



CITY OF FULLERTON

CITY COUNCIL

Office of the Mayor and City Council

Mayor, Sharon Quirk
Mayor Pro Tem, Richard Jones, M.D.
Don Bankhead
Shawn Nelson
Pam Keller

July 23, 2008

Nancy Wieben Stock
Presiding Judge of the Superior Court
700 Civic Center Drive West
Santa Ana, CA 92701

Re: ORANGE COUNTY GRAND JURY REPORT REQUIRING A RESPONSE FROM THE CITY OF FULLERTON REGARDING THE ANTICIPATED INCREASE IN THE NUMBER OF SENIOR CITIZENS FROM THE BABY-BOOMER GENERATION

The following is the response from the City of Fullerton to the Findings and Recommendations cited in the 2007-2008 Orange County Grand Jury report, "No County for Old Boomers – When Orange County Baby Boomers Retire, Where Will They Live?" The City of Fullerton recognizes the need to respond to the Findings and Recommendations required in the Grand Jury report. These responses specify whether the City is in agreement, or disagreement, with the Grand Jury's findings or recommendations. The City's responses are listed below.

ORANGE COUNTY GRAND JURY FINDINGS:

F-1 - The Housing Elements for the cities and County of Orange do not reflect that the number of affordable senior housing units in Orange County will not accommodate the projected population.

Response to F-1: Disagree

The City's draft Housing Element is required per State Government Code Section 65583(a) (7) to address special needs housing, including senior population. The 2006-2014 draft Housing Element identifies 10.1 percent of population is retirement age (55-64) and 19.5 percent are seniors 65 or older. The Housing Needs Analysis section indicates that 66.8 percent of 35-64 year olds own their homes. The Housing Needs Analysis section also denotes that 26.1 percent of the owner-occupied households had an elderly head of household. The 2006-2014 draft Housing Element identifies the City of Fullerton's policy actions for addressing the needs of these lower income senior residents.

F-2- The Housing Elements for the County of Orange and the cities do not focus sufficiently on or analyze the population growth and housing needs of the aging baby boomer generation.

Response to F-2: Partially Agree



A draft of the 2006-2014 Fullerton Housing Element update has been prepared in compliance with state law which discusses and analyzes population growth and housing needs of special needs groups, including senior citizens. The Housing Needs Analysis section of the draft Housing Element provides data and discussion for both existing and future housing needs for all income levels and age groups, including from 35-64 and 65 and older.

However, the City will add an addendum to the draft Housing Element that includes an Income Analysis for Senior Citizens to allow the City to evaluate the growth and income trends of the aging baby boomer generation.

F-3 - Not all Housing Elements are available on-line for easy access by the public.

Response to F-3: Disagree

The City of Fullerton disagrees with this finding. The City's General Plan which includes the current Housing Element is available online at <http://cityoffullerton.com>. The 2006 - 2014 Housing Element will also be made available online when it is approved and adopted by the City Council.

F-4 - Municipalities are not proactive enough in encouraging the development of affordable senior housing.

Response to F-4: Disagree

The City recognizes the need to be proactive in terms of the aging population and encouraging the development of affordable senior housing. The City of Fullerton, in accordance with the California Community Redevelopment Law, requires that at least 15 percent of all new dwelling units within a redevelopment project area be developed for low-to-moderate income housing. The City's zoning ordinance allows for residential care facilities for seniors in all commercial zones with a conditional use permit. Further, mid/high-rise retirement hotels are permitted in high density residential zones with a conditional use permit. The City also has a Density Bonus Ordinance, giving developers incentives to build affordable housing units.

ORANGE COUNTY GRAND JURY RECOMMENDATIONS:

Recommendation 1 - Include the current and projected affordable senior housing inventory by type, location and cost in the 2008 and future years' development of the Housing Element.

Response to Recommendation 1 – Respectfully Disagree for the following reasons:

The Needs Analysis Section of Fullerton's draft Housing Element recognizes the need to discuss and analyze special housing needs, which include senior housing and related issues per State Government Code Section 65583(a)(7).

The draft Housing Element includes the following prerequisite analysis:

- A quantitative total number of seniors and senior-headed households, including tenure.
- A quantitative and qualitative description of the needs of seniors, including potential housing problems, existing resources and un-met needs.
- The inclusion of potential programs and resources to address needs of special needs groups and of seniors.
- The City will include an addendum to the draft Housing Element to allow the City to evaluate the growth and income trends of the aging baby boomer generation.
- The analysis of special needs groups and seniors has been established by state law. The data and requested analysis is vague and does not provide adequate guidance. Additionally, there was not a timeframe set by the O.C. Grand Jury.
- The Housing Element must be updated every five years which allows for changing demographics at all income levels.
- City seeks the most current up to date data.

Recommendation 2 - Include sufficient data in the Housing Element to acknowledge the imminent growth in the county's aging population. This data is to include the current population and the growth trend of the aging baby boomer generation as well as the current median income and the income trend of the senior population.

Response to Recommendation 2 - Will be partially implemented

As stated the above Recommendation Number 1, the draft 2006-2014 Fullerton Housing Element update has been prepared in compliance with state law. State law requires the inclusion of a section that contains data on Housing Needs Analysis which discusses and analyzes population growth and housing needs of special needs groups, including senior citizens. The Housing Needs Analysis section provides discussion on special housing needs, including senior housing and related issues.

As stated in Finding 2, the City will include in the draft Housing Element an addendum that provides Income Analysis for Senior Citizens to allow the City to evaluate the growth and income trends of the aging baby boomer generation.

Recommendation 3 - Put all Housing Elements on-line on each city's website.

Response to Recommendation 3 - Has been implemented

As stated in Response to F-3 of the Findings, this recommendation has been implemented. The City of Fullerton's General Plan which includes the current Housing Element is available on-line at <http://cityoffullerton.com>. The 2006-2014 Housing Element will also be made available on-line when it is approved and adopted by the City Council.

Recommendation 4 - Confer with developers to establish the needs for affordable senior housing and to encourage investment in future projects.

Response to Recommendation 4 - Has been implemented

City staff regularly attends regional housing meetings to learn of new housing needs and trends and meet housing developers. Staff also routinely confers with developers regarding development opportunities, and will continue to encourage the development of affordable housing pursuant to Housing Element policies.

Should you have any questions regarding any response or the City of Fullerton Housing Element update please contact Bob St. Paul, Senior Planner at 714-738-6559 or bobsp@ci.fullerton.ca.us.

Sincerely,



Sharon Quirk
Mayor

Copies: Ann Avery Andres, Foreman – 2007/08 Orange County Grand Jury
John Godlewski, Community Development Director