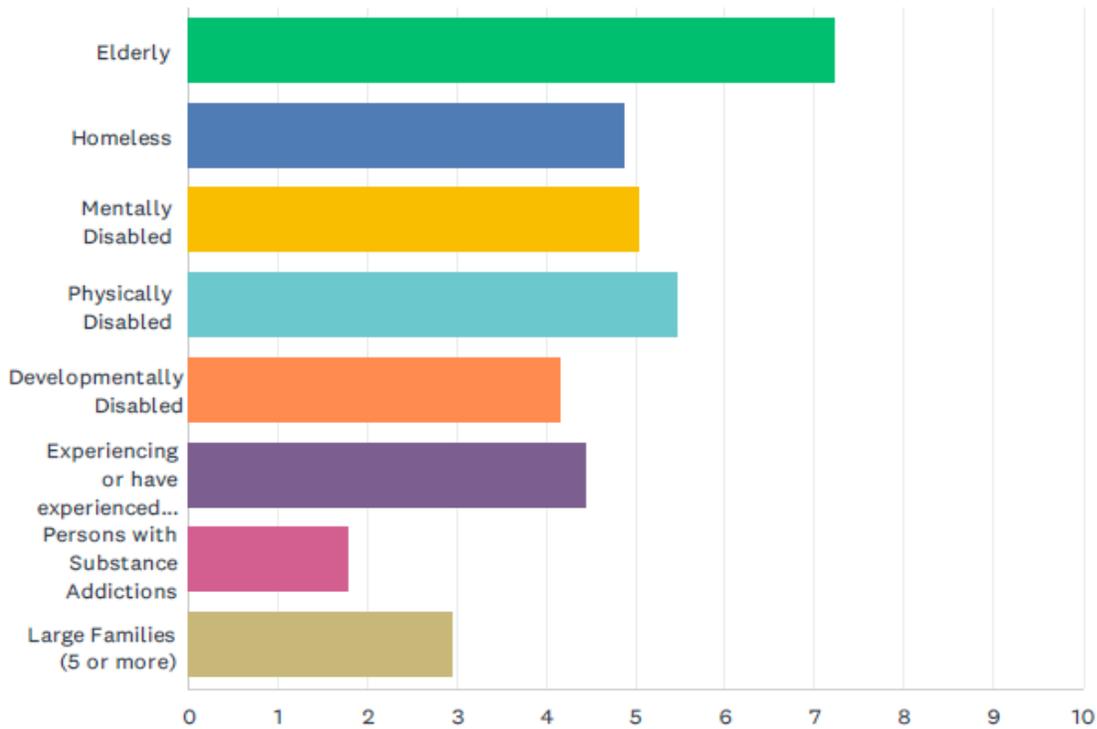


	1	2	3	4	5	6	7	8	TOTAL	SCORE
Rehabilitation programs for low- and moderate-income renters	2.55% 5	9.18% 18	14.80% 29	18.37% 36	21.94% 43	19.90% 39	12.24% 24	1.02% 2	196	4.38
Testing for lead based paint hazards in owner occupied low- and moderate-income households	2.55% 5	6.63% 13	4.59% 9	6.63% 13	8.67% 17	11.73% 23	31.63% 62	27.55% 54	196	2.88
Transitional housing for people moving from shelters to permanent housing	4.59% 9	2.55% 5	3.06% 6	5.10% 10	14.29% 28	8.67% 17	15.31% 30	46.43% 91	196	2.59
Building new affordable rental units	9.69% 19	11.73% 23	19.90% 39	9.69% 19	9.69% 19	15.82% 31	17.35% 34	6.12% 12	196	4.55
Rehabilitation programs for low- and moderate-income homeowners	11.73% 23	14.29% 28	19.90% 39	17.35% 34	17.35% 34	13.27% 26	3.06% 6	3.06% 6	196	5.18
Building new single-family homes for low- and moderate-income households	19.39% 38	18.37% 36	14.80% 29	13.78% 27	14.80% 29	10.71% 21	5.61% 11	2.55% 5	196	5.46
Fair Housing (Discrimination)	23.98% 47	14.80% 29	8.16% 16	14.29% 28	8.67% 17	11.73% 23	9.18% 18	9.18% 18	196	5.13
First-Time Homebuyer's down payment assistance for low- and moderate-income households	25.51% 50	22.45% 44	14.80% 29	14.80% 29	4.59% 9	8.16% 16	5.61% 11	4.08% 8	196	5.82

Activate Windows

Q4 SPECIAL NEEDS HOUSING Rank the top five most critical special needs housing with 1 being the most critical

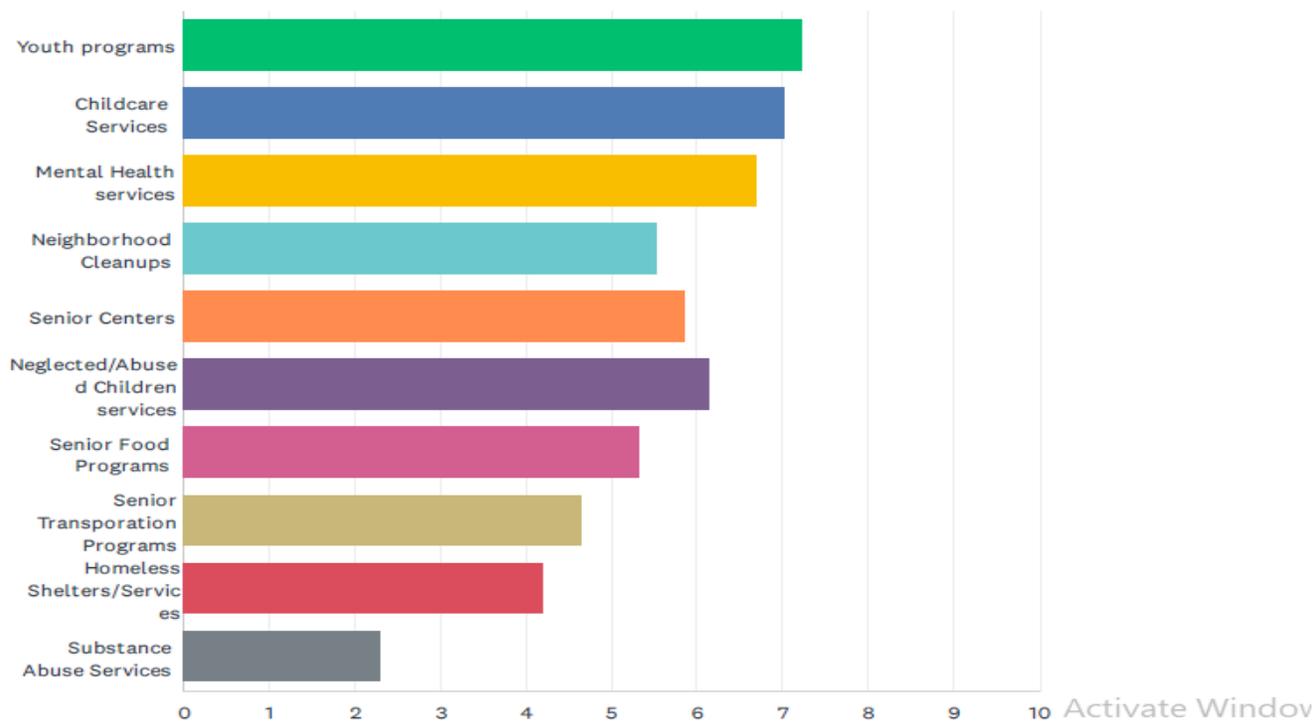
Answered: 194 Skipped: 5



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Elderly	65.46% 127	14.95% 29	8.25% 16	5.15% 10	2.06% 4	2.06% 4	1.55% 3	0.52% 1	194	7.22
Homeless	17.01% 33	17.01% 33	10.31% 20	7.22% 14	13.92% 27	14.95% 29	15.46% 30	4.12% 8	194	4.89
Mentally Disabled	2.58% 5	15.98% 31	24.74% 48	21.13% 41	19.59% 38	9.28% 18	6.19% 12	0.52% 1	194	5.06
Physically Disabled	1.55% 3	26.29% 51	23.71% 46	26.29% 51	12.37% 24	8.76% 17	1.03% 2	0.00% 0	194	5.48
Developmentally Disabled	2.06% 4	2.06% 4	11.34% 22	24.74% 48	27.84% 54	19.07% 37	10.82% 21	2.06% 4	194	4.15
Experiencing or have experienced domestic violence	6.19% 12	14.43% 28	11.86% 23	8.25% 16	15.46% 30	34.02% 66	8.25% 16	1.55% 3	194	4.45
Persons with Substance Addictions	0.00% 0	1.03% 2	1.55% 3	1.03% 2	3.61% 7	2.06% 4	46.39% 90	44.33% 86	194	1.79
Large Families (5 or more)	5.15% 10	8.25% 16	8.25% 16	6.19% 12	5.15% 10	9.79% 19	10.31% 20	46.91% 91	194	2.97

Q5 PUBLIC SERVICES Rank the top five most critical public service needs with 1 being the most critical.

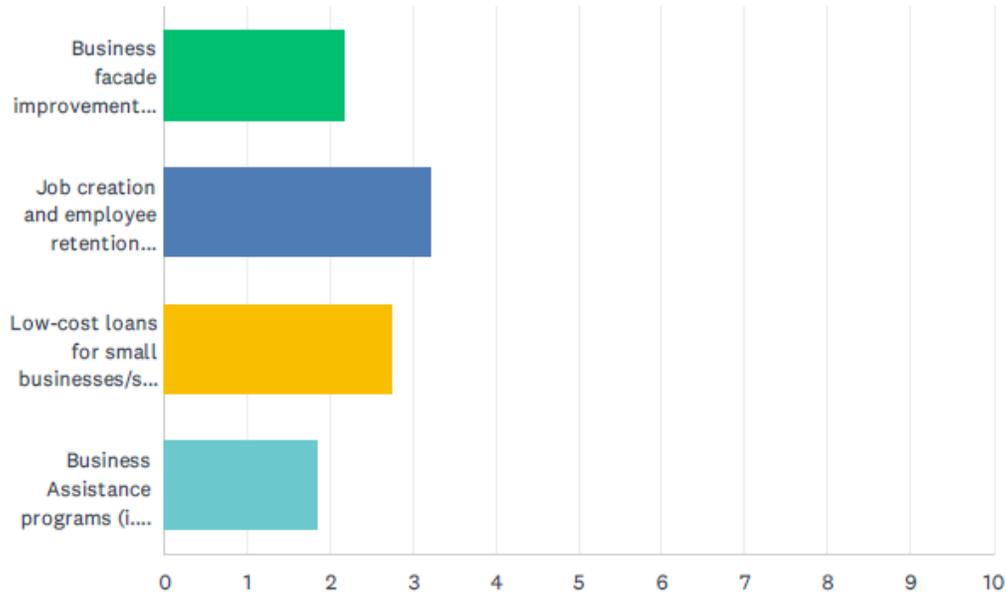
Answered: 196 Skipped: 3



	1	2	3	4	5	6	7	8	9	10	TOTAL
Youth programs	22.96% 45	15.82% 31	11.73% 23	13.27% 26	9.69% 19	14.80% 29	3.57% 7	4.08% 8	1.53% 3	2.55% 5	100%
Childcare Services	15.82% 31	21.43% 42	14.80% 29	11.22% 22	8.16% 16	11.22% 22	6.63% 13	5.61% 11	2.55% 5	2.55% 5	100%
Mental Health services	14.29% 28	10.71% 21	18.37% 36	15.31% 30	10.20% 20	8.67% 17	7.14% 14	12.24% 24	2.55% 5	0.51% 1	100%
Neighborhood Cleanups	9.18% 18	8.67% 17	6.63% 13	12.76% 25	13.27% 26	10.71% 21	13.78% 27	12.24% 24	5.10% 10	7.65% 15	100%
Senior Centers	6.63% 13	13.27% 26	8.16% 16	9.69% 19	20.41% 40	10.71% 21	11.73% 23	8.67% 17	8.16% 16	2.55% 5	100%
Neglected/Abused Children services	10.20% 20	8.16% 16	13.78% 27	11.22% 22	10.71% 21	17.35% 34	16.33% 32	9.18% 18	2.55% 5	0.51% 1	100%
Senior Food Programs	6.12% 12	5.61% 11	12.76% 25	8.67% 17	9.69% 19	11.22% 22	16.84% 33	19.39% 38	8.16% 16	1.53% 3	100%
Senior Transportation Programs	5.10% 10	8.16% 16	7.14% 14	8.16% 16	6.63% 13	5.61% 11	13.78% 27	20.92% 41	16.33% 32	8.16% 16	100%
Homeless Shelters/Services	9.18% 18	6.63% 13	3.06% 6	5.10% 10	8.16% 16	5.10% 10	6.12% 12	4.08% 8	45.92% 90	6.63% 13	100%
Substance Abuse Services	0.51% 1	1.53% 3	3.57% 7	4.59% 9	3.06% 6	4.59% 9	4.08% 8	3.57% 7	7.14% 14	67.35% 132	100%

Q6 ECONOMIC DEVELOPMENT Rank the top three most critical economic development needs with 1 being the most critical.

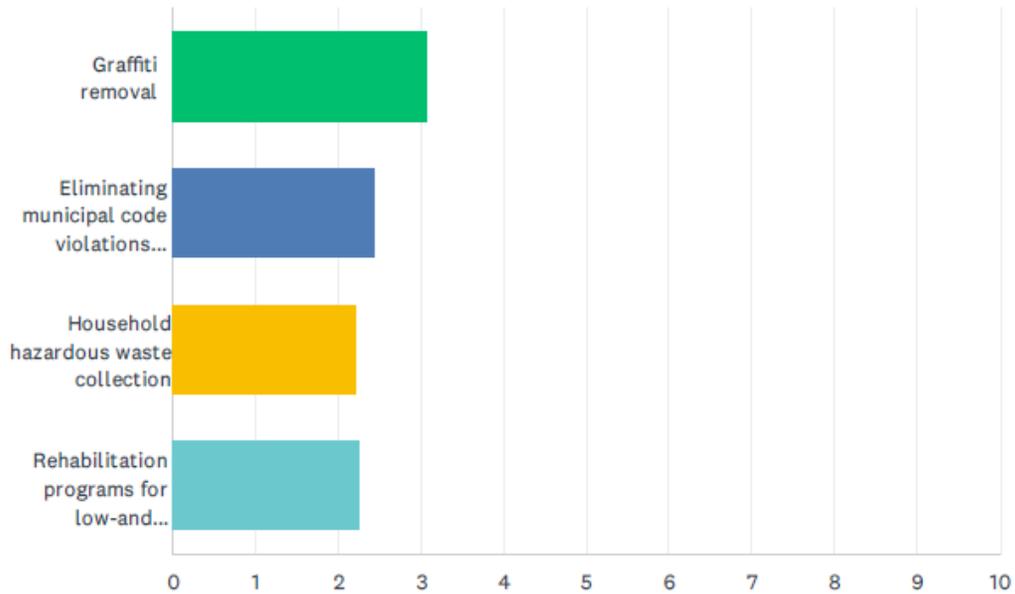
Answered: 188 Skipped: 11



	1	2	3	4	TOTAL	SCORE
Business facade improvement grants/loans	17.02% 32	19.68% 37	27.13% 51	36.17% 68	188	2.18
Job creation and employee retention programs	53.72% 101	22.34% 42	15.96% 30	7.98% 15	188	3.22
Low-cost loans for small businesses/start-up business	20.21% 38	44.68% 84	24.47% 46	10.64% 20	188	2.74
Business Assistance programs (i.e. business plan development, social media strategy, etc.)	9.04% 17	13.30% 25	32.45% 61	45.21% 85	188	1.86

Q7 NEIGHBORHOOD REVITALIZATION Rank the top three most critical neighborhood revitalization needs with 1 being the most critical

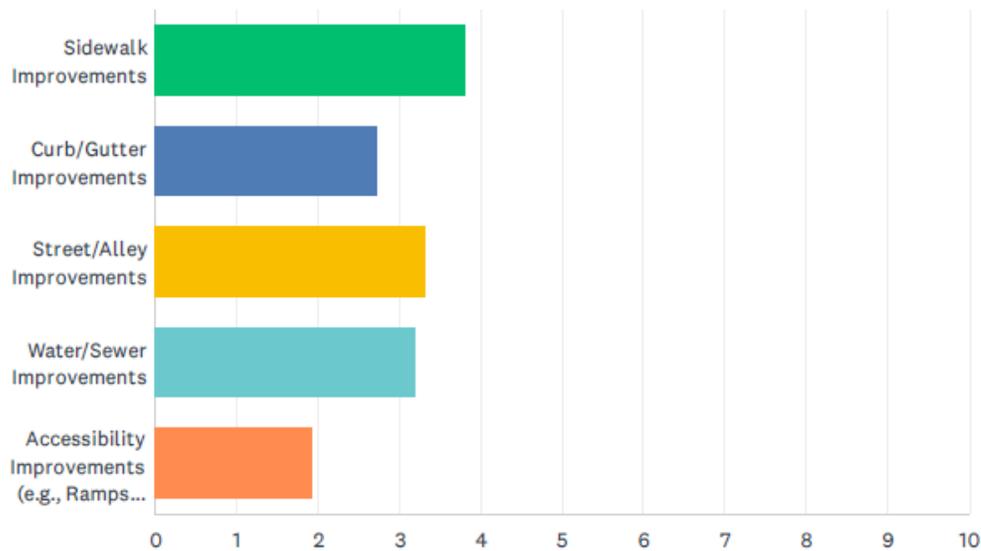
Answered: 172 Skipped: 27



	1	2	3	4	TOTAL	SCORE
Graffiti removal	42.44% 73	31.98% 55	15.12% 26	10.47% 18	172	3.06
Eliminating municipal code violations (Code Enforcement)	25.00% 43	22.67% 39	25.00% 43	27.33% 47	172	2.45
Household hazardous waste collection	12.21% 21	24.42% 42	36.05% 62	27.33% 47	172	2.22
Rehabilitation programs for low-and moderate-income homeowners	20.35% 35	20.93% 36	23.84% 41	34.88% 60	172	2.27

Q8 INFRASTRUCTURE Rank the top three most critical infrastructure needs with 1 being the most critical.

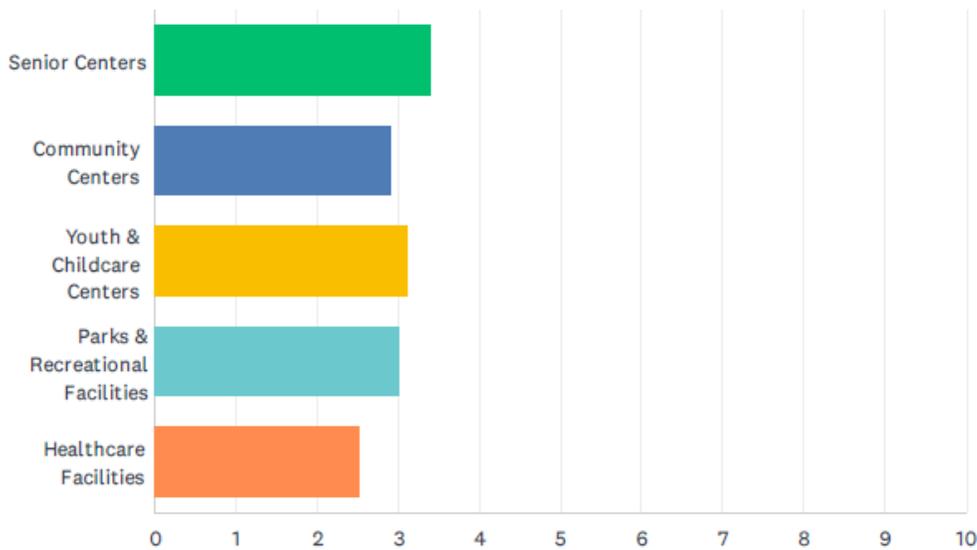
Answered: 170 Skipped: 29



	1	2	3	4	5	TOTAL	SCORE
Sidewalk Improvements	30.59% 52	34.71% 59	21.76% 37	11.76% 20	1.18% 2	170	3.82
Curb/Gutter Improvements	3.53% 6	18.82% 32	34.12% 58	33.53% 57	10.00% 17	170	2.72
Street/Alley Improvements	30.00% 51	18.24% 31	15.88% 27	25.29% 43	10.59% 18	170	3.32
Water/Sewer Improvements	26.47% 45	16.47% 28	20.59% 35	23.53% 40	12.94% 22	170	3.20
Accessibility Improvements (e.g., Ramps, Audible Push Button on Crosswalks, etc.)	9.41% 16	11.76% 20	7.65% 13	5.88% 10	65.29% 111	170	1.94

Q9 COMMUNITY FACILITIES Rank the top three most critical community facility needs with 1 being the most critical

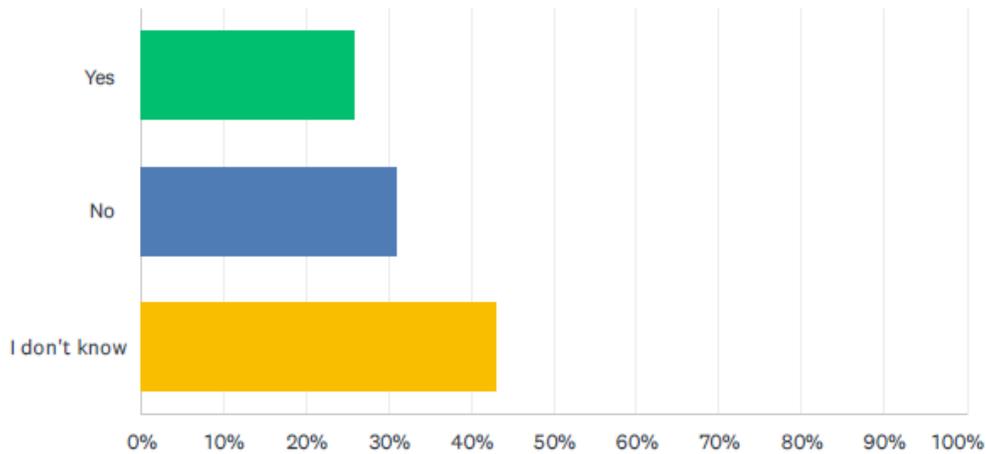
Answered: 182 Skipped: 17



	1	2	3	4	5	TOTAL	SCORE
Senior Centers	24.73% 45	25.82% 47	23.08% 42	18.68% 34	7.69% 14	182	3.41
Community Centers	10.44% 19	22.53% 41	26.37% 48	29.67% 54	10.99% 20	182	2.92
Youth & Childcare Centers	20.88% 38	18.68% 34	24.18% 44	23.08% 42	13.19% 24	182	3.11
Parks & Recreational Facilities	20.33% 37	21.43% 39	15.93% 29	24.18% 44	18.13% 33	182	3.02
Healthcare Facilities	23.63% 43	11.54% 21	10.44% 19	4.40% 8	50.00% 91	182	2.54

Q10 BROADBAND INTERNET EQUITY Do you feel most low- and moderate-income households have adequate broadband internet access?

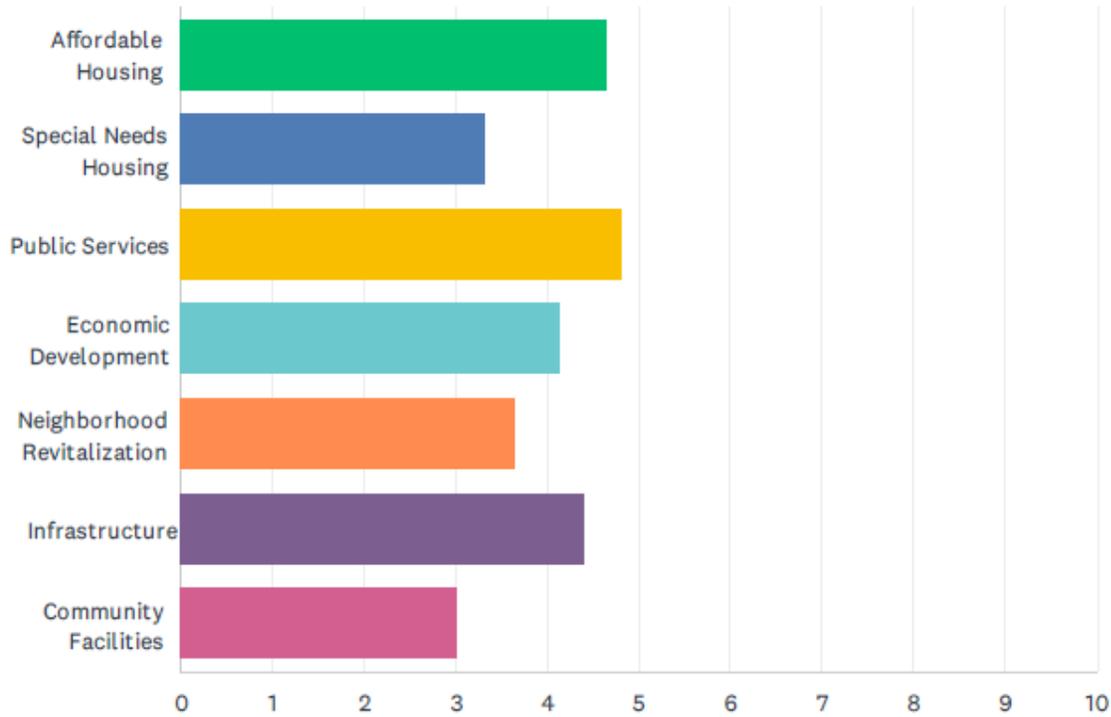
Answered: 197 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	25.89%	51
No	30.96%	61
I don't know	43.15%	85
TOTAL		197

Q11 NEEDS IN ORDER OF PRIORITY Rank the categories in order of priority for you with 1 being the most critical need.

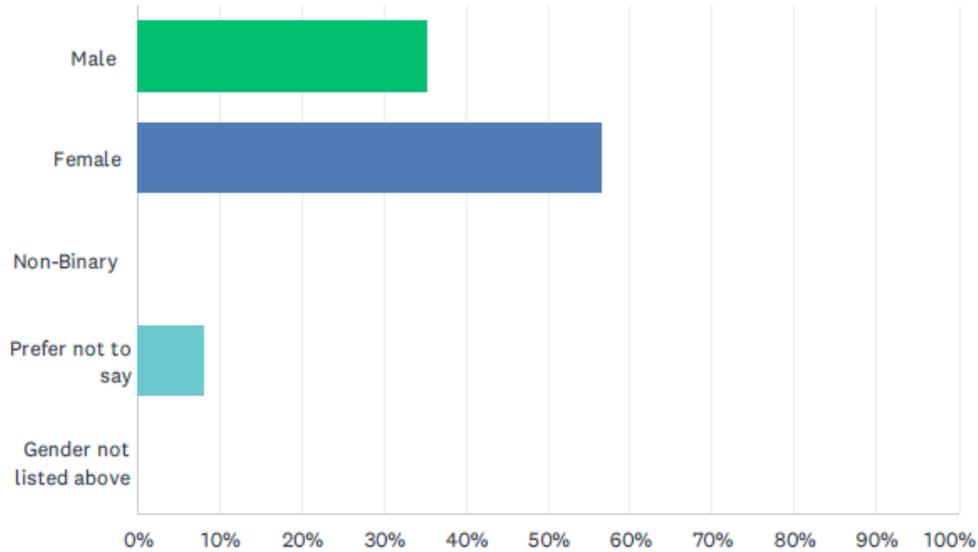
Answered: 194 Skipped: 5



	1	2	3	4	5	6	7	TOTAL	SCORE
Affordable Housing	39.69% 77	8.25% 16	6.70% 13	7.73% 15	10.31% 20	15.46% 30	11.86% 23	194	4.65
Special Needs Housing	3.61% 7	14.43% 28	11.86% 23	15.46% 30	12.89% 25	19.59% 38	22.16% 43	194	3.33
Public Services	13.92% 27	22.16% 43	25.26% 49	19.07% 37	12.37% 24	4.12% 8	3.09% 6	194	4.81
Economic Development	9.79% 19	13.92% 27	18.56% 36	17.53% 34	24.23% 47	9.79% 19	6.19% 12	194	4.13
Neighborhood Revitalization	10.82% 21	10.31% 20	9.28% 18	18.56% 36	16.49% 32	22.16% 43	12.37% 24	194	3.64
Infrastructure	18.56% 36	25.26% 49	13.40% 26	5.67% 11	7.22% 14	18.04% 35	11.86% 23	194	4.41
Community Facilities	3.61% 7	5.67% 11	14.95% 29	15.98% 31	16.49% 32	10.82% 21	32.47% 63	194	3.02

Q12 TELL US ABOUT YOURSELF (OPTIONAL) What is your gender? Please select one.

Answered: 195 Skipped: 4

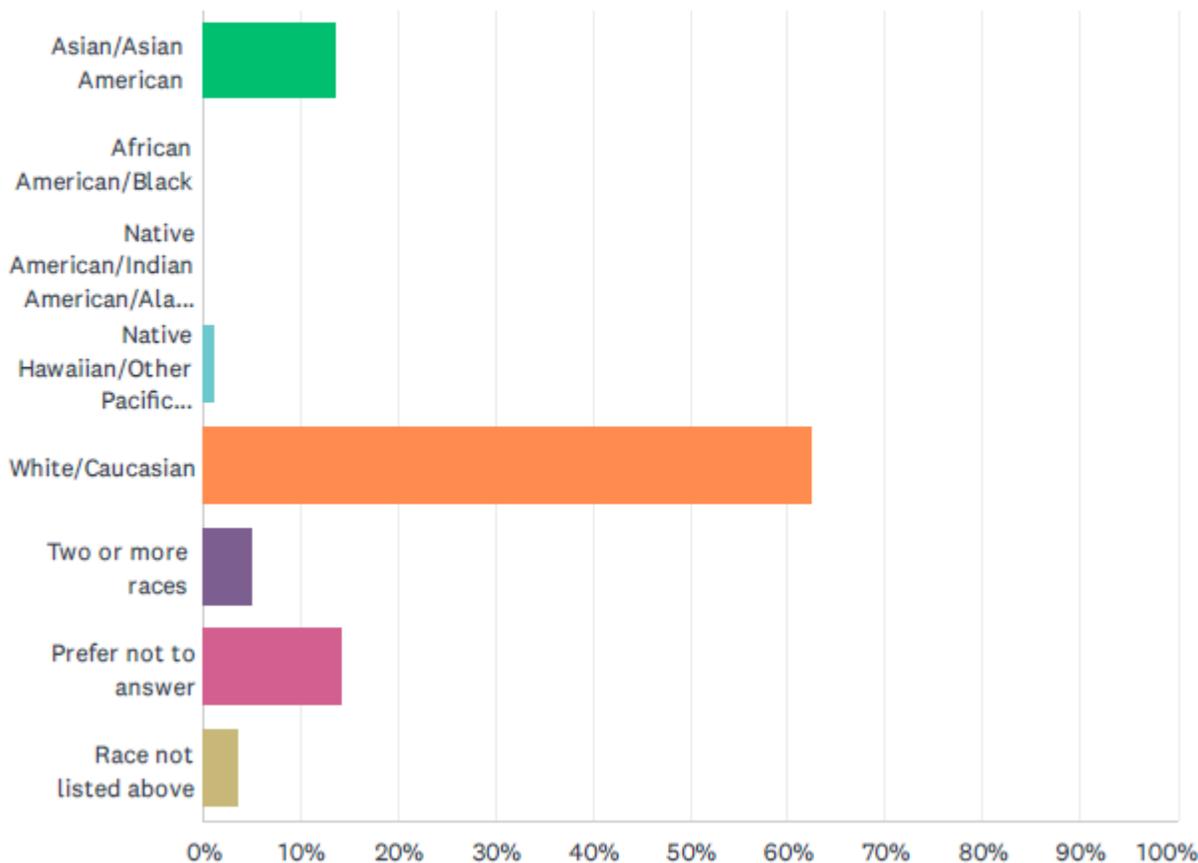


ANSWER CHOICES	RESPONSES	
Male	35.38%	69
Female	56.41%	110
Non-Binary	0.00%	0
Prefer not to say	8.21%	16
Gender not listed above	0.00%	0
TOTAL		195

Activate Windows
Go to Settings to activate

Q13 Which race best describes you? Please select one.

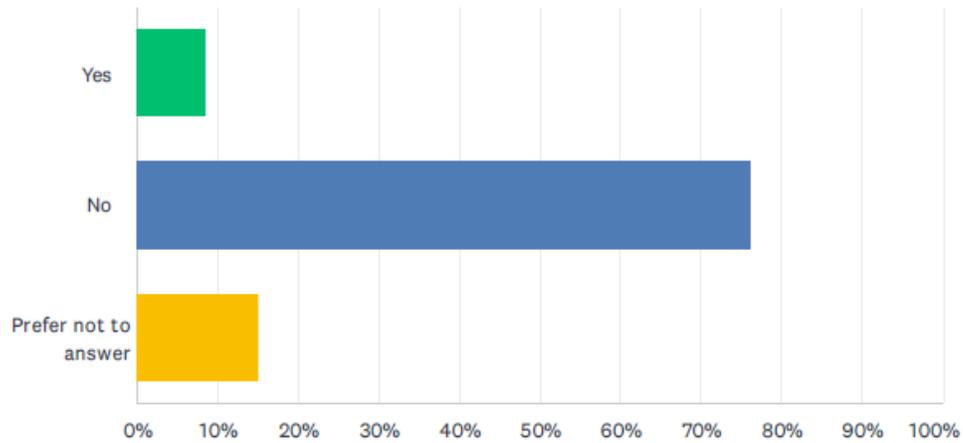
Answered: 197 Skipped: 2



ANSWER CHOICES	RESPONSES	
Asian/Asian American	13.71%	27
African American/Black	0.00%	0
Native American/Indian American/Alaska Native	0.00%	0
Native Hawaiian/Other Pacific Islander	1.02%	2
White/Caucasian	62.44%	123
Two or more races	5.08%	10
Prefer not to answer	14.21%	28
Race not listed above	3.55%	7
TOTAL		197

Q14 Are you of Hispanic, Latino/Latina/Latinx, or Spanish ethnicity?

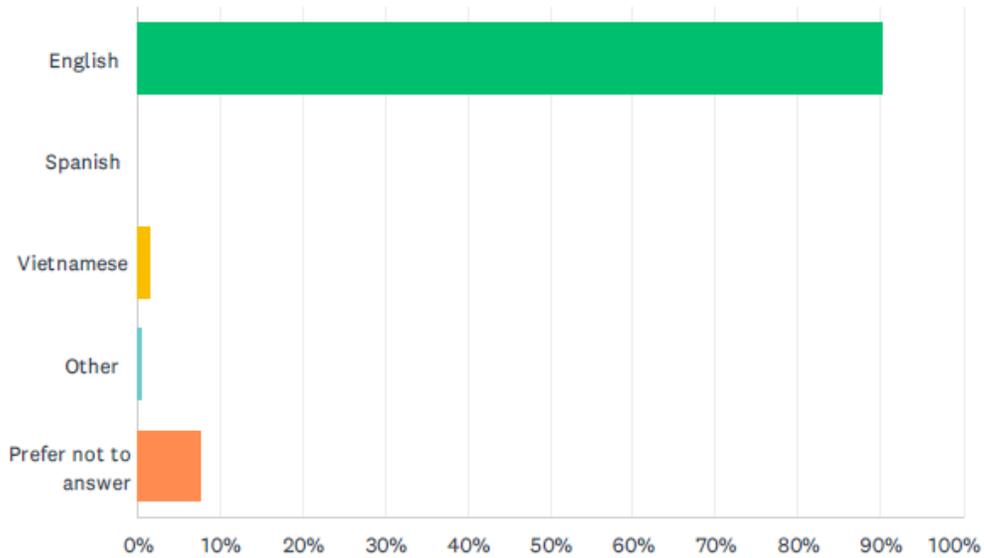
Answered: 197 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	8.63%	17
No	76.14%	150
Prefer not to answer	15.23%	30
TOTAL		197

Q15 What is the primary language you speak at home?

Answered: 197 Skipped: 2

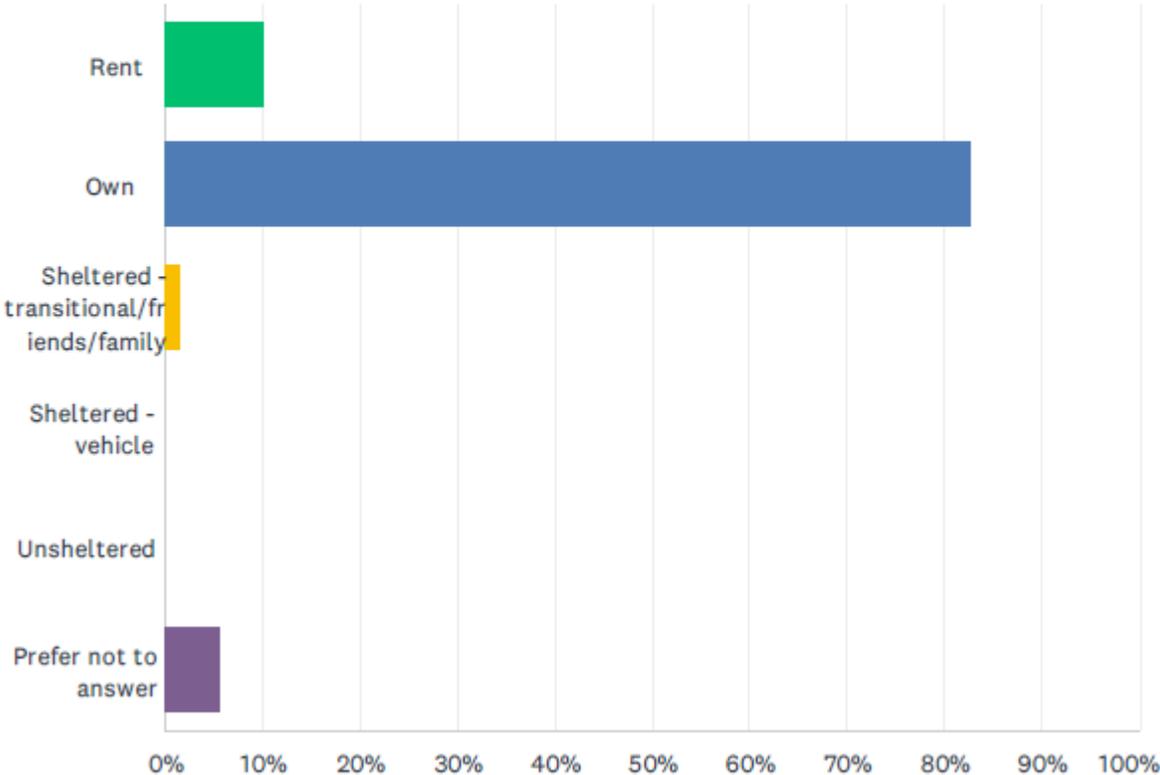


ANSWER CHOICES	RESPONSES	
English	90.36%	178
Spanish	0.00%	0
Vietnamese	1.52%	3
Other	0.51%	1
Prefer not to answer	7.61%	15
TOTAL		197

Activate Windows

Q16 How would you define your current housing situation?

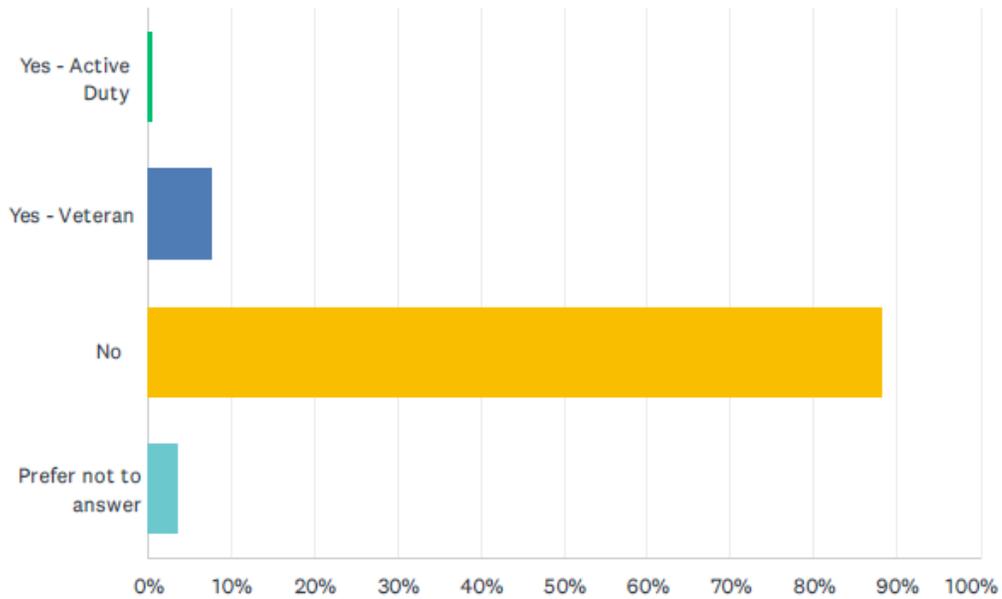
Answered: 197 Skipped: 2



ANSWER CHOICES	RESPONSES	
Rent	10.15%	20
Own	82.74%	163
Sheltered - transitional/friends/family	1.52%	3
Sheltered - vehicle	0.00%	0
Unsheltered	0.00%	0
Prefer not to answer	5.58%	11
TOTAL		197

Q17 Are you a US Military member on active duty or a veteran?

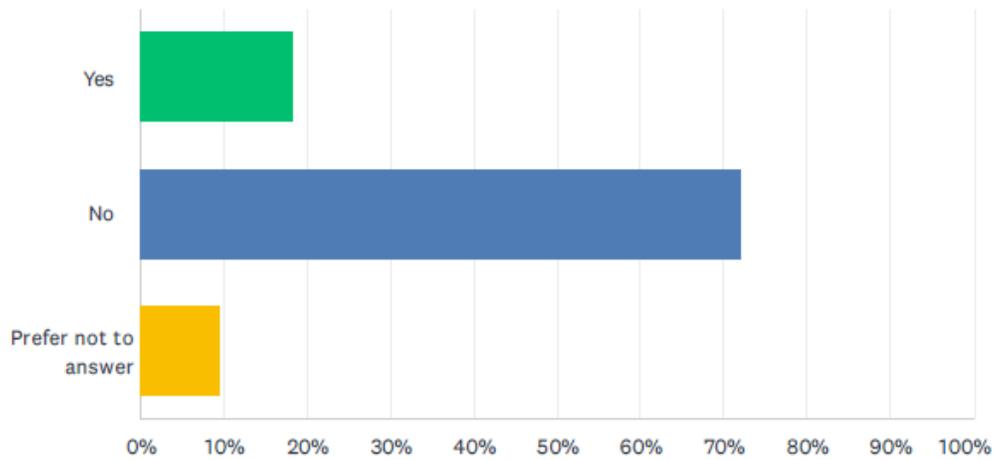
Answered: 196 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes - Active Duty	0.51%	1
Yes - Veteran	7.65%	15
No	88.27%	173
Prefer not to answer	3.57%	7
TOTAL		196

Q18 Do you or anyone in your household identify as having or living with a disability?

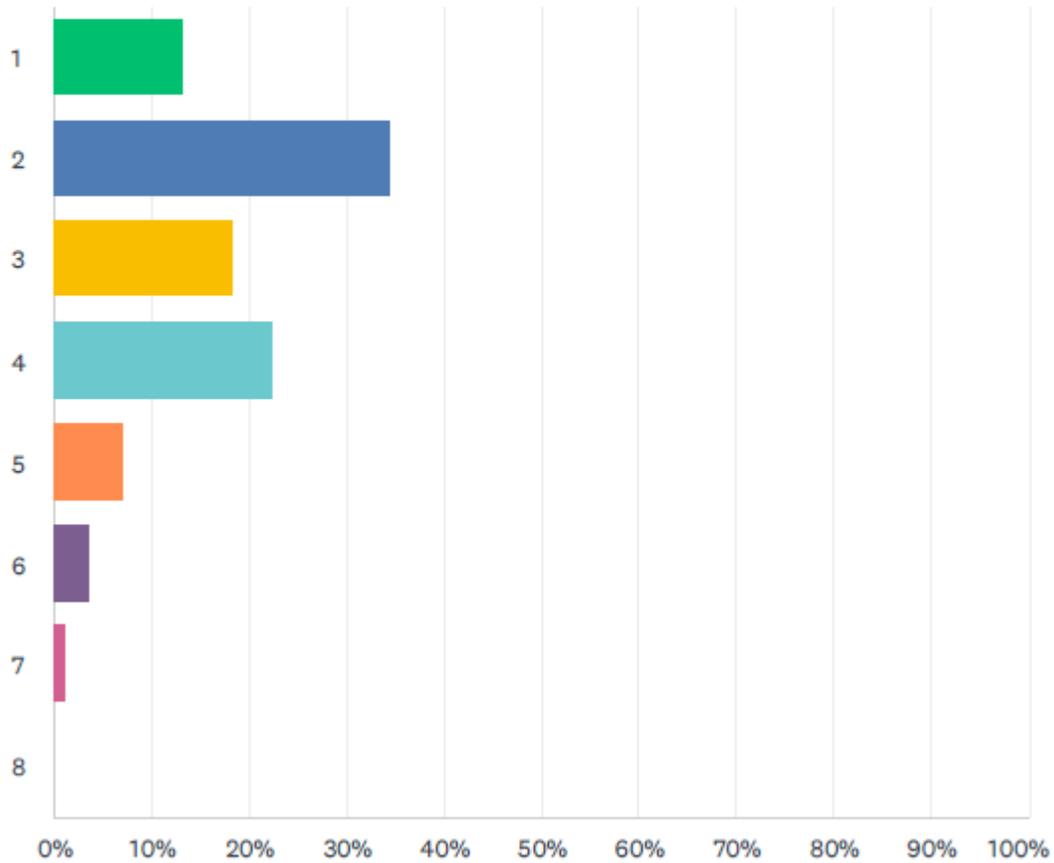
Answered: 197 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	18.27%	36
No	72.08%	142
Prefer not to answer	9.64%	19
TOTAL		197

Q19 What is your household size?

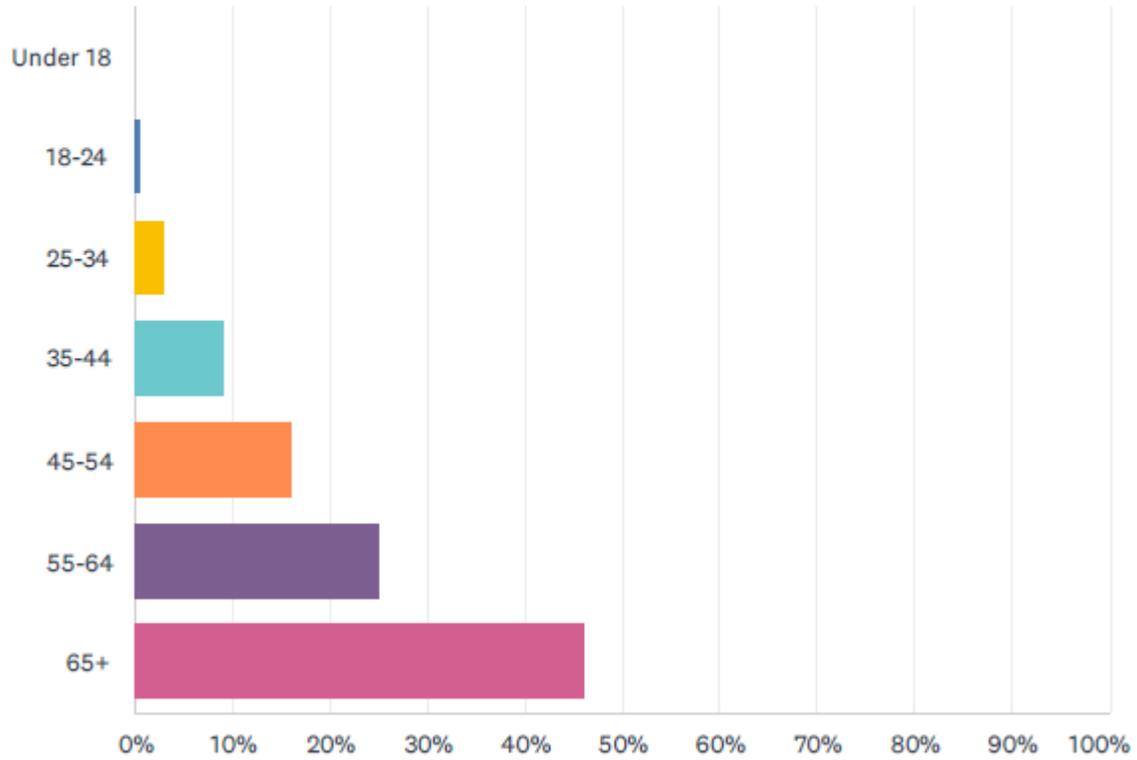
Answered: 197 Skipped: 2



ANSWER CHOICES	RESPONSES	
1	13.20%	26
2	34.52%	68
3	18.27%	36
4	22.34%	44
5	7.11%	14
6	3.55%	7
7	1.02%	2
8	0.00%	0
TOTAL		197

Q20 What is your age?

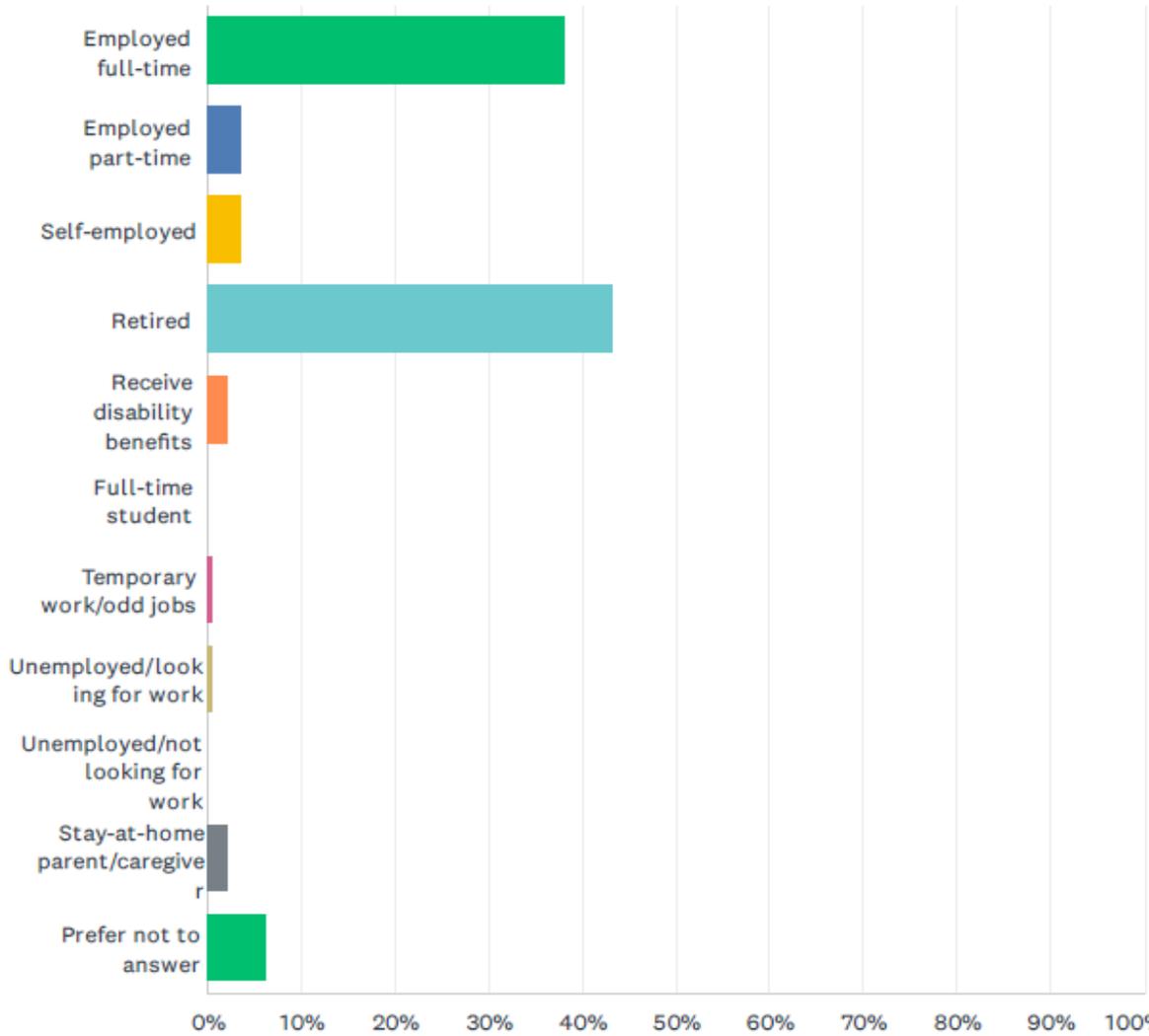
Answered: 195 Skipped: 4



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.51%	1
25-34	3.08%	6
35-44	9.23%	18
45-54	15.90%	31
55-64	25.13%	49
65+	46.15%	90
TOTAL		195

Q21 Which of the following best describes your current employment status?

Answered: 196 Skipped: 3



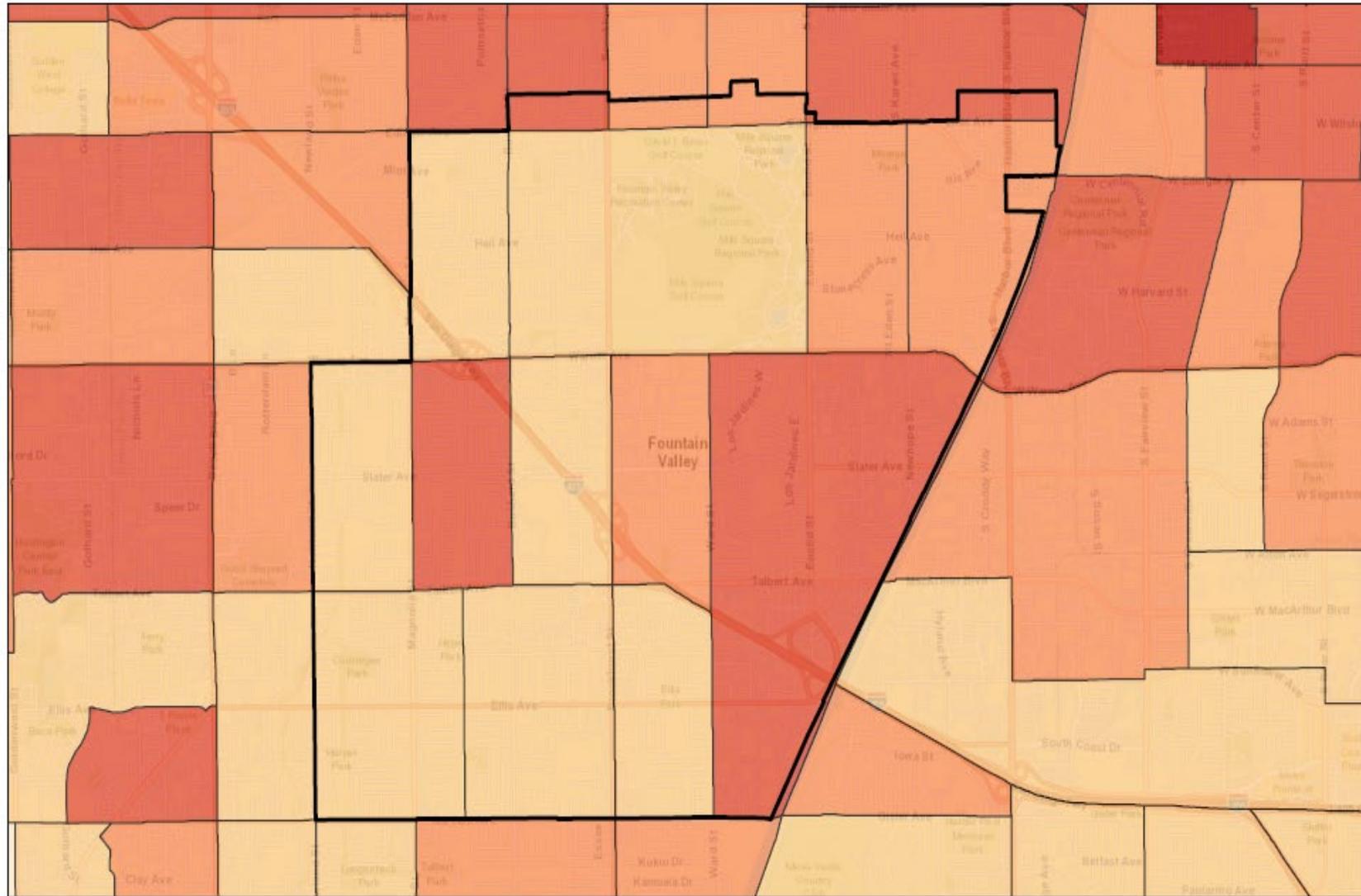
Activate Wi
Go to Settings

ANSWER CHOICES	RESPONSES	
Employed full-time	38.27%	75
Employed part-time	3.57%	7
Self-employed	3.57%	7
Retired	43.37%	85
Receive disability benefits	2.04%	4
Full-time student	0.00%	0
Temporary work/odd jobs	0.51%	1
Unemployed/looking for work	0.51%	1
Unemployed/not looking for work	0.00%	0
Stay-at-home parent/caregiver	2.04%	4
Prefer not to answer	6.12%	12
TOTAL		196

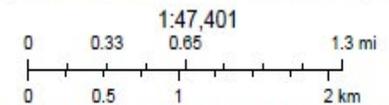
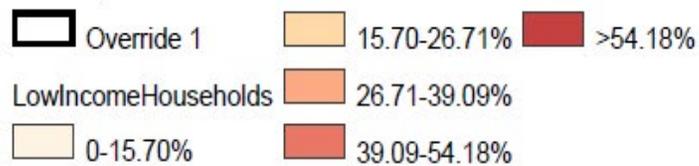
Appendix B

Demographic Maps

Low Income Households - Consolidated Plan and Continuum of Care Planning Tool

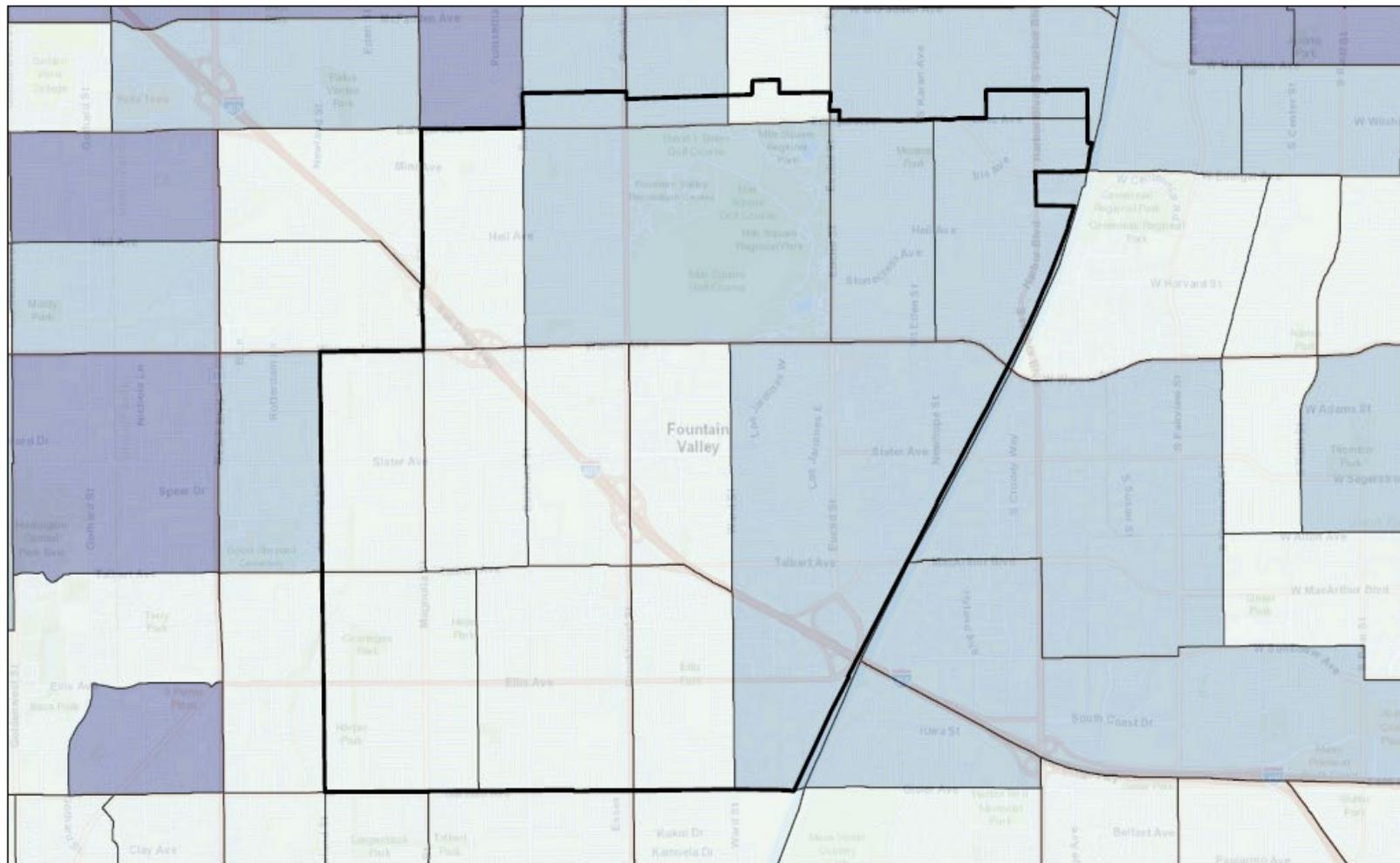


March 13, 2025

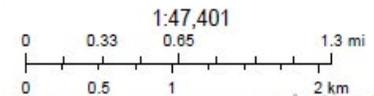


Sources: Esri, HERE, Garmin, UGG, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Poverty Rate -

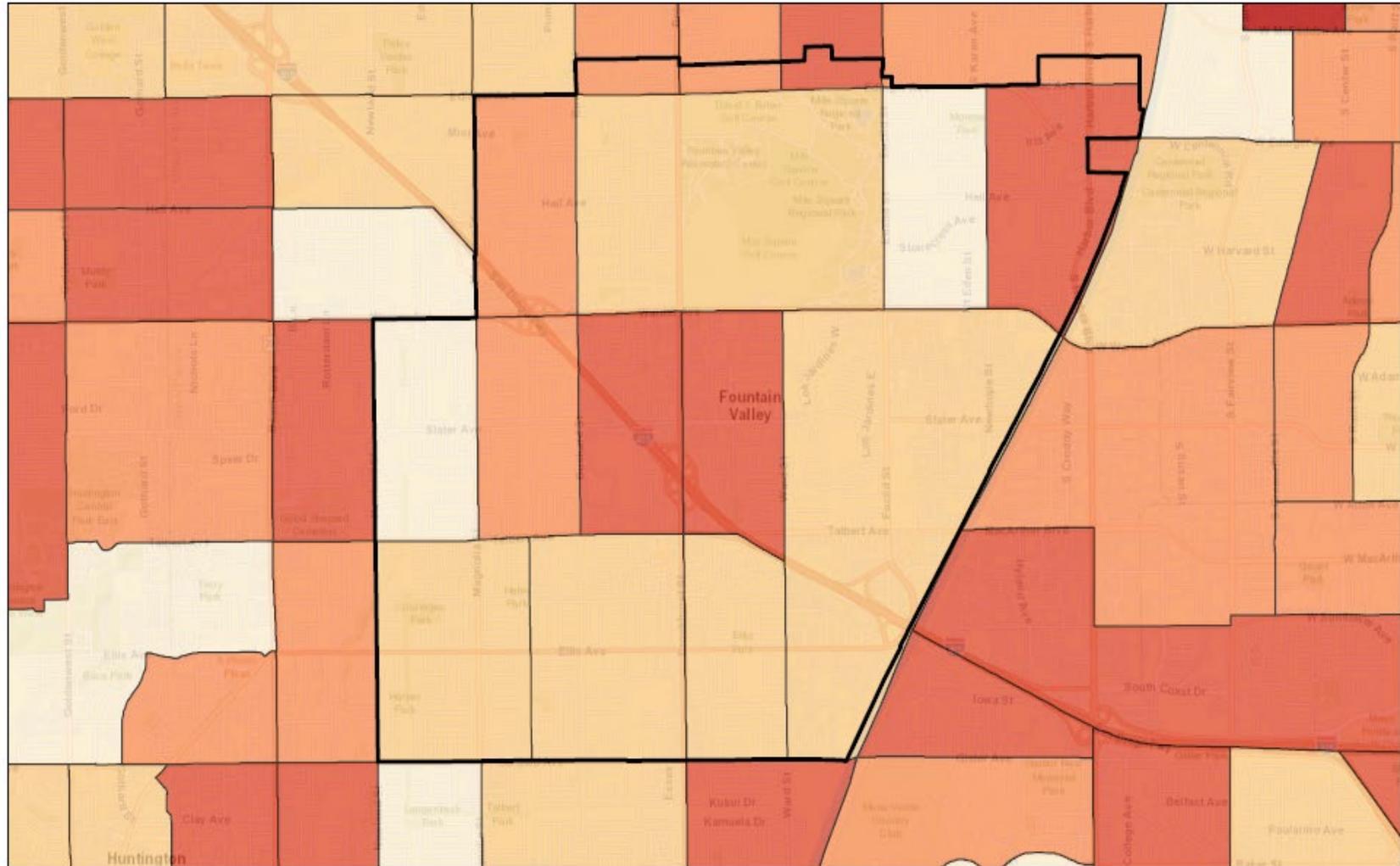


March 13, 2025

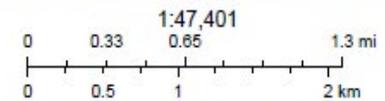
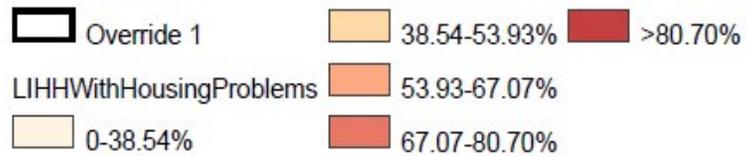


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Low-Income Households - With 1 of the 4 Severe Housing Problems

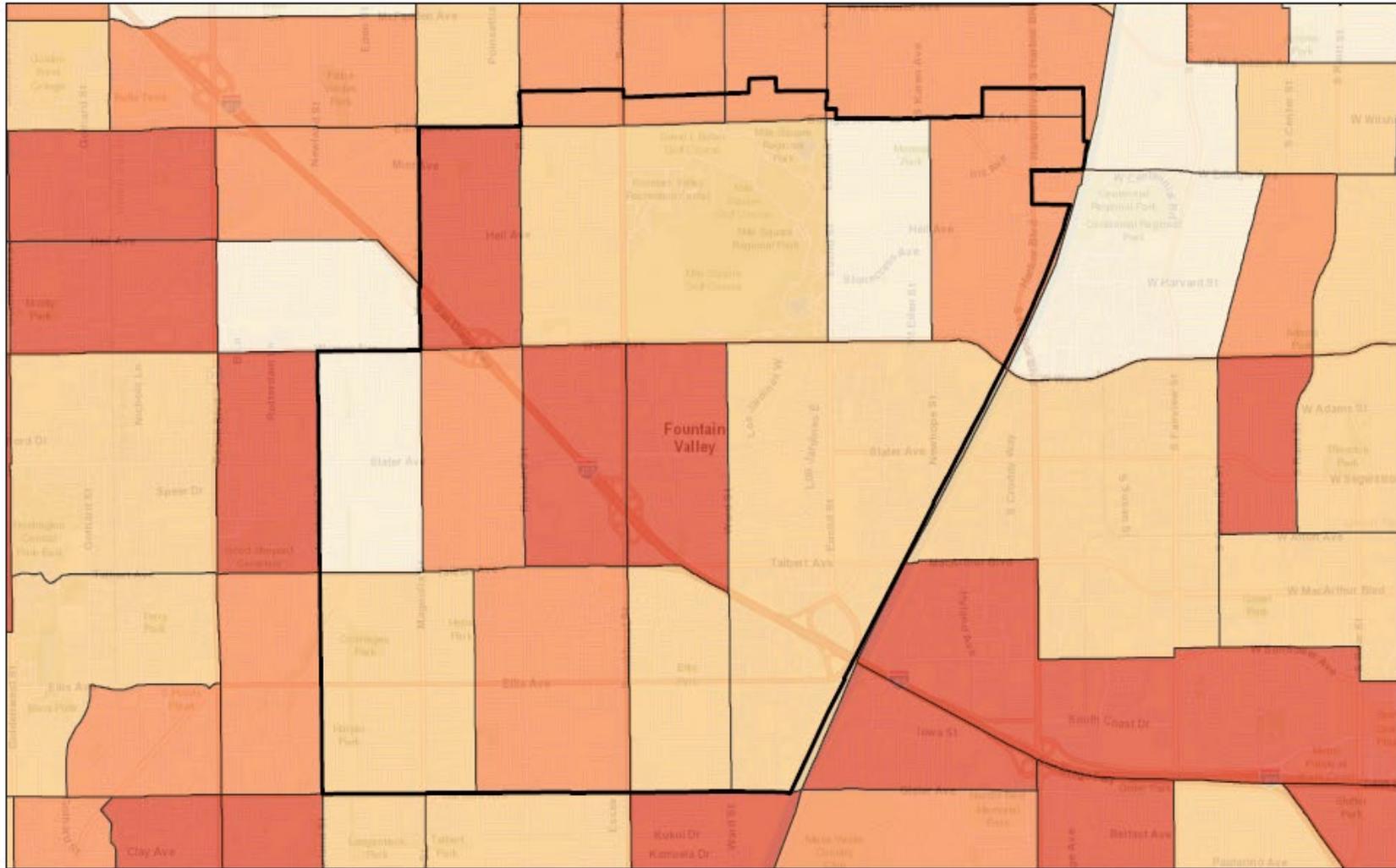


March 13, 2025

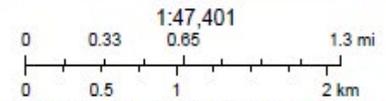
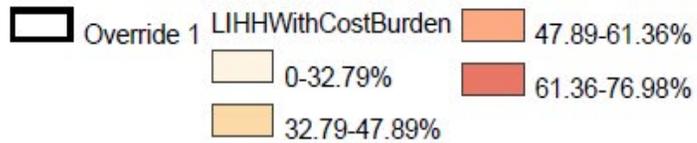


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

% of Low-Income Households - With Severe Cost Burden

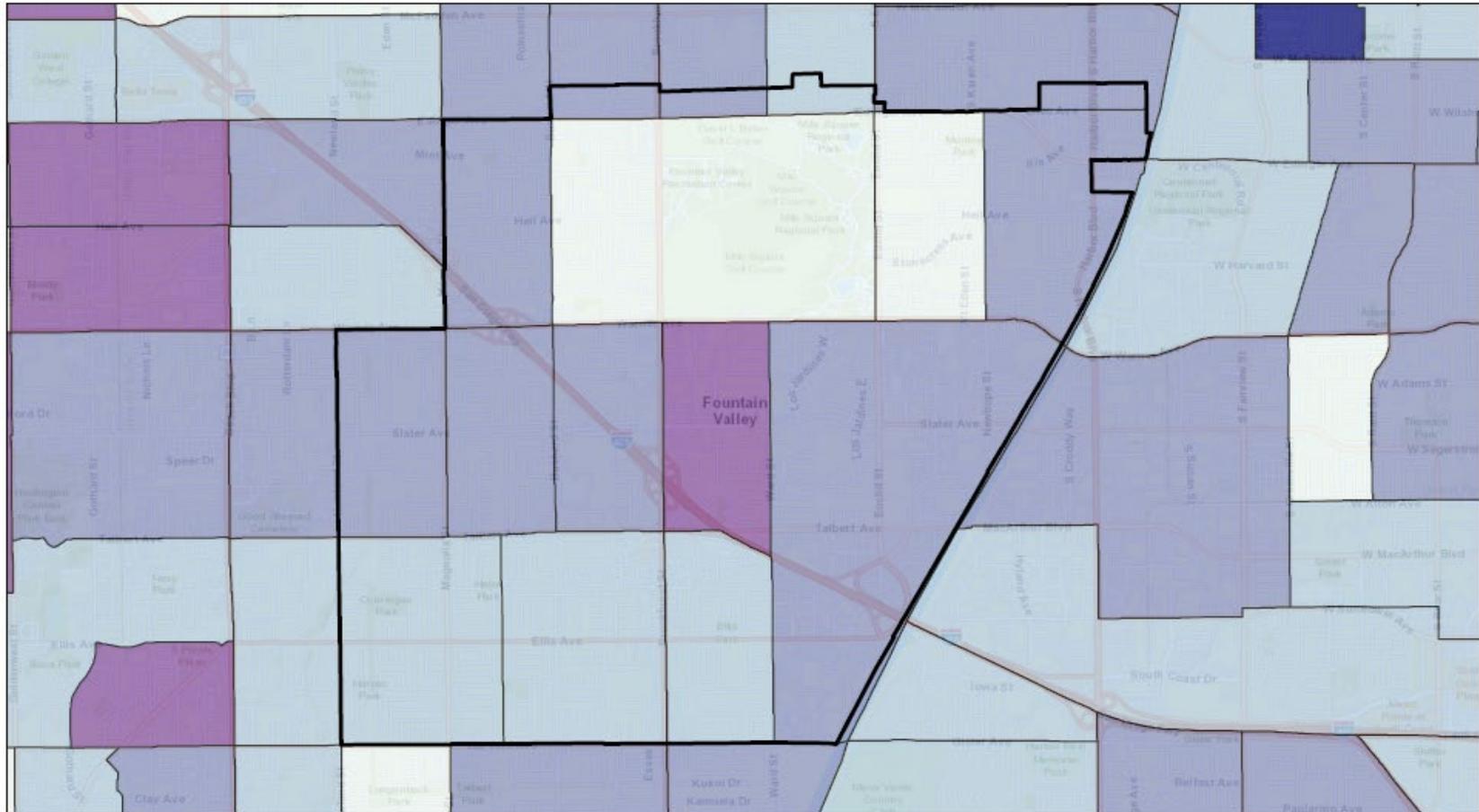


March 13, 2025



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Housing Cost Burden - Median Income



March 13, 2025

Override 1

HousingCostBurden

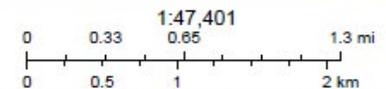
0-29.28% Paying>30%

29.28-38.78% Paying>30%

38.78-47.69% Paying>30%

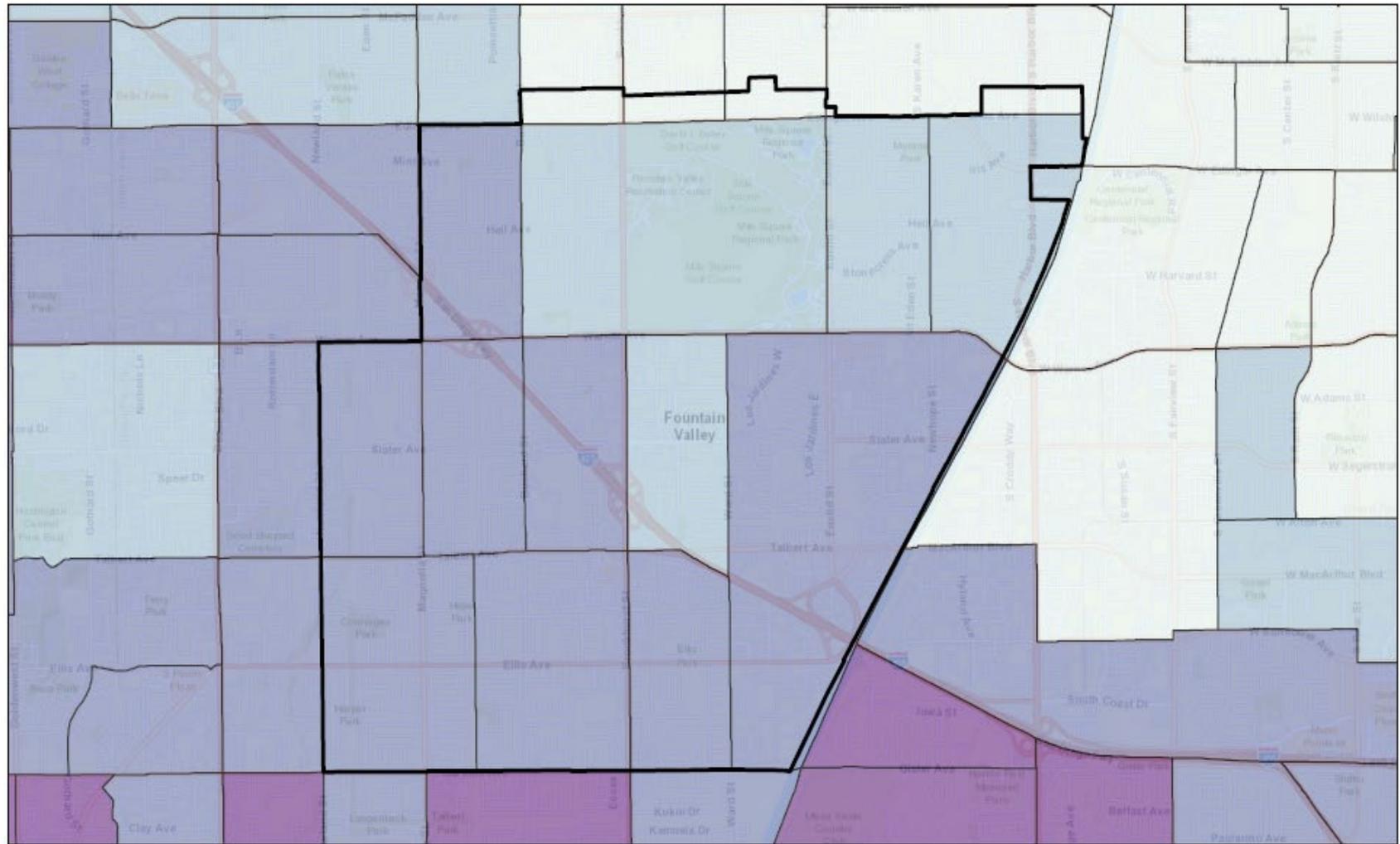
47.69-58.44% Paying>30%

>58.44% Paying>30%

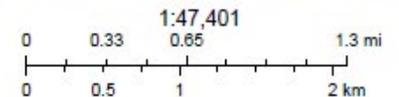


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Race- White only -

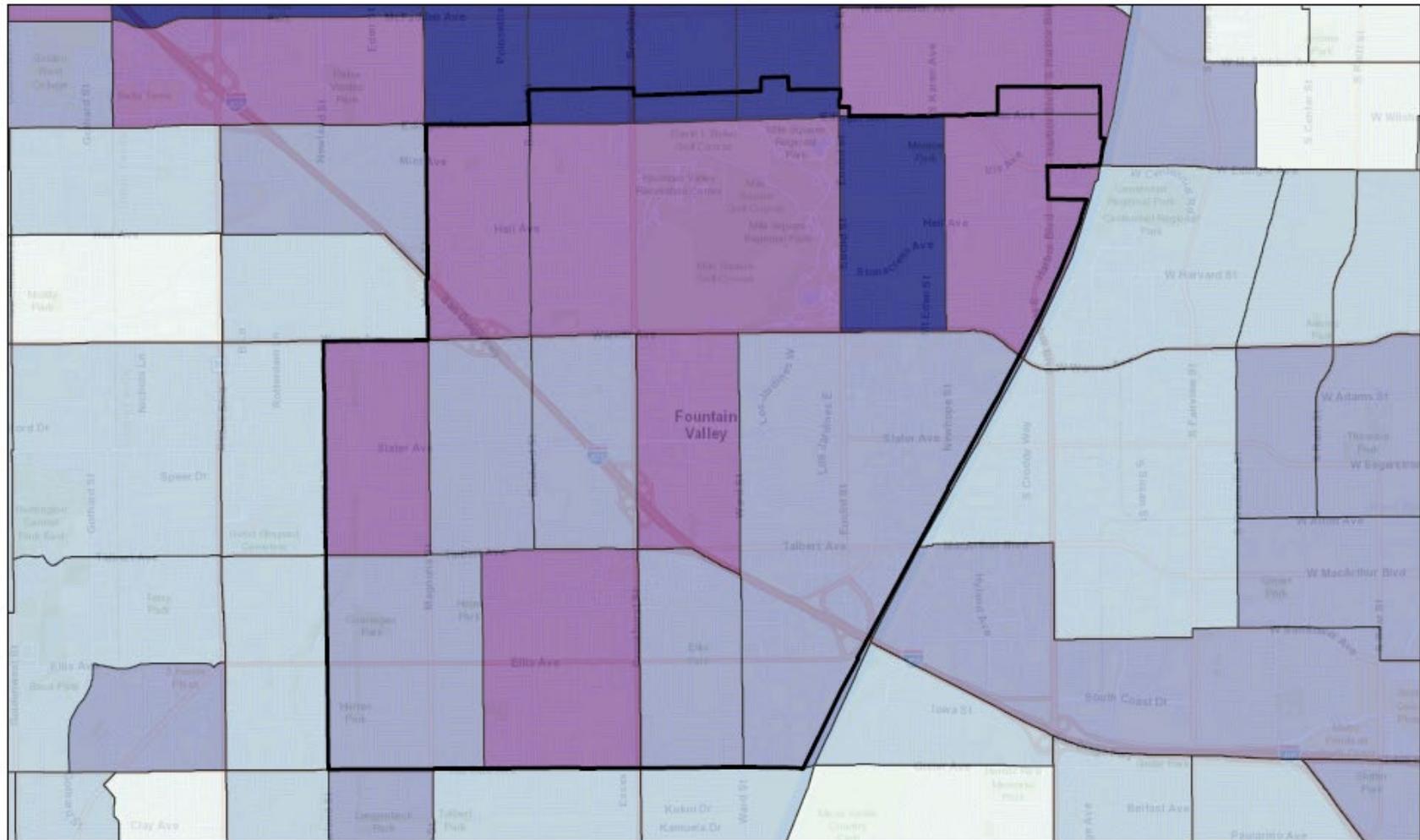


March 13, 2025

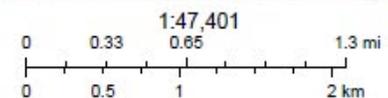


Sources: Esri, HERE, Garmin, UGG, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Race- Asian only -

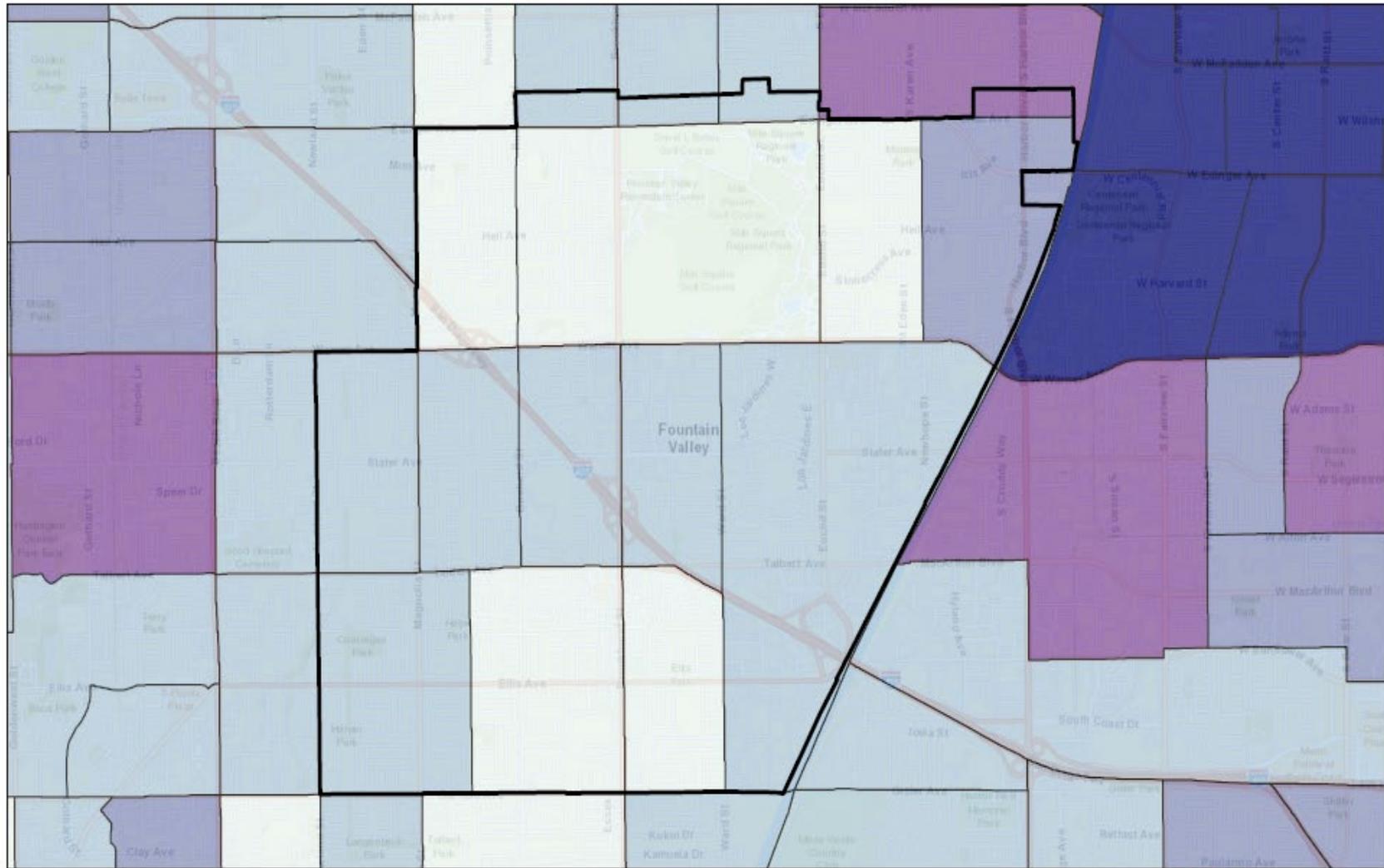


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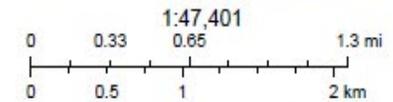
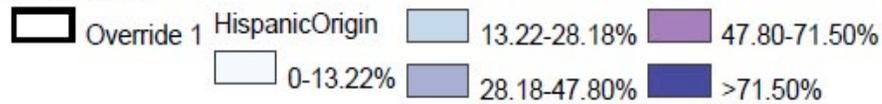


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Ethnicity- Persons of Hispanic Origin -

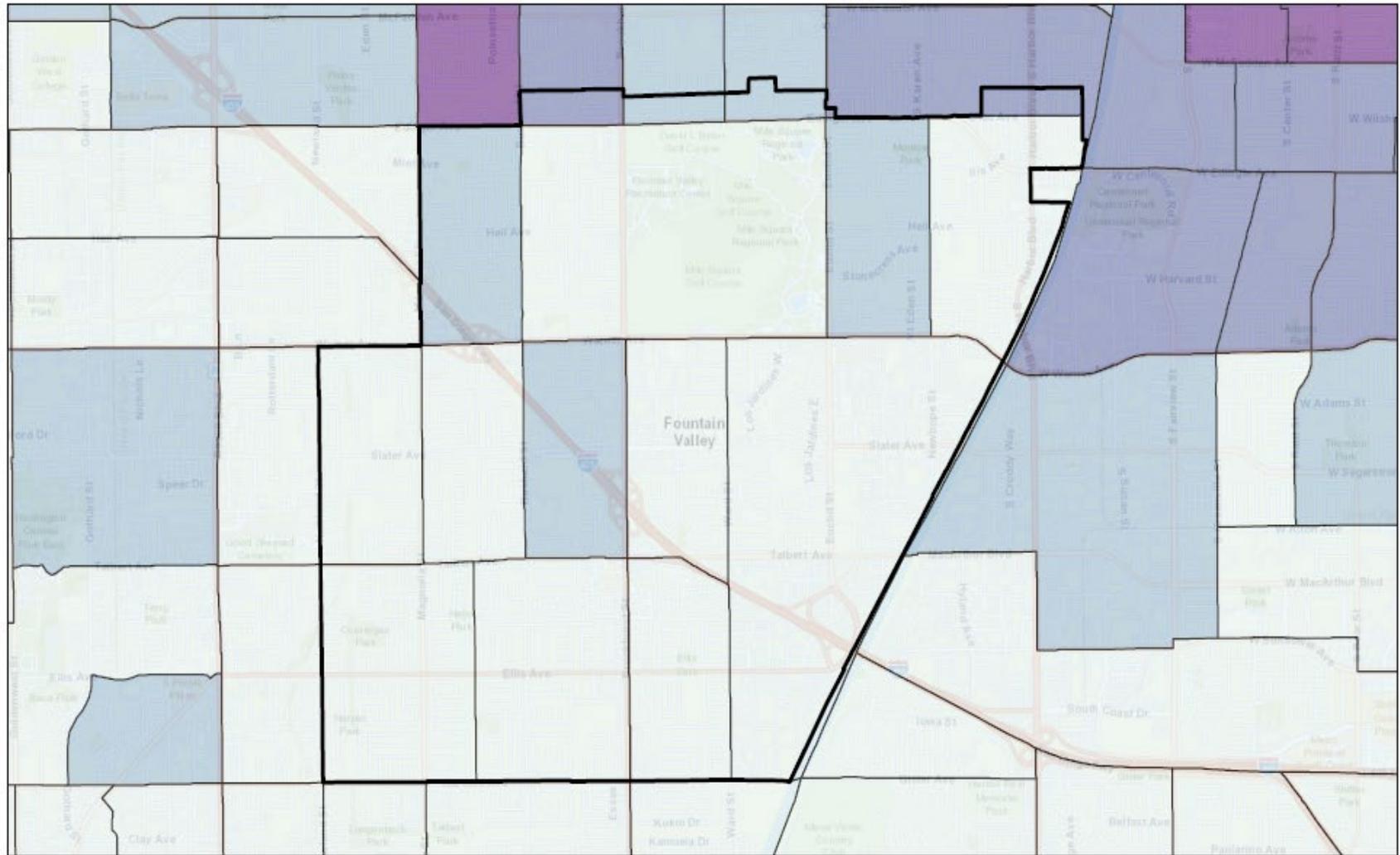


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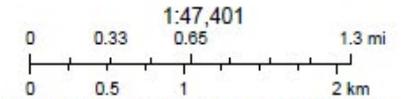
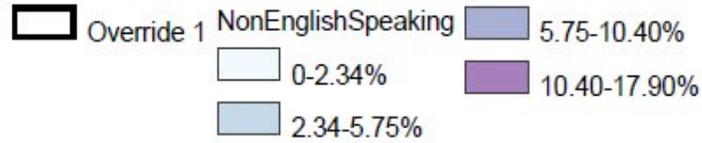


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

% Non-English Speaking -

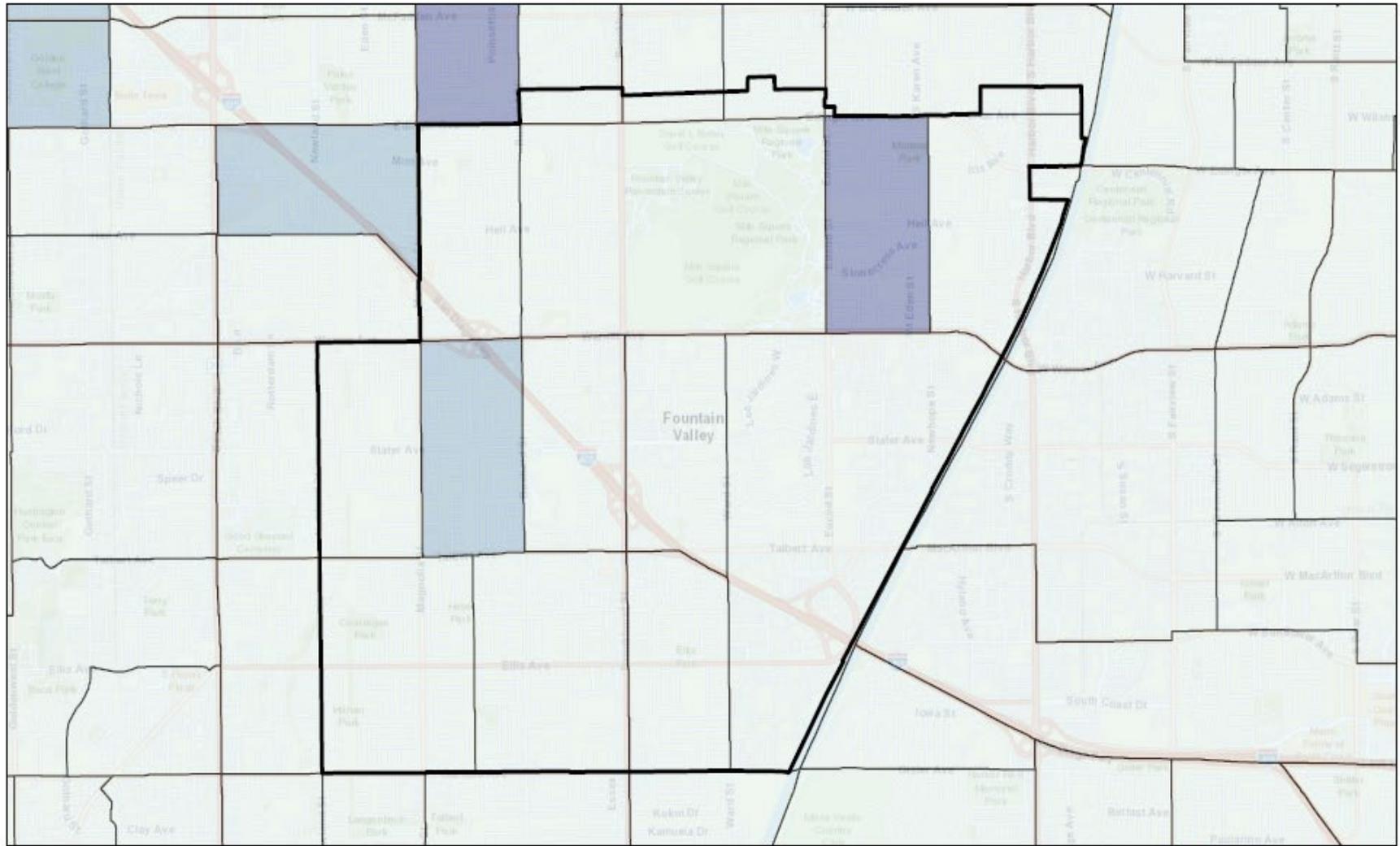


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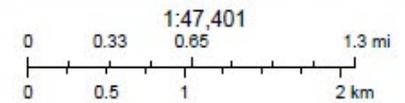
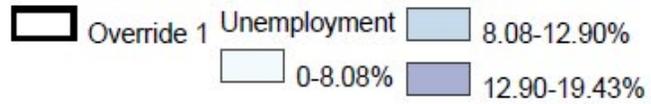


Sources: Esri, HERE, Garmin, UGGG, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Unemployment -

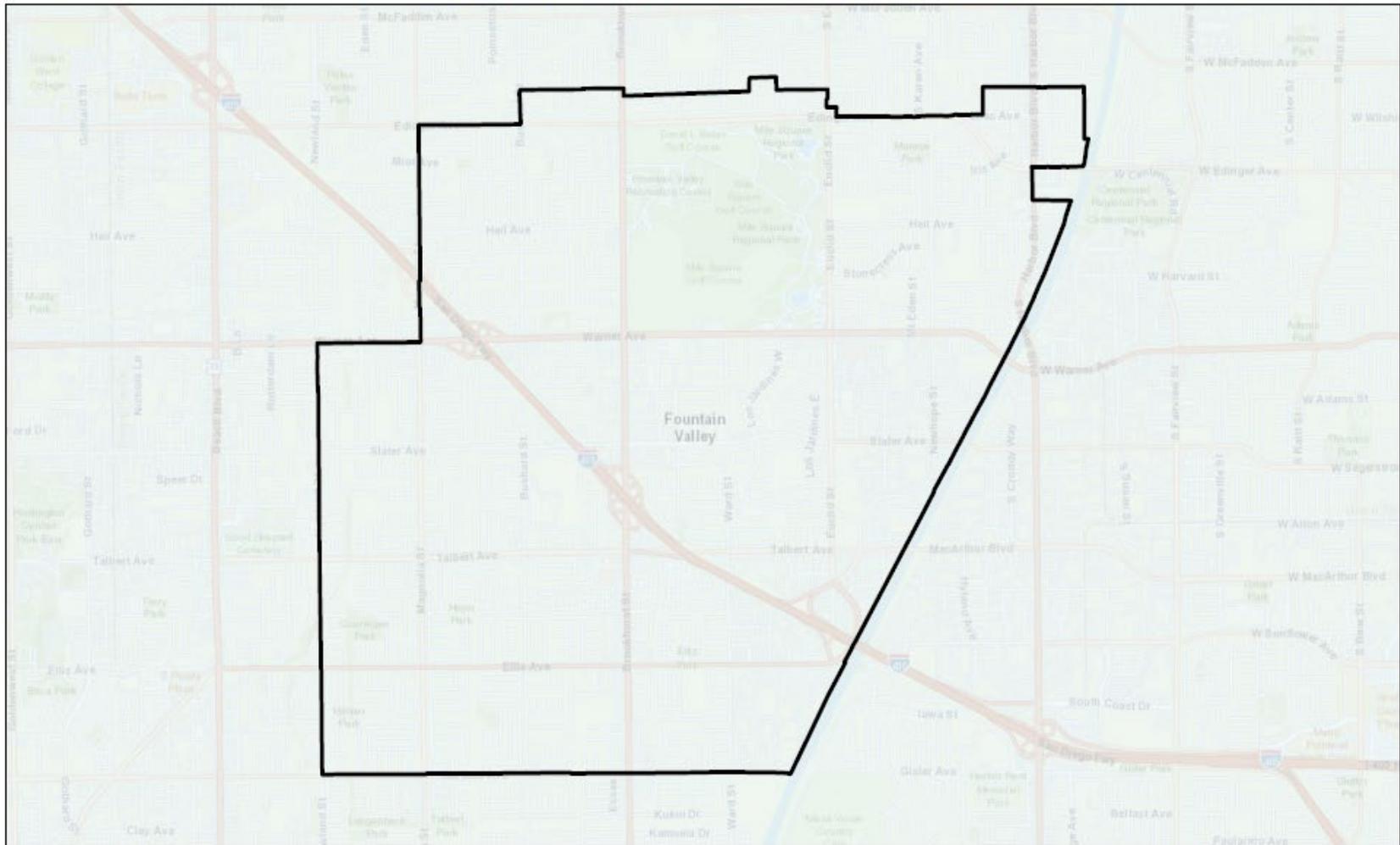


March 13, 2025



Sources: Esri, HERE, Garmin, UGGG, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

HIV Rates by County - Per 100,000 Population

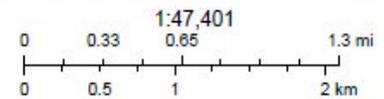


March 13, 2025

 Override 1

HIV

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Sources: Esri, HERE, Garmin, UGG, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Appendix C

Citizen Participation Plan



Citizen Participation Plan FY 2025-2029

Draft



CITY OF FOUNTAIN VALLEY CITIZEN PARTICIPATION PLAN

Introduction

The City of Fountain Valley is an Entitlement Recipient of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) under Title I of the Housing and Community Development Act of 1974. As an Entitlement Recipient the City of Fountain Valley is required to prepare a Citizen Participation Plan (CPP) in accordance with Section 104(a) 3 of the Housing and Community Development Act and in accordance with 24 CFR Part 91, Section 105 as required for the Consolidated Plan, to ensure the City provides sufficient opportunity for citizen participation in the creation, implementation, and evaluation of CDBG programs provided to the community. The CDBG funding is required to be used for housing and community development activities that primarily benefit low-income persons.

Purpose of the Citizen Participation Plan

The CPP sets forth the policies and procedures for citizen participation in Fountain Valley's consolidated planning process. The Housing Division of the Community Development Department is responsible for the citizen participation process.

Citizen Participation Opportunities

The CPP is a pathway for all citizens to exercise their voice and influence decisions that affect their communities, neighborhoods, and way of life. The Housing Division urges citizens to participate in the development of the CDBG Programming, especially low- and moderate-income persons, and/or those persons living in lower income neighborhoods in the community, who may be the beneficiaries of the funding. Comments and suggestions regarding the CPP, the Consolidated Plan, the Annual Action, the Consolidated Annual Performance and Evaluation Report (CAPER) and the 5-year Assessment of Fair Housing (AFH) formerly known as the Analysis to Impediments to Fair Housing Report, are welcome and appreciated.

To encourage Citizen Participation, the Housing Division will undertake the following activities each year:

- Hold at least three public meetings at different times during the program year to receive citizen comments on the Needs, Strategies, Actions, Projects, and Performance.
- Offer comment periods for the draft versions of the Consolidated Plan, each Action Plan, each CAPER, the AFH, the CPP, and any substantial amendment to the Consolidated Plan or Action Plan.
- Distribute draft copies of the City of Fountain Valley's Consolidated Plan, each Action Plan, each CAPER, AFH, and the CPP for citizen review.
- Review all public comments at meetings of the Housing and Community Development Advisory Board and any written comments received and incorporate those comments in the appropriate plan.

Housing and Community Development Advisory Board

The City of Fountain Valley created the Housing and Community Development Advisory Board (HCDAB) to provide input, in an advisory fashion, on the development, implementation and evaluation of the use of CDBG funds proposed to be used to benefit low- and moderate-income neighborhoods and households in Fountain Valley. To that end, low-income residents and members of minority groups are encouraged to apply to the HCDAB when vacancies arise, so that a diverse array of residents can be represented and provide input.

The HCDAB is composed of five Board Members. Board Members serve a two- year term. All HCDAB members are appointed by the City Council and there is no term limit for service.

The HCDAB is an advisory body to the City Council regarding CDBG issues. Residents' concerns and ideas may be articulated to the HCDAB. The HCDAB addresses itself to the development, review, and the recommendation to City Council to adopt the following items that are part of the CDBG Program:

- A. The City's Consolidated Plan and Annual Action Plan;
- B. The submission of the City's CAPER;

C. Neighborhood improvement strategies, programs, policies, and procedures; and

D. The Citizen Participation Plan.

The HCDAB meetings are scheduled for the first Wednesday of each month, at 6:00 p.m. in the City Council Chambers, 10200 Slater Avenue, Fountain Valley, CA 92708.

All HCDAB meetings are open to the public and the meeting announcements are posted at the Fountain Valley City Hall, the Fountain Valley Recreation Center and on the City's website. A Notice of Public Hearings conducted by the HCDAB will be published in the local newspaper of general circulation at least 14 days prior to the hearing. Agendas and all draft documents are also posted on the City's website and available by contacting the City's Housing Division.

Public Hearings

Public Hearings will be conducted at the following stages throughout the year:

1. At project design phase
2. At application submittal phase
3. At the end of each program year, before submitting the Consolidated Annual Performance Evaluation Report.
4. Before adopting or revising a Program Income Reuse Plan, as necessary.
5. Before spending any funds out of a Program Income Fund, where the expenditure has not been previously noticed to the public as part of the Program Income Reuse Plan hearing process, as necessary.

Public Hearing Noticing Requirements

The Housing Division will publish a public notice in the *Orange County Register* or other local newspaper of general circulation, no less than 14 days prior to the public hearing date.

Public Hearings and Populations with Unique Needs

All public hearings will be held at locations accessible for people with disabilities.

Translators will be provided for people who do not speak English in the event that requests are made at least five working days prior to a public hearing.

Additional Meetings

The public is welcome to attend all meetings of the HCDAB and City Council. The HCDAB meetings are scheduled the first Wednesday of the month in the City of Fountain Valley Council Chambers at 6:00 p.m. as needed to discuss CDBG funded activities.

The public is also welcome to attend all Fountain Valley City Council meetings. The City Council meetings are scheduled the first and third Tuesday of the month in the City of Fountain Valley Council Chambers at 6:00 p.m.

Public Comment Period

The Housing Division will provide the City of Fountain Valley residents with opportunity to comment on the CPP, the AFH or successor, CAPER, Consolidated Plan, Annual Action Plan, and any substantial amendments to these documents. The Housing Division provides the following comment periods:

Citizens may comment on the Citizen Participation Program for at least 30 days, after the publication date of the availability of the Draft CPP.

Citizens may comment on the Assessment of Fair Housing (AFH) and any amendment to it, for at least 30 days, after the publication date of the availability of the Draft AI.

Citizens may comment on the Consolidated Plan and Annual Action Plan for at least 30 days, after publication date of the availability of the Draft Consolidated Plan and Annual Action Plan.

Citizens may comment on any Substantial Amendments to the Consolidated Plan and Annual Action Plan, for at least 30 days, after the publication date of the availability of the Draft Substantial Amendment.

Citizens may comment on the CAPER for at least 15 days, after the publication of the availability of the Draft CAPER.

Citizen's comments may be made in writing to the City's Housing Division or at the public hearings/meetings. The participation of all citizens, including minorities and non-English speaking persons, persons with disabilities and residents of assisted housing are particularly encouraged to comment.

The Housing Division will place a public notice in the *Orange County Register* or other local newspaper prior to the comment period announcing the availability of the document for review and the comment period.

The Housing Division will make copies of the Drafts of the Consolidated Plan, Annual Action Plan, the Annual CAPER, the AFH and the CPP available during the comment periods at the following locations:

- City of Fountain Valley City Clerk's Office, 10200 Slater Avenue, Fountain Valley, CA 92708
- City website and available via email by request

Review Comments

Comments received in writing concerning the Consolidated Plan, the Annual Action Plan, Substantial Amendments to Consolidated Plan and Annual Action Plan, CAPER, AFH or CPP will receive a written response within 15 working days if a return mailing address or email address is submitted with the comment.

Amendments to the Consolidated Plan

The Consolidated Plan Regulations (§91.505) require the City of Fountain Valley to amend its approved Consolidated Plan whenever it makes one of the following decisions:

- To change allocation priorities or change the method of distributing funds.
- To carry out an activity using CDBG funds (including program income) not previously described in the Annual Action Plan
- To change the purpose, scope, location, or beneficiaries of an activity previously described in an Annual Action Plan.
- To change its AFH, or any successor, to comply with changes to fair housing regulations.

Upon completion, the Housing Division will make the Amendment public and will notify HUD that an Amendment was made. The Housing Division will ensure that all amendments are contained in the CAPER that is submitted to HUD after the end of the program year.

Criteria for a Substantial Amendment

The Consolidated Plan Regulation considers certain Amendments to be Substantial Amendments that require a public comment period for citizen participation and review. The Housing Division defines a Substantial Amendment as:

- The City makes a change in allocation priorities or a change in the method of distribution of funds;

- The addition of an activity not originally described in the Annual Action Plan or if the City chooses not to carry out an activity described in the Action Plan;
- There is a change in the purpose, scope, location, or beneficiaries of an activity described in the Action Plan;
- A change in the scope of an activity that results in a change in funding of an amount greater than 50% of the years grant allocation or an increase in funding greater than 100% of the original funding amount of an activity.

Changes in the use of CDBG funds from one eligible activity to another, and budget increases or decreases, or changes in federal funding level, do not constitute a Substantial Amendment.

If the City should need to make a Substantial Amendment to its Consolidated Plan or Annual Action Plan, it will follow the Citizen Participation Process as described above that includes; publishing a notice in a local newspaper advertising a 30 - day public comment period, after the publication date of the availability of the Draft Substantial Amendments. After the close of the 30 - day comment period, the City Council will consider approving the Substantial Amendment to the City’s Consolidated Plan and/or Action Plan. All substantial amendments to the Consolidated Plan or Action Plan and all amendments to the CCP will be reviewed by City Council. A summary of comments or views accepted along with a summary of any comment, or views not accepted, and the explanation why they were not accepted, will be attached to the final amendment.

In case of a local emergency such as a natural disaster, pandemic or other large-scale emergencies, funds may be allocated to eligible activities to assist in disaster relief without triggering a substantial amendment with approval of the Authorized Representative.

HUD Emergency Waivers/Expedited Procedures

If HUD initiates temporary waivers, or actions in response to an emergency or in order to expedite procedures, the City may follow the HUD issued guidelines to enact the waivers or actions without the need to amend the CPP.

Technical Assistance

In an effort to encourage the submission of views and proposals regarding the Consolidated Plan, particularly from residents of target areas and groups representative of persons of low and moderate income, the City shall provide technical assistance in developing proposals for funding assistance under any of the programs covered by the Consolidated Plan. Such assistance will include, but is not limited to, the provision of sample proposals, and program regulations and guidelines.

Access to Records

The City will provide reasonable and timely access to all reports and records related to the Consolidated Plan, Annual Action Plan, CAPER, AFH, or CPP either on the City website or by written request to the Housing Division. Upon request, the City will make all information available in a format accessible to persons with disabilities.

Citizen Service Requests and Grievance Procedure

Citizens should be aware that any questions or grievances regarding any facet of City’s Community Development Block Grant operations can be submitted to the City’s Housing Division at 10200 Slater Avenue, Fountain Valley, CA 92708.

During the actual development of the Consolidated Plan submission, written concerns or complaints regarding the Plan shall initiate a written response indicating assessment of the complaint and/or proposals and actions taken to address the complaints and/or proposals before final submission of the Plan to HUD. The City shall ensure that reasonable attempts are made to respond to questions or complaints in a timely manner, usually within 15 working days after receipt of the inquiry.

Although HUD will consider objections submitted at any time, such objections should be submitted within 30 days of the submission of either the Consolidated Plan or Performance Report to HUD. Any written inquiries submitted to HUD should be addressed as follows:

U.S. Department of Housing and Urban Development
Los Angeles Field Office, Region IX
CPD Division
300 N. Los Angeles St. Suite 4054
Los Angeles, CA 90012

Regional Coordination and Consultation

In addition to citizen participation, city staff also gains input from local governments throughout Orange County regarding non-housing community development needs, general local agencies with metropolitan-wide planning responsibilities that go beyond single jurisdictions, as well as non-profit organizations that assist residents throughout the city.

Use of Citizen Participation Plan

The City of Fountain Valley will comply with the policies and procedures outlined in this Citizen Participation Plan.

Jurisdiction Responsibility

The requirements of the CPP do not restrict the responsibility or authority of the City of Fountain Valley for the development and execution of its Consolidated Plan or AI.

Virtual Public Meetings and Hearings

Virtual Public Meetings and Hearings may be conducted, when necessary, in accordance with the Brown Act, at the discretion of the Community Development Director or their designee. City Council Meetings are also available to live stream on the City's website or on local cable TV Channel 3.

Anti-displacement and Relocation Assistance

The City of Fountain Valley does not plan to displace any resident due to any capital improvement, or residential development projects planned during the consolidated planning period. Additionally, the City will require any entity that requires displacement to comply with, at a minimum, State and Federal relocation requirements.

The City's guidelines, rules and regulations for Relocation Assistance are the following federal and state laws, rules, and regulations, as they may be amended from time to time: 49 Code of Federal Regulations Part 24, Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended for Federal and Federally Assisted Programs; Final Rule amended as of January 4, 2005; Government Code Sec. 7260 (Relocation Assistance) through

Sec. 7267; and State Regulations—Relocation Assistance and Real Property Acquisition Guidelines (Title 25, California Administrative Code Ch. 6, Art 1, Section 6000 et seq.), and are referred to as the "City Relocation Guidelines".

It is the policy of the City of Fountain Valley that State relocation laws and regulations govern programs and projects funded without federal funds. The California Relocation Assistance Law (California Government Code Section 7260 et seq.) is the statute passed by the state legislature to govern relocation activities. The State Department of Housing and Community Development (HCD) has the legal authority to administer State relocation laws and promulgating implementing regulations. Since 1990, the California Legislature passed several amendments to the state Relocation Assistance Law. These amendments have served to make the state statutes closely parallel federal law. Programs and projects funded in whole or in part with federal funding sources are governed by federal relocation laws and regulations. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, was passed by Congress to govern relocation activities conducted by Federal, State and Local Agencies receiving federal funds, grants, or reimbursements.

The Orange County Register
1920 Main Street, Suite 209
Irvine, California 92614
(714) 796-7000

0011725737

Ashlyn Newman
10200 Slater
Avenue
Fountain Valley, CA 92708

**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*, 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:

03/22/2025

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

Dated at Irvine, California

On this 22nd day of March, 2025.

Signature

THE ORANGE COUNTY REGISTER

Jandra Campos

30-DAY PUBLIC COMMENT PERIOD

NOTICE OF PUBLIC HEARINGS AND

CITY OF FOUNTAIN VALLEY FY 2025-29 FIVE-YEAR CONSOLIDATED PLAN, FY 2025-26 ANNUAL ACTION PLAN, FY 2025-29 CITIZEN PARTICIPATION PLAN, AND 2025-29 ORANGE COUNTY REGIONAL ASSESSMENT OF FAIR HOUSING

On April 7, 2025, the draft versions of the City of Fountain Valley's FY 2025-29 Five-Year Consolidated Plan (Con Plan), FY 2025-26 Annual Action Plan, FY 2025-29 Citizen Participation Plan, and 2025-29 Orange County Regional Assessment of Fair Housing will be made available for public review and comment until May 7, 2025.

The City of Fountain Valley receives an annual allocation from U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant Program (CDBG). As of this publication date, the FY 2025-26 allocation has not been announced. Using past allocation history, the city is estimating that 1.7 million dollars will be available for the 2025-29 Con Plan.

The Con Plan is a five-year planning document that coordinates all elements of community development including housing, neighborhood improvement, economic development, and social services, into a single unified plan.

The FY 2025-26 Action Plan serves as the formal application to HUD for CDBG program funding. The activities that the City is proposing in the plan are Neighborhood Revitalization Programs (\$300,788), Public Service Agency Grants (\$57,335), Code Enforcement (\$80,000) and Administrative and Fair Housing Activities (\$68,477) for a total of \$500,000.

The Citizen Participation Plan (CPP) sets forth the policies and procedures for Citizen Participation in Fountain Valley's Consolidated Planning Process.

The Orange County Regional Assessment of Fair Housing is a comprehensive review of 27 incorporated cities, along with all unincorporated areas governed by the County that identifies and evaluates potential obstacles or impediments to a person's ability to choose their residence free from discrimination and recommends actions that address such impediments.

A Public Meeting to discuss the reports is scheduled for April 2, 2025, at 6 pm at the Fountain Valley Housing and Community Development Advisory Board (HCDAB) meeting. Two Public Hearings are scheduled to receive public comment on the reports. The first will be held before the HCDAB on May 7, 2025. The second will be held before the Fountain Valley City Council on June 3, 2025. All meetings and hearings will take place in the City of Fountain Valley City Council Chambers located at 10200 Slater Avenue, Fountain Valley, CA 92708 at 6:00 P.m.

Citizen Review and comment is greatly encouraged. The documents will be available for viewing beginning April 7, 2025, in the City Clerk's Office at Fountain Valley City Hall and at the Fountain Valley Library located at 17635 Los Alamos St in Fountain Valley. The documents will also be accessible on the City's website at www.FountainValley.gov. All written comments regarding the documents must be received on or before May 7, 2025, at 5:00 P.m. Comments may be emailed to Ashlyn.Newman@FountainValley.gov, or mailed to or dropped off at Fountain Valley City Hall located at 10200 Slater Avenue, Fountain Valley, CA 92708, attention Ashlyn Newman. The final version of the reports will be submitted to HUD by the required date.

Published: Orange County Register

March 22, 2025

The Orange County Register

Published: 3/22/25

Appendix D

HUD Application and Certifications

(Attached after approval)