

Executive Summary

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

1. Introduction

In 1995, the U.S. Department of Housing and Urban Development (HUD) created the Consolidated Plan (CP) to serve as a planning document and an application for funding under the Community Planning and Development formula grant programs. In April 2012, HUD created new tools for the preparation of the CP to support need-driven, place-based decision making with the purpose of encouraging public participation and improving community and economic development outcomes. HUD's CP tools integrate community needs and market data into new, electronic planning templates for CP preparation and submission. All grantees, like the City of Fullerton ("City"), are required to use HUD's CP submission templates. This requirement helps to make HUD's expectations clear and creates uniformity of CP review across all HUD Field Offices. The templates are part of HUD's Integrated Disbursement Information System (IDIS). The templates follow HUD regulations by grouping housing, homeless, special needs and community development, including economic development.

The City of Fullerton's Five-Year Consolidated Plan (CP) for 2020-24 reflects a unified vision for providing decent housing, addressing homeless issues and taking community development actions as determined by a collaborative effort of the community. The CP sets out to meet three basic goals set by HUD: 1) to provide decent housing; 2) to provide a suitable living environment; and 3) to expand economic opportunities for low/moderate-income people. The CP not only sets goals, but also defines the objectives and performance benchmarks for measuring progress. In addition to identifying the needs of the community and the resources available to address these needs, the CP will assess and evaluate future proposed programs and activities to ensure that the highest identified needs are being addressed.

In addition to preparing a CP every 5 years, the City is required to submit an Annual Action Plan (AAP) for each of the five years covered in the CP. This 2024-25 Annual Action Plan (the "Action Plan" or "Plan" or "AAP") addresses the fifth year of the Five-Year CP. This AAP outlines the proposed funding allocations for Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs for FY 2024-25. HUD's 2024 budget was delayed, allocations were not announced until May 7, 2024 and updated on June 4, 2024. The City anticipates receiving \$1,407,083 in CDBG funding and \$461,693.06 in HOME funding for FY 2024-25.

The AAP has been prepared pursuant to Rule 24 CFR Part 91 and with instructions provided by HUD. Whenever available information used in the narratives relates to 2020 statistics. If 2020 census data is not available, then the most current information is being reported. The information, presented both through narrative and required HUD CP tables, originates from a variety of sources including:

- 2020 Census
- American Community Survey (ACS Data Estimates)
- Orange County 2020-24 Consolidated Plan
- City of Fullerton, Housing Element
- Southern California Association of Governments (SCAG)
- 2015-19 Comprehensive Housing Affordability Strategy (CHAS) – HUD (Released 9/9/22)
- Orange County 2024 Point in Time Survey
- 2020 Fullerton Homeless Plan Committee – Strategic Plan for Addressing Homelessness

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

This CP and AAP are products of extensive public outreach, multiple public hearings and consultation with numerous agencies, groups and organizations involved in the development of affordable housing, the creation of job opportunities for low-income residents and/or the provision of services to children, elderly persons, persons with disabilities and homeless persons.

The CP includes an assessment of Fullerton's current housing supply, the demand and corresponding need for affordable housing and community development. The CP also includes the City's strategies for addressing these needs. The specific needs identified in Fullerton's CP include the housing and shelter needs of the homeless and special needs populations as well as the needs of the low- and moderate-income families for decent, safe and affordable housing, social services and economic opportunities. The City makes every effort to address the needs identified in the CP by providing funding for public services, economic development, affordable housing and housing rehabilitation, code enforcement, and improvements of public facilities and infrastructure.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

In the past, the City's performance has been satisfactory and superior in some cases. However, since the COVID-19 pandemic, several of the agencies providing services were forced to close their doors temporarily and projects were put on hold or terminated completely. Even after the mask mandate was lifted, the City has seen programs struggle while slowly reopening and recovering. Furthermore, since the pandemic, the nation has seen many job positions remain unfilled for many who are seeking a remote work environment.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Community Development Citizens' Committee (CDCC)

This five-member committee reviews all the yearly CDBG applications and makes recommendations to the City Council regarding the distribution of CDBG funds. The members are appointed by each of the five City Council members.

The committee carefully reviews each request and recommends funding to services which are needed the most. Because CDBG funds are such a large part of the CP and AAP, the CDCC also reviews the CP and is kept updated of the status by City staff.

Public Review

In an effort to broaden citizen participation in the development of the AAP, a public hearing was held on January 23, 2024, at 6:30 p.m. In addition, four CDCC meetings followed for review and allocation of the CDBG funds. Meetings were held on January 30, February 13, and February 27. The final meeting was postponed until HUD announced the 2024 allocations and held on June 5, 2024. On July 16, 2024, a public hearing was conducted during the meeting of the City Council where the Draft 2024-25 One-Year Action Plan was reviewed. All notices for the meetings and hearings were advertised and/or posted.

A formal review of the Draft was available for public comment beginning June 17, 2024, and ended July 17, 2024. A Public Notice and brief summary were published in the *Fullerton News Tribune*, *La Opinion* (a Spanish language newspaper), and *Korea Daily* (a Korean language newspaper) on June 20, 2024. In addition, hard copy drafts were available at City Hall and at the Library, and the draft was posted on the City's website.

The Action Plan was presented to the City Council at a noticed public hearing on July 16, 2024. (Copies of the minutes of all meetings can be found on the City website at www.cityoffullerton.com.)

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

All public comments related to the AAP will be included in the final version of this draft.

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

All comments received in response to the Action Plan draft will be accepted and will be included. No comments will be rejected.

7. Summary

The City of Fullerton's Five-Year CP reflects a unified vision to provide decent housing and a suitable living environment and other community development actions as determined by the City's collaborative effort.

In order to meet the identified needs of the community and provide benefits to low/moderate-income individuals and families over the next five years, financial assistance and the support of the community will be directed toward the following areas:

- Development of affordable housing, including housing for special needs and veterans
- Rehabilitation of substandard housing
- Assistance to the homeless or those at-risk of becoming homeless
- Assistance to non-profit organizations that provide public services
- Support of Fair Housing Practices
- Economic Development (Job creation and retention)
- Provide for public infrastructure
- Neighborhood Revitalization
- Code Enforcement
- COVID-19 (or other natural disasters)

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

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

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

Agency Role		Name	Department/Agency
CDBG Administrator	FULLERTON	Community and Economic Develop Depart, Housing Div	
HOME Administrator	FULLERTON	Community and Economic Develop Depart, Housing Div	

Table 1 – Responsible Agencies

Narrative (optional)

Within the City of Fullerton's Community and Economic Development Department, the Housing Manager is responsible for the preparation of the CP/AAP and is responsible for the administration of the CDBG and HOME programs. A full-time Housing Manager was hired in February 2024 to fill the vacant position.

Consolidated Plan Public Contact Information

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

1. Introduction

The City of Fullerton has consulted with numerous organizations regarding input into the preparation of the AAP. Most of the organizations consulted were related to homelessness activities, public services, and affordable housing opportunities. The participation process also consisted of public notices, public meetings, a 30-day comment period, and two public hearings. These consultations included discussions related to the following:

- Homelessness, Persons living with HIV/AIDS, Persons with disabilities and special needs, Housing Rehabilitation including lead-based paint hazards, public assistance recipients, Housing stock – affordable housing, assisted housing residents, Fair Housing, Capital Improvement Projects (i.e., streets, sidewalks, park improvements), Code Enforcement, Elderly Population, Youth Population, Economic Development, Neighborhood Revitalization, Plan for Natural Disasters.

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))

To help coordinate various programs in the past, the City has participated in the countywide Be-Well OC, Orange County Continuum of Care meetings and subcommittee meetings, Commission to End Homelessness and Orange County Homeless Issues Task Force, the Orange County Housing Authority, and the Orange County Affordable Housing Clearinghouse (a consortium of lending institutions). The City is also a member of both the Orange County Housing Trust and the Orange County Financial Trust, which both focus on creating affordable housing. Because of COVID, many of the meetings became virtual and some are still being held virtually. The City will continue to participate in the various task forces and interagency committees to strengthen the housing and homeless assistance delivery system.

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 Fullerton is actively participating with the Orange County Continuum of Care (CoC) with regards to the homeless population and works with the OC North Service Planning Area (SPA) Task Force, a County designated area. Through this participation, the City can ensure barriers created by regional institutional structures that address the needs of the homeless are identified and addressed through the coordinated use of limited funds.

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

outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

In 2011, the Emergency Solutions Grant (ESG) Program replaced the Emergency Shelter Grants Program and expanded the eligible activities to include homelessness prevention and rapid re-housing components (both previously eligible under the Homelessness Prevention and Rapid Re-Housing HPRP stimulus grant).

The City of Fullerton does not receive ESG funds but supports the County's plans.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ACCESSIBLE SPACE INC. (ASI)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Accessible Space (Harbor View Terrace Apartments) provides housing for special needs residents. The Fullerton complex provides 24 units for residents with brain injuries. No funding was requested in 2024-2025 for Harbor View Terrace Apartments.
2	Agency/Group/Organization	Action Alliance Foundation
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Action Alliance provides shelter for homeless adults who suffer from substance abuse. Action alliance applied for CDBG funding for two years, but funding was not recommended in 2023-24 or 2024-25.
3	Agency/Group/Organization	BOYS AND GIRLS CLUB OF FULLERTON
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Service - Youth

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys and Girls Club of Fullerton provides after-school program activities for low/moderate-income Fullerton youth at four sites in the City. The agency applied for and was approved 2024-25 funding.
4	Agency/Group/Organization	The Bridge Boxing Club
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Service - Youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Bridge Boxing Club provides instructional fundamentals of boxing for at-risk youth. This is the first year this agency has requested CDBG funds. No funding was recommended in 2024-25.
5	Agency/Group/Organization	CARE Housing Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Care Housing Services provides a social services program at the Fullerton City Lights SRO. The social services program includes assistance to the very-low-income residents of the 134-unit complex. Before moving to the SRO, many were either homeless or at-risk of becoming homeless and several are afflicted with mental health issues. The agency applied for and was approved 2024-25 funding.

6	Agency/Group/Organization	Community SeniorServ, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Public Service - Elderly
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community SeniorServ provides services to elderly individuals in Fullerton through their lunch program at the Fullerton Community Center. The Lunch Cafe Meals Program assists in the alleviation of poor nutrition for the low-income population. The agency applied for and was approved 2024-25 funding.
7	Agency/Group/Organization	Easterseals Southern California
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Public Services - Youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Easterseals provides many services to children with various disabilities. Easterseals applied to Fullerton for 2022-2023 funding to provide direct services to children suffering with autism. Children would have to travel to Irvine to receive services. The agency was contacted but did not participate in applying for 2023 or 2024 funds.
8	Agency/Group/Organization	Fair Housing Foundation
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing Services

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City contracts with the Fair Housing Foundation to provide fair housing services to the City of Fullerton. Fair Housing Foundation applied for and was approved 2024-25 funding to continue providing services to the City.
9	Agency/Group/Organization	Fullerton Collaborative
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Economic Development Education
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Fullerton Collaborative Homeless Subcommittee is a group of local service providers who have voluntarily joined together to better serve residents of Fullerton who are without housing. Members include representatives from non-profit organizations, the faith-based community, hospitals, local government, Chamber of Commerce, and others interested in helping come up with solutions. The agency was contacted but did not participate in applying for 2024 funding.
10	Agency/Group/Organization	Global Operations & Development/Giving Children Hope
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Public Service Nutrition

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Giving Children Hope administers the We've Got Your Back program for school children that are homeless or at-risk of becoming homeless by providing backpacks filled with nutritious food each weekend during the school year. The agency was contacted but did not participate in applying for 2024-25 funds.
11	Agency/Group/Organization	Hart Community Homes, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Employment
	What section of the Plan was addressed by Consultation?	Public Service - Job Training
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Hart provides job training that can lead to job retention in the food industry for youth leaving the foster care system. Training includes food prep, serving, bussing tables, agriculture, and catering support. The agency recently acquired a new apartment complex near the Monkey Business Cafe to provide housing for the youth. The agency applied for and was approved 2024-25 funding.
12	Agency/Group/Organization	Homeless Interventions Services of Orange County (HIS-OC)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Public Service - Homeless Outreach
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HIS-OC provides outreach to the homeless population living in the streets. HIS-OC collaborates with the Hope Center, a homeless navigation center, and local law enforcement to provide referrals and assistance to the homeless population. This program very much mimics the City's Homeless Case Manager Program. This is the first time HIS-OC has applied for CDBG funds and was awarded.

13	Agency/Group/Organization	ICNA Relief USA
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Public Service - Medical
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ICNA Relief USA Programs operates a clinic that provides free medical and dental care for low/moderate-income residents. The agency did not request 2023 or 2024 funding to provide medical services.
14	Agency/Group/Organization	Illumination Foundation
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Medical
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Illumination Foundation provides services for the most vulnerable homeless adults and children in order to disrupt the cycle of homelessness. The City partnered with Illumination Foundation in developing a 150-bed Homeless Navigation Center and Recuperative Care Facility in Fullerton and other programs. Illumination Foundation continues to operate the navigation/recuperative care facility. The City continues to work with Illumination Foundation in addressing homeless needs. City staff recently toured the navigation operation and works closely with this agency through the Hope Center. The agency did not apply for 2024-25 funding.

15	Agency/Group/Organization	Lutheran Social Services of Southern California
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lutheran Social Services provides domestic violence victims with outreach, screening, case-management, and social services. The agency applied for and was approved 2024-25 funding.
16	Agency/Group/Organization	MEALS ON WHEELS
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Public Service - Elderly
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meals on Wheels provides home-delivered meals to frail, house bound, elderly residents. It was noted during COVID that the number of clients increased. The agency has consistently been funded with CDBG funds, but because the agency is heavily reliant on volunteers, they did not submit a request for funding in 2024.
17	Agency/Group/Organization	MERCY HOUSE TRANSITIONAL LIVING CENTERS
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Mercy House Living Centers operates a 200-bed emergency shelter and offers services for the homeless. The facility is located in Anaheim but serves a wider area including Fullerton. The agency applied for and was approved 2024-25 funding.
18	Agency/Group/Organization	MOMS Orange County
	Agency/Group/Organization Type	Services-Children Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Public Service - Health
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	MOMS equips parents for healthy parenting and parent-child bonding through one-on-one sessions during pregnancy through the first twelve months of the baby's life. Moms was funded in 2023-24 but could not collect the required statistical data. They applied again in 2024-25 but were not funded.
19	Agency/Group/Organization	Orange County Fair Housing Council
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing Services

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	OC Fair Housing Council provides required fair housing services. The agency was contacted but did not participate in applying for 2023 or 2024 funds.
20	Agency/Group/Organization	ORANGE COUNTY HEALTH CARE AGENCY
	Agency/Group/Organization Type	Services-homeless Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Health
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fullerton works with the Orange County Health Care Agency as it specifically relates to the population with mental illness and substance abuse. Mental health clinician staff ride along with the Fullerton Police Department's Homeless Liaison Officers to assess individuals for resources and services. In addition, mental health outreach and engagement work with our homeless offering services. The City does not provide funding to this agency.

21	Agency/Group/Organization	Orange County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services-Children Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fullerton works directly with the Orange County Housing Authority (OCHA) regarding Section 8 vouchers, family self-sufficiency, family unification, and veteran's affairs supportive housing. The City participates in OCHA's Cities Advisory Committee which meets on a quarterly basis. Since 2021-22 the OCHA started holding virtual quarterly meetings because of COVID. The City does not provide funding to this agency.
22	Agency/Group/Organization	OC United
	Agency/Group/Organization Type	Services - Neighborhood Cleanup
	What section of the Plan was addressed by Consultation?	Neighborhood Cleanup

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	OC United provides clean-up and other services throughout the City. Services include cleaning up debris from yards, building rehabilitation (painting, etc.), and other services for those who cannot help themselves. Agency applied for 2024-25 CDBG funding but was not funded.
23	Agency/Group/Organization	Pathways of Hope, aka FIES
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Pathways continues to provide shelter and resources for homeless families and operates a food bank for homeless and at-risk residents. In addition to the food bank, Pathways maintains homeless shelters and transitional housing apartments. The agency has produced several homeless reports. The City continues to support Pathways' goals. The agency applied for and was approved 2024-25 funding.
24	Agency/Group/Organization	Radiant Health Centers (Previously Aids Services Foundation)
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Public Service - Nutrition

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Radiant Health Centers provides services to residents living with HIV/AIDS through the Nutrition Services Program. The objectives of the program are to prevent hunger, provide high-quality nutritious food, enhance effectiveness of medical treatment, and serve as a gateway to other services. The agency was contacted but did not participate in applying for 2023 or 2024 funds.
25	Agency/Group/Organization	Recovery Road
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homeless - Recovering Addicts
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Recovery Road, Inc. provides a variety of services to the homeless population who suffer from addiction. This program has been in existence for one year and this is the first time they have applied for CDBG funds. Funds were not approved for 2024-25.
26	Agency/Group/Organization	St. Jude Neighborhood Health Centers
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Public Services - Health
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	St. Jude has opened a clinic in the Richman Park area to provide low-cost affordable healthcare to uninsured patients. A grant of \$20,000 was approved in 2023-24, but the agency was not able to provide eligible services. The agency did not apply for 2024 funds.

27	Agency/Group/Organization	StandUp For Kids - Orange County
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Young Adults
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Journey to Self-Sufficiency program provides basic life skills for young homeless clients 18 - 24. This is the first year this agency has applied for CDBG funds. The program applied for 2024-25 funding but was not funded.
28	Agency/Group/Organization	WTLC
	Agency/Group/Organization Type	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?	Homeless Needs - Families with children Homeless - Victims of Domestic Violence
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	WTLC is transitioning to Radiant Futures. Their main goal is to end the cycle of violence and exploitation. The City staff will be touring their facility and looking to working closely with the agency in the future. WTLC has not requested CDBG funds in many years.
29	Agency/Group/Organization	Wound Walk
	Agency/Group/Organization Type	Services-homeless Services-Health

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Public Services - Health Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Wound Walk provides medical assistance to those living on the streets and provides other resources when applicable. The agency was contacted but did not participate in applying for 2023 or 2024 funds.
30	Agency/Group/Organization	YMCA of Orange County
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Service - Youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	YMCA of Orange County provides after-school enrichment program services for low/moderate-income children in the Richman Park area. This free program provides a safe, structured environment that includes such activities as academic assistance, personal life skills development, and leadership development. The agency applied for and was approved 2024-25 funding.
31	Agency/Group/Organization	Hope Center of Orange County
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Hope Center of OC was opened in September of 2022 with the use of CDBG-CV funds. The homeless hub houses homeless case managers (HCM) from various local cities and Fullerton Police Department homeless liaison officers (HLO). In 2024 Fullerton hired a full time Housing Manager and Homeless Case Manager who are both very closely involved with the Hope Center. Fullerton's HCM is stationed at the Hope Center.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

The city maintains a list of agencies, organizations and other stakeholders that have expressed an interest in the City’s CDBG and HOME programs. Representatives from all entities are encouraged to participate during all points of the planning process.

Any agency or organization that was not consulted and would like to be included in the City’s list of stakeholders, the agency or organization may contact the Community and Economic Development Department, Housing Division at (714) 738-6544.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Orange	The CoC goals are consistent with Fullerton's 5-Year CP goals as it relates to homelessness. Specifically, regional collaboration around funding and resources such as year-round shelters.
Homeless Plan Committee	City of Fullerton	The Fullerton Homeless Plan Committee recommendations are consistent with the Fullerton CP goals as it relates to homelessness. The Fullerton Homeless Plan Committee was formed to help give direction to the City on its plan to address homelessness.
North SPA Task Force	City of Buena Park	The North Spa Task Force meetings align with the Fullerton CP goals as it relates to homelessness. The goal of the meetings is for North SPA leaders to discuss shelters and other collaborative efforts.
Public Safety Collaborative	City of Fullerton	The Public Safety Collaborative goals are consistent with the Fullerton CP goals as it relates to homelessness. The Task Force contributes funding to support local homeless outreach.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Fullerton General Plan - Housing Element	City of Fullerton	As part of the City's General Plan (The Fullerton Plan) various goals and policies have been established that are consistent with the Fullerton CP. These include goals and policies related to providing 1) safe housing; 2) housing ranging in cost; 3) extremely low, very-low, low-, and moderate-income housing; 4) homes for families; support for CHDO projects; 6) affordable housing on surplus City-owned properties; 7) affordable housing acquisition and rehabilitation projects; and 8) owner-occupied housing rehabilitation projects.
Fullerton Economic Development Element	City of Fullerton	As part of the City's General Plan various goals and policies have been established that are consistent with the Fullerton CP, including pursuing/using grants for job creation/retention.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

N/A

AP-12 Participation – 91.105, 91.200(c)

1. 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 broaden citizen participation in the development of the AAP, the City held public hearing meetings on January 23 and July 16, 2024. In addition, four meetings of the CDCC were held to review and make recommendations concerning the allocation of the City's CDBG funds. These meetings were held on January 30, February 13, February 27, and June 5, 2024. All notices for the meetings and hearings were advertised and/or posted. All meetings were streamed, televised, and placed on the City's website.

A formal review of the Draft available for public comment began on June 17, 2024, and ended July 17, 2024. A Public Notice and brief summary were published in the Fullerton News Tribune, La Opinion, and Korea Daily on June 20, 2024. In addition, notices were posted, and copies of the Draft were made available.

The 2024-25 AAP was presented to the City Council at a noticed Public Hearing on July 16, 2024. (Copies of the minutes of all meetings can be found on the City website at www.cityoffullerton.com).

The City mailed notices regarding the public meetings related to the AAP to individuals and organizations interested in housing and community issues. This list included non-profit and social service agencies, as well as interested parties, and CDCC members. Citizens were also encouraged to submit input and comments on the AAP Draft through mailing as well as the above-mentioned meetings.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Public Service Agencies	October 5, 2023: Publication in the Fullerton Tribune advertising that CDBG funding would be available and a meeting explaining eligibility would be held for interested public service agencies.	No comments were received.	N/A	
2	Public Meeting	Public Service Agencies	October 17, 2023: Mandatory meeting held for public service agencies interested in 2024-25 CDBG funding.	No comments were received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-English Speaking - Specify other language: Korean, Spanish Non-targeted/broad community	January 4, 2024: Notice of Public Hearing, funding available, and CDCC meetings. Notice was printed in the Fullerton Tribune, Korea Daily, and La Opinion; and posted on the City Website.	No comments were received.	N/A	
4	Public Hearing	Non-targeted/broad community	January 23, 2024: The CDCC Public Hearing meeting included an overview of CDBG, CDBG-CV, HOME and HOME-ARP funding. The meeting included a review of all non-profit applications and the 2022-23 CAPER.	Curtis Gamble spoke about funding agencies that provide homeless services and various housing options.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Non-targeted/broad community	January 30, 2024: CDCC meeting included presentations by non-profit applicants for the purpose of receiving CDBG funding. The attendees included the following organizations: Boys & Girls Club of Fullerton; The Bridge Boxing Club; CARE Housing Services; Community SeniorServ; Hart Community Homes; HIS-OC; and Lutheran Social Services	Curtis Gamble spoke about distributing funding to agencies that provide housing services to the homeless community.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
6	Public Meeting	Non-targeted/broad community	February 13, 2024: CDCC meeting included presentations by non-profit applicants for the purpose of receiving CDBG funding. The attendees included the following organizations: Mercy House; MOMS; Pathways of Hope; Recovery Road; StandUp for Kids; and YMCA of OC.	Curtis Gamble spoke about distributing funding to agencies that will provide housing services to the homeless community.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Meeting	Non-targeted/broad community	February 27, 2024: CDCC meeting included presentations by one non-profit and all City applicants for the purpose of receiving CDBG funding. The attendees included the following program requests: Fair Housing Foundation, Special Code Enforcement, Union Pacific Park Improvements; Housing Administration; and Housing Rehabilitation.	Curtis Gamble spoke about providing homeless services through the city and other agencies to the homeless community.	N/A	
8	Public Meeting	Non-targeted/broad community	June 5, 2024: CDCC meeting, the committee approved recommendations to be presented to the City Council.	Curtis Gamble spoke about housing resources and Tiny homes as an alternative to conventional housing.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Newspaper Ad	Non-targeted/broad community	June 20, 2024: A public notice was published announcing the availability of the Draft FY 2024-25 in the Fullerton News Tribune, Korea Daily and La Opinion and posted on the City Website. The Draft was available for a 30-day public review and comment period. The public notice also included an announcement of a public hearing to be held before the Fullerton City Council on July 16, 2024.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
10	Public Hearing	Non-targeted/broad community	A City Council Public Hearing will be held on July 16, 2024. A PowerPoint presentation addressing the FY 2024-25 AAP will be introduced during the public hearing.	To be updated.	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City is anticipating that it will be eligible to receive Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) grant funds. Programs and activities are intended to primarily benefit very-low and low-income households and individuals, including neighborhoods with high-concentrations of low-income residents, as well as the City as a whole.

CDBG: For fiscal year 2024-25, the City of Fullerton is anticipates receiving \$1,407,083 in CDBG (an increase of \$18,201 from 2023-24) in addition, the City anticipates \$150,000 in carried forward funds from the Revolving Loan Account as well as \$26,304 in previously allocated funds for a total of \$1,583,387.

HOME: For Fiscal year 2024-25 the City anticipates receiving \$461,693.06 in HOME funds (a decrease of \$84,836.94 from FY 2023-24). In addition, the City anticipates there will be \$120,000 in Program income (\$90,000 in home improvement loans and \$30,000 in down payment

assistance loans being paid back) and \$1,363,025 in unexpended carried over development funds, for a total of \$1,944,718.06.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,407,083	150,000	26,304	1,583,387	0	The number of resources available includes reallocated CDBG funds from previous years (\$26,304), predicted revolving loan funds (\$150,000). Primary focus will include admin and planning, housing rehabilitation grants & loans, code enforcement, public improvements, and public services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	461,693	120,000	1,363,025	1,944,718	0	The amount of resources available includes unexpended HOME funds/program income from previous years. Primary focus will include multi-family rental acquisition/rehab, homeowner rehabilitation (family and seniors), and homeless prevention through the tenant based rental assistance.

Table 5 - Expected Resources – Priority Table

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

CDBG and HOME funds will first be provided for programs that have no other funding available. Funds will also be used as gap funding to assure that eligible programs/projects may go forward. With the lack of other funding sources, the match requirement will be met as much as possible but will heavily rely on previously identified match funding.

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 of Fullerton reviewed all City and former Redevelopment Agency property. The City Council in 2020 designated three parcels as surplus and will be making them available for affordable housing. The first property 1600 W. Commonwealth was released, and staff is currently working with Meta Housing Corporation to develop the Pointe Common 65-affordable units project to assist extremely-low- to low-income. HOME funds will be used to provide gap financing in an amount not to exceed one million dollars. The next two sites will be released for proposal in 2024-25. As part of the update to the Housing Element of The Fullerton Plan (commonly known as the City's General Plan) an inventory of land suitable for residential development will be created. In the last Housing Element cycle there were three surplus sites within the City that were available for potential residential development of affordable housing.

Discussion

The City intends to apply for program year 2024-25 CDBG and HOME grant funds (see Appendix for grant applications and certifications) and intends to utilize those funds to assist in the development of rental and ownership units affordable to very low- and low-income households.

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	Rehabilitation of Substandard Housing Units	2020	2024	Affordable Housing	Citywide	Housing Rehabilitation Program	CDBG: \$609,000	Rental units rehabilitated: 49 Household Housing Unit
2	Development of Affordable Housing	2020	2024	Affordable Housing	Citywide	Development of Affordable Housing	HOME: \$69,254	Rental units constructed: 12 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit
3	Provide Support to Non-Profit Agencies	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services Assistance to the Homeless, Homeless Prevention	CDBG: \$211,062	Public service activities other than Low/Moderate Income Housing Benefit: 615 Persons Assisted Homelessness Prevention: 470 Persons Assisted
4	Job Creation and Retention	2020	2024	Economic Development Opportunities	Citywide	Job creation and retention	CDBG: \$0	Jobs created/retained: 0 Jobs
5	Fair Housing	2020	2024	Fair Housing	Citywide	Fair Housing	CDBG: \$20,000	Other: 225 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Neighborhood Revitalization	2020	2024	Affordable Housing Non-Housing Community Development	Citywide	Public Infrastructure Code Enforcement	CDBG: \$485,549	Housing Code Enforcement/Foreclosed Property Care: 150 Household Housing Unit Other: 1 Other
7	Natural Disaster	2020	2024	Natural Disaster	Citywide	Natural Disaster	CDBG: \$0	Other: 1
8	Homeless Prevention, Emergency Shelters	2020	2024	Homeless	Citywide	Assistance to the Homeless, Homeless Prevention	CDBG: \$130,062	Homelessness Prevention: 670 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitation of Substandard Housing Units
	Goal Description	Housing rehabilitation for low- and moderate-income households.
2	Goal Name	Development of Affordable Housing
	Goal Description	Acquisition/rehab or new construction of new affordable rental housing units.
4	Goal Name	Provide Support to Non-Profit Agencies
	Goal Description	Direct CDBG assistance to non-profits providing programs to address identified needs in the Consolidated Plan.

5	Goal Name	Job Creation and Retention
	Goal Description	No applications were received for economic development or job creation/retention programs this fiscal year.
6	Goal Name	Fair Housing
	Goal Description	As required through CDBG, the City provides fair housing services by contracting with a fair housing agency.
7	Goal Name	Neighborhood Revitalization
	Goal Description	Capital improvement projects and neighborhood improvements are a high priority. Other is identified as 1 (park) public facility improvement project. Code Enforcements numbers are also reported here. Projects are limited to CDBG-eligible census tracts.
8	Goal Name	Natural Disaster
	Goal Description	Natural Disaster is included in the Action Plan in case of a natural disaster that needs to be addressed.
9	Goal Name	Homeless Prevention, Emergency Shelters
	Goal Description	Direct CDBG funding to homeless programs.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City has participated in the CDBG Program for over 40 years and is applying for \$1,407,083 in FY 2024. Additionally, the City anticipates receiving \$150,000 in loan repayments. If appropriate, funds will be returned to the home improvement program.

The City recognizes that housing/community development needs must be met. In order to meet these needs, the City has allocated CDBG funds in various areas of need. The allocations have provided a mechanism to eliminate deficiencies in the existing housing stock and public improvements, while meeting the public service needs of the community. Priorities in the City are given to infrastructure and agencies providing needed social services. Because of the limited 15% public services allocation cap, the City cannot fund all of the needed social programs. The City received fifteen public service applications requesting CDBG funding. Of those, the CDCC recommended funding nine (most approved programs did not receive full request).

In compliance with federal regulations, all CDBG funded projects meet the requirements of the Housing and Community Development Act as amended. In order to comply with the primary objectives of the Act, all projects meet at least one of the following objectives: 1) benefit low/moderate-income families; 2) aid in the prevention or elimination of slums or blight; or 3) meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health and welfare of the community where other financial resources are not available to meet such needs.

The HOME Program is a flexible grant program, which provides formula and competitive grants to participating jurisdictions and community housing development organizations (CHDOs); allowing these entities to determine, with program regulations, the best use of these funds. All HOME funds are to assist households at 80% of median income and below.

The City is a long-time participant in the HOME program (since 1992) and is applying for \$461,693.06 in HOME funds in FY 2024. This includes \$46,169 to be allocated for administration (10% maximum allowable), \$69,254 (15% minimum) to be allocated for CHDO Reserves and the remaining \$346,270.06 to be allocated for development of affordable housing. In addition, there is approximately \$180,000 available in unspent administration funds.

There is an additional \$1,563,025 available for development costs to be used for acquisition/rehab, new

construction, and TBRA programs.

Projects

#	Project Name
1	Public Facility Improvements
2	Fair Housing Services
3	HOME CHDO Allocation
4	Homeless Prevention Program
5	Housing Program Administration
6	HOME Improvement Project
7	Residential/Acquisition/Rehabilitation Program
8	Senior Services
9	Special Needs Services
10	Youth Services
11	Code Enforcement

Table 7 - Project Information

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

The CDCC determined the amount of funds requested, the number of people proposed to assist, the activity and the per person costs based on CP priorities. Due to the limited amount of funds available (and the 15% cap for Public Services) not all non-profits who applied were recommended for funding, and all but one of the public service agencies that were recommended for funding were recommended to receive an amount less than the full amount of their request.

Housing rehabilitation activities through the City's Home Improvement Program will also be undertaken with these funds for single-family/mobile home rehab instead of rental rehab due to rent restrictions. As of FY 93, a 25% non-federal match is required when rehabilitation activities are undertaken with HOME funds. When HOME Program funds are used in any project designated for renters, HOME rent levels are imposed on that project. While this maintains affordable rents in rehabilitated units, it imposes a mandated rent level for a specific "affordability period". This covenant may not be attractive to some investors, restricting the pool of projects with long-term viability.

AP-38 Project Summary
Project Summary Information

1	Project Name	Public Facility Improvements
	Target Area	
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$355,549
	Description	Improve City of Fullerton public facilities and infrastructure to benefit low- and moderate-income residents by improving streets, alleys, and parks in CDBG-eligible areas.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8,265 households will benefit from the park project.
	Location Description	Union Pacific Park (113.003, 113.001, 112.001, 116.016, 116.011, 116.023)
	Planned Activities	Union Pacific Park improvements to include walkway and sport court rehabilitation, ADA compliance upgrades, trail repair, and other related work.
2	Project Name	Fair Housing Services
	Target Area	Citywide
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: \$20,000
	Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination, and landlord-tenant mediation services to be allocated to the Fair Housing Foundation.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 225 households will be assisted.

	Location Description	Citywide
	Planned Activities	The Fair Housing Foundation (FHF) is dedicated to eliminating discrimination in housing and promoting equal access to housing choices for everyone. FHF offers a comprehensive Fair Housing Program that exceeds the HUD and CDBG requirement to affirmatively further fair housing and includes the following: 1) discrimination complaint counseling, intake, investigations, and resolutions; 2) education and outreach activities; 3) general housing (landlord/tenant) counseling, mediations, and assistance; and 4) affirmatively further fair housing activities.
3	Project Name	HOME CHDO Allocation
	Target Area	Citywide
	Goals Supported	Development of Affordable Housing
	Needs Addressed	Development of Affordable Housing
	Funding	HOME: \$69,254
	Description	Fifteen percent of HOME funds must be set aside for Community Housing Community Organization (CHDO). The City anticipates receiving \$461,693.06 in HOME funds for FY 2024-25 of which a minimum of 15 percent (\$69,0254) is to be used on CHDO related projects. In addition to the FY 24-24 CHDO allocation, the City has CHDO carryover and HOME entitlement allocations of \$1,363,025. This funding may be used for program/projects that include acquisition, rehabilitation, TBRA, or new construction. The City anticipates working with HUD to redirect CHDO funds to general HOME funds.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 new affordable units will be developed.
	Location Description	Location has not been identified. Project may be anywhere within the City boundaries. City-owned surplus properties will be considered.
	Planned Activities	CHDO funds will be used to acquire and/or rehab single-family and/or multi-family projects in the City of Fullerton. If projects are not identified, the City will work with HUD to move CHDO funds to general HOME funds.

4	Project Name	Homeless Prevention Program
	Target Area	Citywide
	Goals Supported	Provide Support to Non-Profit Agencies
	Needs Addressed	Public Services Assistance to the Homeless, Homeless Prevention
	Funding	CDBG: \$131,062
	Description	Support of continuum of care services in Orange County to prevent and eliminate homelessness including, but not limited to; homelessness prevention programs, mental health care and addiction recovery, and emergency shelter programs and transitional housing.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 470 persons will benefit from the CDBG projects with additional 200 individuals from HIS-OC.
	Location Description	Citywide
Planned Activities	The CDCC recommended the following allocations: Mercy Housing – CDBG funds \$10,000 for the operation of Bridges at Kraemer Place (100 persons) CARE Housing – CDBG funds \$18,000 to provide services to those living at Fullerton City Lights (145 persons) Pathways of Hope – CDBG funds \$20,000 to provide navigation services to the homeless (210 persons) Hart Community Homes - CDBG funds \$40,000 to provide job training to youth coming out of the foster care system (15 persons) Homeless Interventions Services – Orange County (HIS-OC) – CDBG funds \$43,062 to provide street outreach to 200 homeless individuals.	
5	Project Name	Housing Program Administration
	Target Area	Citywide

Goals Supported	Rehabilitation of Substandard Housing Units Development of Affordable Housing Provide Support to Non-Profit Agencies Job Creation and Retention Neighborhood Revitalization Fair Housing Natural Disaster
Needs Addressed	Housing Rehabilitation Program Development of Affordable Housing Public Services Assistance to the Homeless, Homeless Prevention Job creation and retention Public Infrastructure Fair Housing Code Enforcement Natural Disaster
Funding	CDBG: \$257,776 HOME: \$46,169
Description	<p>Fullerton Community and Economic Development Department funds include operation and staff costs. CDBG administration costs are capped at 20% of the CDBG annual allocation. Allowable administration total is \$281,416 (Fair Housing Services are included as administrative costs.). Housing administration includes general management, oversight, and coordination of CDBG funds and the Community Development Citizens' Committee. Housing Administration also includes preparation of all CDBG reports, legal and consulting costs, and staff costs. Fullerton Community and Economic Development Department also administers the HOME Program and includes operation and staff costs. The HOME allocation for FY 2024-25 is \$461,693.06. HOME citation 92.207 allows administration costs up to 10% of the HOME allocation (\$46,169) annually and unspent funds can be carried forward from previous years.</p>
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	Not applicable.

	Location Description	Citywide
	Planned Activities	Administration CDBG Program - CDBG funding \$277,776 (includes Fair Housing Services). Administration HOME Program - HOME funding \$46,169 (FY 2024). Previous years' remaining administration funding will be expended prior to spending the 2024 funds.
6	Project Name	Home Improvement Project
	Target Area	Citywide
	Goals Supported	Rehabilitation of Substandard Housing Units Neighborhood Revitalization
	Needs Addressed	Housing Rehabilitation Program
	Funding	CDBG: \$609,000
	Description	Preservation of the quality of existing affordable housing stock occupied by low- and moderate-income households.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 households will benefit from the proposed project.
	Location Description	Citywide
	Planned Activities	Home Improvement (Loans and Grants) - CDBG funding \$609,000 Block Improvement Grant Program (BIG) - The BIG program is designed to assist moderate income-owner occupant property providers located within the designated areas. The maximum grant amount is \$50,000. This is a grant and does not have to be repaid. (Anticipated Revolving Loan Fund \$150,000; \$459,000 entitlement funds). Unexpended funds as of June 30, 2024, from rehab programs will be carried over into the new program year.
7	Project Name	Residential/Acquisition/Rehabilitation Program
	Target Area	Citywide

	Goals Supported	Rehabilitation of Substandard Housing Units Development of Affordable Housing Neighborhood Revitalization
	Needs Addressed	Development of Affordable Housing
	Funding	HOME: \$346,270
	Description	In partnership with housing developers, the City intends to leverage HOME funds in support of the development of new rental housing units affordable to households earning less than 30, 60, or 80 percent of the area median income including units reserved to residents with special needs. These funds will be combined with the previous and current CHDO allocation and previous HOME general funds. The \$346,270.06 represents the new HOME funds for 2024-25. 2024-25 HOME allocation includes an additional \$.06 that cannot be reflected in the expected resources.
	Target Date	6/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 households will benefit from future affordable rental housing projects.
	Location Description	Locations have not been determined.
	Planned Activities	The City is working with HUD to increase the allowed after rehab value in order to use HOME funds for the Home Improvement Program. Additional dollars will be used for acquisition of residential properties for future rehabilitation or construction of new affordable rental units. Once HUD has approved the After Rehab Value, the City will allocate HOME funds to the Home Improvement Program. This will be used over a two-year period. TBRA programs may also be implemented or continued as needed.
8	Project Name	Senior Services
	Target Area	Citywide
	Goals Supported	Provide Support to Non-Profit Agencies
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000

	Description	Provide seniors with quality supportive services, alleviate poor nutrition, enhance the physical and mental well-being of the elderly so they can live as independently as possible.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 280 seniors will benefit from the program.
	Location Description	Citywide
	Planned Activities	Community SeniorServ (also known as Meals on Wheels Orange County) - Lunch Cafe Program provides lunches for seniors at the Fullerton Community Center. (280 seniors)
9	Project Name	Special Needs Services
	Target Area	Citywide
	Goals Supported	Provide Support to Non-Profit Agencies
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Provide special needs services including, but not limited to, those dealing with disabilities, domestic violence, substance abuse, and HIV/Aids.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 domestic violence victims/persons will benefit from the program in addition to their approximately 30 children.
	Location Description	Citywide
	Planned Activities	Lutheran Social Services - Victim Intervention will provide assistance to victims of domestic violence through assistance for rent and utilities, moving costs, hotel/motel vouchers, therapy, food, clothing, hygiene kits, bus passes, counseling, case management, housing navigation, life skills training, advocacy, and supportive services.
	Project Name	Youth Services

10	Target Area	Citywide
	Goals Supported	Provide Support to Non-Profit Agencies
	Needs Addressed	Public Services
	Funding	CDBG: \$60,000
	Description	Provide services including, but not limited to, after-school care, summer school, and weekend nutritional programs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 275 youth will benefit from this program.
	Location Description	Citywide
	Planned Activities	Boys and Girls Club - After-School Program (250 persons). CDBG funding \$45,000 YMCA of Orange County - Maple YMCA Youth Achievers Program (25 persons). CDBG funding \$15,000
11	Project Name	Code Enforcement
	Target Area	Citywide
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$130,000
	Description	Code Enforcement activities are provided to revitalize deteriorating neighborhoods by working in conjunction with other programs such as capital improvement programs and housing rehabilitation.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Special Code Enforcement of City-identified deteriorated neighborhoods to improve the living situations of the residents. It is estimated that 150 households will benefit from this program.
	Location Description	Identified eligible CDBG census tracts.

	Planned Activities	<p>Special Code Enforcement of City-identified deteriorated neighborhoods to improve the living situations of the residents.</p> <p>This program is limited to the 12 CDBG-eligible census tracts identified by City Council (116.022, 18.011, 111.023, 16.011, 18.012, 116.014, 116.016, 18.025, 116.012, 18.024, 117.115, 116.015).</p>
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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

All CDBG funds will be directed toward activities benefitting low/moderate-income residents citywide or within CDBG-eligible areas.

Based on the Strategic Plan included in the CP, the City will continue to allocate 100 percent of its non-administrative CDBG and HOME funds for program year 2024-25 to projects and activities that benefit eligible low/moderate-income residents. All programs will meet the HUD requirements/ regulations related to the funding programs.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Programs will be open to residents citywide who fall under the low/moderate-income guidelines or fall under an assumed category. Any funds used in a specific area are following the CDBG guidelines that prohibit funding those projects outside of a CDBG eligible area.

Discussion

The City's priority is to meet the needs of the community by allocating funds to community development, housing, and programs to low-income individuals needing assistance.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Since 1990, the City has been involved in the development/rehabilitation of over 919 affordable rental units and 45 affordable ownership units. Since the elimination of the Redevelopment Agency Housing Set-Aside funds, the production of affordable housing has been primarily from two funding sources HOME Investment Partnerships funds and the 2010 Housing Bond. Because of the lack of CHDOs, the City is working with HUD to transfer HOME CHDO funds to general HOME funds. It has been reported that the number of affordable units needed has increased since the COVID-19 pandemic.

It is anticipated that \$1,229,555 in HOME funds, will be expended for an acquisition/rehabilitation project (37 units). In addition, \$800,000 was approved in 2023-24 to operate a HOME TBRA program that will assist a minimum of 45 households. These funds will carry over to 2024-25 to continue the two-year program. Funding includes unallocated carried forward entitlement funds previously held for development CHDO reserve, and program income.

There are approximately \$500,000 remaining of the \$28.9 million 2010 Housing Bond proceeds for development. The City will entertain combining the remaining funds with HOME funds to develop an affordable housing project in the City.

One Year Goals for the Number of Households to be Supported	
Homeless	478
Non-Homeless	1,902
Special-Needs	60
Total	2,440

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,902
The Production of New Units	65
Rehab of Existing Units	25
Acquisition of Existing Units	25
Total	2,017

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

Discussion

Homeless – It is anticipated that 478 individuals will be supported by emergency or transitional shelter partnerships with homeless service providers. This includes 210 shelter units and 8 transitional beds

through Pathways of Hope (currently investigating the possibility to convert to permanent affordable housing); 60 domestic violence victims and their children to receive emergency services from Lutheran Social Services; 100 to be sheltered by Mercy House at Bridges at Kraemer Place; 100 homeless will receive assistance by City's Homeless Case Management Services; and in partnership with the North SPA (Fullerton provided 30% of the development and operating costs for the Navigation Centers developed in Buena Park and Placentia) the City will have access to 30% of the beds (approximately 75 beds). Fullerton's Navigation Center was completed in 2020-21 adding an additional 150 beds. Funds from HOME-ARP will assist additional homeless and other vulnerable persons. The City began identifying partnership agencies in 2023 and actual programs will be implemented late 2024-25. The chart above does not reflect assistance provided with HOME-ARP.

Non-Homeless/Rental Assistance - A total of 1,884 units are included in Fullerton's affordable housing portfolio. Including 707 rental units that were constructed with federal, State or local funds, and/or development concessions (reflected above) and density bonuses (751). This also includes completed homeownership units (58) as well as those constructed by Habitat for Humanity (12) in the Richman Park area. The Tenant Based Rental Assistance (TBRA) program funded in 2023, provides rental assistance for seniors and disabled individuals living in mobile homes, as well as citywide programs for senior veterans and renters who are paying over 30 - 50% of their income into housing (45). The rental assistance number also includes 329 households who receive vouchers/assistance from OCHA. There are an additional 212 households who received Down Payment Assistance to purchase homes through the City's First Time Homebuyer Program.

Special-Needs -A total of 346 units are available to those with special-needs. This includes those living in single room occupancy projects that provide wrap around social services (134 households); Harbor View Terrace that contains 25 units for residents with brain injuries; and Fullerton Heights with 24 units for Mental Health Services Act tenants. Non-CDBG-funded programs include Radiant Health Centers' nutrition and food services for those living with HIV (33 persons); meals for home-bound elderly by Meals on Wheels Fullerton; and Council on Aging Ombudsman services for 130 seniors to ensure they are receiving proper care in assisted living facilities.

Production of New Units – Pointe Common (referred to in previous Action Plans as 1600 W. Commonwealth /Meta Housing Corporation) – Groundbreaking will take place in July 2024 for the development of 65-new affordable units. A maximum of \$1 million in HOME funds has been allocated to this project.

Rehab of Existing Units - The City anticipates completing 30 rehabilitation projects/25 households in FY 2024. Properties will be owned and occupied by low/moderate-income persons. In 2023, CDBG funds were allocated to Harbor View Terrace apartments to replace the existing roof. The project will be completed in 2024 and benefit 24 affordable households with special needs residents.

Acquisition of Existing Units - The City will investigate the acquisition of an existing multi-family property and rehabilitate it for low/moderate-income families or develop currently City-owned property

providing new units. It is estimated that 25 units may be purchased and rehabilitated. Location unidentified.

AP-60 Public Housing – 91.220(h)

Introduction

The Orange County Housing Authority (OCHA) administers the Section 8/Housing Choice Voucher Program within the City of Fullerton. This assistance program is tenant-based rather than project-based. Each tenant may take their assistance and rent any unit within the County that meets the Section 8 Housing Quality Standards and meets the household's family size requirements. As of January 10, 2024, OCHA was providing 329 Section 8 vouchers to Fullerton residents, of which, 76 were families, 56 disabled and 197 elderly. This data includes regular Housing Choice Vouchers, Family Unification Program (FUP), Family Self-Sufficiency (FSS), non-elderly disabled program, and Veterans Affairs Supportive Housing (VASH) program. There are no Fullerton non-elderly disabled households being assisted at this time.

The goal of the FSS program is to identify and remove economic barriers and make each household independent of the housing authority within a five-year period. Through the FSS program, a network of employers, social service agencies, and educational institutions is developed to provide each participating household with job skills and social services to: 1) Increase the household's income; 2) Make the household self-sufficient; and 3) Eliminate the household's need for rental assistance. The participating household signs an agreement to work over a five-year period toward becoming self-sufficient. In exchange for the household's commitment and work, the Housing Authority evaluates the household's specific needs and determines factors that are detrimental to the family's self-sufficiency.

The FUP program helps reunite families that have been separated by court order. Children have been taken into custody and placed in foster homes because families cannot provide adequate housing. The program operates with the same criteria required for Section 8, but families are given a priority status to avoid the four-five year waiting list.

The VASH program provides permanent housing subsidies and case management services to homeless veterans with mental and addictive disorders through a collaboration of the Department of Housing and Urban Development and Veteran Affairs.

In addition, the County provides portability-in vouchers and Continuum of Care assistance.

The City will continue to support the OCHA as they serve the needs of low-income households in Fullerton including the programs as described above.

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

There are no public housing units owned by the City, County, State or Federal government located

within the City of Fullerton.

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

There are no public housing units owned by the City, County, State or Federal government located within the City of Fullerton.

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

Not applicable.

Discussion

The City will continue to support the OCHA as they serve the needs of low-income households including the Section 8 Voucher Program, Family Self-Sufficiency Program, Family Unification Program and the HUD-VASH as described above.

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

Introduction

The County of Orange’s 2024 Sheltered Point-In-Time Count took place the week of January 22, 2024. A total of 7,322 individuals (an increase of 1,604 from the previous count in 2022) were experiencing homelessness in Orange County. The County of Orange Continuum of Care has divided the County into three Service Planning Areas (SPA) – Fullerton is part of the North SPA. The PIT Count of 7,322 homeless provided that there were 3,227 individuals in North SPA and 434 homeless individuals (an increase of 162) in Fullerton.

The 2024 Unsheltered Count process canvassed the 800 square mile County jurisdiction. The established methodology process used adequately counted all homeless individuals and ensured duplication of numbers was avoided.

Pursuant to HUD regulations and to address the rise in homelessness the County created a System of Care. The System of Care in Orange County is a collaboration of multiple County and local government entities who bring all their resources together to provide customized care to the individual. It is about care of the individual, not just achieving program benchmarks. The County of Orange has five components to its System of Care with programs that can be customized to fit the needs of the individual and help prevent them from becoming homeless or help them find a home. The five components of the system are behavioral health, health care, housing, community corrections, and public social services.

The City of Fullerton, in coordination with the greater Orange County area, has made a commitment to addressing homelessness. In July 2019, a City Council Ad Hoc Homelessness Task Force developed a coordinated and collaborative response to homelessness in Fullerton. The Fullerton Homeless Plan Committee (FHPC) was comprised of residents, service providers, faith leaders, business community, hospitals, and colleges. The culmination of the FHPC’s work was the development of a Strategic Plan for Addressing Homelessness in Fullerton. The plan’s comprehensive recommendations addressed shelter, permanent housing, prevention, diversion, public safety, outreach and regional collaboration needs. The City reports the plan’s status bi-annually at public meetings.

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

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

The City continues to support through CDBG funding allocations to various non-profit organizations that provide homeless services including Mercy House (homeless shelter), Pathways of Hope (transitional housing, life skills training), Lutheran Social Services of Southern California (victims of domestic violence,

at-risk of homelessness) and the Women's Transitional Living Center (victims of domestic violence, at-risk of homeless).

The City's Homeless Case Manager provides homeless outreach, case management and shelter referral to homeless persons in the City. The City has exited over 535 individuals from the street according to HUD's standards. Orange County Health Care Agency provides linkage to mental health services and refers homeless into emergency shelters. St. Jude Medical Center assists homeless individuals who visit the Emergency Room through their Community Care Navigators who provide case management and linkage to services when needed to help prevent another visit. Chrysalis provides job training and opportunities to individuals who walk-in or are connected to the emergency shelters. OC United's "Jobs for Life" program is offered at emergency shelters as a life skills and job readiness class. The City in partnership with Illumination Foundation and Pathways of Hope operated a Safe Parking Program for 11 months (ended 12/30/2020) to help meet the needs of homeless individuals living in their cars. All of these partner agencies are assisting Fullerton in reducing homelessness. By filling the Housing Manager position, programs funded by HOME-ARP will be implemented in 2024-25 to address the homeless population and those at risk of becoming homeless.

The City implemented a Homeless Case Manager program that employs an outreach coordinator to ensure the City's homeless residents are receiving individualized care. The now full-time position was filled in the third quarter of 2023-24 and is stationed at the Hope Center. The position works with the County's Continuum of Care, which was not occurring with City Net. The City provided CDBG-CV funds for the construction costs of Project HOPE (Homeless Outreach Proactive Engagement). The Hope Center opened in 2022 and provides a hub for Homeless Case Managers, Mental Health Specialists, paramedics and social workers working together to provide whole person care. Additionally, in 2024-25, HOME-ARP funds will be used to assist the homeless and at risk of homelessness populations.

The City also supports emergency shelter/navigation beds for Fullerton homeless individuals at Buena Park 150 beds and Placentia 100 beds Shelters and Fullerton/Illumination Foundation 90 emergency beds and 60 Recuperative Care beds. In addition, Bridges at Kraemer Place provides 200-shelter beds.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City Council adopted Resolution No. 2019-32, declaring a shelter crisis, and provided direction to seek funding to lessen the incidence of homelessness. The City of Fullerton has a partnership with Illumination Foundation that established a 150-bed facility in Fullerton that not only provides navigation center beds with wrap-around services but also provides recuperative care beds, which provides care for homeless patients after a hospital stay or emergency room visit.

The City also supports three other emergency shelter/navigation beds for Fullerton homeless individuals at Buena Park (150 beds), Placentia (80 beds), and the Orange County Bridges at Kraemer (200 shelter

beds).

The City currently has one transitional housing project with Pathways of Hope and is seeking out additional opportunities. However, Pathways of Hope is looking to transition this project to permanent affordable housing.

The newly hired Housing Manager and Homeless Case Manager are reaching out to local agencies who provide emergency and transitional programs in order to have a better understanding of what is provided and what is needed. In addition, local cities have been contacted to see what best practices have been used to provide services so that Fullerton may provide the best service available. HOME-ARP funds will soon be available for local non-profits to implement new or expand their current programs.

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

The City has a partnership with Illumination Foundation that established a 150-bed facility in Fullerton that not only provides navigation center beds with wrap-around services but also provides recuperative care beds, which provide care for homeless patients after a hospital stay or emergency room visit. Bridges at Kramer Place operated by Mercy House is a 200-bed year-round shelter for single adults in North Orange County. Bridges is a 24-hour emergency homeless shelter facility in the City of Anaheim that is ADA Accessible and serves homeless single men and single women in the North Orange County area. The shelter's primary focus is assisting program participants with creating a housing plan, making connections to housing resources and ending their homelessness as soon as possible. The City of Fullerton assisted in funding the shelter and is allowed access for Fullerton homeless clients. The City also financially supports emergency shelter/navigation beds for Fullerton homeless individuals at the Buena Park 150-bed navigation center and Placentia 100-bed shelter that provides comprehensive housing services.

The City allocated CDBG-CV and HOME funds in the amount of \$910,000 to Emergency Rental Assistance and TBRA in 2019-20 and continued using HOME funds for TBRA to keep our most vulnerable housed. Again in 2022-23, additional HOME funding of \$300,000 was allocated to the TBRA program. In 2023-24, the City plans to allocate \$800,000 for a new TBRA program. Seniors in mobile homes will receive \$300,000 and a citywide program for renters will receive \$500,000.

The City in partnership with Illumination Foundation and Pathways of Hope started a Safe Parking Pilot program. The Safe Parking Pilot Program provided Fullerton families or individuals who dwell in their vehicles with a safe place to park and sleep at night. In addition, case managers were assigned to

program participants to connect them with supportive services and other resources via the Coordinated Entry System (CES). The program was terminated in December 2020.

In 2018, the City entered into an agreement with City Net to provide homeless outreach and case management services. City Net worked closely with the City's Homeless Liaison Officers (HLOs). When a homeless individual connected with City Net, they had an opportunity to receive shelter referrals, case management, and other resource referrals needed to assist them into some type of housing. The Agreement with City Net terminated and the City hired two part-time Homeless Case Managers and began the construction of Project HOPE (Homeless Outreach and Proactive Engagement) program. The Homeless Case Manager program was changed in 2023-24 to one full-time versus two part-time positions to provide consistency and retain staff. This position was filled in the last quarter of 2023-24.

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 City works with non-profit agencies to assist those that are being discharged from publicly funded institutions and health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions. If clients are coming from corrections programs there is coordination between two (2) dedicated Homeless Liaison officers in the police department, with health care staff and those in other county agencies help maintain good lines of communication and coordinated services.

For those receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs, outreach workers are assigned to work in Fullerton and are direct connections between homeless individuals and the necessary services to keep them in their housing and or to get them off the streets. The Homeless Case Manager and/or Homeless Liaison Officers do outreach with OC Health Care Agency clinicians, Orange County Mental Health outreach workers, and Comprehensive Health Assessment Teams for Homeless and Crisis Assessment and Psychiatric Emergency Response team (CAT/PERT), to assess individuals for services several times a week.

In addition, City staff has held meetings with the above-mentioned agencies' staff to ensure coordinating efforts are in place. In some cases, staff from the different agencies have gone out in groups to ensure the needs of all are being identified.

The Homeless Case Manager position was created to allow the City to have a presence at all meetings with the County, non-profits, faith-based groups and other cities. This includes attending the Continuum

of Care Housing Meetings and all other relevant meetings. The City works with all non-profit organizations and others interested in developing solutions.

The City has numerous churches that provide assistance to keep those in-need housed and fed. This includes rental assistance, utility assistance and food pantries. Pathways of Hope provides shelter and resources for families at-risk of homelessness by offering a life skills training program in money management, job search, parenting and developing better interpersonal skills. All of these services are related directly to improving a family's economic status to bring them above poverty.

In previous years, the City Council allocated \$850,000 in Federal HOME Funds to reinstitute the City's Tenant-Based Rental Assistance Program (TBRA) focusing on rental assistance for seniors in mobile home parks at Rancho La Paz and Rancho Fullerton mobile home parks and Veterans citywide. The program is a homelessness prevention program as seniors and veterans are often on a fixed income and are some of the most vulnerable to becoming homeless should rents increase or they experience an unanticipated expense.

The Illumination Foundation is operating a shelter that provides a variety of services to people experiencing homelessness. The facility provides 60-beds for recuperative care and 90 navigation beds. Wrap-around services will include counseling (mental health/substance abuse), medical care, food assistance, job training and coordinated entry into a countywide system to place people in permanent housing.

Discussion

The City's goals to address homelessness include, preventing homelessness; providing outreach to those who are homeless and at-risk of becoming homeless; improving the efficiency of the emergency shelter and access system; strengthening regional collaboration; developing permanent housing options linked to a range of supportive services; ensuring that people have the right resources, programs and services to remain housed; improve data systems to provide timely, accurate data that can be used to define need for housing and related services and measure important outcomes; developing the systems and organizational structures to provide oversight and accountability; and advocating for social policy and systemic changes necessary to succeed.

The Homelessness Task Force developed a Plan to coordinate a collaborative response to homelessness in Fullerton. The comprehensive recommendations addressed shelter, permanent housing, prevention, diversion, public safety, outreach and regional collaboration needs.

Currently the City is working with Meta Housing to develop an affordable apartment complex that will be one hundred percent affordable consisting of 65 units. Pointe Common is scheduled to break ground in early 2024-25.

With the hiring of a full-time Housing Manager and a full-time Homeless Case Manager, along with the

new HOME-ARP activities, efforts to help the homeless population will be noticeably increased.

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

Introduction:

As the basis for a comprehensive strategy aimed at preserving and expanding housing opportunities, the City has identified Policy Theme Areas (as described in the City’s Housing Element) to provide policy guidance for the Five-Year CP and this FY 2024-25 Action Plan. The Policy Program describes the specific policy actions necessary to address present and future housing needs, meet the specific requirements of State law and the housing needs as expressed by input from the community through participation in planning workshops and public meetings.

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

- Policy: Housing Availability & Affordability - Provide programs that address the supply of housing for all segments of the population that will help to ensure that the City's current residents and workforce will have the opportunity to live in the City.
- Policy: Land Use, Location & Linkages - Programs that provide opportunities for the development of job centers and key amenities adjacent to residential areas.
- Policy: Revitalization & Infill - Policies to maximize the potential of underutilized areas in the City while ensuring compatibility and connections with surrounding areas. There are very few areas of vacant land within the City.
- Policy: Special Needs - Programs that target universal design concepts and mixed-income housing development to expand housing options for those with special needs.
- Policy: Government Constraints - Assure activities that grant incentives and concessions.
- Policy: Resource Efficient Design - Promote environmental and energy efficiency in both existing and future housing stock.
- Policy: Funding & Partnership: Seek alternative sources of funding by maximizing partnerships with other public, private and non-profit entities.
- Policy: Education and Civic Engagement - Conduct outreach to all segments of the population on housing-related topics.

Discussion:

The City shall continue to monitor entitlement and plan check procedures for affordable housing developments to determine if the procedures pose a potential impediment to affordable housing. Based on the findings, the City shall develop programs and procedures to identify methods by which extremely- low, very-low and low- income housing developments could be processed in a more expeditious manner. The City has designated three parcels as surplus for affordable housing to be constructed. The City closed escrow with Meta Housing to develop an all affordable 65-unit rental

project at 1600 W. Commonwealth (Pointe Common). The other two properties will be considered for development in the future.

AP-85 Other Actions – 91.220(k)

Introduction:

As described in the following sections, other actions the City of Fullerton has taken to address the needs of the community include actions:

1) To address obstacles to meeting underserved needs; 2) Planned to foster and maintain affordable housing; 3) Planned to reduce lead-based paint hazards; 4) Planned to reduce the number of poverty-level families; 5) Planned to develop institutional structure; 6) Planned to address the impediments to fair housing choice; and 7) Planned to enhance coordination between public and private housing and social services agencies.

Actions planned to address obstacles to meeting underserved needs

The ability to substantially meet the needs of the underserved is limited due to lack of financial resources available to adequately address such needs. Many private non-profit organizations within the City are working toward meeting the various needs of the homeless population. However, additional federal and local resources are needed in order to better address this regional issue. The City will actively pursue grants that can help meet the needs of the underserved.

The City has previously received HPRP funds to help address the homeless issue. However, these funds were limited to assisting only a small population of the homeless community. Recipients of these funds had to show that they would be able to be self-sufficient within a short time period. There are no longer funds for this program. The City has received almost \$2 million in HOME-ARP funding and will use these funds to assist the underserved, primarily the home homeless and victims of domestic violence.

Actions planned to foster and maintain affordable housing

The ability to substantially meet the needs of the underserved is limited due to lack of financial resources available to adequately address such needs. Many private non-profit organizations within the City are working toward meeting the various needs of the homeless population. However, additional federal and local resources are needed in order to better address this regional issue. The City will actively pursue grants that can help meet the needs of the underserved.

The City has previously received HPRP funds to help address the homeless issue. However, these funds were limited to assisting only a small population of the homeless community. Recipients of these funds had to show that they would be able to be self-sufficient within a short time period. There are no longer funds for this program. The City has received almost \$2 million in HOME-ARP funding that will provide housing assistance and supportive services to the four populations identified under the program guidelines. The most recent affordable housing project is 65 units to be developed is Pointe Common (previously referred to as 1600 W. Commonwealth) – all of which will be affordable. HOME funds of \$1

million have been directed towards this project. Groundbreaking is scheduled to take place in July 2024.

Now that the pandemic restrictions have been lifted, annual inspections of all the City involved affordable housing units will resume. In some cases, depending on the nature of the facility, inspections will be more frequent than annually. The 2024-25 budget includes a full-time housing inspector who will be assigned to housing rehabilitation, HOME construction projects, and inspections of affordable housing units.

Actions planned to reduce lead-based paint hazards

Although production of lead-based paint was stopped in 1978, it can still pose a serious health risk to today's families. The number of units in Fullerton that could contain lead-based paint hazards is estimated at 23,000. According to the State of California's Childhood Lead Poisoning Prevention Branch, there were 12 individual children living in Fullerton in 2022 that had elevated levels (BLLs of 4.5+) at the time of their blood lead test. Of the 12 children, all were between the ages of birth-6 years old. In addition, there were no cases in the birth-6 age group with a Fullerton address that received a Public Health Nurse (PHN) home visit or an Environmental Investigation (EI) by a registered environmental health specialist. In an effort to reduce the risk of lead poisoning, Congress mandated new regulations that became effective on September 15, 2000. These regulations implemented several major changes in the requirements of federal programs that fund housing. The City has a grant program to address the lead issue. The City has carefully reviewed the regulation and has made adjustments to existing programs to meet the mandates. The City has made every effort to confirm that its activities concerning lead-based paint will comply with the requirements of 24 CFR part 35, subparts A, B, J, K and R.

The overall goal of the City regarding lead-based paint hazards reduction is to significantly reduce or eliminate lead-based paint hazards and prevent lead poisoning in children under age seven. The long-term strategy to sharply reduce childhood lead poisoning includes the development and integration of comprehensive health, environmental and housing programs that can effectively address lead hazards in the City.

The Home Improvement Program offered by the City has always included lead-based paint abatement as an eligible rehabilitation cost. Federal CDBG and HOME funds are used for lead hazard reduction activities, including testing and risk assessment. The City will continue to educate tenants and homeowners in writing about the dangers of lead and will promote the available lead programs. Homeowners are now made aware of the dangers of lead during their introduction to the City's housing rehabilitation program.

As of October 1995, all sales and rental transactions of housing units built prior to 1978 must include lead-based paint notification to the prospective purchaser or renter. The City supplied additional notification to buyers that participated in the City's home ownership programs. Tenant turnover presents a similar opportunity to evaluate and reduce lead-based paint hazards, possibly in conjunction with certification of occupancy permit programs. Since units must be vacated prior to commencing

many lead hazard reduction activities, targeting vacant housing will eliminate costs for relocation of residents. Approximately 30% of all rental-housing units turn over annually. Programs targeted specifically to at-risk units at turnover could have a significant impact over time.

Due to Fullerton's aging housing stock and in compliance with California State Law, the home improvement program will include asbestos testing. Asbestos remediation will be handled similar to the City's lead-based paint grant program. Testing costs will be charged to Housing Administration and remediation grants will be provided (up to \$20,000 per property).

Actions planned to reduce the number of poverty-level families

The Anti-Poverty Strategy requires taking into account factors affecting poverty over which the jurisdiction has control. Poverty thresholds are revised annually to allow for changes in the cost of living as reflected in the Consumer Price Index. As reported by the U.S. Department of Health and Human Services (HHS) January 19, 2023, the federal poverty guideline for a family of four persons is \$30,000.

According to the US Census Bureau (2020 census/updated to 2022 statistics), 12.3% of all total individuals in Fullerton were below the poverty level. Some of these households are currently assisted by General Relief (GR), Aid to Families with Dependent Children (AFDC), and the emergency assistance programs identified at work in the County and through the homeless and at-risk network services. There are few structured programs, usually administered at the County level, targeting households in poverty and assisting these households in improving their long-term financial and social positions, eventually bringing them out of poverty.

Actions planned to develop institutional structure

Institutional structures involved in the delivery of housing assistance in the City include the City's Community and Economic Development Department, the City's Community Development Citizens' Committee, the Orange County Housing Authority, the County of Orange, and the U.S. Department of Housing and Urban Development, as well as a variety of profit and non-profit housing organizations.

Up until February 1, 2012, the Community and Economic Development Department, Housing Division (Housing), and the Redevelopment Agency (Agency) worked together on affordable housing program policy and development in the City of Fullerton. Housing administers the CDBG housing rehabilitation and discretionary grant program moneys, and federal HOME funds. Until the Agency was dissolved in 2012, the Agency along with Housing had developed housing programs for spending the 20% Redevelopment Set-aside Funds. Housing currently works in conjunction with Planning in regard to the Density Bonus Program. With the dissolution of the Agency, only Housing is responsible for coordinating all housing related activities within the City of Fullerton Departments with all federal, State and regional agencies and with non-profit and community-based housing organizations.

The City will continue to work in partnership with the North Orange County Collaborative Task Force

and with the North SPA that includes 13 cities on various task forces and interagency committees to identify gaps and duplication of services that will help strengthen the housing assistance delivery system for creation of affordable housing units, permanent supportive housing units, and emergency and transitional beds.

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

The City works with the Orange County Housing Authority, Orange County Housing Financial Trust and the North Orange County Chamber of Commerce to coordinate services. The majority of the members are lenders and non-profit agencies who deal with housing. Members include representatives from the offices of local senators, the Fair Housing Foundation, Neighborhood Housing Services of Orange County, and other organizations active in affordable housing.

The City refers residents to the Affordable Housing Clearinghouse (AHC) which has monthly seminars/workshops related to the following: 1) financing housing for low-income, very-low-income, and special needs population; 2) provide education on housing opportunities, issues and needs; and 3) provide a forum for communication, partnerships, and innovative solutions addressing community needs. AHC is a network of lenders, community groups, and public agencies dedicated to the creation of quality affordable housing.

On July 2, 2019, the City Council established an ad hoc Homelessness Task Force in order to develop a coordinated and collaborative response to homelessness in Fullerton. The Task Force, retitled the Fullerton Homeless Plan Committee (FHPC), was comprised of residents, service providers, faith leaders, business community, hospitals, and colleges. The culmination of the FHPC's work was the development of a Strategic Plan for Addressing Homelessness in Fullerton. The plan's comprehensive recommendations addressed shelter, permanent housing, prevention, diversion, public safety, outreach and regional collaboration needs.

Staff also attends monthly homeless meetings to network, brainstorm and to identify potential services and locations where services for the underserved population could be located to make the largest impact in the City through the Fullerton Collaborative. The Housing Manager, City Manager, and Police Chief participate in the North Service Planning Area (SPA) Task Force where leaders discuss shelters and other collaborative efforts.

Finally, as stated above, the City will continue to work in partnership with the North Orange County Public Safety Task Force cities, and the North SPA cities, service providers, mental health, behavioral health, and health care workers as well as other stakeholders to help strengthen relationships between

public and private housing and social service agencies.

Discussion:

The City of Fullerton will continue to meet with public and assisted housing providers and private and governmental health, mental health, and service agencies to use all available resources to their maximum levels of effectiveness to provide for all Fullerton residents. Meetings between these parties will occur regularly throughout the fiscal year to review, award, and monitor the progress of various programs to discuss cooperative ventures as they present themselves. City staff meets regularly with those organizations mentioned in this Action Plan to carry out affordable and supportive housing programs and in order to monitor the progress of those organizations that receive City funding to conduct their programs. With the current hiring of the Housing Manager and Homeless Case Manager, communications with other agencies will become more consistent.

Program Specific Requirements

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

Introduction:

All projects/activities will be in accordance with CDBG and HOME requirements. Program income will be utilized as quickly as possible.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will not use any other forms of investment beyond those identified in Section 92.205

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including the following: atypical loans, grant instruments or non-conforming loan guarantees.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Although the City will not implement any HOME-assisted homebuyer activities in FY 2024-25, the City in the past has implemented this type of activity. The City's Downpayment Assistance Program (DAP) using HOME funds was implemented until 2003 and now involves only repayment of the original DAP loans (\$45,000/loan). The repayment of a DAP loan began 15 years after acquisition of a property and consists of 15-year repayment term (\$250/month) beginning in Year 16 with zero percent interest. In addition, the DAP loan is repayable upon the sale or transfer of the property. The resale or recapture of funds for the City of Fullerton is based upon the resale and recapture guidelines outlined in §92.254.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

A period of affordability is established per HOME rule §92.254(a) (4) for all homebuyer housing. As stated above the City no longer implements the DAP program; however, the existing or outstanding HOME-related DAP loans are still subject to the affordability requirements established per §92.254(a) (4) which include the following:

A Period of Affordability under Resale Provisions – under resale, the City relies on §92.254(a)(5)(i) of the HOME rule that states that the period of affordability is based upon the total amount of HOME funds invested in the housing (meaning the total HOME funds expended for the unit determines the applicable affordability period. Any HOME program income used to assist the project is included when determining the period of affordability under a resale provision.

Period of Affordability under Recapture Provisions – under recapture, the City relies on a period of affordability based upon the direct HOME subsidy provided to the HOME-assisted homebuyer that enabled the homebuyer to purchase the unit. Any program income used to provide direct assistance to the homebuyer is included when determining the period of affordability.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable. In 2024-24, the City is not planning to use HOME funds to refinance any of the

existing HOME loans for multi-family projects within the City of Fullerton.

The City follows the following HOME investment and affordability period schedule:

- If under \$15,000, affordability period is 5 years;
- Between \$15,000 and \$40,000, affordability period is 10 years; and
- Over \$40,000, affordability period is 15 years. As part of the City's HOME DAP loan program, the \$45,000 loans require that the unit is to remain affordable for 15 years from the time the unit was acquired. The City uses recapture of HOME funds as a way to ensure the affordability of units acquired with HOME funds. Outstanding DAP loans that fail to complete their affordability period must repay the HOME funds to the City.

Fullerton follows all HOME requirements as related to single- and multi-family housing whether it is for sale or rental properties.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The City's TBRA Program has been targeted to seniors living in mobile homes. In 2024-25 it will be open to all eligible households living in mobile homes. The second program has been available to veterans renting any eligible unit in Fullerton. However, no veterans have been eligible. The City's HOME-ARP funds will be targeted to first to the homeless and victims of domestic violence populations.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

The City will provide assistance for all eligible residents when possible. Barriers to assist with HOME funds have been the After-Rehab Value and the Fair Market Rent limits. The City is working with HUD to review the After Rehab Value limits. Once HUD has approved the After Rehab Value, the City will allocate \$600,000 of HOME funds to the Housing Rehabilitation Program. This will be used over a two-year period.

