



Consolidated Plan City of Fullerton FY 2025-29





Consolidated Plan

City of Fullerton FY 2025-29

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Prepared pursuant to 24 CFR Part 91

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City of Fullerton Consolidated Plan (2025-2029)

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Executive Summary

ES-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 any of the Community Planning and Development formula grant programs. Beginning 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 2025-29 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.

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's Five-Year CP has been prepared pursuant to Rule 24 CFR Part 91 and with instructions provided by HUD. In many cases census data has not been updated since 2020; therefore, much of the narrative relates to 2020 statistics. If more current information is available, then the most current

information has been utilized. The information, presented both through narrative and required HUD CP tables, originates from a variety of sources including:

- 2020 Census (Updated 2019-2023)
- American Community Survey (ACS Data Estimates)
- Orange County 2025-24 Consolidated Plan
- City of Fullerton, Housing Element – Certified by the State in March 2025
- Southern California Association of Governments (SCAG)
- 2017-21 Comprehensive Housing Affordability Strategy (CHAS) - HUD
- Orange County 2024 Point in Time Survey
- City Net Stakeholders Report 2019
- 2020 Fullerton Homeless Plan Committee – Strategic Plan for Addressing Homelessness
- 2025 Orange County Analysis of Impediments to Fair Housing Choice.

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

This 2025-2029 Consolidated Plan is the product of extensive public outreach, data assessments, market analysis 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. This ensures CDBG and HOME funds are directed toward high priority needs that align with the City's goals.

HUD provides the City with Priority Need Categories eligible to be supported with the CP program funds. Based on the newly expanded data provided by HUD, the City has determined that the following needs exist in the community (as HIGH, MEDIUM or LOW). (Community Needs Survey has been included in Appendix G.)

3. Evaluation of past performance

HUD's review and analysis of the City's overall performance based upon the previous (2023-2024) Consolidated Annual Performance and Evaluation Report (CAPER) have evaluated the City's performance stating that the City has met its reporting requirements.

4. Summary of citizen participation process and consultation process

The CP provides the citizen participation and consultation requirements. Among the requirements is the need to consult with Public Housing Authorities (PHA), the Continuum of Care, business leaders, civic leaders, and public and private agencies that address homelessness, housing, health, social services, victim services, employment, or education needs of low-income individuals and families, homeless individuals, youth and /or special needs. The data provided along with the data supplied by HUD results

in a well-informed planning document that reflects the housing and community development needs and priorities for the City of Fullerton over the next five years. In addition, this document was completed with the assistance of interested residents (surveys), and with the oversight of the Community Development Citizens' Committee (CDCC).

Community Development Citizens' Committee (CDCC)

This five-member committee reviews all the yearly Community Development Block Grant (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 distributes funding to public services which are needed the most. Because CDBG funds are such a large part of the CP, the CDCC also carefully 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 Five-Year CP, a public hearing was held on February 11, 2025, at 6:30 pm. In addition, four regular CDCC meetings followed for review and allocation of the CDBG funds. These meetings were held on February 25, March 11, March 25, and June 5, 2025. The public comment period for the draft Five-Year CP began on June 12, 2025 and ended on July 14, 2025. On July 15, 2025, a public hearing was conducted during the meeting of the City Council where the Draft 2025-29 CP and 2025-26 One-Year Action Plan and the 2025 Analysis of Impediments were reviewed. All notices for the meetings and hearings were advertised and/or posted.

The City noticed the public meetings and surveys related to the CP. Surveys were also posted on the City's website. This survey was advertised and the following list was included non-profit and social service agencies, as well as interested parties, and CDCC members. Seventy-seven surveys were returned by individuals and organizations interested in housing and community issues. Although the survey was announced at the CDCC meetings, placed on the City's website and other social media, and sent directly to non-profits, other interested agencies, and developers a very small response was received this year. Therefore, the CP will not be strongly based on the Community Needs survey results. (See Appendix G for results and comments submitted with the survey).

A formal review of the Draft began on June 12, 2025 and ended July 14, 2025. 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 5, 2025. In addition, the Draft CP was posted on the City's Web site. Hard copy drafts were available at City Hall and the Library.

The Five-Year CP was presented to the City Council at a noticed Public Hearing on July 15. (Copies of the minutes of all meetings can be found on the City website at www.cityoffullerton.com)

5. Summary of public comments

(See Appendix G and Section PR-15 Citizen Participation for comments).

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

All comments received in response to the draft Five-Year CP were accepted and have been included. No comments were rejected.

7. Summary

The City of Fullerton's Five-Year CP reflects a unified vision and clear framework to provide decent housing and a suitable living environment and other community development actions under the CDBG and HOME programs to address high-priority community needs 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
- Job creation and retention
- Provide for public infrastructure
- Neighborhood Revitalization
- Code Enforcement
- Urgent need related to Natural Disasters

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

The City of Fullerton’s Community and Economic Development Department serves as the lead agency for administering the Community Development Block Grant (CDBG), and HOME Investment Partnerships Program (HOME), programs and related projects. Policy and funding decisions are made by the City Council, which is composed of the five City Council Members representing five council districts, one of whom is the Mayor. Implementation of activities outlined in the Consolidated Plan is guided by staff recommendations and shaped by community input.

The City’s Housing Division prepared the 2025–2029 Consolidated Plan and conducted a comprehensive citizen participation process, along with a needs assessment and market analysis, to evaluate the relative levels of need in the areas of affordable housing, homelessness, special needs populations, and community development. This information was gathered through stakeholder consultations, community meetings, and a review of demographic, economic, and housing market data.

In implementing the 2025–2029 Consolidated Plan and each of the five Annual Action Plans, Housing Division staff will be responsible for all grant-related planning, management, and monitoring activities required to ensure compliance with HUD regulations and City policies.

Consolidated Plan Public Contact Information

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

1. Introduction

The City of Fullerton has consulted with numerous organizations regarding input into the preparation of the 2025-29 Consolidated Plan. Most of the organizations consulted involved those related to homelessness activities, public services and affordable housing opportunities. The participation process included:

- Community Needs Survey
- Community stakeholder meetings
- Public Hearings
- 30-day comment period.

The data collected assisted to establish and inform the objectives and goals described in the Consolidated Plan include 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, ADA Transition Plan)
- Code Enforcement
- Economic Development
- Neighborhood Revitalization
- Plan for Natural Disasters

Ultimately, the consolidated planning process engaged participation from over 25 governmental and non-profit organizations. Additionally, the City received 77 survey responses identifying key community needs.

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

The City of Fullerton is committed to ensuring that its Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs are implemented with maximum effectiveness through strategic collaboration and community engagement. As part of the development of the Consolidated Plan, the City undertook a robust outreach and consultation process to gather input from a diverse array of stakeholders. This effort was aimed at identifying community needs, aligning resources, and enhancing program coordination. The City engaged with stakeholders through multiple avenues, including:

- Community needs assessment surveys
- Invitations to public meetings and workshops
- One-on-one and small group interviews with key partners

This approach ensured both broad community input and in-depth discussions with service providers and advocates. Outreach efforts extended to organizations and agencies, including but not limited to:

- Nonprofit service providers delivering housing, health, and social services
- Affordable and market-rate housing developers
- Housing advocacy groups focused on equity and access
- Public agencies, including the Fullerton School District and the Housing Authority of the County of Orange
- Economic development organizations and local employers
- Community and neighborhood associations representing residents across the city
- Adjacent jurisdictions and regional partners to promote inter-jurisdictional coordination

Looking ahead, the City of Fullerton will continue to foster strong relationships with these and other stakeholders throughout the five-year Consolidated Plan period. This continued coordination will support data-driven decision-making, resource alignment, and program accountability across the City's housing and community development initiatives.

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 continuously confers with the Orange County Continuum of Care (CoC) and locally with a network of non-profit service providers who utilize federal, state and local resources to provide serves for homeless individuals. The city has taken an active approach to homelessness to ensure barriers created by regional institutional structures that address the needs of the homeless are identified and seek opportunities for collaboration.

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

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 jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	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?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
2	Agency/Group/Organization	Orange County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.

3	Agency/Group/Organization	COUNTY OF ORANGE HEALTH CARE AGENCY
	Agency/Group/Organization Type	Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
4	Agency/Group/Organization	Fullerton Homeless Collaborative
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
5	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/Counseling

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
6	Agency/Group/Organization	American Family Housing
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
7	Agency/Group/Organization	Radiant Futures
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.

8	Agency/Group/Organization	BOYS AND GIRLS CLUB OF FULLERTON
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	After-school program for children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
9	Agency/Group/Organization	CARE Housing Services
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
10	Agency/Group/Organization	Community SeniorServ, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Services - Elderly Persons
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
11	Agency/Group/Organization	ORANGE COUNTY COUNCIL ON AGING
	Agency/Group/Organization Type	Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Services - Elderly Persons
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
12	Agency/Group/Organization	Illumination Foundation
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
13	Agency/Group/Organization	MEALS ON WHEELS
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Services - Elderly Persons
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
14	Agency/Group/Organization	MERCY HOUSE TRANSITIONAL LIVING CENTERS
	Agency/Group/Organization Type	Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
15	Agency/Group/Organization	Asian American Senior Citizens Service Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Services - Elderly Persons
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
16	Agency/Group/Organization	YMCA of Orange County
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	After-school program for children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
17	Agency/Group/Organization	Fair Housing Council of Orange County
	Agency/Group/Organization Type	Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Fair Housing Services/Counseling
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
18	Agency/Group/Organization	National Community Renaissance (National Core)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Affordable Housing - Seniors and Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
19	Agency/Group/Organization	Hart Community Homes, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Employment Job training/creation/retention
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Job training/creation/retention
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.

20	Agency/Group/Organization	Lutheran Social Services of Southern California
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
21	Agency/Group/Organization	Salvation Army of OC
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless services - Adult Services/Shelter/Substance Abuse
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
22	Agency/Group/Organization	Fullerton College
	Agency/Group/Organization Type	Services-homeless Services-Education

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
23	Agency/Group/Organization	Stand Up For Kids
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
24	Agency/Group/Organization	Young Lives Redeemed
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Health Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.

25	Agency/Group/Organization	Fullerton Joint Union High School District
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
26	Agency/Group/Organization	CalOptima Health
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Service - Medical Insurance
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
27	Agency/Group/Organization	Meta Housing Los Angeles
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
28	Agency/Group/Organization	City of Huntington Beach
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.
29	Agency/Group/Organization	City of Garden Grove
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To ensure a comprehensive assessment of community needs and priorities, the Consolidated Plan process included consultation and engagement with City residents, service providers, and relevant City departments through surveys, meetings, and email correspondence.

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 and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend meetings and participate in surveys.

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.
City Departments Homeless 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 Placentia	The North SPA Task Force meetings align with the Fullerton CP goals as it relates to homelessness. The goal of the meeting is for North SPA leaders to discuss shelters and other collaborative efforts.
Public Safety Task Force	Public Safety Task Force	The Public Safety Task Force goals are consistent with the Fullerton's 5-Year CP goals as it relates to homelessness. The task force contributes funding to support local homeless outreach.
2021-2029 Housing Element	City of Fullerton	The goals included in the Consolidated Plan are consistent with the Housing Element objectives.

Table 3 – Other local / regional / federal planning efforts
Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Fullerton is part of the Orange County Housing Authority's Cities Advisory Committee. The Cities Advisory Committee has been established to act as: 1) liaison between the respective participating jurisdictions and the Orange County Housing Authority (OCHA); and 2) to act in an advisory capacity to the Executive Director in matters of policy pertaining to housing programs and long-range housing goals. The OCHA and Orange County cities meet quarterly (every three months) and discuss current and future housing projects and programs.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(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 Five-Year CP, the City held public hearing meetings on February 11, 2025 and July 15, 2025. In addition, five meetings of the City's Community Development Citizens' Committee were held to review and make recommendations concerning the allocation of the City's CDBG funds for public services. These meetings were held on February 11, February 25, March 11, March 25, June 5, and July 15, 2025.

A community survey was conducted to determine the priorities for the 2025-29 Five-Year CP. The community survey prioritized the top five needs as follows: 1) Infrastructure/Public Facilities (listing streets, sidewalks, and parks as top priority); 2) Homeless Needs (including shelter and services); 3) Special Needs Categories (placing persons with severe mental illness and frail elderly as top priorities); 4) Housing (including home improvements and rental assistance for the elderly); 5) Public Services for the general public (including crime awareness, youth services, and fair housing counseling). The results of the survey are included in Appendix G.

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	Internet Outreach	Non-targeted/broad community	Community survey of community goals and priorities was conducted during the preparation of the Consolidated Plan. The results of the survey will be considered when setting goals for funding in the 2025-29 Five-Year CP period. In all, 77 individuals representing the community responded to the survey.	See survey results and summary of comments in Appendix G.	All comments were accepted.	

Demo

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)
2	Newspaper Ad	Non-targeted/broad community	An ad in the Tribune announced the mandatory meeting for all CDBG interested non-profits held November 19, 2024.	No comments received.	N/A	
3	Public Meeting	Agencies requesting CDBG funding	On November 19, 2024, the City held a public meeting with 22 attendees from non-profit organizations to discuss the CDBG funding for 2025-26	Comments received pertained to 1) Fullerton's CDBG selection process; 2) CDBG funding available and guidelines; and 3) goals and priorities of the 2025-29 Five-Year CP.	All comments were accepted.	
4	Newspaper Ad	Non-targeted/broad community	On January 2, 2025, an ad was published announcing the future hearing/meetings of the CDCC.	No comments received.	N/A	

Demo

5	Public Hearing	Non-targeted/broad community	The February 11, 2025, the CDCC public hearing meeting consisted of an overview of CDBG and HOME funding. The meeting included review of all non-profit applications and the 2023-24 CAPER. This meeting was attended by three residents.	<p>Richard Kholenberg, Fullerton City Lights, voiced his concern against the new management company's enforcement of no cameras in public areas which includes ring doorbells.</p> <p>Curtis Gamble, Fullerton advocate, spoke in support of assistance for the homeless population using Community Development Block Grant (CDBG) and HOME funds.</p> <p>Jose Trinidad Castaneda, Fullerton, thanked the Committee and spoke in favor of partnerships and</p>	All comments were accepted.	
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Demo

				<p>education. The following addressed the Committee via Zoom:</p> <p>Maureen Milton, Fullerton, thanked the Committee for their service and stated that she was looking forward to the Committee's decisions. Additionally, she wondered if a third-party non-profit rater to check charities was used. Additional comments after public hearing:</p> <p>Jose Trinidad Castaneda, Fullerton, spoke in favor of public/private partnerships with HOME-ARP and</p>		
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Demo

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)
				<p>suggested it should be the direction of the future to expand programs.</p> <p>Curtis Gamble, Fullerton advocate, spoke in favor of more partnerships in helping the homeless.</p> <p>Maureen Milton, Fullerton, questioned whether future funds would increase or decrease.</p>		

Demo

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	The February 25, 2025, CDCC meeting consisted of presentations by non-profit applicants for the purpose of receiving CDBG funding. The attendees included the following organizations: 1. Boys & Girls Club of Fullerton 2. CARE Housing 3. Community SeniorServ, Inc. 4. Hart Community Homes 5. Mercy House Living Center. This meeting was attended by approximately 10 individuals.	Curtis Gamble spoke about distributing funding to agencies that will provide housing services to the homeless community.	All comments were accepted.	

Demo

7	Public Meeting	Non-targeted/broad community	<p>The March 11, 2025, CDCC meeting consisted of presentations by non-profit applicants for the purpose of receiving CDBG funding. The attendees included the following organizations: 1. Pathways of Hope 2. Recovery Road 3. StandUp for Kids 4. YMCA of Orange County 5. Upwards. In addition, an overview of the City applications was presented. A presentation was provided by Code Enforcement for the purpose of receiving CDBG funding. This meeting was attended by approximately 10 individuals.</p>	<p>Curtis Gamble spoke about distributing funding to agencies that will provide housing services to the homeless community.</p> <p>Maureen Milton spoke about announcing which non-profit agencies received Community Block Grant Funding in the local newspapers and on the City of Fullerton broadcasting channels.</p>	All comments were accepted.	
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Demo

8	Public Meeting	Non-targeted/broad community	The March 25, 2025, CDCC meeting consisted of presentations by the Fair Housing Foundation and City Departments requesting CDBG funds: Public Works Department for Street improvements; Community and Economic Development Department for Administration of Federal Programs, and the Home Improvement Programs. The public meeting included a discussion of the 2025 Consolidated Plan. This meeting was attended by City staff and approximately 6 residents.	Curtis Gamble spoke about providing homeless services through the city and other agencies to the homeless community. Additional comments regarding the 2025-2029 Five Year Consolidated Plan: Kirk Johnston spoke about obtaining more information about certain projects and issues related to homelessness, funding allocation, and Project Homekey and its operational plans. Curtis Gamble spoke about obtaining information about the homeless community and	All comments were accepted.	
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Demo

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)
				their transportation needs. Utilize funding for bus passes to support this community. Maureen Milton spoke about the uncertainties, if the City of Fullerton does not receive funding.		
9	Newspaper Ad	Non-targeted/broad community	On June 5, 2025, a public notice was printed in the Fullerton Tribune, Korea Daily, and La Opinion regarding the upcoming public comment period and City Council Public Hearing regarding the Consolidated Plan.	No comments received.	N/A	

Demo

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 Meeting	Non-targeted/broad community	On June 5, 2025, the CDCC held a public meeting where they voted on the CDBG allocations for 2025-2026.	Melanie Faure, Upwards Care, Inc., provided an update to the committee regarding the Boost Program.	All comments were accepted.	
11	Public Hearing	Non-targeted/broad community	On July 15, 2025, a public hearing before the City Council was held to review and approve the 2025 Consolidated Plan, the 2025 Annual Action Plan, and to approve the CDCC recommendations for the 2025 CDBG and HOME funding.	To be updated.	All comments were received.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Fullerton is one of 34 cities located within Orange County, California. The County experienced a slight population decrease in 2025 (-.47%). According to recent Census data, the City of Fullerton has also experienced a slight population decrease of 4.67% population since 2020. However, between 2010 and 2022, the population showed an overall increase of 1.1%. (The majority of the following information was provided by the most updated Census information of 2023.

Per HUD 2017-2021 CHAS, the City contains 45,060 households. HUD indicates the Adjusted Median Family Income (HAMFI) for the City as follows: 7,485 households 0-30%, 6,325 households 31-50%, 8,640 households 51-80%, 4,715 households 81-100%, and 19,270 households over 100%.

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level and housing preference. Per the most recent Census data, 21.8% of City residents are under 18 years and 13% of City residents are 65 and over. The median age of the City's population is 36.1 years of age. The City residents are predominately comprised of three racial/ethnic groups; Non-Hispanic White (30.3% - slightly lower than the 2020 Consolidated Plan showing 38%), Hispanic (39.6 above the 2020 number of 34.5 %) and Asian (23% a number that almost didn't change from the 23% reported previously).

Household characteristics are also important indicators of the type and size of housing needed in the City. The U.S. Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. Persons in group quarters are included in population totals but are not considered as households. The U.S. Census defines a "family" as related persons living within a single housing unit.

Per the Census data, family households are comprised of 49,425 total families. Of the total number of family households, 60% are husband-wife households (23,240).

Household income is a primary factor affecting housing needs. The median household income between 2019-2023 for the City of Fullerton was \$104,219. Per the Census data approximately 12.2% of Fullerton households fall below the Federally established poverty line of \$29,960 for a family of four (\$14,891 per individual) which is slightly higher than the National percentage of 11.1%.

Based on the available Census data and other sources of housing information, it has been determined that the existing housing needs of the residents of the City of Fullerton focus on four categories:

Demo

- Housing need resulting from households overpaying for housing
- Housing need resulting from overcrowding
- Housing need resulting from population growth and demolition or conversion of existing housing
- Housing needs of special needs groups such as elderly persons, large households, female-headed households, persons with disabilities, homeless and transitional persons, and farm workers.

The housing stock in Fullerton is comprised mostly of single-family homes represented by 45,782 housing units. Median priced homes in May 2025 were \$999,666, up 62% from 2024. The average home value is \$1,046,660 up 5.4% over the past year. The housing stock in Fullerton is comprised mostly of single-family homes which represent approximately 60% of the total number of housing units. Multi-family units represent 38% of the total and mobile home units represent almost 2% of the housing stock.

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

Summary of Housing Needs

The City's affordable housing needs are driven by market supply and demand factors, such as the number, size, income, and special needs of households seeking to reside in the City and the type of housing (rental vs. ownership) they are looking for, as well as the type of housing and financing available at any given time.

The City's affordable housing needs assessment focuses on four specific categories:

- Housing need resulting from households that are overpaying for housing
- Housing need resulting from overcrowding
- Housing need resulting from population growth
- Housing needs of special needs groups such as elderly, large households, persons with disabilities and homeless persons and families.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	138,975	141,060	2%
Households	45,030	45,090	0%
Median Income	\$65,974.00	\$85,471.00	30%

Table 5 - Housing Needs Assessment Demographics

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

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	8,355	6,475	8,660	4,875	16,725
Small Family Households	2,555	2,825	3,455	2,540	9,475
Large Family Households	1,245	830	1,170	650	1,880
Household contains at least one person 62-74 years of age	1,470	1,280	1,810	990	4,045
Household contains at least one person age 75 or older	1,280	1,105	1,260	430	1,725
Households with one or more children 6 years old or younger	1,460	1,329	1,350	800	1,095

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	445	105	230	45	825	30	15	20	15	80
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	550	335	290	130	1,305	25	55	80	30	190
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	690	640	570	95	1,995	35	115	110	265	525
Housing cost burden greater than 50% of income (and none of the above problems)	3,305	925	45	20	4,295	1,480	610	415	195	2,700

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	250	1,840	2,015	240	4,345	290	470	1,035	515	2,310
Zero/negative Income (and none of the above problems)	285	0	0	0	285	125	0	0	0	125

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	0	0	0	0	0	0	0	0	0	0
Having none of four housing problems	0	0	0	0	0	0	0	0	0	0
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source
Comments:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,650	1,785	1,050	4,485	565	470	635	1,670
Large Related	1,045	370	280	1,695	145	140	150	435
Elderly	750	470	195	1,415	945	470	480	1,895
Other	1,685	940	885	3,510	180	45	235	460
Total need by income	5,130	3,565	2,410	11,105	1,835	1,125	1,500	4,460

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	445	445	525	335	0	860
Large Related	0	0	115	115	145	45	20	210
Elderly	625	180	0	805	720	250	170	1,140
Other	0	1,645	380	2,025	160	0	0	160
Total need by income	625	1,825	940	3,390	1,550	630	190	2,370

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,040	800	640	205	2,685	70	99	105	270	544
Multiple, unrelated family households	180	80	185	45	490	10	70	85	14	179

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	50	115	70	0	235	0	0	0	10	10
Total need by income	1,270	995	895	250	3,410	80	169	190	294	733

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	950	700	650	2300	60	140	160	360

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

Based on the 2020 U.S. Census data for the City of Fullerton, there were 48,412 total households in Fullerton among these, 20.4% were single-person households, which translates to approximately 9,870 households where only one individual lives. Of these, one-person households 8.2% were individuals aged 65 or older living alone (estimated to be about 3,970 households). The remaining 12.2% represent adults under 65 living alone (around 5,900 households). These statistics highlight the significant presence of single-person households in need of housing support, especially among seniors who may face increased risk of housing instability and social isolation.

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

According to the Orange County 2024 Point In Time Summary, there are 1,566 chronically homeless individuals who are unsheltered, 1,250 Severely Mentally Ill homeless persons who are unsheltered, 710 unsheltered individuals who suffer from a developmental disability, 408 unsheltered persons are homeless because of a domestic violence situation, 2,031 chronic substance abusers are homeless and unsheltered, and 92 HIV/AIDS individuals are homeless and unsheltered.

What are the most common housing problems?

Based on the 2016–2020 CHAS data, the most common housing problems in Fullerton primarily center around housing affordability and overcrowding, particularly for low-income renters. The most widespread issue is housing cost burden, with thousands of households spending a significant portion of their income on housing. More than 4,000 renter households and 2,700 owner households are severely cost-burdened, meaning they spend over 50% of their income on housing costs. Additionally, another large segment of households is moderately cost-burdened, paying more than 30% of their income on housing—affecting over 4,000 renters and more than 2,300 homeowners.

Overcrowding is the next most significant challenge, especially among renters. Nearly 2,000 renter households live in overcrowded conditions, and over 1,300 are considered severely overcrowded, with more than 1.5 persons per room. While less common among homeowners, a noticeable number—over 700 owner households—also experience some form of crowding.

Lastly, although substandard housing conditions (such as lacking a complete kitchen or plumbing) are less prevalent, they still impact over 800 renter households and a smaller number of homeowners.

Overall, the data reflects a high level of housing stress among renters, particularly those earning below 50% of the area median income (AMI) and highlights the ongoing need for affordable housing options and supportive services in the Fullerton community.

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

A total of 3,865 low-income renter households are paying over 30% of their monthly income for housing costs. A total of 2,325 low-income owner households are paying over 30% of their monthly income for housing costs.

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

According to Rent Café (April 2025), the average rent in Fullerton is \$2,528. When this market rate is compared to what low-income households can reasonably afford, it becomes evident that many struggle to secure affordable housing in the city. Renters who spend more than 50% of their monthly income on housing are considered severely cost-burdened and are at increased risk of housing instability and homelessness.

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

Based on HUD CHAS data, low-income renter households are paying more than 50% of their monthly income for rent.

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

Housing affordability has been defined as paying no more than 30% of a household's income for housing costs. The current average rent in Fullerton is 26% higher than the national median. It ranges from \$2,400 (efficiency) to \$3,018 (2 bedroom). These market rates indicate that there is a gap between market rents and rents that are affordable to low- and moderate-income renter households.

Discussion

To address the ongoing need for affordable housing, the City has actively developed—and will continue to pursue—the development of affordable rental units whenever feasible. In addition, tenant-based rental assistance is made available to qualified renters. The City has also implemented a down payment assistance program and supported the development of affordable for-sale housing opportunities. However, the greatest challenge remains identifying funding sources that are sufficient in scale to meet the growing demand.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

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

Introduction

HUD IS NO LONGER REQUIRING THIS INFORMATION.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,110	1,250	0
White	2,420	590	0
Black / African American	275	10	0
Asian	1,345	275	0
American Indian, Alaska Native	10	0	0
Pacific Islander	15	0	0
Hispanic	2,975	330	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,120	1,360	0
White	1,800	800	0
Black / African American	175	0	0
Asian	945	219	0
American Indian, Alaska Native	60	10	0
Pacific Islander	0	0	0
Hispanic	2,015	325	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,815	3,845	0
White	1,740	1,915	0
Black / African American	105	50	0
Asian	1,055	615	0
American Indian, Alaska Native	15	15	0
Pacific Islander	0	0	0
Hispanic	1,690	1,160	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,550	3,320	0
White	655	1,700	0
Black / African American	95	30	0
Asian	485	615	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	300	825	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Demo

Data 2016-2020 CHAS
Source:

*The four housing problems are:

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

Discussion

HUD IS NO LONGER REQUIRING THIS INFORMATION.

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

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

Introduction

HUD IS NO LONGER REQUIRING THIS INFORMATION.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,565	1,785	0
White	2,090	920	0
Black / African American	275	10	0
Asian	1,280	335	0
American Indian, Alaska Native	10	0	0
Pacific Islander	15	0	0
Hispanic	2,845	455	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,805	3,670	0
White	1,025	1,580	0
Black / African American	85	90	0
Asian	610	560	0
American Indian, Alaska Native	25	45	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	995	1,345	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,760	6,895	0
White	460	3,200	0
Black / African American	20	130	0
Asian	455	1,225	0
American Indian, Alaska Native	15	15	0
Pacific Islander	0	0	0
Hispanic	820	2,035	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	795	4,080	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	375	1,985	0
Black / African American	0	130	0
Asian	215	885	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	195	930	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

Discussion

HUD IS NO LONGER REQUIRING THIS INFORMATION.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

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

Introduction:

HUD IS NO LONGER REQUIRING THIS INFORMATION.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	26,545	9,435	8,645	465
White	13,100	3,415	3,205	185
Black / African American	250	350	305	0
Asian	6,075	2,210	1,940	160
American Indian, Alaska Native	110	35	35	0
Pacific Islander	55	40	15	0
Hispanic	6,340	2,970	3,040	100

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

HUD IS NO LONGER REQUIRING THIS INFORMATION.

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

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

HUD IS NO LONGER REQUIRING THIS INFORMATION.

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

HUD IS NO LONGER REQUIRING THIS INFORMATION.

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

HUD IS NO LONGER REQUIRING THIS INFORMATION.

NA-35 Public Housing – 91.205(b)

Introduction

The Orange County Housing Authority (OCHA) administers the HUD Section 8 Program for the City of Fullerton. There are no public housing units in the City of Fullerton.

Totals in Use

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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	16,476	0	16,470	17,239	15,594	
Average length of stay	0	0	0	8	0	8	0	4	

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Demo

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

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	5,857	0	5,528	139	182	6
Black/African American	0	0	0	745	0	693	39	10	2

Demo

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

The Orange County Housing Authority (OCHA) administers the HUD Section 8 Program for the City of Fullerton. There are no public housing units in the City of Fullerton.

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

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 May 8, 2025, OCHA was providing 305 Section 8 vouchers to Fullerton residents (a reduction over the years as 459 residents were assisted in 2020), of which, 77 were families, 43 disabled and 185 elderly. The Non-Elderly Disabled (NED) Program is assisting 1 Fullerton resident.

The OCHA also applies for the HUD program called Family Self-Sufficiency (FSS). 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. As of May 8, 2025, there are 11 signed contracts to assist households (9 families and 2 disabled) in the City of Fullerton. 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 Family Unification 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. As of May 8, 2025, there are 21 families (15 families, 4 disabled, 2 elderly) in the City of Fullerton.

The HUD-Veterans Affairs Supportive Housing (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. Of the 30 active VASH vouchers, 7 are family, 1 disabled, and 22 elderly.

Portability allows freedom to assisted households of the Housing Choice Voucher Program to move to another housing unit anywhere in the US providing that the unit is located within the jurisdiction of a Public Housing Authority that administers a tenant-based voucher program. There are a total of 52 households that have moved into Fullerton (16 families, 14 disabled, 22 elderly).

In addition, the OCHA reports a total of 40 certificates provided under the CoC Program Permanent Supportive Housing Certificate Program (25 disabled, 15 elderly). The Emergency Housing Voucher (EHV) Program is assisting 33 households (10 family, 16 disabled, 7 seniors).

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

Per the Housing Element, among Fullerton's 22,120 renter households, 12,852 (58%) spend 30 percent or more of gross income on housing cost, compared to 55% in the Southern California Association of Governments (SCAG) region. Additionally, 6,063 renter households in Fullerton (27%) spend 50 percent or more of gross income on housing cost, compared to 29% in the SCAG region.

Discussion

As shown, the type of Fullerton residents that receive Section 8 assistance primarily falls into one of three categories: 1) family households; 2) disabled households; and 3) elderly households. The elderly needs include financial assistance due to their typically fixed-income and high medical costs. Disabled individuals' needs are evident by the possibility that physical limitations could hinder their ability to work and earn a salary that would sustain their financial independence. The needs of family households that are assisted by Section 8 are impacted by lower wages and higher rental rates in the Fullerton area.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The County of Orange's 2024 Sheltered Point-In-Time (PIT) count took place during the week of on January 22, 2024. The report count was conducted in two segments by counting sheltered and unsheltered persons. A total of 7,322 individuals were experiencing homelessness in Orange County on that night. 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 473 homeless individuals in Fullerton.

The unsheltered PIT process took place between January 23 and 25, to ensure the 800 square mile County jurisdiction was canvassed effectively. The change in methodology more adequately counted all homeless individuals and a process to ensure duplicated numbers was established.

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.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	948	180	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	2195	3993	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Individuals	877	1566	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	80	248	0	0	0	0
Unaccompanied Child	6	0	0	0	0	0
Persons with HIV	175	92	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Orange County 2024 Point In Time County statistics (not city)

Indicate if the homeless population is: Has No Rural Homeless

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

While specific local data for the categories "number of persons becoming and exiting homelessness each year" and "number of days that persons experience homelessness" is limited or not currently available for the City of Fullerton alone, regional and countywide data from the Orange County Continuum of Care (OC CoC) and the annual Point-in-Time (PIT) Count offer general insight into trends that are likely reflective of the local experience.

Based on available regional data, the following descriptions apply to the primary homeless population types in Fullerton:

- Chronically homeless individuals typically experience long-term or repeated episodes of homelessness, often compounded by disabling conditions. Many remain unsheltered for extended periods, sometimes exceeding a year or more. Exits from homelessness among this group are less frequent due to complex needs and limited availability of permanent supportive housing.

Demo

- Families experiencing homelessness are more likely to seek shelter services and tend to experience shorter durations of homelessness compared to individuals. However, housing instability, domestic violence, and economic hardship are common drivers. Many families may cycle in and out of homelessness due to the lack of affordable housing and childcare.
- Most veterans experiencing homelessness do so for a limited period, and many are connected to services through the VA or local providers. However, challenges persist for those with co-occurring mental health or substance use disorders. Interventions such as HUD-VASH vouchers have helped reduce the length of homelessness for this group when housing resources are available.
- Homeless youth, including those aging out of foster care, often remain unsheltered and hidden from formal systems of care. Due to the lack of targeted youth shelters and transitional programs, this group may experience prolonged or unstable housing situations, including couch surfing, which are underrepresented in official counts.

Although the City continues to work in collaboration with the OC CoC and service providers to improve local data collection and reporting, these descriptions reflect current regional trends that help inform planning and resource allocation. The City remains committed to expanding local data capacity and strengthening partnerships to better capture and respond to homelessness across all populations.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments: Information from PIT was not collected under these same categories.

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

The PIT indicates that a total of 291 homeless families with at least one adult and one child are in emergency homeless shelters and in need of rental assistance and 56 family are unsheltered. The report indicates that there are a total of 328 unsheltered veteran households. These households are in need of housing assistance.

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

According to the PIT, White homeless individuals were the majority of the homeless living in Fullerton.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The causes of homelessness vary greatly from person to person. Some people become homeless because of life choices. However, a percentage of persons who end up homeless may be due to external circumstances such as the state of the local economy, disabilities, mental illness, hardships like domestic violence and combat veteran's post-deployment stress. There is no singular factor on why homelessness occurs. Fullerton continues to face a complex mix of unsheltered individuals—many chronically homeless—and an expanding network of shelters and supportive beds. Despite increased capacity, persistent long-term homelessness, limited shelter access, and budget constraints highlight the need for continued investment in housing solutions and shelters to meet evolving needs.

The Orange County Continuum of Care system includes the following four basic components:

1. A system of outreach and assessment for determining the needs of an individual or family who is homeless or for determining whether assistance is necessary to prevent an individual or family from becoming homeless.
2. Emergency shelters with appropriate supportive services to help homeless individuals and families receive adequate emergency shelter and referral to necessary service providers.
3. Transitional housing with appropriate supportive services to help those individuals and families that are not prepared to make the transition to permanent housing and independent living.
4. Permanent affordable housing.

Discussion:

While Fullerton continues to collaborate with the OC CoC and regional partners, improved local data collection remains a priority. Better tracking of inflow and outflow into homelessness and average time spent homeless will sharpen the city's ability to target services and allocate resources effectively.

The City supports a continuum of care approach, which includes:

1. Coordinated outreach and assessment;
2. Access to emergency shelter and supportive services;
3. Placement into transitional housing for those not yet ready for permanent housing;
4. Development of permanent affordable housing options.

Despite progress, gaps in shelter capacity, funding limitations, and long-term housing availability continue to challenge Fullerton's ability to meet evolving needs. Ongoing partnerships, data development, and funding advocacy will be essential in crafting responsive, evidence-based solutions to reduce and ultimately end homelessness in the community.

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

Introduction:

Certain City residents have special needs for affordable housing and specialized services or assistance. The Census data indicates that many residents fall into certain subgroups that include the elderly, persons with a physical, mental or developmental disability, persons with HIV/AIDS, victims of domestic violence, children aging out of foster care and substance abusers.

Describe the characteristics of special needs populations in your community:

The City of Fullerton's special needs groups with a high priority need include the following:

Disabled persons

As defined by Federal law, a "developmental disability" means a severe, chronic disability of an individual that has a mental or physical impairment that has manifested before the individual attains age 22 and is likely to continue. The State of California, Department of Developmental Services provides services through a statewide system of 21 regional centers. The Regional Center of Orange County provides a point of entry. Any resident of Orange County who has a developmental disability before age 18 is eligible for services.

Elderly Households

Households comprised of persons over 75 years of age have special housing needs primarily resulting from physical disabilities and limitations, income, and healthcare costs. Additionally, elderly households have other needs that help preserve their independence including protective services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance. According to the 2020 census data citizen's age 65 and over represent 14.5% of Fullerton's population. Much of the senior population faces financial difficulties in the form of limited income after retirement.

Female-headed households

Female-headed households are considered a special need group due to comparatively low rates of homeownership, lower incomes and higher poverty rates. According to recent census data, there are 11,005 female-headed households (1,517 with children under the age 18).

Victims of Domestic Violence

Victims of domestic abuse can include anyone regardless of socio-economic background, educational level, race, age, sexual orientation, religion or gender. Patterns of abusive behavior include physical

abuse, sexual abuse, emotional abuse, economic abuse, psychological abuse, threats, stalking and cyberstalking.

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

Elderly residents residing in single family and mobile homes may be financially and physically unable to make repairs to their homes. Also, as previously noted, a large percentage of elderly residents are renters and some residents' housing costs exceed the recommended HUD threshold of 30% of gross monthly income for housing expenses. Elderly residents may encounter difficulty meeting additional basic needs such as food, clothing, transportation, and health care. Therefore, they may require the help of social and human services and public assistance to afford other basic needs.

Disabled persons - A County-wide assessment revealed that affordable housing was rated as their number two concern, after accessibility.

Female-headed households - Have a need for affordable rental units, financial education, childcare, assistance in establishing self-sufficiency and assistance in obtaining employment.

Victims of Domestic Violence - Have a need for emergency and transitional shelter, affordable housing, food, clothing, case management, educational classes, job assistance and other support services.

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

According to the 2023 Orange County Health Care Agency, Disease Control and Epidemiology, HIV Disease Surveillance and Monitoring Report, there were 7,043 persons aged 13 and over living with HIV/AIDS disease (PLWHD) in Orange County. Of these:

266 persons were newly diagnosed with HIV disease in 2023.

County-wide, a majority of persons with HIV/AIDS are male (78.2%). Of all cases, 18.4% were 19-25 years at the age of diagnosis, 33.1% were 26-35 years, 24.8% were 36-45 years, 13.9% were 46-55 years and 8.6% were 56 years or over.

A review of the Orange County Health Care Agency data concerning race/ethnicity indicates that 3.6% of diagnosed cases are Black, 50.8% are Hispanic, 30.5% are White and 10.5% are Asian/Pacific Islander.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City of Fullerton administers a HOME-funded Tenant-Based Rental Assistance (TBRA) program to support low-income residents in securing stable housing. At this time, the City does not establish a formal preference for persons with a specific category of disabilities under its TBRA program. However, the City recognizes that individuals with disabilities—including those with chronic mental illness, developmental disabilities, or HIV/AIDS—experience significant barriers to accessing and maintaining affordable housing.

These barriers include limited income, insufficient availability of supportive housing, and a lack of access to coordinated services such as case management, mental health treatment, and in-home supportive care. Many individuals with disabilities are disproportionately represented among those experiencing housing instability or homelessness and often require both rental assistance and access to supportive services to successfully maintain housing.

While the City does not currently prioritize a specific disability group within its TBRA program, it continues to collaborate with nonprofit housing and service providers who serve persons with disabilities. These partners help ensure that referrals to the TBRA program include those with complex needs and that participants are connected to services to help narrow the gap in housing stability, health, and quality of life outcomes.

Moving forward, the City will continue to evaluate local data and community needs to assess whether establishing preferences for specific populations under the TBRA program—such as persons with disabilities—would better align with Fair Housing principles and the City's commitment to advancing equity in housing.

Discussion:

The housing needs of special populations in Fullerton present a multifaceted challenge that intersects with affordability, accessibility, supportive services, and system coordination. While these groups are diverse in demographics and lived experiences, they share a heightened vulnerability to housing instability and homelessness.

Seniors make up a growing share of Fullerton's population and face increasing risk due to fixed incomes, rising housing costs, and limited accessible housing stock. Many elderly residents, particularly renters, are severely cost-burdened, spending over half their income on housing. Additionally, as this population ages in place, the need for home modifications, in-home care, and accessible transit options will grow.

Persons with disabilities, including those with physical, mental, or developmental impairments, face persistent barriers to housing access. Despite fair housing protections, many encounter discrimination or live in units that do not meet their accessibility needs. Affordable housing options that include supportive services are critical to ensuring independent living and housing stability for this population.

Chronically homeless individuals represent some of the most acutely vulnerable residents. Their homelessness is often long-term and compounded by disabling conditions such as untreated mental illness or substance use. These individuals require permanent supportive housing with wraparound services to break the cycle of homelessness. The shortage of such housing in Fullerton—and Orange County more broadly—limits their ability to achieve stability.

Veterans, while benefiting from targeted federal programs like HUD-VASH, still experience gaps in services locally. Many veterans contend with trauma, PTSD, or disability, and may struggle with reintegration into civilian life. Without timely access to affordable housing and veteran-specific support systems, some fall into homelessness.

Unaccompanied youth and transition-aged youth (TAY) face especially precarious housing situations. Many are exiting foster care or fleeing abusive homes, making them vulnerable to exploitation, trafficking, or chronic homelessness. These young people often lack rental history, income, or adult support systems, making it difficult to compete for housing in a tight rental market.

Survivors of domestic violence frequently require immediate relocation and emergency shelter. Even after crisis intervention, many face significant barriers to permanent housing due to damaged credit, lack of income, or safety concerns. Confidential and trauma-informed housing options are essential to support their transition to stability.

Although data on individuals with HIV/AIDS in Fullerton is limited, this group historically faces discrimination, health-related barriers to employment, and a need for stable housing to maintain health regimens. Supportive housing programs that integrate medical care with housing are essential to meet this population's needs.

What emerges from this analysis is the importance of pairing affordable housing with supportive services tailored to the unique needs of each population. Fullerton must continue to coordinate with local nonprofits, healthcare providers, and regional Continuum of Care partners to develop housing models that are not only affordable but also safe, accessible, and equipped with wraparound supports. Programs funded through HUD (e.g., CDBG, ESG, and HOME) remain crucial, but are not sufficient on their own. Expanding local investment, pursuing innovative partnerships, and aligning services across sectors will be critical to serving Fullerton's most vulnerable residents.

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

Describe the jurisdiction's need for Public Facilities:

In 2025, the City of Fullerton continues to prioritize capital improvement projects as a key component of its Community Development Block Grant (CDBG) strategy. Improving public infrastructure remains a high priority for both the City Council and community members, particularly in low- and moderate-income neighborhoods where aging infrastructure presents persistent challenges.

To address these needs, the City maintains its longstanding recommendation that at least 30-40% of the annual CDBG entitlement be allocated to public facility and infrastructure improvements. These investments focus on enhancing safety, accessibility, and quality of life for residents and include projects such as:

- Sidewalk, alley, and street reconstruction
- Street lighting enhancements
- Traffic signage upgrades
- Footbridge repairs and replacements
- Park rehabilitation and accessibility improvements

These improvements not only support mobility and neighborhood cohesion, but also reinforce community pride and equity in historically underserved areas. The City strives to adhere to this 30-40% target allocation to the extent practicable, while balancing other pressing community needs, such as affordable housing and supportive services. As the City continues to evolve, infrastructure improvements remain central to its broader goals of neighborhood revitalization, public safety, and equitable access to community assets.

How were these needs determined?

The City administered a community needs survey to residents, nonprofit partners, and stakeholders as part of the Consolidated Plan and Annual Action Plan outreach process. Survey respondents ranked infrastructure improvements—particularly sidewalks, street lighting, and park improvements—as top non-housing priorities. Respondents also expressed strong support for maintaining safe public spaces and ensuring accessibility for seniors and persons with disabilities. Community input sessions and consultations with neighborhood associations, service providers, and local schools echoed similar concerns. Infrastructure degradation, especially in CDBG-eligible areas, was frequently cited as a barrier to neighborhood safety and walkability. City departments, including Public Works and Community Development, regularly evaluate infrastructure conditions and coordinate priorities through the City's Capital Improvement Program (CIP). Their findings helped align CDBG funding with shovel-ready or high-impact public projects.

Infrastructure investment continues to be a cornerstone of Fullerton's community development strategy. By directing significant CDBG resources toward public facilities, the City is advancing goals of neighborhood revitalization, equity, and community safety, while responding directly to community input and measurable needs. This approach ensures CDBG funds are used effectively to benefit the residents who need them most.

Describe the jurisdiction's need for Public Improvements:

In 2025, the City of Fullerton continues to face ongoing needs for public improvements, particularly in low- and moderate-income neighborhoods. These needs are closely tied to broader efforts to enhance public safety, address deteriorating infrastructure, and promote neighborhood revitalization.

The City's Code Enforcement Division plays a key role in identifying and responding to these needs. While its primary mission is to enforce municipal, building, and housing codes to protect health, safety, and general welfare, the Division also actively monitors conditions that impact the quality of life in older or underserved neighborhoods. In addition to responding to violations, the Division works collaboratively with other City departments to identify public infrastructure deficiencies that may contribute to broader issues, such as blight, crime, or declining property conditions.

CDBG resources are critical in addressing these needs. Public improvement projects supported with CDBG funds often align with findings from code enforcement.

Many of these infrastructure issues are concentrated in older CDBG-eligible areas of the city, where limited private investment and aging public assets contribute to overall disinvestment. Community input, including the 2025 CDBG community survey, reinforced these priorities—residents ranked infrastructure, safety improvements, and neighborhood beautification among the top non-housing needs. As Fullerton continues its commitment to livable, inclusive neighborhoods, public improvements will remain a critical area of investment, directly supporting the City's goals for community development, code compliance, and equitable service delivery.

How were these needs determined?

Per the City's Housing Element, Census Tracts below have been identified as areas of concern since they exhibit physical deterioration where immediate action is necessary to arrest deterioration by making permanent improvements. An estimated 4,850 housing units are substandard. These are all 65-100% low/moderate-income areas and will be priority areas for the CDBG Code Enforcement Officer (CEO) over a three- to four-year program where the Housing and Rehabilitation programs are promoted to residents in these areas.

In an effort to revitalize these neighborhoods, this program is expected to inspect an estimated 1,505 dilapidated structures and potentially 4,300 housing rental units over a three- to four-year period. The City will promote supportive services via housing rehabilitation programs and by ensuring landlords who maintain properties in substandard conditions are held accountable. This program's goal is to revitalize these low/moderate-income neighborhoods and all areas that will benefit from rehabilitation services.

18.011 – Pritchard/Airport NW Area: 658 units (75% low/mod)

18.012 – Southwest Valencia Franklin: 399 units (79% low/mod)

18.024 – Iris Court: 220 units (95% low/mod)

18.025 – Peckham/Roberta: 589 units (85% low/mod)

111.023 – Woodcrest/Baker: 542 units (77% low/mod)

116.011 – Truslow/Rosslynn: 315 units (77% low/mod)

116.012 – Rosslynn/Orangethorper: 550 units (91% low/mod)

116.014 – Woodcrest: 352 units (81% low/mod)

116.015 – Palm Gardens Tract: 258 units (100% low/mod)

116.016 – Valencia/Richman: 476 units (83% low/mod)

116.022 – Maple/Truslow/Patterson: 76 units (65% low/mod)

117.115 – GEMS: 415 units (95% low/mod)

Describe the jurisdiction's need for Public Services:

A maximum of 15% of the City's yearly CDBG grant funds may be utilized to pay for much-needed public services throughout the community. Each fiscal year, it has been demonstrated that funds are needed for many more programs than the number of dollars available. The competition for CDBG funds is very high among both non-profit agencies, for-profit agencies, and City Departments. The requests for funding are usually double the amount available. Public service programs that are funded range from activities that support children and seniors to homeless persons and persons living with HIV. (All of which are of high priority in the City).

How were these needs determined?

In an effort to broaden citizen participation, a public hearing and meetings were held by the CDCC and City Council. In addition, a public survey was available. Unfortunately, the survey response was very low and the City only received 77 responses. At those meetings, the community's needs, public service

needs were discussed, along with the review and allocation of CDBG funds. The City published notices regarding these public meetings in the local newspaper and advertised the surveys related to the CP on the City's website.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

General Characteristics

The City of Fullerton is a well-established, ethnically diverse City located 22 miles southeast of downtown Los Angeles in north Orange County. In addition to its neighborhoods, the City also has significant industrial and commercial employment opportunities, and is home to six colleges and universities. The City residents enjoy considerable open space, recreational and cultural opportunities, two transportation facilities, excellent regional freeway access, a wide variety of job opportunities, and a multitude of City services including full-service Library and Museum facilities and a bi-annual City newsletter.

The City is approximately 22.3 square miles and is approximately 90% developed. Remaining residential development opportunities are found primarily in two unimproved, operating oil fields known as the Coyote Hills East and Coyote Hills West, as well as the Fullerton Golf Course Area. Coyote Hills East and West are covered by specific plans. Numerous infill sites for residential development are also available. Per the American Community Survey 2011-2015, the City's population is approximately 140,054.

The City has several residential areas with distinct characteristics. The northern portion of the City consists primarily of newer, high-cost single-family housing in low-density neighborhoods, with many lots exceeding one acre in size. Some areas are considered "rural" and do not have sidewalks and many lots are large enough to accommodate horses. A small amount of commercial development is also located in the north. The southern portion of the City contains a mix of commercial and industrial developments, as well as a significant amount of lower-cost single-family homes, condominiums and apartments. A large, mixed area of apartments and single-family homes located in the south-central downtown suffers from a high concentration of substandard housing and overcrowded conditions. A concentration of high-density apartments is located in the eastern portion of the City near California State University Fullerton.

General Market Inventory/Overall Housing Stock Characteristics

The City's housing supply is driven by the type and cost of housing and financing available at any given time, as well as the availability of land. The following section provides information on the number, type, cost and availability of housing (with a particular emphasis on affordable housing), the existing public and private affordable housing, affordable housing assistance programs as well as constraints on housing development.

Number and Type

The Housing Element indicates that a total of 47,368 occupied residential properties are located within the City. From that total, 59.3% of the residential properties are one unit, 38.9% have two or more units, and there are 1.8% are mobile homes.

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

Introduction

The Housing Element shows, the housing stock in Fullerton was comprised mostly of single-family homes and condos, representing approximately 59.3% of the total housing stock. Multi-family units were the second largest group with approximately 38.9% of the total. Further, it reported that 51.7% of Fullerton's housing units were owner-occupied and 52.5% of the housing units were renter-occupied. The vacancy rates in Fullerton is 4.8%.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	25,385	53%
1-unit, attached structure	4,275	9%
2-4 units	3,525	7%
5-19 units	6,320	13%
20 or more units	7,185	15%
Mobile Home, boat, RV, van, etc	1,025	2%
Total	47,715	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	150	1	1200	6
1 bedroom	3500	14	7000	36
2 bedrooms	6800	27	6500	33
3 or more bedrooms	14000	98	5500	25
Total	24450	98%	20200	100

Table 28 – Unit Size by Tenure

Data Source Comments:

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

Through a public-private partnership the City has partially funded the development of a 65-unit fully affordable housing project, Pointe Common. The project should be completed and ready for occupancy by January 2026.

The City continues to be actively looking at affordable housing opportunities.

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

No units are expected to be lost from the City's current affordable housing inventory.

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

As discussed below, data for overpayment and overcrowding indicate that the existing housing stock does not fully meet the existing needs of the City's population.

Describe the need for specific types of housing:

The City's Housing Element describes the need for specific housing as follows:

Housing Production - Establishes policy actions to create a range of rental and for-sale housing opportunities.

Conservation and Rehabilitation - Establishes policy actions for conserving and rehabilitating the existing housing resources.

Design and Livability - Establishes policy actions to enhance the quality of the built environment.

Access to Housing Opportunities- Establishes policy actions that improve access to housing opportunities for persons with limited resources.

Discussion

The Southern California Association of Governments (SCAG) is responsible for allocating housing needs to each jurisdiction in its region, including the City of Fullerton. A local jurisdiction's "fair share" of regional housing need is the number of additional housing units that would need to be constructed to accommodate growth forecasts in the number of households, to replace expected demolitions and conversion of housing units to non-housing uses and to achieve a future vacancy rate that allows for a healthy functioning of the housing market. The allocation is divided into four categories; very-low-, low-, moderate and above-moderate. The allocation is further adjusted to avoid an overconcentration of lower income households in any jurisdiction. The allocation for extremely low-income households is a subset of the very-low-income households.

According to SCAG, the total number of housing units needed during the 2021-2029 period in the City is 13,209 units (in the previous period the City was required to supply 1,841 units). Land use plans and regulations do not identify sufficient sites to meet this goal.

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

Introduction

Fullerton's housing market has become increasingly unaffordable for low-income households. The gap between what extremely low- and very low-income households can afford and current market rents remains significant. According to locally sourced data, this affordability divide sits at approximately **\$417/month**.

Cost of Housing

	Base Year:	Most Recent Year:	% Change
Median Home Value	764,000	1,015,963	34 – 47%
Median Contract Rent	2,124	3,014	42%

Table 29 – Cost of Housing

Data Source
Comments:

ASC median home value (Orange County-2023), Redfin \$1,120,500 (7.5%YoY, May 2025) ASC median gross rent (2019-2023): \$2,124 Renthub average apartment rent (2024): \$3,014

Rent Paid	Number	%
Less than \$500	0	0.0%
\$500-999	2635	12.0%
\$1,000-1,499	9456	44.0%
\$1,500-1,999	5303	25.0%
\$2,000 or more	6098	28.0%
Total	0	0.0%

Table 30 - Rent Paid

Data Source Comments: Estimates based on City-Bedroom counts and Census City-Data rent distribution

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	No Data	No Data
50% HAMFI	No Data	No Data
80% HAMFI	No Data	No Data
100% HAMFI	No Data	No Data
Total	0	0

Table 31 – Housing Affordability

Data Source Comments:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1764	2352	2454	2903	3927
High HOME Rent	1905	2043	2453	2826	3133
Low HOME Rent	1481	1586	1903	2200	2453

Table 32 – Monthly Rent

Data Source Comments: Fair Market Rent (FMR) values come from FY2025 HUD for the Santa Ana–Anaheim–Irvine metro area, (revised April 28, 2025). High HOME Rent is capped at 65% of Area Median Income or FMR, whichever is lower. Low HOME Rent reflects 50% AMI, capped at FMR.

Is there sufficient housing for households at all income levels?

Housing market data, such as incidence of overpayment and overcrowding indicates that the current housing stock does not fully address the needs of the current residents.

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

Orange County's housing market is one of the most expensive in the nation. The average current rent is \$2,512 - \$2,750 depending on what sources you are using. In order for a household to occupy this unit and not be considered as cost burdened, a household must earn a minimum of \$100,480 or more.

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

Fair Market Rents (FMRs) are gross rent estimates that include rent plus the cost of all tenant-paid utilities. FMRs are set to the dollar amount at which 40% of the standard-quality housing units are rented, excluding non-market rental housing. The FMRs established by HUD is based on the Orange County Metropolitan area.

The HUD-published Low and High HOME rents are considerably lower than the HUD-published Fair Market Rents.

Discussion

The Housing Wage is the hourly wage an individual or family would need to earn, in aggregate, to afford rent at the County/City's median market rental price. Median rental rates mean that half of available rental units are priced above that rate and half of the available rental units are priced below that rate. Median rents are based on HUD Fair Market Rents noted above which are considered to be affordable. In Orange County/City of Fullerton, the Housing Wage for the current average rent is \$48.31 an hour.

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

Introduction

Per Table 27, the City contains a total of 46,435 housing units. 24,631 housing units are owner-occupied, and 21,805 housing units are renter-occupied. Per Table, 33, a total of 21,205 housing units have one or more of HUD-defined selected conditions (7,340 owner-occupied housing units and 13,865 renter-occupied housing units). This is 45.7% of all of the City's housing units. A total of 25,230 housing units have no conditions (17,290 owner-occupied housing units and 7,940 renter-occupied housing units). This is 38.9% of all housing units located within the City.

Although HUD does not have any printed information on the number of vacant versus occupied residential properties, the Housing Element claims a 4.8% vacancy rate.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Substandard condition - is a housing unit that is over 50 years of age and is more likely to exhibit a need for major repairs.

Substandard condition but suitable for rehabilitation - is a housing unit that is over 30 years of age and may exhibit need for repairs based on the useful life of materials.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,340	15%	13,865	0%
With two selected Conditions	0	0%	0	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	17,290	35%	7,940	0%
Total	24,630	50%	21,805	0%

Table 33 - Condition of Units

Alternate Data Source Name:

Comprehensive Housing Affordability Strategy

Data Source Comments: CHAS shows only if there is one or more condition. It does not break it down by how many conditions per unit so all are reported under one.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,651	11%	0	0%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1980-1999	8,163	16%	0	0%
1950-1979	31,642	64%	0	0%
Before 1950	4,251	9%	0	0%
Total	49,707	100%	0	0%

Table 34 – Year Unit Built

Alternate Data Source Name:

American Community Survey

Data Source Comments: ACS does not show numbers by owner-occupants versus renters. All numbers are shown in one category.

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	35,893	0%	0	0%
Housing Units built before 1980 with children present	0	0%	0	0%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present). ACS does not show numbers by owner-occupants versus renters. All numbers are shown in one category.

Vacant Units

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

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

HUD has determined four housing "conditions" including: 1) lack of complete plumbing facilities; 2) lack of complete kitchen facilities; 3) more than one person per room, and 4) has a cost burden greater than 30%.

Table 33 and 35 numbers are not currently shown as owner-occupied versus renters, so all information has been placed under one category. Table 33 shows, 7,640 owner-occupied housing units have one or more selected conditions and 13,865 rental units have one or more conditions. A total of 21,205 housing units have one or more conditions.

Table 35 shows a total of 35,893 housing units within the City were built before 1980.

Based on the condition of the housing stock, a high need exists for the City's on-going Housing Rehabilitation Program.

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

There is no recent data to support the current numbers. In 2020, the American Community Survey (ACS) household income data, an estimate of the number of units occupied by low- or moderate-income households that may contain lead hazards is as follows:

- Extremely low – 18.84% of households - estimate 8,483 units occupied/6,345 units may have lead hazard
- Very-low - 12.92% of households - estimate 5,817 units occupied/4,351 units may have lead hazards
- Low – 19.96 % of households - estimate 8,987 units occupied/6,722 units may have lead hazards
- Moderate – 10.33% of households - estimate 4,651 units occupied/3,479 units may have lead hazards
- Above moderate – 37.94 % of households - estimate 17,084 units occupied/12,778 may have lead hazards

Based on the 2020 information that 51.72% of the City's residents are low-income households and given that 33,479 housing units were built before 1980 (at risk of lead hazards), it is estimated at 17,418 housing units may be occupied by low-income households and may contain lead hazards

Discussion

Based on the large number of housing units that were built in the City before 1980, the City has established an on-going grant program to help pay for the cost to remove lead hazards from housing units. A high priority goal of the Five Year CP Plan is to rehabilitate housing units in the City which includes significantly reducing or eliminating lead hazards in housing units that were constructed before 1980 and to prevent lead poisoning in children under the age of seven. The City's on-going Housing Rehabilitation Program includes lead hazard abatement as an eligible rehabilitation cost.

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

Introduction

The City of Fullerton has a total of 978 assisted affordable housing units. Seven hundred and six are multi-family rental units and 272 are single- and multi-family homeownership units. The homeownership number may have decrease as some of the 212 owners on the Downpayment Assistance Program have paid off their loans and they are no longer tracked. All of these units have been financially assisted with local funds (Redevelopment) and HOME Program funds. In all, 137 of the rental units are Single-Room Occupancy (SRO) or studio units, 261 are one-bedroom units, 204 are two-bedroom units, 98 are three-bedroom units and six are four-bedroom units. There are 705 non-City assisted rental units and one ownership unit in the city. A list of the affordable housing projects and bedroom count are shown in Appendix C. Pointe Common is currently under construction and will provide an additional 65 affordable rental units.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project -based	Tenant -based	Vouchers		
							Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				9,925			879	1,669	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

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

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

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

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

The Orange County Housing Authority administers a Family Self-Sufficiency Program (FSS) as well as a Family Unification Program which operates with the same criteria required for participation in the Section 8 Program. Families are given a priority status to avoid the four-five year waiting list.

Discussion:

The City will continue to support the efforts of the Orange County Housing Authority in providing rental assistance through all of their programs. In addition, the City will continue its current HOME-funded tenant based rental assistance program as approved by City Council in 2019 and carried over to 2025. HOME-ARP funds will be targeted toward eligible populations to assist with rental programs. HOME funds will be used to provide additional assisted affordable units in the City.

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

Introduction

The City of Fullerton employs a collaborative, client-centered approach to addressing homelessness, integrating outreach, case management, emergency shelter, and supportive housing strategies. The City's efforts focus on long-term housing stability while ensuring that immediate needs—such as safety, hygiene, and food—are addressed swiftly and compassionately. The approach is grounded in regional collaboration (e.g., through the North Orange County Public Safety Collaborative), data-driven decisions, and close coordination with nonprofit and faith-based partners, particularly the HOPE Center, Illumination Foundation, and Pathways of Hope.

Fullerton prioritizes timely and coordinated responses to both individual and community needs:

- Street outreach teams respond to community calls and referrals about individuals experiencing homelessness. Housing Liaison Officers (HLOs), who are embedded within the Fullerton Police Department, work in tandem with outreach teams to build trust with clients, respond to encampments, and conduct wellness checks. The City maintains real-time data tracking and case conferencing to ensure that vulnerable individuals are identified and connected to services quickly.

The establishment of the HOPE Center has significantly enhanced response times through increased staffing, improved interagency communication, and the implementation of field-based engagement protocols. The City of Fullerton played a pivotal role in launching the HOPE Center, which now serves as a hub for a comprehensive, data-driven, and coordinated system of care. This multi-city, multidisciplinary partnership is designed to streamline and standardize homeless outreach and engagement by centralizing resources, coordinating response efforts, and integrating data across agencies.

A cornerstone of this system is the management of the Outreach Grid, a real-time platform that tracks and responds to reports of homelessness. Public calls are dispatched to a dedicated outreach team, including a City-funded outreach specialist and City Homelessness Liaison Officers (HLOs), who respond promptly and connect individuals to available resources and shelter beds. Fullerton's services are multi-faceted, addressing both immediate survival needs and pathways to long-term housing stability.

The City is also part of the North County SPA (from CoC) and has opened a 100-bed shelter in Placentia, a 150-bed shelter in Buena Park and a 150-bed recuperative care and Navigation Center in Fullerton. The City of Fullerton partners with the HOPE Center and other regional shelter

operators to provide access to low-barrier shelters, family shelters, and interim housing for individuals transitioning to permanent housing. Examples of interventions implemented include:

- **Encampment Resolution Protocols:** Coordinated efforts involving sanitation, outreach, and housing navigation to transition individuals from encampments into shelter or housing. **Mental Health and Substance Use Services:** Partnerships with OC Health Care Agency allow for co-response to individuals with behavioral health needs. **Cold Weather Motel Vouchers and Emergency Shelter Programs:** During inclement weather, motel and temporary emergency shelter beds and transportation are made available. **HLO-Led Interventions:** Officers conduct outreach, follow up with clients, and coordinate with outreach teams to develop long-term housing plans.

This coordinated system reflects Fullerton's commitment to a balanced, humane, and proactive approach to homelessness that emphasizes housing as the solution, while also addressing community concerns and public safety.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	150	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: City of Fullerton Housing Element – information is not broken into categories; therefore all numbers are placed in one category. 90 shelter beds and 60 recuperative beds are included.

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

The City of Fullerton recognizes that addressing homelessness requires a comprehensive, systems-level approach that integrates not only direct services for individuals experiencing homelessness, but also broader mainstream services that contribute to long-term housing stability, public health, and economic resilience. These services are designed to support both at-risk populations and the general community, thereby reducing pathways into homelessness and promoting overall well-being. For example, the City collaborates with the Orange County Health Care Agency (OCHCA) to ensure access to:

- Mental health and substance use treatment
- Mobile crisis response teams
- Public health nursing and medical care for vulnerable individuals These services are essential in stabilizing individuals with co-occurring health conditions and reducing emergency service utilization.

Through partnerships with regional agencies such as America's Job Center of California (AJCC) and OC Workforce Solutions, Fullerton supports:

- Job training and placement
 - Resume and interview preparation
 - Access to education and certification programs These services help individuals regain self-sufficiency and reduce reliance on public resources.

The city collaborates with nonprofit organizations and the Navigational Center to assist individuals in enrolling in mainstream benefits, including:

- CalFresh (SNAP)
- General Relief
 - Medi-Cal
 - Social Security and VA benefits These programs provide critical income and healthcare support that complement housing stability.

While not exclusively targeted at the homeless population, affordable housing projects and preservation the city maintains and monitors:

- Affordable housing production and rehabilitation
- Inclusionary housing policies
- Tenant protections and anti-displacement strategies These efforts reduce housing cost burdens and help prevent homelessness.

Furthermore, Fullerton supports transportation initiatives and access, including OCTA bus passes for job interviews, medical appointments, shelter access, coordination with shelters and service providers to ensure transit connectivity. The city actively supports and collaborates with nonprofits, faith-based groups, and community centers to provide wraparound services such as:

- Food distribution
- Clothing and hygiene supplies
- Legal aid and eviction prevention

By leveraging these mainstream systems in coordination with targeted homeless services, the City of Fullerton promotes a holistic, equitable, and sustainable response to homelessness, addressing both immediate needs and systemic root causes.

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

The City supports the following Orange County facilities and services in order to meet the needs of local homeless persons:

2-1-1: Homeless Services

CARE Housing Services: Homeless Services

City Net: Emergency Housing (ES)

Family Promise: ES

Friendship Shelter: ES, Permanent Supportive Housing (PSH), Rapid Re-housing (RRH)

Fullerton City Lights: PSH, Emergency Housing Voucher (EHV)

Grandma's House of Hope: ES, Transitional Housing (TH)

Hart Community Homes: TH

Health Care Agency-Behavior Health: PSH

HIS-OC: ES, TH

HOPE Center: Homeless Outreach and services

Housing for Health: TH

Illumination Foundation: Shelter, Recuperative Care, PSH, RRH, Homeless Services

Lutheran Social Services: Homeless services

Mercy House: ES

OC Rescue Mission: ES, TH

OC United: Homeless

Pathways of Hope: PSH, TH, RRH, Homeless services and housing assistance

Project Kinship: ES

Radiant Futures: ES, TH, RRH

Recovery Road: Pantry

Stand Up for Kids: Homeless Services and housing assistance

The Orangewood Foundation: TH

VOALA: ES

WISE Place: ES, TH, RRH

Yale Navigation Center: ES

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

Introduction

The City of Fullerton acknowledges the unique challenges faced by special needs populations- individuals who are not experiencing homelessness but require supportive services and housing. To address these needs, the City will consider allocating Community Development Block Grant (CDBG) public service funding to programs that support these populations. Eligible programs may include, but are not limited to, services for:

- Elderly and frail elderly individuals
- Persons with physical or mental disabilities
- Individuals with substance use disorders
- Persons with PTSD or HIV/AIDS
- Veterans
- Survivors or victims of domestic violence and human trafficking

Under the CDBG program, the U.S. Department of Housing and Urban Development (HUD) defines an elderly person as someone aged 62 or older. A frail elderly person is an elderly individual who is unable to perform at least three activities of daily living independently-such as eating, bathing, grooming, or managing a household.

According to the U.S. Census Bureau's QuickFacts, Fullerton had an estimated population of 141,863 in 2020. While specific data on elderly households and disability status in Fullerton is not provided in the available sources, such information is crucial for effective planning and allocation of resources.

HIV is a virus that weakens the immune system by destroying important cells that fight diseases and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of HIV. According to the Orange County Health Care Agency, there were 257 new HIV diagnoses in Orange County in 2022. The most affected age group for new HIV diagnoses was individuals aged 25 to 34.

Domestic violence includes, but is not limited to, felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim. While specific data for Fullerton is not readily available, Orange County reported 7,747 domestic violence-related calls for assistance in 2022. Of these incidents, 1,234 involved a weapon, and 6,513 did not.

Human trafficking is a crime that involves the forceful, fraudulent, or coercive methods of entrapping a person to exploit them for financial gain. The exploitative nature can come in the form of labor services, involuntary servitude, debt bondage, or commercial sex acts. In 2023, the National Human Trafficking Hotline identified 1,128 cases of human trafficking in California, involving 2,045 victims. The most common type of human trafficking reported in California was sex trafficking.

The National Institute of Mental Health (NIMH) explains that PTSD can develop after exposure to a potentially traumatic event that is beyond a typical stressor. Potential inducing events may include, but are not limited to, violent personal assaults, natural or human-caused disasters, accidents, combat, and other forms of violence. Symptoms of PTSD can be debilitating. According to the U.S. Department of

Veterans Affairs National Center for PTSD, about 6% of the U.S. population will experience PTSD at some point in their lives. Women are more likely develop PTSD than men.

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

To better understand the level of need and identify the types of services required by special needs populations, the City of Fullerton conducted a comprehensive Community Needs Survey, engaged in consultations with local service providers, and analyzed data from a range of authoritative sources. These sources included the American Community Survey (ACS), Comprehensive Housing Affordability Strategy (CHAS), Centers for Disease Control and Prevention (CDC), California Department of Justice, U.S. Department of State, and the National Institute of Mental Health (NIMH).

Based on this assessment, the City identified a range of supportive services necessary to promote stability and independence among special needs populations. These services include, but are not limited to, case management, medical and psychological counseling and supervision, childcare, transportation assistance, and job training.

Moreover, it has been determined that supportive housing is needed by elderly persons and persons with disabilities, female-headed households and victims of domestic violence. Three housing complexes in Fullerton provide affordable housing for people with mental and physical disabilities: Fullerton Heights, Casa Mara Del Rio, and Harborview Terrace. Affordable housing for seniors is provided at Ventana and Klimpel Manor.

For elderly households, special needs are due to three concerns - limited and fixed income, health care costs and disabilities. These needs may be met through a range of services, including congregate care, rent subsidies, shared housing and housing rehabilitation assistance.

For persons with disabilities, their special need is due primarily to the lack of accessible and affordable housing. Independent living can be furthered through special housing features and in-home support services. For a full description of needs, please refer to section "NA-45 Non-Homeless Special Needs Assessment".

Women-headed households require special consideration because of their greater need for childcare, job training and other assistance. These households tend to have lower incomes thus limiting housing availability for this group.

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

The City of Fullerton, in collaboration with Orange County agencies and local nonprofits, offers several programs aimed at ensuring individuals transitioning from mental and physical health institutions receive appropriate supportive housing. These initiatives focus on providing stable housing coupled with essential services to promote recovery and independence.

Pathways of Hope operates permanent supportive housing programs in Fullerton, offering long-term housing solutions combined with case management and system navigation services. These programs are designed to assist individuals, including those transitioning from health institutions, in achieving stability and self-sufficiency. The Illumination Foundation provides a Recuperative Care Program that offers a safe environment for homeless individuals discharged from hospitals to recover. While primarily focused on immediate post-hospitalization care, this program serves as a bridge to more permanent housing solutions, facilitating the transition for those exiting physical health institutions.

OCHA administers the NED and Mainstream voucher programs, providing rental assistance to nonelderly individuals with disabilities transitioning from nursing facilities or recuperative care into independent living arrangements. These programs include supportive services to ensure successful community integration.

No Place Like Home Program, a state-funded initiative supports the development of permanent supportive housing for individuals with mental health needs who are experiencing or at risk of homelessness. The program emphasizes low-barrier access and the provision of voluntary, individualized supportive services, facilitating the transition from mental health institutions to community-based living.

Jamboree Housing's Compass Rose Community Collaborative in Fullerton offers affordable housing integrated with services aimed at improving residents' financial stability, health, and overall well-being. While not exclusively for individuals exiting health institutions, the program's supportive environment aids in the transition to independent living.

These programs collectively contribute to a supportive infrastructure in Fullerton, assisting individuals transitioning from mental and physical health institutions in securing stable housing and accessing necessary services for successful community reintegration.

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

The City will continue its support of non-profit organizations that provide a range of supportive services that assist elderly households, persons with disabilities, persons living with HIV, female-headed households as well as victims of domestic violence.

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

During the 2025-2029 program years, the City of Fullerton will support its public services goal by investing Community Development Block Grant (CDBG) funds to address the needs of non-homeless individuals and families with special needs-including victims of domestic violence, frail elderly persons, and others requiring supportive services. During this period, the City will also provide funding to local nonprofit service providers that are expected to deliver vital assistance to low- and moderate-income residents throughout the community.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Government policies and land use regulations—while often necessary to safeguard public health, safety, and environmental quality—can present barriers to the development and affordability of housing. These governmental constraints include zoning regulations, development standards, permit procedures, impact and processing fees, and parking requirements.

The City of Fullerton's Zoning Code, the principal tool for implementing the City's General Plan, establishes detailed requirements for residential development. These standards dictate allowable land uses, densities, building heights, parking ratios, setbacks, and other design features. While these regulations aim to protect community character and ensure orderly growth, they can also impact housing feasibility—especially for affordable developments.

Zoning and Density Constraints

The City's residential zoning designations control density, which directly affects project feasibility. According to Fullerton's Housing Element (2021–2029), the following density thresholds are recognized by the State Department of Housing and Community Development (HCD) as appropriate to facilitate the development of affordable housing:

- Very Low-/Low-Income Households: Minimum of 30 dwelling units per acre
- Moderate-Income Households: 11–30 dwelling units per acre
- Above-Moderate-Income Households: Up to 11 dwelling units per acre

These densities are generally consistent with the City's zoning categories such as R-3 and R-4 (multi-family residential), which allow for higher densities and are considered suitable for affordable housing production.

Fullerton's Zoning Code requires between 1.25 to 2 garage spaces per unit based on bedroom count, in addition to guest parking. These standards may increase development costs by requiring structured parking or reduced buildable area. However, the City supports reduced parking requirements under the State Density Bonus Law for qualifying affordable housing projects. In some instances, carports are permitted as alternatives to garages to further reduce development costs.

In alignment with the Housing Element, the City has conducted a review of key development standards, including maximum lot coverage, unit size, parking ratios, and building heights. The City concluded that these requirements, when applied in aggregate, do not significantly constrain housing development, particularly for projects proposing affordable units. Several recently approved and constructed developments demonstrate feasibility under existing

standards. To facilitate affordable housing production, the City has adopted several policies, including:

- Implementation of State Density Bonus Law, granting increased density and concessions for projects reserving units for low- or very low-income households
- Active updates to the Zoning Code to allow “by-right” development of affordable housing on properties owned by religious institutions, pursuant to AB 2244 and SB 1336
- Support for streamlined entitlements and permit processing for projects that comply with the Housing Accountability Act (HAA) and SB 35.

Like most jurisdictions, the City charges development impact and permit fees to cover the cost of infrastructure, public services, and administrative processing. While these fees support necessary city functions, they may also contribute to increased project costs, especially for smaller or lower-margin affordable developments. Fullerton continues to evaluate opportunities for fee deferrals or reductions for qualifying affordable projects, as encouraged by the Housing Element.

While certain development standards and regulatory practices may affect housing production, the City of Fullerton has demonstrated ongoing commitment to reducing barriers to affordable housing. Through zoning code updates, use of density bonuses and a continued review of fees and standards, Fullerton is aligning local policies with State housing goals and actively working to expand its affordable housing stock.

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

Introduction

Per the Housing Element, current employment and projected job growth have a significant influence on housing needs during this planning period. According to recent Census estimates (Figure 2-3), Fullerton has approximately 68,479 workers living within its borders who work across 13 major industrial sectors. The most prevalent industry is Education & Social Services with 15,309 employees (22.4% of total) and the second most prevalent industry is Manufacturing with 8,928 employees (13% of total).

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	257	257	0	0	0
Arts, Entertainment, Accommodations	8,524	8,524	12	12	0
Construction	3,388	3,388	5	5	0
Education and Health Care Services	15,309	15,309	22	22	0
Finance, Insurance, and Real Estate	4,450	4,450	6	6	0
Information	1,492	1,492	2	2	0
Manufacturing	8,928	8,928	13	13	0
Other Services	3,458	3,458	5	5	0
Professional, Scientific, Management Services	8,509	8,509	12	12	0
Public Administration	2,078	2,078	3	3	0
Retail Trade	7,244	7,244	11	11	0
Transportation and Warehousing	2,335	2,335	3	3	0
Wholesale Trade	2,507	2,507	4	4	0
Total	68,479	68,479	--	--	--

Table 40 - Business Activity

Alternate Data Source Name:
Fullerton General Plan - Housing Element

Data Source Comments: Housing Element - number of jobsIt is assumed that those positions are filled.

Labor Force

Total Population in the Civilian Labor Force	73,737
Civilian Employed Population 16 years and over	68,935
Unemployment Rate	6.50
Unemployment Rate for Ages 16-24	0.00
Unemployment Rate for Ages 25-65	0.00

Table 41 - Labor Force

Alternate Data Source Name:

American Community Survey

Data Source Comments: Information inserted as available. Not all information is currently available.

Occupations by Sector	Number of People
Management, business and financial	31,003
Farming, fisheries and forestry occupations	10,830
Service	13,964
Sales and office	0
Construction, extraction, maintenance and repair	5,442
Production, transportation and material moving	7,696

Table 42 – Occupations by Sector

Data Source Comments: Information inserted as available. Not all information is currently available.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	0	0%
30-59 Minutes	0	0%
60 or More Minutes	0	0%
Total	0	0%

Table 43 - Travel Time

Data Source Comments: No current information could be found.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	0	0	0
High school graduate (includes equivalency)	0	0	0
Some college or Associate's degree	0	0	0
Bachelor's degree or higher	0	0	0

Table 44 - Educational Attainment by Employment Status

Data Source Comments: No current information could be found.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	0	0	0	0
9th to 12th grade, no diploma	0	0	0	0	0
High school graduate, GED, or alternative	0	0	0	0	0
Some college, no degree	0	0	0	0	0
Associate's degree	0	0	0	0	0
Bachelor's degree	0	0	0	0	0
Graduate or professional degree	0	0	0	0	0

Table 45 - Educational Attainment by Age

Data Source Comments: No current information could be found.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 46 – Median Earnings in the Past 12 Months

Data Source Comments: No current information could be found.

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

Current employment information indicates that 12% of all workers are in the arts, entertainment and accommodation sector, 22% of all workers are in the education and health care service sector, 13% of all workers are in manufacturing sector and 11% are in the retail trade sector.

Describe the workforce and infrastructure needs of the business community:

Workforce and Infrastructure needs are described in the City's Economic Development Plan that was. Primary goals of the Economic Development Plan include the following: 1) protect and enhance quality employment opportunities; and 2) protect and enhance the City revenue base. In addition, the Economic Development Element of the City's General Plan outlines various goals and policies related to ensuring the City's long-term growth and stability that adapts to dynamic market conditions.

There is a need within the City for the creation or attraction of new jobs for residents that pay a living wage. However, these jobs can only be created if there is an adequate, trained workforce in place to fill them. The City has and will continue to support education and job training programs when possible. These efforts could include job training for younger persons, retraining for older workers, the provision of a good education for the City's youth, and assisting young individuals in career preparation. As shown in the previous tables there is a direct correlation between an individual's education and their earnings. The more education an individual has the higher the earning. For example, an individual with some college or Associates Degree earns on an average of 30% higher than a high school graduate, 72% higher with a Bachelor's Degree, and 167% higher salary with a Graduate or Professional Degree. Approximately 30% of the 18-65 population is either a high school graduate (or equivalent) or does not have a high school diploma.

Infrastructure needs of the business community include 1) maintaining a strong relationship between the City and the business community; and 2) support public and private infrastructure improvements. The City of Fullerton created the Economic Development Action Team (EDAT) in 1993 to provide high-level customer service to businesses considering expansions or relocations in Fullerton. The EDAT is composed of senior staff members from building, economic development, public works-engineering, fire, and planning. EDAT's mission is to provide a prompt and coordinated response by explaining services offered and fee structures, reviewing processes, discussing permits, providing access to financing, technical, employment and training resources, and responding to specific questions. Many commercial brokers refer their client's or prospective tenants to EDAT before signing a lease to make sure all parties have the information they need regarding permits and processing and can make an informed business decision.

To maintain Fullerton's appeal to businesses and residents, resources need to be directed to maintaining good public services and a high level of maintenance and capital investment in the City's amenities, roads, utility, and technology services. Decline and deterioration affect location decisions amongst

prospective businesses. With the loss of jobs due to COVID-19, job training and job creation will become a high priority to the City. Every effort will be made to provide assistance to the community including the use of CDBG funds are eligible. At the end of 2024-2025, the position of Economic Development Manager was filled. If possible, the City will also hire additional economic development staff.

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

During the Consolidated Plan planning period, the City of Fullerton has experienced and anticipates several public and private sector investments that may significantly influence local economic conditions, job creation, and business growth opportunities.

Regional investments in transportation—particularly those led by the Orange County Transportation Authority (OCTA)—continue to improve connectivity across Fullerton and surrounding cities. Planned enhancements to major corridors and the Fullerton Transportation Center may support increased commuter activity and attract commercial development in transit-oriented areas.

Fullerton's downtown area continues to undergo revitalization, with several mixed-use and infill developments that aim to increase housing density and expand ground-floor retail opportunities. These developments are expected to generate construction jobs in the near term and increase demand for service-sector employment in the long term.

California State University, Fullerton (CSUF), remains a major economic anchor and workforce pipeline. Ongoing collaboration between the City and CSUF is creating opportunities to align workforce training with emerging labor market needs, particularly in the fields of technology, health care, and education.

The North Orange County region is seeing growth in advanced manufacturing, logistics, and healthcare sectors. This regional expansion has the potential to impact Fullerton's job base, but also presents challenges in ensuring local workforce readiness and adequate infrastructure to support industrial growth.

There is a growing need for job training programs targeting high-demand sectors such as healthcare, green energy, construction trades, and logistics. Programs that provide soft skills training, career pathways for youth, and re-entry support for justice-involved individuals are also critical.

Fullerton's small businesses, particularly minority- and women-owned enterprises, continue to need access to capital, technical assistance, and digital tools to remain competitive in a

changing market. Business incubator programs and access to affordable commercial space could foster entrepreneurship.

Improvements to broadband infrastructure, public transit access, and utility systems are essential to supporting both new development and equitable economic participation across the city, particularly in underserved neighborhoods.

The City remains committed to fostering inclusive economic growth through strategic planning, targeted investment, and collaboration with educational institutions, regional agencies, and private-sector partners.

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

Fullerton prides itself upon having a strong educational infrastructure containing nationally ranked public high schools and six colleges, including California State University Fullerton, Hope International University, and Fullerton College. As shown in the above table related to educational attainment, 55% of the 18-65 Fullerton population has an Associate's Degree, Bachelor's Degree, or Graduate Degree. However, as shown in prior tables, the unemployment rate is significantly higher for the 18-24 population compared to 25-65. There appears to be a continued need to support job training, retraining, and employment placement programs for low-income persons, particularly for the 18-24 population. Job training programs should focus on skills needed for growing industries that can be expected to offer decent pay and benefits to entry-level persons.

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

The City of Fullerton benefits from a range of workforce training initiatives led by regional partners, including the Orange County Workforce Development Board (OCWDB), North Orange County Community College District (NOCCCD), and local nonprofit and industry organizations. These initiatives are designed to equip residents with the skills and certifications needed to succeed in high-demand industries such as healthcare, advanced manufacturing, information technology, logistics, and construction trades.

Fullerton College and other institutions within the NOCCCD offer career technical education (CTE) programs, apprenticeships, and workforce readiness services that serve both traditional students and adult learners seeking upskilling or career transitions. Additionally, the OCWDB operates One-Stop Centers that provide job placement assistance, resume development, and employer connections.

These workforce development efforts align closely with the City's Consolidated Plan goals by:

- Promoting economic self-sufficiency among low- and moderate-income residents.
- Reducing barriers to employment for vulnerable populations, including youth, veterans, and individuals experiencing homelessness.
- Supporting inclusive economic growth and neighborhood revitalization.

By strengthening partnerships with these training providers and aligning local strategies with regional labor market demands, the City aims to enhance access to sustainable employment opportunities and improve the overall economic well-being of its residents.

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

Yes

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

Fullerton submitted various project objectives as part of the CEDS for Orange County submitted to US EDA. Among the projects, major improvements including wide scale funding for housing incentive overlay developments, a comprehensive downtown revitalization plan, as well as citywide lighting infrastructure improvements were proposed.

Discussion

The City has experienced a steady return of businesses and job opportunities since the COVID-19 pandemic. To support this momentum, the City remains committed to fostering a business-friendly environment and encouraging new enterprises to establish operations in Fullerton. With the recent hiring of an Economic Development Manager—and the potential addition of dedicated economic development staff—the City is poised to expand its outreach efforts and strengthen partnerships with local businesses to promote sustained economic growth.

MA-50 Needs and Market Analysis Discussion

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

Yes, there are areas within the City of Fullerton where households with multiple housing problems are concentrated. For the purposes of this analysis, a “concentration” is defined as a geographic area—typically a census tract or neighborhood—where the percentage of households with one or more of HUD-defined housing problems significantly exceeds the citywide average, generally by 10% or more.

HUD defines “**housing problems**” as:

- Lacking complete kitchen or plumbing facilities
- Overcrowding (more than one person per room)
- Housing cost burden (paying more than 30% of income on housing)
- Severe housing cost burden (paying more than 50% of income on housing)

According to data from HUD's Comprehensive Housing Affordability Strategy (CHAS) and the City's Housing Element, housing cost burden and overcrowding are the most prevalent problems in Fullerton. Areas with a high concentration of renter households—particularly in the central and southern portions of the city—show elevated rates of multiple housing problems. These areas often overlap with lower-income census tracts and have higher proportions of Latino and Asian households, including recent immigrants and large multi-generational families. Census tracts around:

- Richman Park / Maple Neighborhood
- South Fullerton (adjacent to State College Blvd and Orangethorpe)
- Vicinity of Commonwealth Ave and Brookhurst Rd

The city continues to prioritize these areas for targeted housing programs, including rehabilitation assistance, affordable housing development, code enforcement and community development grants. These interventions aim to reduce disparities and improve living conditions for residents in these concentrated areas of housing need.

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

Yes, there are areas within the City of Fullerton where racial or ethnic minorities and low-income households are concentrated. For this analysis, “concentration” is defined as a census tract or neighborhood where the proportion of a particular racial/ethnic group or low-income population exceeds 10 percentage points above the citywide average, based on data from the U.S. Census Bureau and HUD’s Affirmatively Furthering Fair Housing (AFFH) guidelines.

According to the 2021–2029 Housing Element, Fullerton’s citywide demographics are approximately:

- 38% Hispanic or Latino
- 32% White (Non-Hispanic)
- 25% Asian
- 2% Black or African American
- 3% Other or Multiracial

A “concentration” of a racial/ethnic group may be identified when the population share of that group in a neighborhood exceeds 48% Hispanic, 35% Asian, or other thresholds as compared to citywide averages. South Fullerton, especially neighborhoods along Commonwealth Ave, Brookhurst Rd, and Orangethorpe Ave, has a higher-than-average concentration of Latino households, with some tracts exceeding 65–70%. Portions of Northwest Fullerton and areas near Gilbert St and Valencia Dr also have elevated concentrations of Asian American households, particularly Korean and Vietnamese populations. These same areas often show higher levels of linguistic isolation, cost-burdened renters, and poverty rates, indicating the overlap of racial/ethnic concentration with economic disadvantage.

The City recognizes these areas as “Disadvantaged Communities” (per CalEnviroScreen and AB 1550 criteria) and prioritizes them for affordable housing development, infrastructure investment, community outreach and engagement, anti-displacement efforts and targeted use of Community Development Block Grant (CDBG) and HOME funds. These strategies align with state and federal fair housing goals, including the City’s obligation to affirmatively further fair housing and reduce racial and economic segregation.

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

The neighborhoods in Fullerton with concentrated populations of racial/ethnic minorities and low-income households—primarily located in South Fullerton and areas surrounding Commonwealth Avenue, Brookhurst Road, and Orangethorpe Avenue—exhibit distinct housing market characteristics shaped by socioeconomic, demographic, and regulatory factors. These areas have a significantly higher proportion of renter-occupied units, with many households paying more than 30% or even 50% of their income on housing, classifying them as cost-burdened or severely cost-burdened per HUD definitions.

The affordability gap is especially acute for very low-income families, many of whom work in service, retail, or manufacturing sectors. The housing stock in these neighborhoods tends to be older, with many units built before 1980. A significant portion of these homes show signs of physical deterioration, deferred maintenance, or code compliance issues, and may lack modern amenities. This aging stock can depress home values while simultaneously increasing costs for upkeep and repairs—posing additional challenges for low-income homeowners and landlords.

Homeownership rates in these neighborhoods are substantially below the citywide average. Many residents are long-term renters with limited access to mortgage credit, stable employment, or down payment resources. This contributes to persistent racial homeownership and wealth gaps. These market conditions underscore the importance of targeted investment, preservation of existing affordable units, and proactive anti-displacement strategies.

Are there any community assets in these areas/neighborhoods?

Yes, the neighborhoods in Fullerton with concentrations of low-income households and racial/ethnic minorities—particularly South Fullerton, Richman Park, Maple neighborhood, and areas along Commonwealth Ave, Brookhurst Rd, and Orangethorpe Ave—contain several important community assets that contribute to neighborhood resilience, quality of life, and opportunities for upward mobility. Richman Elementary, Maple Elementary, and Nicolas Junior High serve many families in South Fullerton and are important centers of stability, family support, and after-school programs. Fullerton College and Cal State Fullerton, while located further north, offer accessible higher education and adult learning opportunities for residents citywide, including those from underserved neighborhoods. Richman Park, Maple Park, and Lemon Park offer open space, sports fields, and community programming. These are heavily used by youth and families and serve as anchors for social gatherings and civic life.

Pathways of Hope, based in Fullerton, operates food distribution, homelessness prevention, and housing assistance programs that are particularly active in low-income areas. Fullerton Collaborative, WTLC (Women’s Transitional Living Center), and various local churches provide essential services including domestic violence support, mental health counseling, and job readiness programs.

The strong presence of Latino and Asian communities in South and central Fullerton contributes to a rich cultural identity, visible through local businesses, festivals, food, and religious institutions. Community pride, long-standing family ties, and multigenerational households support neighborhood cohesion and informal safety nets. Despite the economic and housing challenges these neighborhoods face, they are supported by a strong network of schools, parks, nonprofits, transit infrastructure, and cultural institutions. These assets not only serve residents directly but also present key opportunities for equitable community investment, revitalization without displacement, and integrated neighborhood planning.

Are there other strategic opportunities in any of these areas?

Many underutilized or vacant lots and aging commercial properties in South Fullerton and near transit corridors (e.g., Commonwealth Ave, Harbor Blvd) present opportunities for infill affordable housing projects that can increase density while preserving neighborhood character. Programs to rehabilitate and preserve older rental housing stock can prevent displacement and maintain affordability for long-term residents. Converting older commercial or industrial buildings into affordable housing or mixed-use developments can help address housing shortages sustainably. These strategic opportunities collectively support Fullerton’s goals to

create inclusive, affordable, and sustainable neighborhoods. By leveraging existing community assets, transit access, and funding streams, the city can foster equitable growth while addressing housing needs and preventing displacement.

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

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

Fullerton residents have several options for broadband internet service. For broadband download speeds of 25 megabytes per second (mbps) or more, at least three fixed residential broadband providers service 100 percent of residents.

Fullerton complies with HUD's Narrowing the Digital Divide Through Installation of Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing (81 FR 92626) rule (effective January 19, 2017). Through this rule, all new HUD-funded multifamily construction or substantial rehabilitation has included broadband infrastructure including cables, fiber optics, wiring and wireless connectivity to ensure that each unit has the infrastructure to achieve at least 25 mbps download and 3 mbps upload speeds.

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

Throughout the City, residents are serviced by two, oftentimes at least three internet service providers who offer high speed internet. The areas of Fullerton where there are at least four internet providers are Downtown Fullerton, Cal State Fullerton, and neighborhoods south of Valencia Drive. Charter Spectrum, AT&T Internet and EarthLink are the top competing providers in the area, each offering either DSL, cable, or fiber internet.

While broadband is available through multiple providers, the costs range from \$25 - \$50. Competition will hopefully keep costs affordable for lower income residents. Data shows that 97.9% of the households have a computer and 93.8% subscribe to a broadband service.

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

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

Climate change has increased the prevalence and severity of natural hazard risks including drought, flash floods/storms, and extreme heat events in Fullerton. Throughout the county, intense dry seasons and wind conditions have contributed to wildfires in the hills in recent years, which threaten lives and property, damage local ecosystems, and negatively impact air quality; properties adjacent to 100-year floodplains are at a greater risk for experiencing flooding events, and warmer, hotter summers have also been on the rise.

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

Low- and moderate-income residents and special needs populations are especially vulnerable to the risks of climate-related hazard risks. The residences of low- and moderate-income households are more often in worse condition and thus are more susceptible to external weather conditions such as extreme heat. Likewise, elderly residents are at a greater risk to weather conditions such as extreme heat.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines the City's priorities related to affordable housing, homelessness, community development, and the needs of special populations identified earlier in this document. It defines the objectives and anticipated outcomes that will be achieved through the implementation of these priorities.

The priorities are aligned with findings from the 2020 Census, the City's Housing Element, and other local data sources, and are designed to address the housing and community development needs of extremely low-, very low-, and low-income individuals and households. Additionally, these priorities reflect the concerns and input of residents and stakeholders who participated in the development of the Consolidated Plan.

This Strategic Plan also identifies targeted strategies to address and reduce barriers to affordable housing and poverty, ensuring a comprehensive and coordinated approach to improving quality of life for Fullerton's most vulnerable populations.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	CDBG-Eligible Areas
	Area Type:	Local Target area
	Other Target Area Description:	Census tracts and block groups that are HUD identified
	HUD Approval Date:	
	% of Low/ Mod:	51% or more
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Areas are defined by HUD as the CDBG-eligible areas.
	Include specific housing and commercial characteristics of this target area.	Mostly residential and many show signs of needing repair.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Code Enforcement and other departments have identified these areas of need.
	Identify the needs in this target area.	Housing rehabilitation, infrastructure, and public services are needed.
	What are the opportunities for improvement in this target area?	Assistance through city and subrecipients will be able to provide services to the areas.
2	Area Name:	Citywide
	Area Type:	Local Target area
	Other Target Area Description:	N/A
	HUD Approval Date:	
	% of Low/ Mod:	N/A
	Revital Type:	Comprehensive
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	Programs will be provided citywide as needed with available resources.

Include specific housing and commercial characteristics of this target area.	N/A
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Consultation with the public identified that there were various needs throughout the city that needed to be addressed.
Identify the needs in this target area.	Public service programs, housing rehabilitation, tenant based rental assistance, code enforcement, infrastructure updates are all needed.
What are the opportunities for improvement in this target area?	The city has many high priorities current resources will be stretched to address as many of those priorities as possible.
Are there barriers to improvement in this target area?	The largest barrier is the limited amount of resources to put into these programs.

General Allocation Priorities

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

The City prioritizes funding that meets community needs and complies with HUD regulations/requirements as related to each funding program.

The City's on-going Housing Rehabilitation Program provides grants and loans to eligible very-low- and low-income households citywide.

Through the City's TBRA program, low-income seniors living in mobile homes and Veterans have been provided housing assistance. The program has been expanded to include low-income households citywide. In 2023-24, funds were allocated to a new City-wide TBRA Program and HOME-ARP funds were also made available during the HOME-ARP process. Unfortunately, because of staffing issues the programs were put on hold and will be implemented in 2025-26. This not only reduces their housing costs to a manageable amount, but also allows them to use their income for other necessary monthly costs.

Non-profit public services organization offer their services to eligible very-low- and low-income residents on a citywide basis.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing Rehabilitation Program
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Rehabilitation of Substandard Housing Units Neighborhood Revitalization
	Description	According to the Housing Element, over half of the City's housing stock was built before 1970. Therefore, it is anticipated that a substantial amount of substandard housing units exist. Maintaining decent, safe and sanitary housing for very-low-, low- and moderate-income households is the primary goal of the Program.
	Basis for Relative Priority	As the city's housing stock ages, there are more signs of needed repairs.
2	Priority Need Name	Development of Affordable Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children veterans Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Development of Affordable Housing
	Description	In addition to the City's existing housing rehab program, the City shall continue in the development of affordable housing using HOME and Housing Bond funds, especially, affordable housing units for special needs (i.e., disabled, mental health) and veteran's households.
	Basis for Relative Priority	There is a significant need for affordable housing in Fullerton. In addition, there is a lack of existing housing in the City that caters to tenants with special needs or veterans households. As indicated in this 5-Year CP rents are higher in Fullerton than some surrounding areas and many households pay more than 30% of their household income for housing units.
3	Priority Need Name	Tenant Based Rental Assistance (TBRA)
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Individuals Families with Children veterans Victims of Domestic Violence Elderly Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Rehabilitation of Substandard Housing Units
	Description	Assistance to households at 30% or 50% of the median income to bring their housing costs to 30% of their household income.
	Basis for Relative Priority	As the costs of building or providing affordable housing units is so high, the city is addressing the high rent costs with a program to make rents affordable to low-income residents.
4	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Homeless Prevention, Emergency Shelters Provide Support to Non-Profit Agencies
	Description	Programs that support the needs of the community in general including abused spouses, youth, seniors and the homeless community.
	Basis for Relative Priority	Funds are needed for many more programs than the number of dollars available. The City receives two to three times the amount of requests that can be funded. The maximum allowed CDBG program regulations (15%) will fund much-needed public services.
5	Priority Need Name	Job Creation and Retention
	Priority Level	High

	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Job Creation and Retention
	Description	As part of the City's economic activity program, CDBG funds will be available to organizations that specialize in job training activities for low-income individuals in order to create full-time employment positions.
	Basis for Relative Priority	Although unemployment rates are currently lower than in the past, there appears to be a continued need to support job training, retraining, and employment placement programs for low-income persons, particularly for the 16- 24 population. Job training programs should focus on skills needed for growing industries that can be expected to offer decent pay and benefits to entry-level persons.
6	Priority Need Name	Public Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	CDBG-Eligible areas
	Associated Goals	Neighborhood Revitalization
	Description	Improve the infrastructure (i.e., street improvements) within CDBG designated areas. Based on the condition and age of the infrastructure, street and sidewalk improvements rank high.
	Basis for Relative Priority	The City lacks adequate resources to address the deteriorating infrastructure throughout the city. Survey results showed streets and sidewalks as the highest-ranking need.
7	Priority Need Name	Fair Housing

	Priority Level	High
	Population	Extremely Low Low Moderate Other Large Families Families with children Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Fair Housing
	Description	Supporting fair housing practices is a HIGH priority of the City.
	Basis for Relative Priority	It is necessary to assure that fair housing practices are being followed in the City and that tenants and landlords have specific services available to them.
8	Priority Need Name	Code Enforcement
	Priority Level	High
	Population	Extremely Low Low Moderate Other
	Geographic Areas Affected	CDBG-Eligible Areas
	Associated Goals	Rehabilitation of Substandard Housing Units Neighborhood Revitalization
	Description	As the housing stock ages and owners do not have the resources to correct issues, Code Enforcement and Housing Rehabilitation will assist residents address their housing needs to provide decent housing.
	Basis for Relative Priority	Neighborhoods are deteriorating and violations need to be addressed.
9	Priority Need Name	Assistance to the Homeless, Homeless Prevention

	Priority Level	High
	Population	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Citywide
	Associated Goals	Provide Support to Non-Profit Agencies
	Description	The City continues to provide services to the homeless or those at-risk homeless through non-profit organizations such as Mercy House, Illumination Foundation, Radiant Futures, and Pathways of Hope. In addition, the City of Fullerton continues to work with other adjacent jurisdictions in North Orange County.
	Basis for Relative Priority	As previously discussed, the homeless population in the City of Fullerton is estimated at 434 individuals. There are limited shelters in Fullerton. Mercy House also operates Bridges at Kraemer Place in Anaheim that houses Fullerton homeless. With the partnership of Illumination Foundation, three new Navigation Centers will be operating this year in Buena Park, Placentia, and Fullerton.
10	Priority Need Name	Natural Disaster
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Natural Disaster
	Description	Currently at a low priority. Unless the city is faced with a disaster, CDBG funds will not be used for any programs.
	Basis for Relative Priority	There are no other natural disasters that the City has to deal with at this time.

Narrative (Optional)

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High rental costs and limited affordable unit availability increase demand for tenant-based rental assistance to reduce housing cost burden for low-income renters. Rising rents and competitive rental markets also drive TBRA need.
TBRA for Non-Homeless Special Needs	Specialized populations (e.g., elderly, disabled) often require supportive services alongside rental assistance. Market scarcity of accessible units and high rents necessitate flexible TBRA programs tailored for these groups.
New Unit Production	High land and construction costs in Fullerton constrain the feasibility of new affordable housing developments, especially without density bonuses or subsidies. Market demand for multifamily housing near transit and employment centers supports new production.
Rehabilitation	A significant portion of housing stock is aging and may have deferred maintenance, especially in low-income neighborhoods. Rehabilitation funds are essential to preserve existing affordable units and improve safety and habitability.
Acquisition, including preservation	Increasing property values and limited resale opportunities create challenges for acquisition of affordable housing. Preservation efforts focus on maintaining affordability of at-risk units to prevent displacement amid market pressures.

Table 49 – Influence of Market Conditions

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

Introduction

The City has been notified that it will be eligible to receive Community Development Block Grant and HOME Investment Partnerships (HOME) grant funds. For fiscal year 2025-26, the City of Fullerton will receive \$1,397,459 in CDBG and \$466,386.07 in HOME program funds. It is anticipated that the City will receive funding at similar levels for each year of the additional four years covered by the Consolidated Plan (FY 2025-26 through FY 2029-30). 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.

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	1,397,459	150,000	0	1,547,459	0	The amount of resources available includes unexpended CDBG funds from the Revolving Loan Funds (\$150,000). Primary focus will include Admin and Planning, housing rehabilitation grants & loans, 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	466,386	0	0	466,386	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 50 - Anticipated Resources

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

Whenever possible, the City will leverage private and non-federal funds with Federal funds (HOME Program). Typically, the City requires private, for-profit housing developers receiving City financial assistance to fund at least 10% of the project development costs as an equity commitment.

Since the City, like all California cities, no longer receives 20% housing set-aside funds (also known as Redevelopment Tax Increment funds) it is important that the City leverage its existing funds as much as possible to provide affordable housing opportunities. The City is fortunate to have

issued the 2010 Housing Bond in October 2010 prior to redevelopment dissolution. The City will continue to support agencies in their application for funding and will investigate the possibility of applying for additional funding if it becomes available.

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

The City of Fullerton recognizes the strategic importance of utilizing publicly owned land to help meet its housing goals, especially for affordable and special needs populations. The 2021–2029 Housing Element identifies several City-owned properties and publicly controlled sites that present opportunities for housing development, preservation, or supportive services. The City has evaluated surplus parcels, including underutilized lots within redevelopment areas and near transit corridors, for potential affordable housing projects. These sites offer the potential to leverage public land to reduce development costs and facilitate affordable housing production.

Certain City-owned institutional sites, such as portions of municipal campuses or properties adjacent to community centers and parks, may be repurposed or developed through partnerships with affordable housing developers. Recent zoning amendments allow “by-right” affordable housing development on religious or institutional properties, increasing feasibility. Some publicly held sites in key neighborhoods with concentrations of lower-income residents have been identified for potential housing redevelopment, particularly where proximity to transit, schools, and services can maximize community benefit. The City actively coordinates with other public entities, including the Fullerton School District and Orange County Housing Authority, to explore joint use of land and facilities to support affordable housing and supportive services.

By prioritizing these publicly owned lands for affordable housing, Fullerton aims to reduce land acquisition costs, expedite development timelines, and align housing investments with broader community revitalization goals.

Discussion

Although many funding sources have been discontinued, the City will continue to investigate the possibility of additional funding sources to meet the needs of the community.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Fair Housing Foundation	Subrecipient	Planning Rental	Region
Radiant Health Centers (Previously Aids Services Foundation)	Non-profit organizations	Non-homeless special needs	Region
The Chrysalis Center	Non-profit organizations	public services	Region
Fullerton Collaborative	Non-profit organizations	Homelessness	Jurisdiction
Global Operations & Development/Giving Children Hope	Non-profit organizations	Homelessness	Region
Hart Community Homes, Inc.	Non-profit organizations	public services	Region
Lutheran Social Services of Southern California	Non-profit organizations	Non-homeless special needs	Region
BOYS AND GIRLS CLUB OF FULLERTON	Subrecipient	Public services	Jurisdiction
Community SeniorServ, Inc.	Subrecipient	public services	Region
Illumination Foundation	Non-profit organizations	Homelessness	Region
MEALS ON WHEELS	Non-profit organizations	public services	Jurisdiction
MERCY HOUSE TRANSITIONAL LIVING CENTERS	Subrecipient	Homelessness	Region
Orange County Housing Authority	Government	Rental	Region
Pathways of Hope, aka FIES	Subrecipient	Homelessness	Region
WOMENS TRANSITIONAL LIVING CENTER	Non-profit organizations	Homelessness Non-homeless special needs	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
YMCA of Orange County	Subrecipient	public services	Jurisdiction
City of Fullerton	Government	Planning	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Fullerton actively participates in the Countywide Orange County Homeless Issues Task Force and has established a local Task Force on Homelessness and Mental Health Services to coordinate efforts and improve outcomes for vulnerable populations. These collaborative bodies facilitate communication and joint action among public agencies, nonprofit organizations, and service providers.

Despite these partnerships, the City faces ongoing funding challenges. Federal, State, and Local resources remain insufficient to fully address the growing demand for affordable housing, homelessness prevention, and supportive services. This funding gap limits the City's capacity to meet the comprehensive needs of very-low- and low-income residents. To address these gaps, the City is committed to:

- Strengthening collaboration with public and assisted housing providers, including regional housing authorities and nonprofit developers.
- Enhancing coordination with health, mental health, and social services agencies to ensure integrated delivery of housing and supportive services.
- Maximizing the use of existing funding streams such as CDBG and HOME and leveraging state programs including the California Department of Housing and Community Development grants.
- Pursuing new funding opportunities and innovative partnerships to expand housing production, preservation, and service capacity.

Through these efforts, Fullerton aims to optimize available resources and close service gaps, improving housing stability and health outcomes for its most vulnerable residents.

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

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Rental Assistance	X	X	
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care			
Education	X		
Employment and Employment Training		X	
Healthcare			X
HIV/AIDS			X
Life Skills		X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

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

The City supports the non-profit organizations such as Pathways of Hope, Mercy House, Illumination Foundation, and Radiant Health Centers that address the needs of the homeless population and persons with HIV. Pathways of Hope provides transitional housing to homeless individuals/families and includes life skills training to ensure a more stable living environment. Mercy house operates emergency shelter and the Cold Weather Armory for the homeless. The City partnered with Illumination Foundation to build a 150-bed Navigation Center and they have previously worked together to establish the Safe Parking Program in Fullerton. Radiant Health Centers helps individuals living with AIDS/HIV remain in medical care and provides nutritious food that enhances the effectiveness of medical treatment.

The Orange County Housing Authority provides voucher programs for families and Veterans. The City offers a rental assistance program for seniors and disabled residents living in mobile home parks and a rental assistance program for senior Veterans renting citywide.

The City also works with Habitat for Humanity in providing for affordable ownership housing for families.

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

As stated previously, the City has and will continue to support the non-profit organizations that work to address the special needs population, including persons experiencing homelessness. Some of the strengths of the delivery system include the City's outreach and information system. The types of programs that can be funded and those activities that cannot be funded are clearly defined by staff at a meeting held prior to the application due date. This allows organizations to determine whether they qualify for funding and have an understanding of the selection criteria and reporting requirements. Another strength is the various types of services that are available to low- and moderate- income individuals and families in the community that are in need of special needs services from a non- profit organization. City staff and the Community Development Citizens' Committee tries to ensure that funding to non-profit organizations address all types of population needs.

The City tries to support all of the organizations that cater to the special needs population that apply for CDBG funding; however, due to the lack of funding in some cases not all organizations receive funding or even partial funding which ultimately may reduce the level of service that is provided. In addition, another obstacle is ensuring that the sub-recipients have a complete understanding of the program reporting requirements. City staff meet with sub-recipients constantly to ensure they are providing accurate information when submitting reports.

Although organizations promote their services, it appears that not everyone that is in need of such service is aware how to access these services which is considered a significant obstacle. Outreach to those in need should be a priority to the City and non-profit organizations. To avoid duplication of efforts and effective use of the limited funding available, the City will continue to work with surrounding jurisdictions, non- profit organizations, and other community groups to coordinate and monitor the delivery of social services.

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

To effectively address the City of Fullerton's priority housing and community development needs, the City has developed a comprehensive strategy aimed at strengthening the institutional framework and enhancing service delivery capacity. The city will continue to foster strong collaboration among local government agencies, nonprofit housing developers, public health and mental health providers, and community-based organizations. This integrated approach ensures that housing production, supportive services, and homelessness prevention efforts are aligned and mutually reinforcing. Recognizing the constraints of limited funding, the city commits to leveraging all available federal, state, and local resources efficiently. This

includes strategic use of CDBG, HOME funds, state housing grants, and private investment to fill service and housing gaps. The City will explore innovative program models and service delivery methods—including supportive housing initiatives and tenant-based rental assistance—that have demonstrated effectiveness. Outreach to underrepresented and vulnerable populations will be prioritized to ensure equitable access to programs.

Investments in staff training, data sharing platforms, and cross-agency communication protocols will enhance the City’s ability to monitor progress, identify emerging needs, and respond flexibly. This includes support for local task forces addressing homelessness and mental health. The City will continue to update zoning, land use, and development policies to reduce barriers and incentivize affordable housing production. Efforts will also focus on improving permitting efficiency and exploring public land opportunities. An ongoing evaluation process will assess program outcomes and institutional effectiveness, allowing the city to adjust strategies and resource allocations dynamically to better meet priority needs. By implementing this multi-faceted strategy, Fullerton aims to close institutional gaps, expand affordable housing availability, and improve supportive service delivery—ultimately enhancing housing stability and quality of life for its most vulnerable residents.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitation of Substandard Housing Units	2025	2029	Affordable Housing	Citywide	Housing Rehabilitation Program Tenant Based Rental Assistance (TBRA) Code Enforcement	CDBG: \$3,650,000 HOME: \$3,000,000	Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Rehabilitated: 60 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 750 Household Housing Unit
2	Development of Affordable Housing	2025	2029	Affordable Housing	Citywide	Development of Affordable Housing	HOME: \$100,000	Rental units constructed: 20 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Homeless Prevention, Emergency Shelters	2025	2029	Homeless	Citywide	Public Services	CDBG: \$500,000	Homeless Person Overnight Shelter: 1250 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 200 Beds Homelessness Prevention: 500 Persons Assisted
4	Provide Support to Non-Profit Agencies	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services Assistance to the Homeless, Homeless Prevention	CDBG: \$500,000	Public service activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
5	Job Creation and Retention	2025	2029	Economic Development	CDBG	Job Creation and Retention	CDBG: \$200,000	Jobs created/retained: 50 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Neighborhood Revitalization	2025	2029	Affordable Housing Non-Housing Community Development	CDBG	Housing Rehabilitation Program Public Infrastructure Code Enforcement	CDBG: \$2,250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 140000 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 75000 Household Housing Unit
7	Fair Housing	2025	2029	Fair Housing	CDBG	Fair Housing	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
8	Natural Disaster	2025	2029	Natural Disaster	Citywide	Natural Disaster	CDBG: \$0	Other: 1 Other
9	Tenant Based Rental Assistance	2025	2029	Affordable Housing	Citywide	Tenant Based Rental Assistance (TBRA)	HOME: \$2,500,000	Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitation of Substandard Housing Units
	Goal Description	The City provides both loans and grants to owner-occupant units. Funding includes administrative costs.
2	Goal Name	Development of Affordable Housing
	Goal Description	The City proposes the development of affordable housing units using HOME funds. The project may include units for Supportive and Veterans housing for low-income households. Funding includes administrative costs.
3	Goal Name	Homeless Prevention, Emergency Shelters
	Goal Description	The City will continue to support its non-profit organizations such as Mercy House, Illumination Foundation, Pathways of Hope and Women's Transitional Living Centers in providing much-needed services to the homeless population. Mercy House operates a 200-bed shelter facility in Anaheim. In partnership with the two Navigation Centers in Buena Park and Placentia two new Navigation Centers, Fullerton is building a 150-bed Navigation Center.
4	Goal Name	Provide Support to Non-Profit Agencies
	Goal Description	The City will fund public service activities that provide support to local children, seniors, abused spouses and homeless families. Funding includes administrative costs.
5	Goal Name	Job Creation and Retention
	Goal Description	As part of the Economic Development Program the initial focus was on job creation. A stronger effort will be initiated in this direction. If additional funds are identified, small businesses loans/grants and employee training may be offered. Funding may include administrative costs.
6	Goal Name	Neighborhood Revitalization
	Goal Description	The City may consider the application for a new Section 108 loan to address the needs of deteriorating neighborhoods in the City. Public facility improvements, housing rehabilitation, and Code Enforcement will be part of the revitalization. Administrative costs will be included.

7	Goal Name	Fair Housing
	Goal Description	Continued financial support for the Fair Housing Foundation. Funding includes administrative costs.
8	Goal Name	Natural Disaster
	Goal Description	While there is currently not a need for funding, in case of a local emergency such as a natural disaster or other large-scale emergencies, the City may utilize those funds, if and when it becomes necessary to assist in disaster relief. This program has been included as a precaution. In the event of a local emergency such as a natural disaster or other large-scale emergencies, funds may be allocated to eligible activities to assist in disaster relief.
9	Goal Name	Tenant Based Rental Assistance
	Goal Description	Subsidized rents to bring rents to 30% of the households income. Program for households at 30 - 50% of the median income.

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

The City anticipates assisting 800 households (extremely low-income, low-income and moderate-income families) through new construction and rental assistance (Section 8 Rental Vouchers) annually.

Rental Assistance - Section 8 Rental Voucher assistance program is tenant-based rather than project-based. This means that a tenant may take their assistance and rent any unit within the County, which meets Section 8 housing quality standards and meets that household's family size requirements. The tenant is allowed to pay up to 50% of their adjusted household income; the Orange County Housing Authority pays for the difference between the tenant's payment and the unit's fair market rent to the landlord. If the tenant wishes to move to a different unit, the rental assistance goes with the tenant to their next location; the rental assistance does not remain with the unit. Once a household obtains this voucher assistance, they may receive this assistance for up to 15 years if their household's very-low-income status does not change

Production of New Units – The City is in discussion with affordable housing developers to increase the number of affordable units in the City. These discussions will include the possible utilization of City-owned parcels.

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

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

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

Activities to Increase Resident Involvements

The Orange County Housing Authority (OCHA) administers a Family Self-Sufficiency (FSS) Program which consists of a network of employers, social service agencies and educational institutions that help participating households with job skills and other social services. The goal of the FSS program is to identify and remove economic barriers and make each household independent of the OCHA within five years. As of May 2025, there were 11 signed contracts to assist households residing in the City of Fullerton (9 family and 2 disabled households). In addition, the OCHA provides a sequence of services to increase the household's income. These services may include education, employment training, language training, interviewing skills, childcare services and/or transportation services.

In addition, the Housing Authority has created a Family Unification Program that helps to unite families that have been separated by court order. As of May 2025, there are 21 households (15 family, 4 disabled, and 2 elderly) participating in the program that reside in Fullerton.

The HUD-VASH Program provides permanent housing subsidies and case management services to homeless veterans with mental and addictive disorders through a collaboration of HUD and Veterans Affairs. As of May 2025, 30 households were being assisted (7 family, 1 disabled, and 22 elderly).

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

N/A

Plan to remove the 'troubled' designation

Not applicable.

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

Barriers to Affordable Housing

Governmental constraints are policies, standards, requirements and actions imposed by various levels of government upon land, housing use and development. These constraints include building codes, land use controls, growth management measures, development fees, processing and permit procedures as well as site improvement costs.

The City's Zoning Code is the primary tool for implementing the City's General Plan. It is designed to protect and promote public health, safety and welfare. The City's residential zoning designations control both the use and development on a parcel level and regulate residential development.

The maximum potential size and density of residential development is primarily determined by the number of units permitted on the parcel(s). Depending on land costs, certain densities are needed to make a housing project economically feasible. The following densities are required to accommodate the construction of affordable housing and have been accepted by the State of California, HCD as follows:

Very-low-/low-income: 30 dwelling units per acre minimum

Moderate income: 11-30 dwelling units per acre minimum

Above-moderate income: up to 11 dwelling units per acre

Multi-family developments require between 1.25 garage and 2 garage spaces per unit, based on the number of bedrooms, in addition to open guest parking. This requirement may be a constraint as it means that garages must be factored into the cost of the project. However, developments that include affordable units may request reduced parking standards pursuant to State Density Bonus law. Also, where permitted, carports can be used in lieu of garages.

The City has reviewed the impacts of the City's development standards including maximum lot coverage, minimum unit size, parking requirements and maximum building heights. Based on an analysis of recently constructed and approved projects, the City has determined that the City's development standards and their cumulative effects do not negatively impact the supply and affordability of housing.

Also, as an incentive to encourage the construction of affordable housing, the City has adopted the State's Density Bonus for Affordable Housing projects. This density bonus is granted when an applicant agrees to set aside at least 5% of the units for very-low-income households or 10% of the units for low-income households.

The City is amending the Zoning Code to allow “by right” the ability to build affordable housing on religious property.

Various development and permit fees are charges by the City to cover administrative processing costs associated with development. These development fees are often passed on to the renters and homeowners, thus affecting the affordability of housing and may be considered as a constraint.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Fullerton actively employs a combination of direct and indirect strategies to remove or reduce barriers to affordable housing development. The city ensures easy access to planning and development staff, offering guidance on development criteria and permitting processes. This proactive approach assists developers in navigating regulatory requirements efficiently. Fullerton offers incentives such as density bonuses, fee reductions or deferrals, and flexibility in development standards consistent with State Density Bonus Law to encourage the inclusion of affordable and workforce housing in private projects. The City continuously pursues and leverages federal, state, and regional grant programs to fund affordable housing projects and related infrastructure improvements, strengthening the financial feasibility of affordable housing developments. Through collaboration with nonprofit developers, housing authorities, and community organizations, the City promotes mixed-income and affordable housing developments on publicly and privately owned sites. The City has modernized its Zoning Code to improve clarity and user-friendliness, with the updated code readily accessible via the City’s website. Ongoing code revisions focus on providing greater flexibility, such as allowing authorized deviations and minor adjustments to standards to better accommodate affordable housing projects without compromising quality or community character. Fullerton fully integrated the Permit Streamlining Act into its permitting system, allowing for expedited processing timelines that reduce delays and costs for affordable housing development.

The city maintains an up-to-date, State-approved Housing Element that supports developers’ applications for State funding by clearly demonstrating Fullerton’s commitment to meeting Regional Housing Needs Allocation (RHNA) targets. Planning staff have developed and regularly update an inventory of suitable sites within the city for multi-family and affordable housing development, facilitating strategic land use decisions and promoting efficient project implementation. Through these coordinated actions, Fullerton continues to remove regulatory, procedural, and financial barriers, fostering a more conducive environment for affordable housing development and contributing to the City’s broader goals of housing equity and community sustainability.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Fullerton employs a coordinated, compassionate, and data-driven approach to outreach and engagement with homeless individuals, with a special emphasis on those who are unsheltered. Fullerton partners with regional outreach providers, including nonprofit organizations and social service agencies, to conduct regular street outreach in areas with known concentrations of unsheltered homeless individuals. These teams build trust, provide immediate resources, and connect people to services. The city's dedicated Community Outreach Specialists conduct personalized assessments to understand the unique circumstances, health status, and housing barriers of each individual or household. This enables tailored service plans that address both immediate needs (such as emergency shelter or medical care) and longer-term solutions (such as permanent supportive housing or employment assistance).

The city works closely with mental health providers, healthcare organizations, and homeless service providers to ensure a holistic system of care. Referrals are coordinated to maximize efficiency and follow-up. Fullerton participates in the County's Homeless Management Information System (HMIS) and coordinated entry system, enabling real-time tracking of outreach outcomes, service utilization, and housing placements. This ensures that individuals are prioritized based on vulnerability and that resources are allocated effectively. Outreach efforts are conducted with sensitivity to both the needs of homeless individuals and the concerns of the broader community, emphasizing safety, dignity, and voluntary participation. Through these integrated strategies, Fullerton aims to reduce unsheltered homelessness, connect individuals to stable housing, and improve overall community well-being.

Addressing the emergency and transitional housing needs of homeless persons

The City of Fullerton recognizes emergency and transitional housing as critical components in its broader homelessness response system, providing immediate shelter and support services that help individuals and families stabilize and transition toward permanent housing. Fullerton collaborates with regional providers and shelters to ensure that individuals experiencing homelessness have access to safe, short-term emergency shelter beds, including seasonal and overflow capacity during high-need periods. The City supports local shelters and service providers with funding and technical assistance to maintain and expand emergency shelter capacity, focusing on accessibility and meeting the needs of diverse populations, including families, veterans, and those with special needs. The City promotes a continuum of care model that integrates emergency and shelter placement with rapid rehousing, supportive housing, and prevention services. Through participation in the countywide Homeless Management Information System (HMIS) and coordinated entry, Fullerton helps ensure that emergency and transitional housing resources are efficiently allocated and prioritized based on vulnerability. By emphasizing collaboration, funding support, and coordinated service delivery, Fullerton strives to reduce homelessness and assist individuals and families in moving quickly from crisis to stable housing.

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 of Fullerton is committed to assisting homeless individuals and families—especially chronically homeless persons, families with children, veterans and their families, and unaccompanied youth—in achieving permanent housing stability and self-sufficiency. Fullerton actively participates in rapid rehousing programs that provide short-term rental assistance and supportive services to quickly move homeless individuals and families into stable housing. For chronically homeless persons and those with disabling conditions, the City promotes permanent supportive housing that integrates housing with comprehensive health and social services. Tailored case management connects clients to employment resources, mental health and substance abuse treatment, education, and life skills training. Coordinated access to benefits such as Medi-Cal, CalFresh, and veteran-specific programs ensures holistic support. By prioritizing coordinated entry assessments and leveraging data from the Homeless Management Information System (HMIS), Fullerton ensures vulnerable populations are rapidly identified and prioritized for housing placements, reducing their time experiencing homelessness.

The city invests in homelessness prevention programs that include rental assistance, eviction prevention services, and mediation to help individuals and families maintain housing after exit. Outreach efforts also focus on connecting recently housed persons to ongoing support networks. Specialized services are designed for subgroups such as veterans—through coordination with the VA and veteran service organizations—and unaccompanied youth, by partnering with youth service agencies to address their unique challenges and housing needs. Fullerton collaborates with Orange County agencies, nonprofit providers, and community partners to ensure a continuum of care that facilitates smooth transitions from homelessness to housing, promotes housing retention, and fosters long-term independence. Through this integrated and client-centered approach, Fullerton strives to shorten homelessness episodes, increase housing stability, and improve quality of life for its most vulnerable residents.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving

assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City of Fullerton prioritizes prevention strategies to help extremely low-income individuals and families—particularly those at heightened risk of homelessness after discharge from publicly funded institutions or systems of care—maintain stable housing and avoid homelessness. Fullerton collaborates with hospitals and behavioral health and shelter providers to ensure that individuals exiting these systems receive appropriate housing referrals and support services. This coordination helps mitigate the risk of immediate homelessness upon discharge. The City supports rental assistance programs, including short-term subsidies and security deposit funds, to prevent evictions and provide a safety net for those facing housing instability. Case managers work closely with clients to address barriers such as unpaid rent or utility bills. Fullerton actively partners with nonprofit organizations, social service providers, and regional agencies to maximize resources and coordinate efforts aimed at early intervention and prevention. The City engages in community outreach to increase awareness of available prevention services, legal rights regarding housing, and tenant protections, particularly targeting vulnerable populations and marginalized communities. Utilizing data from the Homeless Management Information System (HMIS) and other sources, Fullerton identifies individuals and families at imminent risk and prioritizes them for prevention services. Through these coordinated prevention efforts, Fullerton strives to reduce new entries into homelessness, promote housing stability, and support the long-term well-being of low-income residents.

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

Actions to address LBP hazards and increase access to housing without LBP 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 35,000. According to the State of California's Childhood Lead Poisoning Prevention Branch, there were 23 individual children living in Fullerton in 2019 that had elevated levels (BLLs of 4.5+) at the time of their blood lead test. Of the 23 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.

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

All actions either address the removal of lead-based paint directly or notify the residents of the dangers of lead based paint and what to look for.

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

The rehabilitation programs offered by the City includes lead hazard abatement as an eligible rehab cost. In addition, the City will require lead hazard abatement in all City-assisted rehabilitation projects and shall award points in an application review process for projects that include adequate lead hazard reduction. In addition, all affordable housing tenants shall be notified of the dangers of lead-based paint.

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

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

The Anti-Poverty Strategy requires taking into account factors affecting poverty over which the City has control.

The City's primary objective is to reduce poverty within the City by enhancing employment opportunities for all residents. This includes creating job opportunities, creating additional tax revenue, seeking new investment opportunities and support of existing businesses. According to the US Census data, 12.2% of all households in Fullerton are below the Federally-established poverty level. Some of these households are currently assisted by County General Relief, AFDC and the emergency assistance programs that are at work in the County through the homeless and at-risk network of services. There are a few structured programs that are administered at the County level that target households in poverty. These households are assisted in improving their long-term financial and social positions, eventually bringing them out of poverty.

The City will continue its support of non-profit agencies such as Pathways of Hope, Radiant Futures, Illumination Foundation and Mercy House. These organizations actively manage programs designed to improve the economic situation beyond the level of poverty for households that participate in their programs.

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

The City of Fullerton integrates its poverty reduction initiatives closely with the affordable housing plan to create a holistic approach that addresses the root causes and consequences of poverty, while promoting stable and affordable housing for low- and very-low-income residents. Housing programs are designed to connect residents not only with affordable homes but also with supportive services such as employment training, financial literacy education, healthcare access, and childcare. This multi-faceted approach helps reduce economic barriers that contribute to poverty. The affordable housing plan targets households most at risk of poverty and housing instability—including extremely low-income families, seniors, persons with disabilities, and formerly homeless individuals—ensuring that housing resources are aligned with poverty alleviation efforts. The City strategically leverages federal and state funds such as CDBG and HOME grants that are designed to support both housing affordability and poverty reduction programs. This coordination maximizes the impact of limited resources by addressing housing and economic needs simultaneously. Fullerton collaborates with workforce development boards, community colleges, health providers, and nonprofit organizations to offer coordinated programs that help residents gain skills, secure employment, and access benefits, all while stabilizing their housing situations. The City's land use, zoning, and development policies encourage the creation of affordable housing near employment centers,

public transit, and social services, reducing transportation costs and improving access to economic opportunities for low-income households.

Progress toward poverty reduction and affordable housing goals is tracked through integrated data systems and community feedback, allowing the City to adapt programs and policies to better meet resident needs. By embedding poverty reduction goals within the affordable housing framework, Fullerton advances equitable outcomes that enhance both housing stability and economic self-sufficiency, thereby strengthening the overall well-being of its community.

SP-80 Monitoring – 91.230

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

As the lead agency for the City of Fullerton, the Community and Economic Development Department, Housing Division has the responsibility to ensure that the jurisdiction's CDBG and HOME Programs follow applicable laws and regulations. The Housing Division will continually review and update the established monitoring procedures and ensure that projects meet measurable outcomes.

The City views monitoring as an opportunity to provide technical assistance and support to help its sub-recipient partners reach project goals and improve service.

Evaluation of housing and public service delivery systems is the most effective tool in detecting gaps and making appropriate modifications. Each year, the CDBG subrecipients will meet with the Housing staff prior to the commencement of the CDBG Program year to ensure that appropriate accounting and other records will be kept properly.

During the program year, Housing staff will conduct formal on-site monitoring of the subrecipients with problems or significant findings to review documentation such as the in-take application and ensure that income, household size and ethnicity data is collected properly. Subrecipients without significant problems, will be monitored every three years at a minimum. New subrecipients may receive quarterly visits. Accounting staff will conduct a desk review on the same schedule.

- During the on-site visits, the City staff will:
- Ensure consistency with primary objectives.
- Ensure that each activity meets the criteria for one or more of the national objectives.
- Ensure compliance with all other regulatory requirements.
- Ensure compliance with Consolidated Plan regulations.
- Ensure productivity and accountability.
- Evaluate organizational and project performance.

During each fiscal year, the Community and Economic Development Department, Housing Division will provide guidance regarding affirmative marketing and fair housing practices. In addition, the City may provide technical guidance regarding program structure, income requirements and document requirements. For IDIS reports, the City will gather quarterly reports from the subrecipient partners and update all fields from set up to completion. Regular updating and draws will ensure that the City meets the CDBG timeliness deadlines.

Project Monitoring

Each HOME Program affordable housing project required a written agreement. The HOME Program requires that this agreement remain in effect throughout a period of affordability. On a yearly basis over the period of affordability, owners of HOME Program assisted housing units will provide the City with documentation concerning compliance with their HOME agreement (tenant income information, occupancy and HOME rents charged).

Expected Resources

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

Introduction

The City has been notified that it will be eligible to receive Community Development Block Grant and HOME Investment Partnerships (HOME) grant funds. For fiscal year 2025-26, the City of Fullerton will receive \$1,397,459 in CDBG and \$466,386.07 in HOME program funds. It is anticipated that the City will receive funding at similar levels for each year of the additional four years covered by the Consolidated Plan (FY 2025-26 through FY 2029-30). 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.

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	1,397,459.00	150,000.00	0.00	1,547,459.00	0.00	The amount of resources available includes unexpended CDBG funds from the Revolving Loan Funds (\$150,000). Primary focus will include Admin and Planning, housing rehabilitation grants & loans, 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	466,386.07	0.00	1,850,000.00	2,316,386.07	0.00	The amount of resources available includes unexpended HOME funds/program income from previous years. Primary focus will include multi-family rental acquisition/rehab, homeowner housing rehabilitation (family and seniors), and homeless prevention through the tenant based rental assistance.

Table 54 - Expected Resources – Priority Table

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

Whenever possible, the City will leverage private and non-federal funds with Federal funds (HOME Program). Typically, the City requires private, for-profit housing developers receiving City financial assistance to fund at least 10% of the project development costs as an equity commitment.

Since the City, like all California cities, no longer receives 20% housing set-aside funds (also known as Redevelopment Tax Increment funds) it is important that the City leverage its existing funds as much as possible to provide affordable housing opportunities. The City is fortunate to have issued the 2010 Housing Bond in October 2010 prior to redevelopment dissolution. The City will continue to support agencies in their application

for funding and will investigate the possibility of applying for additional funding if it becomes available.

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

The City of Fullerton recognizes the strategic importance of utilizing publicly owned land to help meet its housing goals, especially for affordable and special needs populations. The 2021–2029 Housing Element identifies several City-owned properties and publicly controlled sites that present opportunities for housing development, preservation, or supportive services. The City has evaluated surplus parcels, including underutilized lots within redevelopment areas and near transit corridors, for potential affordable housing projects. These sites offer the potential to leverage public land to reduce development costs and facilitate affordable housing production.

Certain City-owned institutional sites, such as portions of municipal campuses or properties adjacent to community centers and parks, may be repurposed or developed through partnerships with affordable housing developers. Recent zoning amendments allow “by-right” affordable housing development on religious or institutional properties, increasing feasibility. Some publicly held sites in key neighborhoods with concentrations of lower-income residents have been identified for potential housing redevelopment, particularly where proximity to transit, schools, and services can maximize community benefit. The City actively coordinates with other public entities, including the Fullerton School District and Orange County Housing Authority, to explore joint use of land and facilities to support affordable housing and supportive services.

By prioritizing these publicly owned lands for affordable housing, Fullerton aims to reduce land acquisition costs, expedite development timelines, and align housing investments with broader community revitalization goals.

Discussion

Although many funding sources have been discontinued, the City will continue to investigate the possibility of additional funding sources to meet the needs of the community.

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	2025	2029	Affordable Housing	Citywide	Housing Rehabilitation Program	CDBG: \$578,350.00 HOME: \$800,000.00	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Development of Affordable Housing	2025	2029	Affordable Housing	Citywide	Development of Affordable Housing	HOME: \$1,000,000.00	Rental units rehabilitated: 20 Household Housing Unit
3	Homeless Prevention, Emergency Shelters	2025	2029	Homeless	Citywide	Assistance to the Homeless, Homeless Prevention	CDBG: \$101,618.00	Homeless Person Overnight Shelter: 100 Persons Assisted Homelessness Prevention: 1424 Persons Assisted
4	Provide Support to Non-Profit Agencies	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$68,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 590 Persons Assisted
5	Job Creation and Retention	2025	2029	Economic Development	Citywide	Job Creation and Retention	CDBG: \$40,000.00	Jobs created/retained: 17 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Fair Housing	2025	2029	Fair Housing	Citywide	Fair Housing	CDBG: \$20,000.00	Other: 210 Other
7	Neighborhood Revitalization	2025	2029	Affordable Housing Non-Housing Community Development	CDBG	Public Infrastructure Code Enforcement	CDBG: \$480,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 32 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 150 Household Housing Unit
8	Tenant Based Rental Assistance	2025	2029	Affordable Housing	Citywide		HOME: \$1,050,000.00	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted
9	Natural Disaster	2025	2029	Natural Disaster	Citywide	Natural Disaster	CDBG: \$.00	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions (Descriptions optional)

1	Goal Name	Rehabilitation of Substandard Housing Units
	Goal Description	Housing rehabilitation will be provided for residents who meet the income guidelines and have no other financial sources to make home improvements.
2	Goal Name	Development of Affordable Housing
	Goal Description	HOME funds will be used to develop affordable rental units.

3	Goal Name	Homeless Prevention, Emergency Shelters
	Goal Description	Homelessness is a high priority and will be funded to the highest level possible.
4	Goal Name	Provide Support to Non-Profit Agencies
	Goal Description	As different categories of assistance is needed, CDBG funds will be spread to assist as many categories as possible.
5	Goal Name	Job Creation and Retention
	Goal Description	Economic development will be encouraged citywide.
6	Goal Name	Fair Housing
	Goal Description	As a requirement of CDBG, fair housing support will be funded.
7	Goal Name	Neighborhood Revitalization
	Goal Description	Neighborhood revitalization will be supported through housing rehabilitation, code enforcement, and capital improvement projects.
8	Goal Name	Tenant Based Rental Assistance
	Goal Description	As housing costs continue to grow, households are expending more than 50% of their income to rents. The Orange County Housing Authority has a long list and cannot meet the need. Assistance will be provided to as many households as possible.
9	Goal Name	Natural Disaster
	Goal Description	It is not anticipated that CDBG funds will be used for urgent need in the upcoming year. However, in the case of a natural disaster, CDBG funds may be utilized.

Projects

AP-35 Projects – 91.220(d)

Introduction

Community Development Block Grant

The City has participated in the CDBG Program for over 50 years and intends to apply for \$1,397,459, in fiscal year FY 2025-26. Additionally, the City anticipates receiving \$46,000 in loan repayments during that fiscal year. All repayments received will be deposited into the Home Improvement Loan 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 needs. 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, these funds cannot be used to address all of the needed social programs identified within the City. On June 5, 2025, the CDCC made recommendations that would address many of the social programs needed in the City. There were 10 public service applications received for CDBG funding. Of those, the CDCC recommended funding 10 of the non-profit organizations.

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- and 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.

HOME Investment Partnerships

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 intends to apply for \$466,386.07 in HOME funds for program year 2025-26. This includes \$46,638 to be allocated for administration (10% maximum allowable), \$69,958 (15% Minimum) to be allocated for CHDO Reserves and the remaining \$349,790.07 to be allocated for development of affordable housing. In addition, there is approximately \$130,486 available in unspent administration funds. There is an additional \$1,347,048

available for development costs to be used for acquisition/rehab.

Projects

#	Project Name
1	City of Fullerton Public Facility Improvements
2	Economic Development
3	Fair Housing Services
4	HOME CHDO Allocation
5	Homelessness Prevention Services
6	Program Administration
7	Residential/Acquisition/Rehabilitation Program
8	Residential/Acquisition/Rehabilitation Program
9	Senior Services
10	Special Needs Services
11	Tenant Based Rental Assistance (TBRA)
12	Youth Services
13	Code Enforcement

Table 56 – Project Information

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

As federal, state, and local grant resources continue to diminish, the City of Fullerton must strategically prioritize its funding decisions to ensure that investments are directed toward areas and population segments with the most significant needs. This requires a data-driven approach to identify high-impact opportunities where available resources can generate the greatest benefit for the community.

The 2025–2029 Consolidated Plan serves as the City’s strategic roadmap for housing, community development, and economic investment over the five-year period. Funding allocations are guided by the priority needs identified in the Plan, ensuring that all HUD-funded programs align with locally defined goals and address the most pressing challenges facing Fullerton’s low- and moderate-income populations.

Despite careful prioritization, the City faces ongoing obstacles in addressing underserved needs. The most significant barrier is the limited availability of funding, which remains insufficient to fully meet the scale of need outlined in the Consolidated Plan. As a result, difficult decisions must be made each year

about which programs and projects to fund and to what extent.

Other challenges include:

- Rising costs of housing development and service delivery.
- Capacity limitations among nonprofit partners.
- Increased demand for supportive services amid regional economic pressures.
- Gaps in public awareness and accessibility to available resources.

To address these constraints, the City continues to collaborate with regional partners, leverage additional funding sources where possible, and support programs that demonstrate measurable outcomes and long-term community benefit.

AP-38 Project Summary

Project Summary Information

1	Project Name	City of Fullerton Public Facility Improvements
	Target Area	19.021
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$350,000
	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	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 32 households will benefit from the street project according to HUD data.
	Location Description	Street Reconstruction: Pacific-Louise-Wanda-Walnut Area
	Planned Activities	Street reconstruction to include pavement, curbs and gutters, sidewalks, ADA compliance and other related work.
2	Project Name	Economic Development
	Target Area	Citywide
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$40,000
	Description	Funding will be used to provide services to maintain existing and create new jobs.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 17 jobs will be maintained or created.
	Location Description	Citywide
	Planned Activities	Upwards Care – Boost (\$40,000)
3	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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 210 households will benefit from this activity.
	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.
4	Project Name	HOME CHDO Allocation
	Target Area	Citywide
	Goals Supported	Development of Affordable Housing

	Needs Addressed	Development of Affordable Housing
	Funding	HOME: \$69,958
	Description	Fifteen (15) percent of HOME funds must be set aside for Community Housing Development Organizations (CHDO). The City anticipates receiving \$466,386.07 in HOME funds for FY 2025-26 of which a minimum of fifteen percent (\$69,958) is to be used on CHDO related projects. In addition to the FY 2025-26 CHDO allocation, the City has CHDO carryover and HOME entitlement allocations of over \$1,000,000. This funding may be used for programs/projects that include acquisition, rehabilitation, TBRA, or new construction. The City anticipates expending CHDO funds on acquisition/rehabilitation.
	Target Date	6/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	Staff has not been able to identify a CHDO to work with but will request HUD authorization to move previous CHDO funds to general HOME programs such as TBRA and Housing Rehab. Staff will continue to seek CHDOs for future projects.
	Location Description	Location has not been identified. Project may be anywhere within the City boundaries.
	Planned Activities	The CHDO funds will be used to acquire and rehab a single-family or multi-family project in the City of Fullerton.
5	Project Name	Homelessness Prevention Services
	Target Area	Citywide
	Goals Supported	Homeless Prevention, Emergency Shelters Provide Support to Non-Profit Agencies Job Creation and Retention
	Needs Addressed	Public Services Assistance to the Homeless, Homeless Prevention
	Funding	CDBG: \$101,618

	Description	Support a continuum of services in Orange County to prevent and eliminate homelessness including, but not limited to, homelessness prevention programs, mental healthcare and addiction recovery, emergency shelter programs and transitional housing. The CDCC recommended CARE Housing receive \$40,000 for social services at Fullerton City Lights; Pathways of Hope (POH) to receive \$68,618 for Community-Based Services Program; \$15,000 to Mercy Housing for the operation of Bridges at Kraemer Place, Recovery Road to receive \$10,000 for The CDBG Fullerton Grant; and StandUp for Kids \$10,000 for the road Map to Success youth Mentoring.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,424 Fullerton homeless or at-risk of becoming homeless residents will benefit from the activity and 100 will have emergency beds.
	Location Description	Citywide
	Planned Activities	<ul style="list-style-type: none"> • CARE Housing Services – FCL Social Services Onsite Direct Service Program (102 persons) - \$40,000 • Mercy Housing – Bridges at Kraemer Place (100 persons) - \$15,000 • POH – Community-Based Services Program (210 individuals) - \$26,618 • Recovery Road – RR CDBG Fullerton Grant (337 persons) - \$10,000 • StandUp for Kids – Road Map to Success Youth Mentoring (25 persons) - \$10,000
6	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Rehabilitation of Substandard Housing Units Development of Affordable Housing Homeless Prevention, Emergency Shelters Provide Support to Non-Profit Agencies Job Creation and Retention Neighborhood Revitalization Fair Housing Planning

	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: \$259,491 HOME: \$46,638
	Description	Fullerton Community Development Department Funds include operation and staff costs and are capped at 20% of CDBG allocation. Allowable administration total is \$279,491 however, 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 Development Department - Administration of HOME Program includes operation and staff costs. The HOME allocation for FY 2025-26 is \$466,386.07. HOME citation 92.207 allows administration costs up to 10% of HOME allocation (\$46,4638) annually and unspent funds can be carried forward from previous years.
	Target Date	6/30/2026
	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 \$279,491 (Includes \$20,000 Fair Housing Services). Administration HOME Program - HOME Funding \$46,638 (FY 2025), Previous year's remaining administration funding will be expended prior to spending the 2025 funds
	Project Name	Home Improvement Program

7	Target Area	Citywide
	Goals Supported	Rehabilitation of Substandard Housing Units Neighborhood Revitalization
	Needs Addressed	Housing Rehabilitation Program
	Funding	CDBG: \$578,350 HOME: \$800,000
	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 25 households will benefit from the proposed activities
	Location Description	Citywide
	Planned Activities	Home Improvement Program (Loans and Grants) - CDBG Funding \$578,350 (Revolving Loan Funds \$150,000; \$428,350 entitlement funds). Unexpended funds, if any, as of June 30, 2025, from rehab programs will be carried over into the new program year. When HOME funds are used, related administration (operation and staff costs) of the Home Improvement Program will be included in the project directly.
8	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: \$349,790.07

	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 Area Median income, including units reserved to residents with special needs.
	Target Date	6/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	If a project is identified, approximately 10-20 households will benefit from affordable rental housing that will include social services. If not, funds will be directed towards other eligible HOME projects.
	Location Description	The Location has not been determined. The City of Fullerton will solicit proposals from Community Housing Development Organizations. Project may combine CHDO reserve with HOME entitlement funds.
	Planned Activities	Staff is working with several housing developers to determine suitable location(s)/project(s) for affordable Housing development.
9	Project Name	Senior Services
	Target Area	Citywide
	Goals Supported	Provide Support to Non-Profit Agencies
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000
	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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 315 seniors will benefit from the activities.
	Location Description	Citywide

	Planned Activities	Community SeniorServ, Inc. – Home Delivered Meals (35 seniors). CDBG Funding - \$15,000. Community SeniorServ, Inc. – Lunch Café Program (280 seniors). CDBG Funding - \$15,000.
10	Project Name	Special Needs Services
	Target Area	Citywide
	Goals Supported	Provide Support to Non-Profit Agencies
	Needs Addressed	Public Services
	Funding	CDBG: \$0
	Description	Provide special needs services including, but not limited, to those dealing with disabilities, domestic violence, substance abuse, and HIV/AIDS.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	No special needs programs applied this program year.
	Location Description	Citywide
	Planned Activities	No special needs programs applied this program year.
11	Project Name	Tenant Based Rental Assistance (TBRA)
	Target Area	Citywide
	Goals Supported	Homeless Prevention, Emergency Shelters
	Needs Addressed	Assistance to the Homeless, Homeless Prevention
	Funding	HOME: \$1,050,000
	Description	Monthly rental reimbursements for low-income Fullerton residents, including seniors, disabled individuals living in mobile homes and senior veterans living throughout the City.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a total of 25 households would receive assistance through the mobile home TBRA program and 12 households will benefit through the citywide program. Both programs will provide assistance for two years.
	Location Description	Citywide
	Planned Activities	The TBRA program will provide monthly subsidy assistance to low-income households living in mobile homes that pay more than 50% of their income on rent. By providing this service, residents do not pay more than 50% of their income into housing cost for a one-year period (renewable one time) that would allow them to have a better chance of succeeding in becoming self-sufficient. If funds are available assistance will be extended to qualified residents who pay more than 30% of their income on rent. A citywide program will provide assistance to residence whose income is below 30% of the median income and pay more than 30% of their income int housing.
12	Project Name	Youth Services
	Target Area	Citywide
	Goals Supported	Provide Support to Non-Profit Agencies
	Needs Addressed	Public Services
	Funding	CDBG: \$38,000
	Description	Provide services including, but not limited to, after-school care, summer school and weekend nutrition programs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 275 youth will benefit from the activity.
	Location Description	Citywide
	Planned Activities	Boys and Girls Club – Youth Development Program (250 families). CDBG funding \$20,000. YMCA of Orange County – Maple Neighborhood YMCA Youth Achievers Center Achievers (25 families). CDBG funding \$18,000.

13	Project Name	Code Enforcement
	Target Area	
	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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 150 residents will benefit from the program.
	Location Description	Deteriorated neighborhoods in the CDBG eligible census tracts.
	Planned Activities	Code enforcement of deteriorated neighborhoods to improve the living situations of the residents.

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 allocated to activities that benefit low- and moderate-income residents, either citywide or within designated CDBG-eligible areas. Maps outlining these areas are provided in Appendix A.

In alignment with the Strategic Plan outlined in the City’s Five-Year Consolidated Plan, the City will continue to dedicate 100 percent of its non-administrative CDBG and HOME Investment Partnership Program funds for the 2025–2026 program year to projects and activities that serve low- and moderate-income populations. All funded programs will comply with applicable HUD regulations and requirements.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	70
CDBG	30

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

HUD permits CDBG grantees to undertake certain activities—such as the initial construction or expansion of community facilities and infrastructure—that serve specific neighborhoods rather than the entire city, provided the service area is primarily residential and at least 51 percent of the residents are low- and moderate-income.

The City is committed to prioritizing investments in areas and for populations most impacted by the needs of low-income residents and those with special needs. When appropriate, the Annual Action Plan will target resources to neighborhoods that qualify under the area benefit category—HUD’s most commonly used national objective for residential neighborhood improvements.

Area benefit activities are defined as those that serve all residents of a given area where at least 51 percent are low- and moderate-income. Public infrastructure projects located in predominantly low- and moderate-income neighborhoods qualify under this category and will be a key focus for CDBG funding.

Discussion

The City’s priority is to meet the needs of the community by allocating 2025-2026 non administrative

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 supported the development and rehabilitation of more than 919 affordable rental units and 45 affordable ownership units. Following the elimination of Redevelopment Agency Housing Set-Aside funds, the primary sources of funding for affordable housing production have been HOME Investment Partnerships Program (HOME) funds and the 2010 Housing Bond.

The 2025–2029 Consolidated Plan identifies affordable housing as a high-priority community need. In response, two Strategic Plan goals have been established to guide the investment of Community Development Block Grant (CDBG) and HOME funds toward addressing this need. The development of rental housing for low- and moderate-income households was specifically identified as a high priority in the Consolidated Plan.

Survey responses collected during the preparation of the 2025–2029 Consolidated Plan further emphasize the community's significant need for additional affordable housing in Fullerton. This need is reinforced by data from the City's Office of Health and Wellness, which reports a strong demand for affordable housing services.

Breakdown for the following table is as follows:

Table 58

Homeless (Outreach, resources, and shelter: Homeless Case Manager – 150; Mercy House – 100; Pathways of Hope – 210; StandUp for Kids – 25; New Vista – 8; City Lights – 134)

Non-Homeless (Affordable housing assistance;

Special-Needs (Affordable rental units: Harbor View Terrace – 25; Fullerton Heights – 35; Casa Maria Del Rio – 25)

Table 59

Rental Assistance (City-assisted and non-City assisted affordable rental units – 1,411; Section 8 – 305; City TBRA programs – 35)

Production of New Units (Pointe Common – 65)

Rehab of Existing Units (Housing Rehabilitation Program – 20)

One Year Goals for the Number of Households to be Supported	
Homeless	627
Non-Homeless	2,024
Special-Needs	85
Total	2,737

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,751
The Production of New Units	65
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	1,836

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

Discussion

The Tenant Based Rental Assistance pilot aims to assess the program’s scalability and impact over the first year, with the intention of extending the program, subject to funding availability.

The City allocated \$1 million in HOME funds, along with additional financial assistance to support the development of 64 income- restricted units at Pointe Common. These HOME program funds are part of a broader investment that includes Meta Development, with project completion anticipated in January 2026. The affordability restrictions as a percent of the Orange County area median income (AMI) average 49% AMI and are as follows:

Affordability Restrictions	# of Units
30% AMI	13 Units
40% AMI	17 Units
50% AMI	11 Units
60% AMI	7 Units
70% AMI	16 Units
Total Restricted Units	64 Units

AP-60 Public Housing – 91.220(h)

Introduction

The Orange County Department of Housing and Community Services, operating as the Orange County Housing Authority (OCHA), administers public housing programs on behalf of participating jurisdictions, including the City of Fullerton. OCHA is dedicated to supporting Fullerton residents by providing access to affordable housing for low-income families, seniors, individuals with disabilities, and people experiencing homelessness. The agency oversees several rental assistance programs, including the Section 8 Housing Choice Voucher (HCV) Program, the Emergency Housing Voucher (EHV) Program, and a variety of other specialized voucher programs.

There are no public housing developments in Fullerton. All public housing programs consist of housing choice vouchers and project-based vouchers administered by OCHA. As of April 2025, a total of 318 vouchers have been issued in Fullerton.

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

Not applicable

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 advocate, collaborate and support OCHA as they serve the needs of low-income households including the Section 8 Housing Choice 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

In January 2024, the County of Orange conducted its Sheltered Point-In-Time (PIT) Count, a biennial effort to assess the extent of homelessness across the region. The 2024 count identified 7,322 individuals experiencing homelessness in Orange County—an increase of 28% or 1,604 individuals from 5,718 individuals in 2022 count.

The County's Continuum of Care organizes its response through three Service Planning Areas (SPAs). The City of Fullerton is part of the North SPA, which reported 3,227 individuals experiencing homelessness. Within Fullerton specifically, 434 individuals were identified as homeless—162 more than in 2022— an increase of 60%, reflecting the local impacts of broader economic pressures, rising housing costs, and post-pandemic recovery challenges.

Identifying a single cause for the increase in homelessness between 2022 and 2024 is challenging due to the complexity and number of contributing factors. However, the County of Orange recognizes that several key resources available during the 2022 Point-in-Time (PIT) Count were no longer in place by the time of the 2024 count. The absence of these supports likely contributed to the increase in individuals experiencing homelessness. Notable resources that were available in 2022 but not in 2024 include:

- **Emergency Rental Assistance (ERA) Program:** In response to the COVID-19 pandemic, the County of Orange, in coordination with the State of California, administered approximately \$300 million in emergency rental assistance to help residents remain housed and prevent eviction. This temporary funding source helped stabilize thousands of households facing pandemic-related financial hardship.
- **COVID-19 Eviction Moratorium:** The statewide eviction moratorium, enacted to protect renters impacted by the pandemic, remained in effect through May 31, 2022. The end of this moratorium likely contributed to an increase in evictions and housing displacement in subsequent years.

The expiration of these critical protections and financial supports, combined with broader economic pressures such as inflation, rising housing costs, and limited affordable housing inventory, has had a measurable impact on the region's unhoused population.

The Unsheltered Count, which spanned the County's 800-square-mile jurisdiction, utilized a validated methodology to ensure accurate enumeration and avoid duplication. These data underscore the urgent need for sustained and coordinated action.

In response to rising homelessness, the County of Orange has implemented a System of Care, as required under HUD regulations, to provide a comprehensive, person-centered approach to homelessness prevention and intervention. This coordinated model integrates services across five core components: behavioral health, healthcare, housing, community corrections, and

public social services. The system is designed to not only place individuals into housing but also to support long-term stability through wraparound services tailored to individual needs.

In Fullerton, current conditions reflect a heightened and urgent demand for supportive housing, mental health resources, substance use services and coordinated outreach. In response, the city continues to invest in interventions such as navigation and outreach teams, emergency shelter beds, homeless prevention programs, and collaborative partnerships with service providers and regional agencies.

The city remains committed to advancing this work through public reporting, continuous evaluation of local needs, and strategic alignment with countywide efforts to ensure that all individuals—especially the most vulnerable—have access to safe, stable, and supportive housing.

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

The City of Fullerton is committed to a coordinated, compassionate, and outcomes-driven strategy to address homelessness. Through a multi-agency approach that leverages City staff, regional partnerships, government agencies and nonprofit collaborations, the city will pursue the following goals and activities in the upcoming program year to reduce and end homelessness.

The City's Community Outreach Specialist and Homeless Liaison Officers (HLOs) from the Fullerton Police Department will continue to provide proactive street outreach and engagement with individuals experiencing homelessness. This includes needs assessments, service referrals, and connection to shelter and housing resources. The actions will include:

- Conduct regular field outreach to identified homeless encampments and high-need areas.
- Provide on-the-spot service referrals and transportation assistance.
- Maintain a client-level tracking system to monitor outcomes and service delivery.

In partnership with the HOPE Center (Homeless Outreach and Psychological Evaluation), operated by the Orange County Health Care Agency, the city will support efforts to provide mobile mental health response and care coordination for individuals with behavioral health and substance use needs. The actions will include:

- Facilitate co-response with mental health professionals and HLOs for individuals in crisis.
- Support referrals to behavioral health programs and stabilization services.
- Participate in regular coordination meetings to review high-utilizer cases.

The City of Fullerton will continue supporting operations at the Fullerton Navigation Center, operated by the Illumination Foundation, which provides low-barrier emergency shelter,

wraparound case management, and housing navigation services for individuals experiencing homelessness. The 150-bed facility serves adults and couples from Fullerton and surrounding North SPA communities, with a focus on linking clients to permanent housing and stabilizing services. The measures will include

- Prioritize shelter placements for individuals identified through local outreach.
- Ensure case management services focus on housing placement and self-sufficiency.
- Monitor and report shelter utilization and housing exit rates.

In addition to the Fullerton Navigation Center, the city refers individuals to other North SPA shelters. These shelters provide a range of supportive services, including trauma-informed care, mental health assessments, and access to Coordinated Entry System (CES) housing pathways. The city collaborates with these facilities as part of a regional, coordinated response to homelessness in North Orange County. The actions include:

- Prioritize shelter placements for individuals identified through local outreach conducted by the Community Outreach Specialist and Homeless Liaison Officers.
- Coordinate with shelter operators to ensure smooth intake, documentation assistance, and case management that prioritizes housing placement and long-term stability.
- Track and report shelter utilization rates, length of stay, and permanent housing exits in partnership with the North Orange County Public Safety Collaborative and Continuum of Care.

Fullerton will maintain active participation in the North Orange County Public Safety Collaborative, the Orange County Continuum of Care, and other regional efforts to streamline services, share data, and prioritize coordinated housing solutions. Efforts will include:

- Participate in HMIS data sharing and coordinated entry case conferencing.
- Align City efforts with regional housing and homeless system planning.
- Engage service providers in ongoing collaboration to address system gaps.

The city will seek to strengthen local prevention and diversion efforts to assist households at risk of homelessness due to economic instability or other vulnerabilities. Activities include:

- Identify at-risk households through local outreach and referral networks.
- Connect individuals to rental assistance, legal aid, or supportive services.
- Coordinate with regional partners to access flexible diversion funding.

The city will track and report progress through HMIS data, Navigation Center reporting, and ongoing outreach logs. Updates on implementation of the City's Strategic Plan to Address Homelessness will be presented at public meetings and incorporated into HUD-required reports.

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

individual needs

The City of Fullerton utilizes a comprehensive, coordinated approach to engage unsheltered individuals and assess their individual needs with the goal of connecting them to shelter, services, and permanent housing. The City's strategy is rooted in person-centered, trauma-informed care and is executed through a combination of City staff, regional partnerships, and nonprofit collaborations. The city deploys a dedicated Community Outreach Specialist who conducts routine and responsive outreach across Fullerton, with a focus on areas known for encampments or high visibility of unsheltered individuals. Outreach includes engagement, basic needs assistance, service referral, and the development of trusting relationships over time.

In coordination with the Fullerton Police Department's Homeless Liaison Officers (HLOs), outreach efforts are enhanced with public safety support and real-time coordination. This team-based approach ensures outreach is conducted safely and effectively while building long-term rapport with individuals who may be service-resistant or chronically homeless.

During outreach interactions, clients are referred to appropriate services, including mental health providers, substance use programs, emergency shelter, or longer-term housing options through the Orange County Continuum of Care's Coordinated Entry System (CES).

Unsheltered individuals who are willing to accept shelter may be referred to the Fullerton Navigation Center, operated by the Illumination Foundation. The center provides low-barrier shelter with wraparound case management services focused on housing stabilization and connection to permanent housing. The Outreach Specialist and HLOs coordinate closely with Navigation Center staff to ensure a warm hand-off and continuity of care.

The city collaborates with the HOPE Center and supports individuals experiencing acute mental health or substance use crises through clinical intervention and linkage to appropriate levels of care. Fullerton actively participates in regional case conferencing, HMIS data sharing, and coordination with the North Orange County Public Safety Collaborative. These partnerships support cross-jurisdictional engagement strategies, improve resource targeting, and reduce duplication of services. This multi-pronged strategy ensures that outreach in Fullerton is not only consistent and visible but also tailored to individual needs, focused on building trust, and driven by data to connect people to housing and supportive services as quickly and effectively as possible.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Fullerton recognizes that emergency shelter and transitional housing are critical components in addressing homelessness and helping individuals and families regain housing stability. The city takes a proactive, coordinated approach to expand access to shelter and transition clients toward permanent housing solutions. The city continues to support and utilize emergency shelter resources within the North Orange County Service Planning Area (North SPA). Fullerton's Community Outreach Specialist and Homeless Liaison Officers maintain strong

partnerships with these facilities to facilitate warm hand-offs and ensure shelter placements align with individual needs and eligibility criteria. While the City does not directly operate transitional housing programs, it refers individuals and families to transitional housing providers within the region, including:

- Pathways of Hope housing programs, which support families with children and individuals seeking to stabilize before moving into permanent housing.
- U.S. VETS – Placentia Veterans Village, offering transitional and supportive housing for veterans experiencing homelessness.

The city works in close coordination with the Orange County Continuum of Care (CoC) and North Orange County Public Safety Collaborative to connect clients to these transitional housing options based on vulnerability assessments and housing placement readiness

To address both immediate and longer-term housing needs, the city supports ongoing operation of and investment in the Fullerton Navigation Center as a primary point of entry into the local homeless services system. Continued partnerships with CoC and nonprofit providers to expand transitional housing inventory and bridge housing programs. The city will continue to pursue funding opportunities and state grants to support emergency shelter, interim housing, and housing navigation services. Through these efforts, the City of Fullerton aims to reduce the number of unsheltered individuals, improve coordination of services, and support sustainable pathways to permanent housing.

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 of Fullerton is committed to reducing the incidence and duration of homelessness by supporting a housing-focused response system that connects individuals and families—especially those who are chronically homeless, veterans, families with children, and unaccompanied youth—to permanent housing and services that promote long-term stability and self-sufficiency. The Fullerton Navigation Center serves as the City’s central resource for emergency shelter and housing navigation. This low-barrier facility provides immediate shelter with intensive wraparound services, including housing assessments, benefits enrollment, and mental and physical health support. Each client receives individualized case management with a focus on securing permanent housing and increasing income through employment or benefits.

The City’s Community Outreach Specialist and Homeless Liaison Officers engage unsheltered individuals directly and connect them to shelter, case management, and housing pathways.

These frontline staff also support follow-up and housing retention once individuals exit the shelter system. The HOPE Center participates in the Orange County Continuum of Care's Coordinated Entry System (CES), which prioritizes the most vulnerable populations for housing resources, including chronically homeless individuals and families, veterans, and youth. Veterans are connected to specialized programs such as HUD-VASH (Veterans Affairs Supportive Housing) and U.S. VETS, while families with children may be referred to Pathways of Hope and other providers specializing in family shelter and housing placement.

The City collaborates with affordable housing developers and property managers to expand access for formerly homeless households. The City's Housing Division monitors deed-restricted affordable units and works to ensure that qualified formerly homeless individuals and families can apply when vacancies arise. The city is working with regional partners and funding agencies to explore expanding the supply of Permanent Supportive Housing (PSH). The use of HOME, CDBG and HOME-ARP (American Rescue Plan) funds to support housing rehabilitation, affordable housing developments, supportive services and prioritizing housing navigation and application assistance for homeless individuals seeking affordable units

To reduce returns to homelessness, the city prioritizes stabilization services for newly housed individuals. This includes ongoing case management for at-risk tenants, referrals to employment and job training programs, mental health and substance use services and access to mainstream benefits.

For individuals and families at risk of eviction or housing loss, the city significantly broadened its Tenant-Based Rental Assistance (TBRA) program. Initially focused solely on senior residents in mobile home parks, the program now spans the entire city and serves individuals and families paying over 30% of their gross monthly income toward rent. Furthermore, the city works with nonprofit partners to provide homelessness prevention assistance, such as emergency rental aid, legal referrals, and landlord mediation.

While Fullerton does not operate youth-specific shelters, the city coordinates with other agencies like Casa Youth Shelter, OC Youth Shelter, and other regional programs that serve unaccompanied youth. Referrals are made as part of outreach and engagement efforts, and youth are linked to education, health care, and supportive housing when available. Through these integrated efforts, the City of Fullerton aims to shorten the duration of homelessness, increase permanent housing placements, and prevent returns to homelessness for its most vulnerable residents. Fullerton's TBRA expansion reflects a strategic, citywide commitment to prevent housing instability by offering rental assistance to a broader segment of low-income households suffering from rent burden.

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 of Fullerton is committed to proactive homelessness prevention efforts targeting individuals and families at imminent risk of homelessness—particularly those who are extremely low-income and/or transitioning from publicly funded institutions and systems of care. The city leverages federal, regional, and local resources to stabilize households before they fall into homelessness, in coordination with Orange County’s Continuum of Care and service delivery systems. To ensure individuals are not discharged into homelessness, the city and the HOPE Center collaborates with institutional partners to provide housing-focused discharge planning. These include health care facilities and mental health institutions. Through partnerships with CalOptima, OC Health Care Agency (OCHCA), and local hospitals, individuals are referred to the Coordinated Entry System (CES) and connected with case management and shelter resources prior to discharge. The city and the HOPE Center collaborate with local nonprofit organizations through the Fullerton Collaborative Homelessness Task with organizations from Pathways of Hope, Young Lives Redeemed, Orangewood Foundation, OC Department of Education, and Children & Family Services to identify and stabilize youth aging out of the foster care system, linking them with transitional housing and supportive services. The city supports collaborative reentry planning through the Navigation Center with local law enforcement, and reentry providers to reduce recidivism and secure housing placements for those exiting jail or diversion programs. To mitigate eviction risk and housing instability, the city supports Citywide Tenant-Based Rental Assistance (TBRA). As such, the city expanded its TBRA program beyond mobile home parks to provide rent assistance citywide. Eligible households earning less than 30% of Area Median Income (AMI) and paying more than 30% of income toward rent may receive up to 12 months of rent subsidy, with a possible renewal based on need and funding availability. Through CDBG funds, the City and its nonprofit partners offer emergency rental, utility, and relocation assistance to prevent imminent displacement. Referrals to landlord-tenant mediation and legal aid are available to households facing unlawful eviction or harassment. Clients at risk of homelessness may also be linked to county-wide programs that offer short-term rental assistance combined with case management.

The City of Fullerton works closely with a network of public and private agencies to provide supportive services that promote long-term housing stability. Residents are connected to workforce programs through OC Workforce Development, job placement agencies, and benefits counselors. Individuals receive referrals to behavioral health and primary care providers, including OCHCA, National Alliance on Mental Illness (NAMI) Orange County, and local clinics. Youth and families are served through local school district liaisons, counseling services, and community-based providers addressing education, trauma recovery, and family stability. The City’s integrated prevention strategy aims to

- Reduce the number of individuals entering homelessness for the first time.
- Provide low-income households access to financial assistance and legal protections to remain housed.
- Coordinate housing stability efforts with regional System of Care partners to maximize impact and reduce duplication.

These efforts align with HUD's high priority goals of homelessness prevention and institutional discharge coordination, and reflect Fullerton's commitment to a housing-first, data-informed, and equity-driven response to homelessness and housing instability.

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.

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 Action Areas (as described in the City's Housing Element) to provide policy guidance for the Five-Year CP and this FY 2025-26 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

A copy of the Housing Policy Plan of the Housing Element is attached. (Attachment F)

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.

AP-85 Other Actions – 91.220(k)

Introduction:

Through the 2025–2026 Action Plan, the City of Fullerton will strategically invest Community Development Block Grant (CDBG) and HOME funds to address a range of community needs. These investments aim to overcome barriers to serving underserved populations, foster and preserve affordable housing, mitigate lead-based paint hazards, reduce the number of families living in poverty, strengthen institutional capacity, and improve coordination among public and private housing providers and social service agencies.

The priorities identified in the 2025–2029 Consolidated Plan serve as the foundation for the objectives and outcomes outlined in the Action Plan. These priority needs include:

- Increasing the supply of affordable housing
- Preserving existing affordable housing
- Ensuring equal access to housing opportunities
- Providing public services for low-income youth, families, and seniors
- Supporting residents with special needs through targeted public services
- Connecting individuals experiencing homelessness with appropriate resources
- Preventing homelessness
- Reducing the duration of homelessness
- Improving public facilities and infrastructure
- Removing material and architectural barriers to accessibility

Actions planned to address obstacles to meeting underserved needs

Although the 2025–2029 Five-Year Consolidated Plan for the City of Fullerton assigns "high" and "medium" priority levels to the needs of the homeless population, the City's capacity to significantly address these needs remains constrained by limited financial resources. Numerous private non-profit organizations within the City are actively working to support individuals experiencing homelessness; however, additional resources are essential to meet the full scope of need.

To that end, HOME-American Rescue Plan (ARP) funds allocated for Supportive Services and Tenant-Based Rental Assistance (TBRA) will enhance the City's ability to respond more effectively to these challenges. In addition, the City is committed to actively pursuing grant opportunities to better serve underserved populations. This includes supporting local agencies in their funding applications and exploring the feasibility of applying for new or supplemental funding as it becomes available.

Actions planned to foster and maintain affordable housing

The City places a priority on preserving the existing affordable housing stock through

rehabilitation, rental assistance, and new construction as feasible.

Rental Assistance - Section 8 Rental Voucher assistance program is tenant-based rather than project-based. This means that a tenant may take their assistance and rent any unit within the County, which meets Section 8 housing quality standards and meets that household's family size requirements. The tenant is allowed to pay up to 50% of their adjusted household income; the OC Housing Authority pays for the difference between the tenant's payment and the unit's fair market rent to the landlord. If the tenant wishes to move to a different unit, the rental assistance goes with the tenant to their next location; the rental assistance does not remain with the unit. Once a household obtains this voucher assistance, they may receive this assistance for up to 15 years if their household's very-low-income status does not change. As of May 2025, Orange County Housing Authority was providing 305 Section 8 Rental Certificates and Vouchers to Fullerton residents. Of the 205 households assisted, 77 were families, 43 disabled and 185 elderly. In addition, the Continuum of Care Program provided 40 Permanent Supportive housing units to 25 disabled, and 15 elderly. Finally, OCHA administered 52 vouchers for other housing authorities for residents receiving assistance who moved into Fullerton.

Production of New Units – Pointe Common has 65 affordable units under construction.

Maintenance of Affordable units: The City monitors 707 rental units annually ensures tenant eligibility, inspects the units for Housing Quality Standards, and ensures proper rents are charged. In addition, staff verifies owner occupancy of 260 ownership units in compliance with regulatory agreements and Down Payment Assistance requirements.

Acquisition and Housing Rehabilitation -The City anticipates completing 20 rehabilitation projects through loans and grants in FY 2025-26 for seniors and families using CDBG and HOME Funds. All properties must be owned and/or occupied by low-or moderate-income persons. The City anticipates using \$264,555 of new CDBG entitlement funds, the revolving account of approximately \$150,000, the balance of 600,000 of HOME funds previously allocated (2024-25) to the Housing Rehabilitation Program, and an additional \$200,000 of new HOME allocation.

As part of its ongoing commitment to preserve affordable housing and ensure the effective use of Community Development Block Grant (CDBG) funds, the City has reviewed the outcomes and feasibility of its current Mobile Home Loan Program for housing rehabilitation.

Based on this analysis, the City has determined that due to the declining market value of mobile homes and the advanced age of many units, the loan program is no longer a sustainable or effective model for property improvement. As such, the City will shift from offering Mobile

Home Loans under its CDBG-funded rehabilitation activities. In place of the loan option, the City is expanding its Mobile Home Rehabilitation Grant Program, which provides eligible low- and moderate-income homeowners with forgivable assistance that does not require repayment. The maximum grant amount will increase from \$10,000 to \$30,000 per mobile home, effective July 1, 2025.

Eligible uses of the Mobile Home Rehabilitation Grant will include roof replacements, exterior painting, ADA accessibility modifications, corrections of code violations, health and safety repairs, repairs required to meet HUD Housing Quality Standards (HQS). to improve housing conditions and promote equitable access to safe, decent, and sanitary housing.

These changes will ensure that CDBG funds will be directed toward the most urgent and impactful repairs while supporting vulnerable populations who may not qualify for or benefit from traditional loan products.

Previously unallocated/unspent funds for development may be combined with new entitlement and previously unspent CHDO Reserves for an acquisition/rehabilitation project. The City anticipates partnering with a CHDO for the development.

Tenant Based Rental Assistance (TBRA) - The TBRA program provides rental reimbursements to low- income Fullerton residents living in mobile homes and a new citywide program that will assist renters based on their income regardless of where they live with the city. The City allocated funds for the new citywide program, but because of staffing issues, the program was not implemented. The program has now been designed and applications received. Assistance will begin in 2025-2026. HOME funds to continue and implement the two-year programs will be used in the following increments: Mobile home program - \$450,000 (assist 25 households) and Citywide program - \$600,000 (assist 12 households).

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 23 individual children living in Fullerton in 2019 that had elevated levels (BLLs of 4.5+) at the time of their blood lead test. Of the 23 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.

Actions planned to reduce the number of poverty-level families

The implementation of CDBG and HOME activities, aligned with the goals outlined in the Consolidated Plan–Strategic Plan and this Action Plan, will contribute to reducing the number of families living in poverty by:

- Supporting initiatives that increase the supply of affordable housing for low- and moderate-income households;
- Advancing a continuum of housing and public service programs aimed at preventing and ending homelessness;
- Investing in housing preservation programs to ensure low-income households have access to safe, decent, and suitable living environments; and
- Funding public service programs delivered by nonprofit organizations that support youth, seniors, families, veterans, and individuals with special needs.

In addition to these locally driven efforts, a range of mainstream state and federal programs also play a

critical role in alleviating poverty. National initiatives such as the Earned Income Tax Credit (EITC) and Head Start help families transition out of poverty by providing support for employment and education. In California, key state programs include CalWORKs, CalFresh (formerly known as food stamps), and Medi-Cal.

These programs offer vital resources including employment support, food and medical subsidies, childcare, and cash assistance to meet essential needs such as housing, nutrition, and transportation. Further support services are available for individual's experiencing challenges related to substance abuse, domestic violence, and mental health, contributing to a comprehensive strategy to reduce poverty and promote stability.

Actions planned to develop institutional structure

The institutional delivery system in Fullerton is anchored by strong collaboration between the City and a diverse network of nonprofit organizations dedicated to enriching the lives of local residents. This collaborative framework fosters partnerships among agencies, ensuring that all Fullerton residents—particularly those with low and moderate incomes—have access to the support and services they need to lead healthy, fulfilling lives.

Affordable housing development and preservation efforts are led by the Community and Economic Development Division in coordination with housing developers and contractors. These initiatives are guided by the Strategic Plan to ensure alignment with community needs and long-term goals. Public service programs will be implemented through partnerships between the City and nonprofit organizations, focusing on the needs of low- and moderate-income individuals and families.

The City also works closely with city divisions that receive capital improvement funding to ensure their projects are completed on schedule, within budget, and in full compliance with federal, state, and local requirements.

To further strengthen the local service delivery system, the City continues to build institutional capacity by reinforcing existing partnerships and engaging new organizations—especially those that have not previously participated in federally funded programs. These efforts aim to expand the breadth and reach of services available to Fullerton residents. The City remains committed to supporting a wide range of high-quality programs that address critical and underserved community needs.

The City will continue to work in partnership with the North Orange County Public Safety 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

To strengthen coordination between public and private housing and social service agencies, the City will actively welcome and encourage the participation of a broad range of organizations that provide housing and supportive services. These collaborative efforts are intended to enhance the quality of life for Fullerton's low- and moderate-income residents by expanding access to valuable resources and programs.

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.

Staff also attends a monthly homeless meeting to network and brainstorm 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 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.

In addition, the City plans to address the impediments to fair housing choice:

The City along with the County of Orange and 33 other Orange County cities collaborated to develop the 2025 Five-Year Orange County Analysis of Impediments to Fair Housing Choice (AI). Although this was a

county-wide AI, there are jurisdiction-specific versions that include goals specific to each jurisdiction.

The AI is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The AI outlines fair housing priorities and goals to overcome fair housing issues. In addition, the AI lays out meaningful strategies that can be implemented to achieve progress towards the County's obligation to affirmatively furthering fair housing. The Lawyers' Committee for Civil Rights Under Law, in consultation with Orange County and Fullerton and with input from a wide range of stakeholders through a community participation process, prepared the AI. The complete AI is being submitted along with this Action Plan as a part of the 2025 Consolidated Plan. See Attachment #D of the Consolidated Plan.

Regional Goals: Increase the supply of affordable housing in high opportunity areas; Prevent displacement of low- and moderate-income residents with protected characteristics, including Hispanic residents, Vietnamese residents, seniors, and people with disabilities; Increase community integration for persons with disabilities; Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness; Expand access to opportunity for protected classes.

Fullerton Specific Goals: Create a Housing Incentive Overlay Zone (HOIZ); Draft and Approve an Affordable Housing and Religious Institutions Amendment to the Municipal Code; Work with the State to streamline or remove CEQA Requirements for Affordable Housing; Require Affordable Housing in Surplus Property Sales.

Program Specific Requirements

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

Introduction:

In the implementation of programs and activities under the 2025-2029 Annual Action Plan, the City of Fullerton will follow all HUD regulations concerning the use of program income, forms investment, overall low- and moderate-income benefit for the CDBG program and recapture requirements for the HOME program.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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(l)(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 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 does not plan to not implement any HOME-assisted homebuyer activities in 2025-26 (or remaining years of the 2025-29 Consolidated Plan), 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 begins 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) which include the following:

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.

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.

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. The City in 2025-26 (or subsequent years) is not planning to use HOME funds to refinance any of the existing HOME loans for multi-family projects in the City of Fullerton.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities.

The City operates two TBRA Programs: 1) persons living in mobile homes, 2) city-wide. Neither program is specific or gives preference to persons with special needs or disabilities.

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 is currently using HOME funds for housing rehabilitation, tenant-based rental assistance, and if a multi-family acquisition rehabilitation project is identified, funds will be directed to that project.

Appendix - Alternate/Local Data Sources

1	Data Source Name Orange County Homeless Count & Survey Report
	List the name of the organization or individual who originated the data set. County of Orange / OC Community Services in conjunction with The Commission to End Homelessness
	Provide a brief summary of the data set. Provides data needed to complete NA-40 Homeless Needs Assessment pursuant to 24 CFR 91.205 (c)
	What was the purpose for developing this data set? The data originated from the Homeless Point-In-Time Count, a congressionally-mandated action for all communities that receive U.S. Department of Housing and Urban Development (HUD) funding for homeless programs.

	Provide the year (and optionally month, or month and day) for when the data was collected. January 26, 2013
	Briefly describe the methodology for the data collection. The sheltered portion of the count is extracted from data in the County's Homeless Management Information System (HMIS), operated by OC Partnership, and includes all persons who occupied a shelter or transitional housing bed on the night of the count. The 2013 Orange County Point-In-Time (PIT) count uses a public places count with sampling methodology, which is one of only two methodologies appropriate for a jurisdiction of the size and urbanization of Orange County. The public places with sampling methodology counts visibly homeless people in public places and then applies a statistical formula to account for the geography not visited on the morning of the count. This count integrated an interview with counted people to extrapolate characteristics of the unsheltered population. Concurrent with the count, surveys were administered to counted persons (adults only) who were awake, willing, and able to participate. The survey collected additional information on where the respondent was living, demographics for the respondent and his/her family, disabilities, and the length of time that the person has been homeless.
	Describe the total population from which the sample was taken. See NA-40
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. See NA-40
2	Data Source Name 2014 CoC Homeless Inventory Count Report
	List the name of the organization or individual who originated the data set. Orange County Community Services / Orange County Partnership
	Provide a brief summary of the data set. Provides the inventory of facilities and housing targeted to homeless households.
	What was the purpose for developing this data set? To meet HUD requirements.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data covers the entire County of Orange.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Report date October 28, 2014.

	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>
3	<p>Data Source Name</p> <p>Orange County Homeless Count and Survey Report</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Orange County</p>
	<p>Provide a brief summary of the data set.</p> <p>Complete report is attached</p>
	<p>What was the purpose for developing this data set?</p> <p>complete report is attached</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Complete report is attached</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Complete report is attached</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Complete report is attached</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Complete report is attached</p>
	4
<p>List the name of the organization or individual who originated the data set.</p> <p>Federal government</p>	
<p>Provide a brief summary of the data set.</p> <p>Census data</p>	
<p>What was the purpose for developing this data set?</p> <p>Census data</p>	
<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2020</p>	
<p>Briefly describe the methodology for the data collection.</p>	

	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
5	<p>Data Source Name Comprehensive Housing Affordability Strategy</p>
	<p>List the name of the organization or individual who originated the data set. Federal government</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>
	<p>Briefly describe the methodology for the data collection.</p>
	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
6	<p>Data Source Name Fullerton General Plan - Housing Element</p>
	<p>List the name of the organization or individual who originated the data set. City of Fullerton</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>

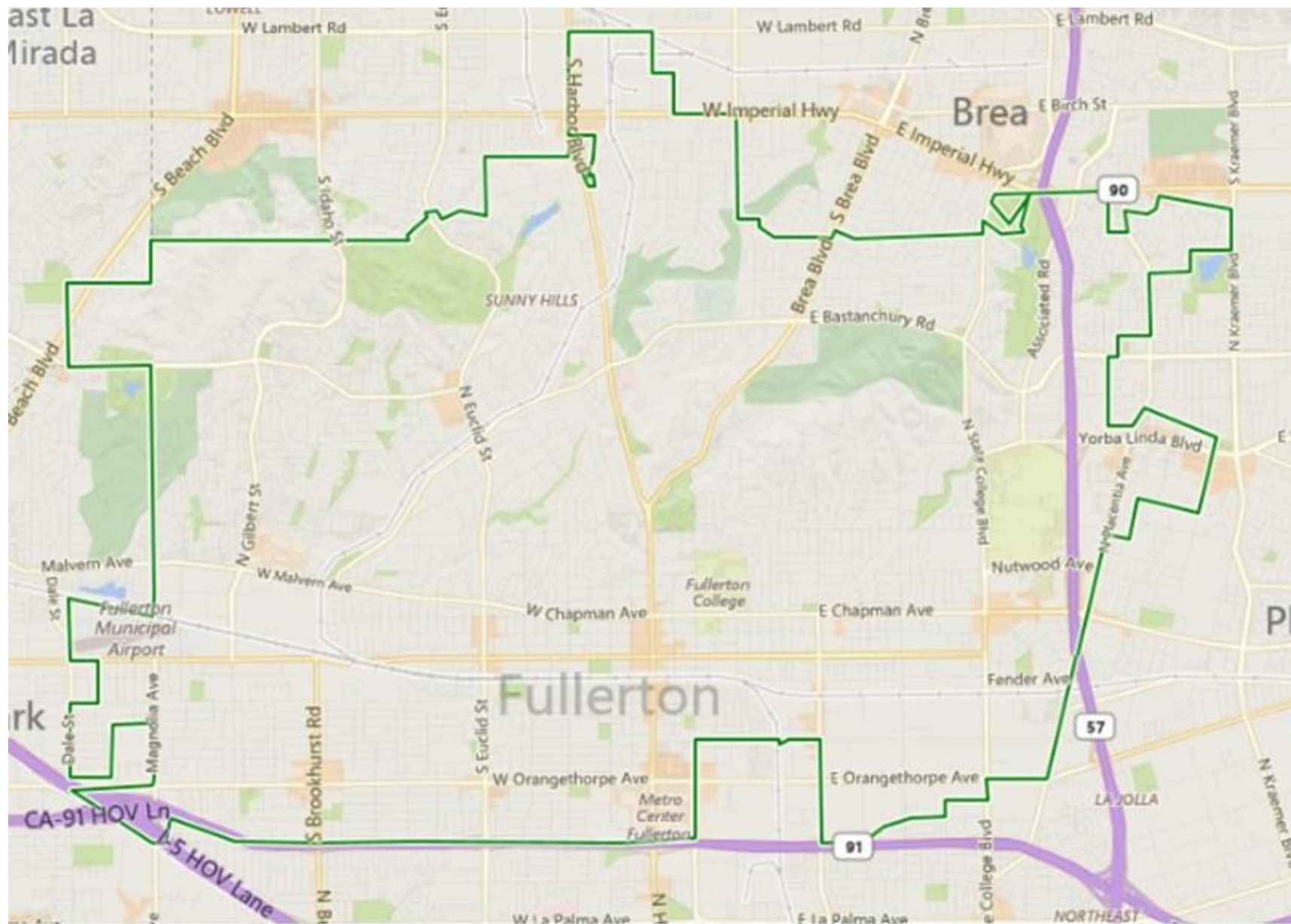
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

APPENDIX A

MAPS

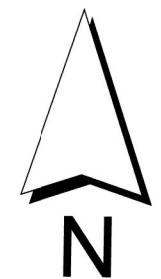
- CITY OF FULLERTON BOUNDARIES
 - CDBG-ELIGIBLE AREAS

CITY OF FULLERTON BOUNDARY MAP





City Boundary



0 0.25 0.5 1 Miles

Location: G:\Engr\Data\Arcpro\Housing\CDGB
Source: U.S Census (2020 Tract and Block Group boundaries); U.S. Department of Housing and Urban Development (CDBG Grantee Areas)
Map produced by Public Works Engineering Department (Feb 2025)

APPENDIX B

PUBLIC NOTICES

- PUBLIC NOTICE
- *FULLERTON TRIBUNE*
 - *LA OPINION*
 - *KOREA DAILY*

**TO BE INSERTED BEFORE
SUBMISSION TO HUD**

APPENDIX C

AFFORDABLE HOUSING INVENTORY

AFFORDABLE HOUSING INVENTORY CHART
UPDATED SEPTEMBER 2022

CITY ASSISTED RENTAL PROJECTS- DESCRIPTION					ELI (0 < 30%)	Very Low to Low-Income			Low to Median Income		Moderate Income	
Name	Location	Type	Total Units	Total Affordable	<30%	35%	45%	50%	60%	80%	100%	120%
Allen Hotel (Jose Zepeda)	412 S. Harbor	F	16	16				16 SRO (studios)				
Casa Maria Del Rio (RIO)	2200 E. Chapman	H	25	25		20 1-Bdrm 3 2-Bdrms		1 1-Bdrm 1 2-Bdrm				
Citrea (Fullerton Family Housing - Related)	336 Santa Fe	F	55	54	2 1-Bdrm 2 2-Bdrms 2 3-Bdrms		1 - Studio 5 1-Bdrms 2 2-Bdrms 3 3-Bdrms	3 - Studios 9 1-Bdrm 5 2-Bdrms 5 3 - Bdrms	1 - Studio 6 1 -Bdrm 4 2 -Bdrms 4 3 - Bdrms			
Compass Rose (Jamboree Housing - Richman Park Housing Partners)	400 Valencia, Ford, West	F	46	45	4 1-Bdrm 5 2-Bdrms 5 3-Bdrms	5 1-Bdrm 2 2-Bdrms	5 1-Bdrm		12 2-Bdrms 7 3-Bdrms			
East Fullerton Villas	2200 E. Chapman	F	27	27		3 2-Bdrms 1 3-Bdrms 1 4-Bdrms	13 2-Bdrms 7 3-Bdrms 1 4-Bdrms	1 2-Bdrms				
Franklin Garden Apartment Homes (NHS)	3810 & 3830 Franklin Avenue	F	15	11				2 1-Bdrms 1 2-Bdrms		8-2 Bdrms		
Fullerton City Lights (A.D.I.)	224 E. Commonwealth	SO	137	116	20 studios	48 studios	48 studios					
Fullerton Courtyard Apts (Kaufman & Broad)	4119 W. Valencia	F	108	108		9 2-Bdrms 9 3-Bdrms	17 2-Bdrms 18 3-Bdrms		34 2-Bdrms 17 3-Bdrms 4 4-Bdrms			
Fullerton Heights (A Community of Friends)	1220 E Orangethorpe	H	36	35	18 1-Bdrm 6 2-Bdrms			11 3-Bdrms				
Garnet Lane Apts "A" (Civic Center Housing Corp)	1512-1518 N. Placentia 3012-3024 Garnet	F	20	20		4 2-Bdrms	14 2-Bdrms		2 2-Bdrms			
Garnet Lane Apts "B" (La Habra NHS) – Rehab	3125-3249 Garnet Lane	F	18	18		4 2-Bdrms	7 2-Bdrms 4 3-Bdrms	1 3-Bdrms	2 3-Bdrms			
Harbor View Terrace (The House of Triumph)	2205 N. Harbor	H	25	25		20 1-Bdrms 3 2-Bdrms		1 1-Bdrm 1 2-Bdrms				
Klimpel Manor	221 E. Amerige Ave.	S	59	59		22 1-Bdrms	36 1-Bdrms 1 2-Bdrms					
New Vista Shelter	504 W. Amerige Ave.	T	8	8				2 1-Bdrm 4 2-Bdrm 2 3-Bdrms				
Oxford Condo	2007 Oxford Avenue # 3	F	1	1				1 2-Bdrms				
Richman Court	466 W. Valencia Drive	F	16	16				16 1-Bdrm				

AFFORDABLE HOUSING INVENTORY CHART

UPDATED SEPTEMBER 2022

CITY ASSISTED RENTAL PROJECTS- DESCRIPTION (Continued)					ELI (0 < 30%)	Very Low to Low-Income			Low to Median Income		Moderate Income	
Name	Location	Type	Total Units	Total Affordable	<30%	35%	45%	50%	60%	80%	100%	120%
Richman Park Village I	436/442 W. Valencia	F	8	8				8 2-Bdrms				
Richman Park Village II	461 West	F	4	4				4 2-Bdrms				
Roberta Apartments	2320 Roberta Avenue	F	16	16				8 1-Bdrms 8 2-Bdrms				
Ventana	345 W. Commonwealth Ave.	S	95	94				8 1-Bdrm 2 2-Bdrms	71 1-Bdrm 13 2-Bdrms			
TOTALS			735	706	20 studios 24 1-Bdrm 13 2-Bdrms 7 3-Bdrms	48 studios 67 1-Bdrm 28 2-Bdrms 10 3-Bdrms 1 4-Bdrms	49 studios 46 1-Bdrm 54 2-Bdrms 32 3-Bdrms 1 4-Bdrms	19 studios 47 1-Bdrm 36 2-Bdrms 19 3-Bdrms	1 Studio 77 1-Bdrm 65 2-Bdrms 30 3-Bdrms 4 4-Bdrms	8-2 Bdrms		
Key: F: Family Housing H: Handicap Housing S: Senior Housing SO: Single Room Occupancy Residence (SRO) T: Transitional Housing V: Veteran Family												

AFFORDABLE HOUSING INVENTORY CHART
UPDATED SEPTEMBER 2022

NON-CITY ASSISTED RENTAL PROJECTS-DESCRIPTION					ELI (0 < 30%)	Very Low to Low-Income			Low to Median Income		Moderate Income	
Name	Location	Type		Total Affordable	<30%	35%	45%	50%	60%	80%	100%	120%
Amerige Villas	343 West Amerige	S	144	144				144				
Amplifi	600 W. Commonwealth	F	290	10								10
Las Palmas Apartments	2500 Associated Road	F	259	52				52				
Malden Station	250 W. Santa Fe	F	200	10				10				
North Hills	570 Imperial Hwy.	F	204	204								
Palm Garden Apartments	400 W. Orangethorpe	F	224	224					83 1-Bdrm 141 2-Bdrms			
Red Oak All units counted here	600 W. Commonwealth	F	172	59				59				
Red Oak	628 Williamson		173									
Truslow Village	220 West Truslow	F	13	2		2						
TOTALS			1679	705		2		265				
TOTAL (City & Non-City Assisted Rental Projects)			2,414	1,411					83 1-Bdrm 141 2-Bdrms			10
Key: ELI (Extremely Low Income) F: Family Housing H: Handicap Housing M: Mixed Use S: Senior Housing SO: Single Room Occupancy Residence (SRO) T: Transitional Housing												

CITY ASSISTED OWNERSHIP PROJECTS					ELI (0 < 30%)	Very Low to Low-Income			Low to Median Income		Moderate Income	
Name	Location	Type	Total	Total Affordable	<30%	35%	45%	50%	60%	80%	100%	120%
Downpayment Assistance Program (DAP)	Various		212	212						212		

AFFORDABLE HOUSING INVENTORY CHART

UPDATED SEPTEMBER 2022

Habitat for Humanity	409-439 W. Valencia	F	11	11				3 2-Bdrm 2 3-Bdrms 3 4-Bdrms	1 2-Bdrm 1 3-Bdrms 1 4-Bdrms			
Habitat for Humanity (Highland/Truslow)	401 S Highland 308 Truslow	F	3	3						2 3-Bdrms	1 5-Bdrms	
Habitat for Humanity Richman Park	418,424 Valencia 437,443,455,467 West	F	12	12						12		
Heritage Walk	400-500 Block of W. West	F	34	34						28 3-Bdrms 6 4-Bdrms		
TOTALS			272	272								
								3 2-Bdrm 2 3-Bdrms 3 4-Bdrms	1 2-Bdrm 1 3-Bdrms 1 4-Bdrms	224 ?-Bdrms 30 3-Bdrms 6 4-Bdrms	1 5-Bdrm	

Key: ELI (Extremely Low Income) F: Family Housing H: Handicap Housing M: Mixed Use S: Senior Housing SO: Single Room Occupancy Residence (SRO) T: Transitional Housing

*Per Finance 47 of the 212 DAP loans are still open

9/19/2022

NON-CITY ASSISTED OWNERSHIP PROJECTS-DESCRIPTION					ELI (0 < 30%)	Very Low to Low-Income			Low to Median Income		Moderate Income	
Name	Location	Type	Total Units	Total Affordable	<30%	35%	45%	50%	60%	80%	100%	120%
3801 Franklin	3801 Franklin	F	6	1						1		
TOTALS			6	1						1		

Key: ELI (Extremely Low Income) F: Family Housing H: Handicap Housing M: Mixed Use S: Senior Housing SO: Single Room Occupancy Residence (SRO) T: Transitional Housing

APPENDIX D

FAIR HOUSING ANALYSIS OF IMPEDIMENTS EXECUTIVE SUMMARY



Orange County Regional Assessment of Fair Housing 2025-2029

I. Executive Summary

The Assessment of Fair Housing (AFH) provides communities an opportunity to assess their progress toward the goals of eliminating housing discrimination and promoting access to housing opportunity for both current and future residents. Jurisdictions that receive funding from the U.S. Department of Housing and Urban Development (HUD), including Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds, complete an AFH at least once every five years, consistent with the Consolidated Plan cycle, as part of their obligations under the Housing and Community Development Act of 1974 and the Cranston-Gonzalez National Affordable Housing Act.

As a fair housing planning document, the AFH facilitates HUD grantee compliance with statutory and regulatory requirements to affirmatively further fair housing. Affirmatively furthering fair housing entails taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The duty to affirmatively further fair housing applies to all activities and programs within a jurisdiction related to housing and urban development.

This AFH is a collaborative effort among the following jurisdictions:

- Orange County and the Urban County Program participating cities of Brea, Cypress, Dana Point, La Palma, Laguna Beach, Laguna Hills, Laguna Woods, Los Alamitos, Placentia, San Juan Capistrano, Seal Beach, Stanton, Villa Park, and Yorba Linda.
- The HUD Entitlement Cities of Aliso Viejo, Anaheim, Buena Park, Costa Mesa, Fountain Valley, Fullerton, Garden Grove, Huntington Beach, Irvine, La Habra, Laguna Niguel, Lake Forest, Mission Viejo, Newport Beach, City of Orange, Rancho Santa Margarita, San Clemente, Santa Ana, Tustin, Westminster.

To prepare the AFH, jurisdictions first must identify fair housing issues. A fair housing issue refers to a condition within a specific geographic area that restricts fair housing choice or limits access to opportunity. Fair housing issues may include ongoing local or regional segregation/concentration or lack of integration, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs, and evidence of discrimination or violations of civil rights law or regulations related to housing. To identify fair housing issues, HUD recommends that jurisdictions gather and analyze data. For this AFH, the jurisdictions analyzed data on the following topics:

- Demographics
- Segregation or Concentration/Integration
- Racially and/or Ethnically Concentrated Areas of Poverty
- Disparities in Access to Opportunity

- Housing Needs
- Discrimination Complaints

The data utilized in the analysis are from the U.S. Census Bureau American Community Survey (ACS), HUD's AFFH Data and Mapping Tool, the California Department of Housing and Community Development (HCD) AFFH Data Viewer 2.0, housing discrimination complaint data provided by HUD's Office of Fair Housing and Equal Opportunity (FHEO), and information gathered through the community participation process (described below). The ACS data utilized in the assessment are from the 2018-2022 five-year estimates, which were the most current data across all participating jurisdictions at the time the analysis was conducted.

After analyzing the data and identifying fair housing issues, jurisdictions then must identify contributing factors. A contributing factor is any condition that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. For each fair housing issue and its contributing factors, jurisdictions must then develop fair housing goals. A fair housing goal is a specific, meaningful action that can reasonably be expected to create meaningful positive change that affirmatively furthers fair housing by increasing fair housing choice or reducing disparities in access to opportunity.

For the contributing factors and fair housing goals in this AFH, the jurisdictions built upon the extensive work they have already done preparing their most recent Housing Elements, which cover an eight-year planning period. As part of the state-mandated Housing Element, California jurisdictions must conduct a fair housing assessment that includes an analysis of fair housing issues, identification of factors that create and/or contribute to those issues, and development of goals and meaningful actions to affirmatively further fair housing. Progress toward reaching the goals identified in the Housing Element must then be periodically reported to the state.

A summary of the fair housing issues, significant contributing factors, and fair housing goals for each jurisdiction can be found in **Section IV** of this AFH.

APPENDIX E

HOMELESSNESS REPORTS

- COUNTY 2024 POINT IN TIME



EVERYONE COUNTS

2024 POINT IN TIME SUMMARY



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Introduction

Since 2019, the County of Orange (County), its cities, the State and Federal government, as well as the non-profit community have made large investments to address homelessness in the county. While this summary's primary focus is to provide information related to the Orange County 2024 Point in Time (PIT) Count, it will also explain the following:

1. Resources brought online to address homelessness in Orange County since 2019;
2. Highlight the additional resources currently being planned and implemented to address homelessness;
3. Compare and contrast Point in Time Count data from Orange County, the Southern California region and the entire State;
4. Provide context on the greatest challenge Orange County faces in its efforts to address homelessness – the lack of housing.

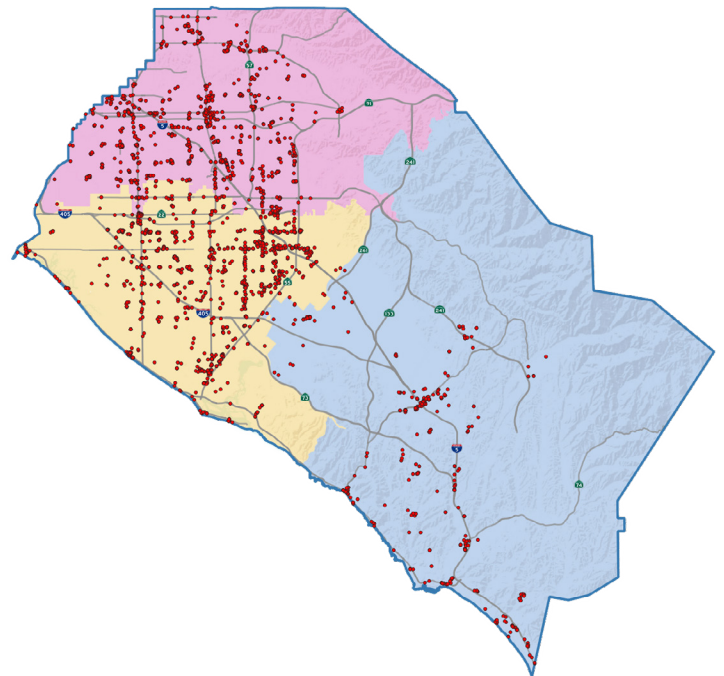
The PIT Count summary contains much of the same information seen in the 2019 and 2022 summaries. Policymakers and Orange County residents alike are encouraged to examine the information in this summary and compare it to the prior years' summaries.

Lastly, addressing homelessness in the County requires dedicated leadership from all levels of government and nonprofit partners. This summary highlights the tremendous effort and work invested to successfully address homelessness. While also highlighting the continued need for investment and work to further address homelessness in Orange County.

For more information about homelessness in Orange County, visit the Office of Care Coordination website below:

ceo.ocgov.com/office-care-coordination

2024 COUNTY GIS MAP



Each red dot represents a survey that was completed during the Orange County 2024 Point In Time Count.



Orange County's Homeless Service System

Since 2019, Orange County has created a comprehensive and robust homeless service system.



Prevention

**1,553 traditional Housing
Choice vouchers issued**

**Since 2022, over 1,800
families provide CalWORKs
emergency housing
assistance**

BeWell Orange Campus



Outreach & Supportive Services

OC Outreach & Engagement

**Care Coordination programs
serving over 800 experiencing
chronic homelessness**

**Over 25 city specific homeless
outreach teams**

**CalOptima Health's Garden Grove
Street Medicine Program**



Shelter

**61 emergency shelters able
to serve over 3,000 people,
representing 730 additional
beds since 2019**



Housing

**1,364 affordable and
supportive housing units
completed/built since 2018**

**217 veterans dedicated
permanent supportive
housing units**



What's Coming Online...



Prevention

**Homeless Prevention and
Stabilization Pilot Program¹**

**Emergency Rental
Assistance Pilot Program²**

BeWell Irvine Campus



Outreach & Supportive Services

**CalOptima Health's Anaheim
and Costa Mesa Street Medicine
Programs**

**HOPE Center outreach expansion
into 6 additional North Orange
County Cities**



Shelter

Tri-City Navigation Center

**120+ Behavior Health Bridge
Housing beds**

**CalOptima Health's 50 room
Street Medicine Support
Center (Garden Grove)**



Housing

**1,673 affordable and
supportive housing units
under construction, closing
their construction loans or
securing their funding³**

1: Sponsor: District 2 - passed unanimously by County of Orange Board of Supervisors

2: Sponsor: District 4 - passed unanimously by County of Orange Board of Supervisors

3: OCCR's Board Memo: Status Report: April 2024 Update- Housing Funding Strategy/Supportive Housing- 4-30-24



HOMELESS SYSTEM OF CARE: SHELTER-TO-HOUSING

Homeless shelters in the County provide more than just beds for persons experiencing homelessness. Shelters are considered a gateway to housing and provide a variety of services to support people experiencing sheltered homelessness to obtain and sustain housing. On April 4, 2024, the County conducted a "point-in-time" snapshot of the County's two shelters, Yale Navigation Center and Bridges at Kraemer Place, in an effort to understand the current state of the shelter-to-housing pipeline. The results were astonishing and spoke to the need to increase housing in the county for those experiencing homelessness.



Yale Navigation Center &
Bridges at Kraemer Place

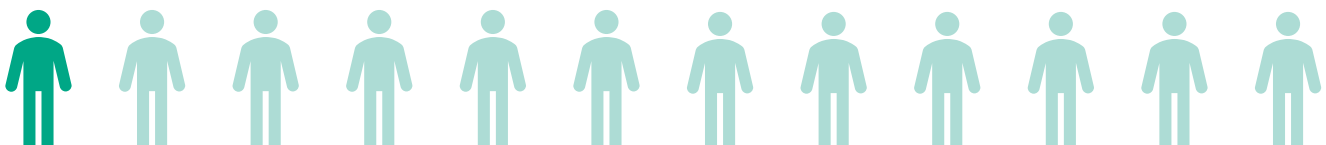


72%

of its current population completed all
necessary steps to be eligible for housing



Housing



Only 1 out of every 12 were connected to housing



Background

Orange County's PIT Count, branded as Everyone Counts OC, provides a critical opportunity for the County to establish a baseline for its efforts in building a System of Care that is both comprehensive and responsive to meeting the needs of individuals and families experiencing homelessness across the county. The County and Orange County Continuum of Care conducted the 2024 PIT Count during the week of January 22, 2024, as required biennially by the U.S Department of Housing and Urban Development (HUD). The sheltered count took place on the night of Monday, January 22, 2024, and the unsheltered count occurred between Tuesday, January 23, 2024, through Thursday, January 25, 2024.

Methodology

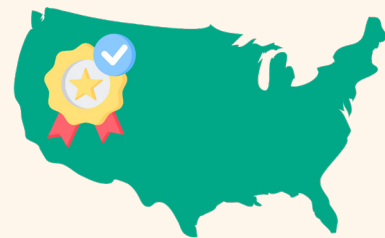
The County's 2024 PIT Count is in compliance with HUD guidelines. These guidelines provide specific data points to be collected, including but not limited to, information regarding chronic homelessness, disabling conditions, demographic information such as single adults, families, and specific subpopulations, including veterans, survivors of domestic violence and youth. The 2024 PIT Count utilizes the same methodology as the 2019 and 2022 PIT Counts. By keeping the methodology consistent, parallel comparisons can be made between the three counts.

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

Highlights of the 2024 Point in Time Count



2024 marks the third
PIT Count conducted



Aligns with National
best practices

1,251

Highest number of
volunteers in PIT history



2024 POINT IN TIME COUNT BY THE NUMBERS

7,322
Persons

North: 3,227 Persons
Central: 3,454 Persons
South: 641 Persons

328
VETERANS

Persons who served in the
U.S. Armed Forces, National
Guard or Reserves

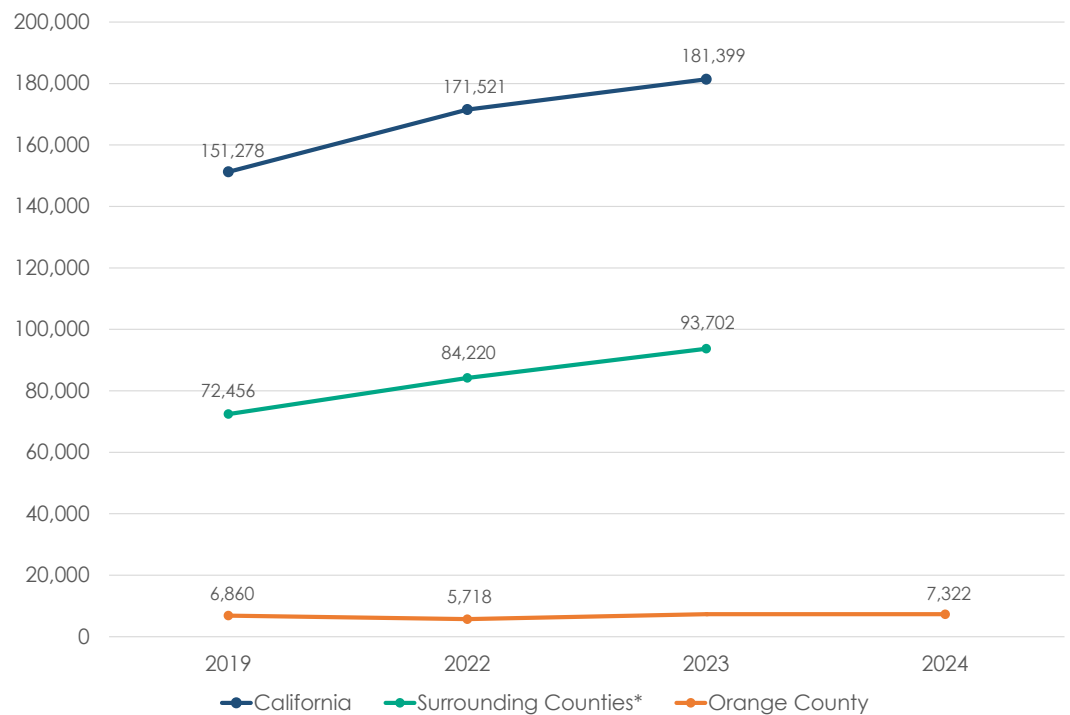
308
**TRANSITIONAL
AGED YOUTH**

Persons ages 18 to 24

869
SENIORS

Persons ages 62 and older

GROWTH TRENDS OF CALIFORNIA HOMELESS POPULATION

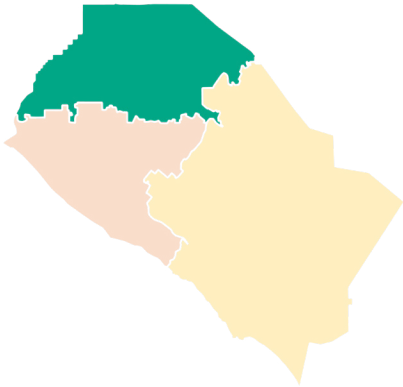


**5 YEAR
RATE OF
GROWTH**

California: 20%
Surrounding Counties: 29%
Orange County: 7%

Surrounding Counties include: Los Angeles County, Riverside County, San Bernardino County and San Diego County

2023 AHAR: Part 1 - PIT Estimates of Homelessness in the U.S. (HUD Office of Policy Development and Research)

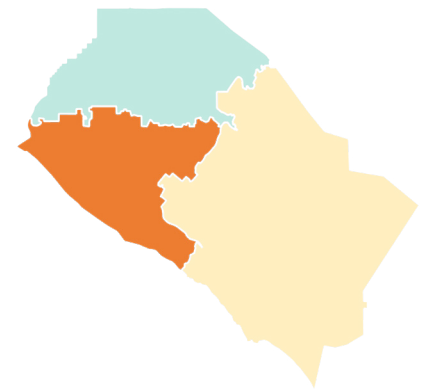


North Service Planning Area

2,765 ↓ **2,419** ↑ **3,227**
2019 -12.51% 2022 33.40% 2024

Central Service Planning Area

3,332 ↓ **2,714** ↑ **3,454**
2019 -18.55% 2022 27.27% 2024



South Service Planning Area

763 ↓ **585** ↑ **641**
2019 -23.33% 2022 9.57% 2024

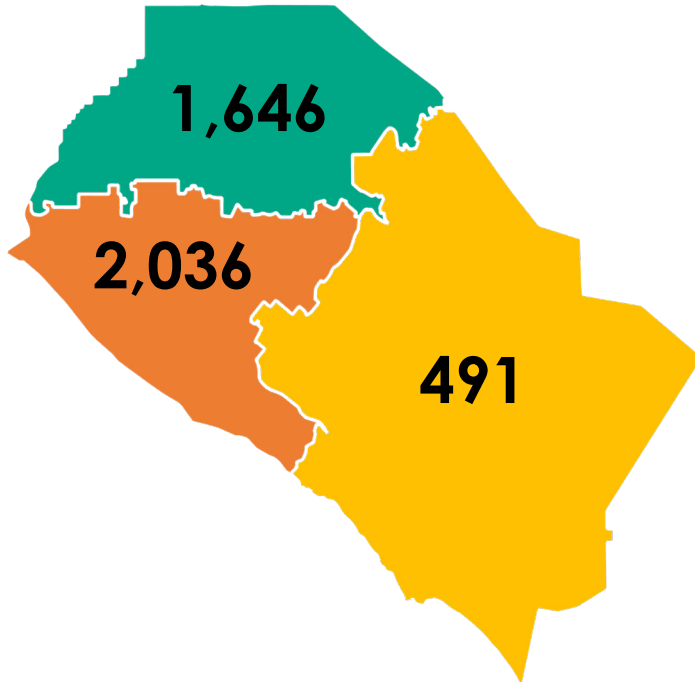
WHAT CHANGED BETWEEN 2022-2024

The County acknowledges that there is an increase between 2022 and 2024 PIT numbers. Pinpointing the exact cause of the increase is a challenge given the number of variables that could influence the fluctuation of the numbers. The County does know, however, that certain resources existed in 2022 that did not exist during the 2024 PIT Count. Some of those include:

1. The Emergency Rental Assistance Program (ERA). Approximately \$300M in rental assistance were awarded by the County and state to Orange County residents to prevent evictions due to Covid-19.
2. The Eviction Moratorium pursuant to the Covid-19 pandemic was still in effect; the moratorium ended on May 31, 2022.

While it may never be possible to identify the exact causes of the increase between 2022 and 2024, Orange County never stopped addressing homelessness. Between the 2022 and 2024 PIT Counts, Orange County:

1. Added 681 shelter beds; thereby growing the total number of shelter beds capacity to 3,920.
2. Built an additional 859 housing units between January 2022 and May 2024; of which 194 units can be attributed to the 4 additional Project Homekey sites completed between 2022 and 2024.



4,173
UNSHELTERED TOTAL

248

VETERANS

Persons who served in the U.S. Armed Forces, National Guard or Reserves

162

**TRANSITIONAL
AGED YOUTH**

Persons ages 18 to 24

413

SENIORS

Persons ages 62 and older

MAPS & VOLUNTEERS

1,251

Volunteers - including nonprofit and faith-based service providers, County and City government, and representatives from law enforcement - covered all 34 cities and County unincorporated areas.

279

Field teams of volunteers deployed into the community to canvas maps and survey people experiencing homelessness.

492

Maps were canvassed at least twice during the 2024 Point In Time Count effort.





80

VETERANS

Persons who served in the U.S. Armed Forces, National Guard or Reserves

146

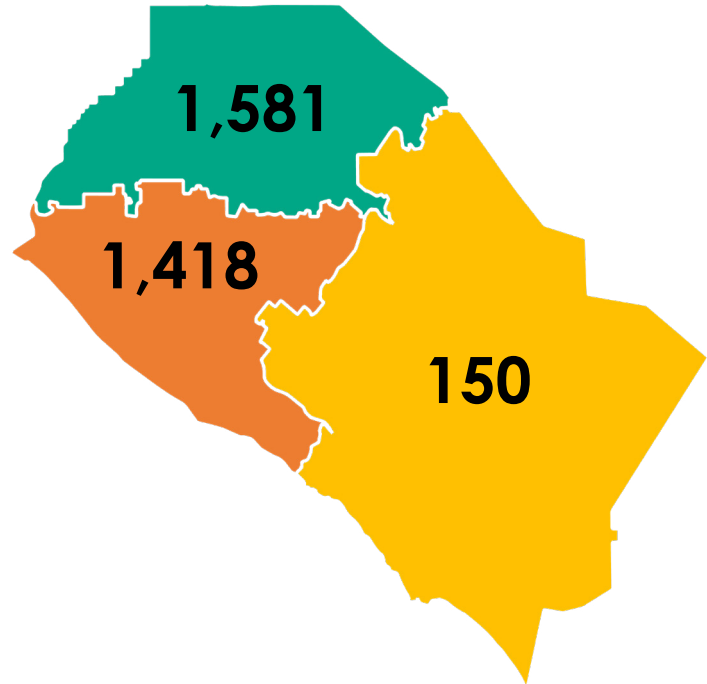
TRANSITIONAL AGED YOUTH

Persons ages 18 to 24

456

SENIORS

Persons ages 62 and older



3,149

SHELTERED TOTAL

THANK YOU TO ALL THOSE INVOLVED

- **County of Orange** – including County Executive Office, Health Care Agency, Social Services Agency, OC Community Resources, OC Parks, OC Public Works, OC Sheriff's Department and OC Information & Technology
- **Continuum of Care Board & Agencies**
- **Nonprofit and faith-based service providers**
- **34 Cities and law enforcement agencies**
- **Community volunteers from every part of Orange County**
- **Commission to End Homelessness**
- **Hub for Urban Initiatives** – Lead Agency for HUD methodology and survey tool design
- **City Net** – lead agency for unsheltered count
- **Orange County United Way** – lead agency for sheltered count





	UNSHELTERED	SHELTERED
ADULTS	4,074	2,557
CHRONIC HOMELESSNESS	38.44% 1,566 Adults	34.30% 877 Adults
SUBSTANCE USE DISORDER	49.85% 2,031 Adults	23.46% 600 Adults
PHYSICAL DISABILITY	31.42% 1,280 Adults	29.88% 764 Adults
SERIOUS MENTAL ILLNESS	30.68% 1,250 Adults	35.31% 903 Adults
DEVELOPMENTAL DISABILITY	17.43% 710 Adults	0.20% 5 Adults
DOMESTIC VIOLENCE	10.01% 408 Adults	10.40% 266 Adults
HIV/AIDS	2.26% 92 Adults	6.84% 175 Adults

Notes:

Data only includes adults ages 18 and older. Some adults may identify with more than one subpopulation and/or report more than one disabling condition.



Age	Unsheltered 4,173 Persons	Sheltered 3,149 Persons
Under 18	2.37% 99 Persons	18.80% 592 Persons
18-24	3.88% 162 Persons	4.64% 146 Persons
25-34	22.05% 920 Persons	13.46% 424 Persons
35-44	26.84% 1,120 Persons	16.01% 504 Persons
45-54	21.90% 914 Persons	17.02% 536 Persons
55-61	13.06% 545 Persons	15.59% 491 Persons
62-64	4.58% 191 Persons	5.34% 168 Persons
65+	5.32% 222 Persons	9.15% 288 Persons

Gender	Unsheltered 4,173 Persons	Sheltered 3,149 Persons
Woman (Girl if Child)	26.98% 1,126 Persons	44.71% 1,408 Persons
Man (Boy if Child)	71.68% 2,991 Persons	54.81% 1,726 Persons
Culturally Specific Identity	0.05% 2 Persons	0.00% 0 Persons
Transgender	0.29% 12 Persons	0.10% 3 Persons
Non-Binary	0.00% 0 Persons	0.22% 7 Persons
Questioning	0.07% 3 Persons	0.00% 0 Persons
Different Identity	0.10% 4 Persons	0.00% 0 Persons
More than one Gender	0.84% 35 Persons	0.16% 5 Persons

Notes:

The gender options have been updated to align with HUD guidance for gender reporting.



Race and Ethnicity	Unsheltered 4,173 Persons	Sheltered 3,149 Persons
American Indian, Alaska Native, or Indigenous	1.80% 75 Persons	1.14% 36 Persons
American Indian, Alaska Native, or Indigenous & Hispanic/Latina/e/o	0.67% 28 Persons	2.89% 91 Persons
Asian or Asian American	3.93% 164 Persons	3.27% 103 Persons
Asian or Asian American & Hispanic/Latina/e/o	0.17% 7 Persons	0.25% 8 Persons
Black, African American, or African	5.34% 223 Persons	10.45% 329 Persons
Black, African American, or African & Hispanic/Latina/e/o	0.17% 7 Persons	0.41% 13 Persons
Hispanic/Latina/e/o	36.16% 1,509 Persons	1.17% 37 Persons
Middle Eastern or North African	0.96% 40 Persons	0.03% 1 Persons
Middle Eastern or North African & Hispanic/Latina/e/o	0.05% 2 Persons	0.00% 0 Persons
Native Hawaiian or Pacific Islander	1.08% 45 Persons	1.68% 53 Persons
Native Hawaiian or Pacific Islander & Hispanic/Latina/e/o	0.12% 5 Persons	0.38% 12 Persons
White	42.46% 1,772 Persons	35.57% 1,120 Persons
White & Hispanic/Latina/e/o	4.91% 205 Persons	40.49% 1,275 Persons
Multi-Racial & Hispanic/Latina/e/o	0.34% 14 Persons	0.64% 20 Persons
Multi-Racial & not Hispanic/Latina/e/o	1.85% 77 Persons	1.62% 51 Persons

Notes:

Race and ethnicity categories have been combined and expanded to align with HUD guidance for race and ethnicity reporting.

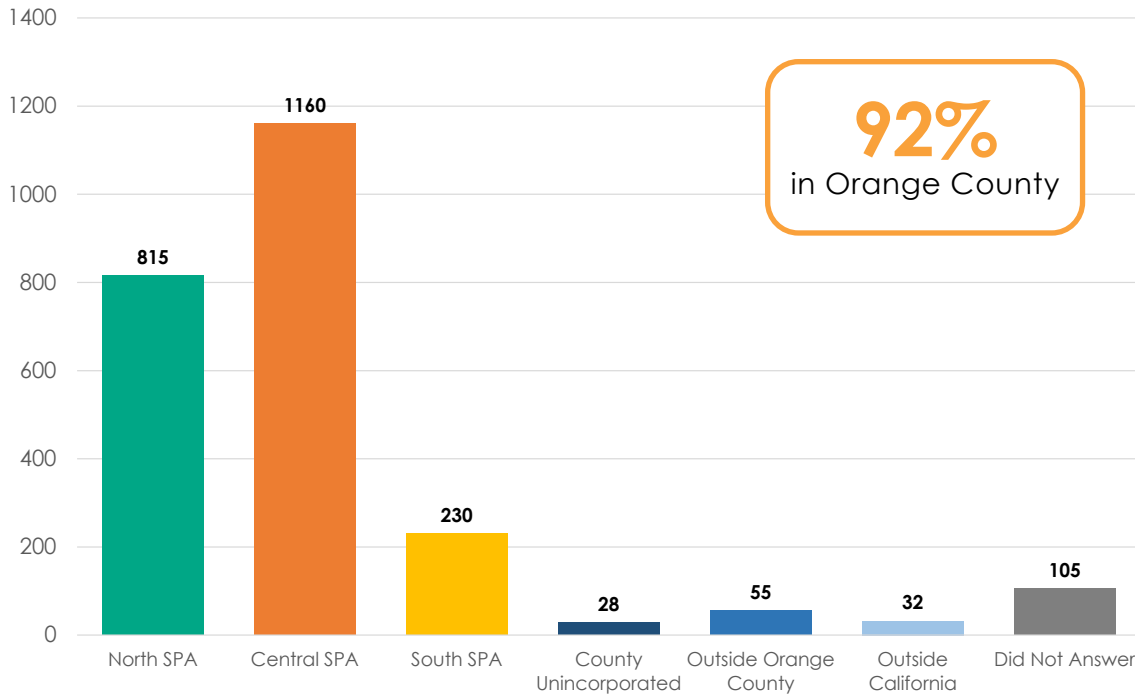


2024 HOUSEHOLD STATUS

Population	Description	Unsheltered (3,803) Households	Sheltered (2,456) Households	Total (6,259) Households
Individuals	Households with only adults 18 and older	3,747 Households 3,993 Persons	2,159 households 2,195 Persons	5,906 Households 6,188 Persons
Families	Households with at least one adult 18 and older and one child 17 or younger	56 Families 180 persons in households: 81 Adults 99 Children	291 Families 948 persons in households: 362 Adults 586 Children	347 Families 1128 persons in households: 443 Adults 685 Children
Unaccompanied Minors	Minors, 17 and younger not accompanied by an adult	0	6 households and 6 persons	6 households and 6 persons



REPORTED CITY WHERE MOST SPENT TIME WHILE HOMELESS



City in North SPA
815 Persons (33.61%)

City in Central SPA
1,160 Persons (47.84%)

City in South SPA
230 Persons (9.48%)

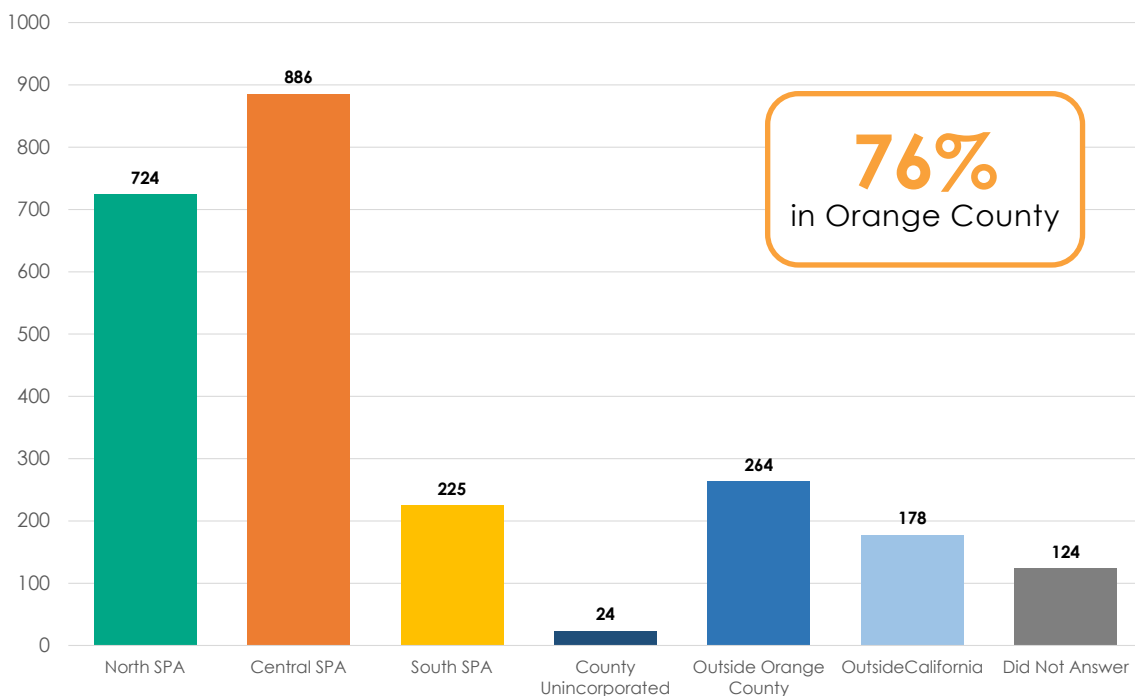
County Unincorporated
28 Persons (1.15%)

Outside Orange County
55 Persons (2.27%)

Outside California
32 Persons (1.32%)

Did Not Answer
105 Persons (4.33%)

REPORTED CITY OF LAST PERMANENT ADDRESS



City in North SPA
724 Persons (29.86%)

City in Central SPA
886 Persons (36.54%)

City in South SPA
225 Persons (9.28%)

County Unincorporated
24 Persons (0.99%)

Outside Orange County
264 Persons (10.89%)

Outside California
178 Persons (7.34%)

Did Not Answer
124 Persons (5.11%)

Notes:

SPAs refer to Service Planning Areas.

This data is based off the 2,425 unsheltered Adults surveyed.



48.33%

1,172 Persons

Experiencing homelessness for the first time in the past 12 months



51.75%

1,255 Persons

Have family in Orange County



43.09%

1,045 Persons

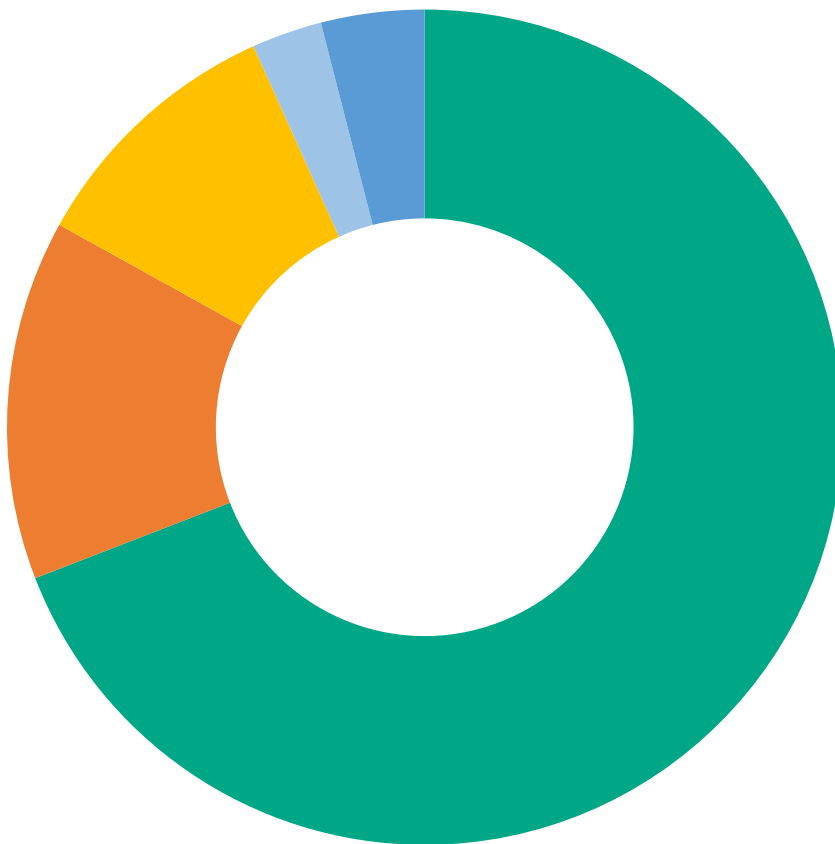
Attending or have attended school in Orange County



63.42%

1,538 Persons

Currently working or have ever worked in Orange County



CURRENT EMPLOYMENT STATUS

Unemployed

1,676 Persons, 69.11%

Full-Time, Part Time, Seasonally Employed

338 Persons, 13.94%

Retired, Disabled

248 Persons, 10.23%

Other

66 Persons, 2.72%

Did Not Answer

97 Persons, 4.00%

Notes:

This data is based off the 2,425 unsheltered Adults surveyed.



City	Unsheltered	Sheltered	Total
Anaheim	601	816	1,417
Brea	82	0	82
Buena Park	186	193	379
Cypress	46	6	52
Fullerton	208	226	434
La Habra	76	0	76
La Palma	17	0	17
Los Alamitos	1	3	4
Orange	214	155	369
Placentia	37	145	182
Stanton	169	37	206
Villa Park	0	0	0
Yorba Linda	3	0	3
County Unincorporated	6	0	6
Domestic Violence Program	N/A	0	0
North Service Planning Area	1,646	1,581	3,227

City	Unsheltered	Sheltered	Total
Costa Mesa	218	79	297
Fountain Valley	114	0	114
Garden Grove	163	76	239
Huntington Beach	173	260	433
Newport Beach	71	0	71
Santa Ana	871	557	1,428
Seal Beach	29	0	29
Tustin	88	335	423
Westminster	288	0	288
County Unincorporated	21	14	35
Domestic Violence Program	N/A	97	97
Central Service Planning Area	2,036	1,418	3,454

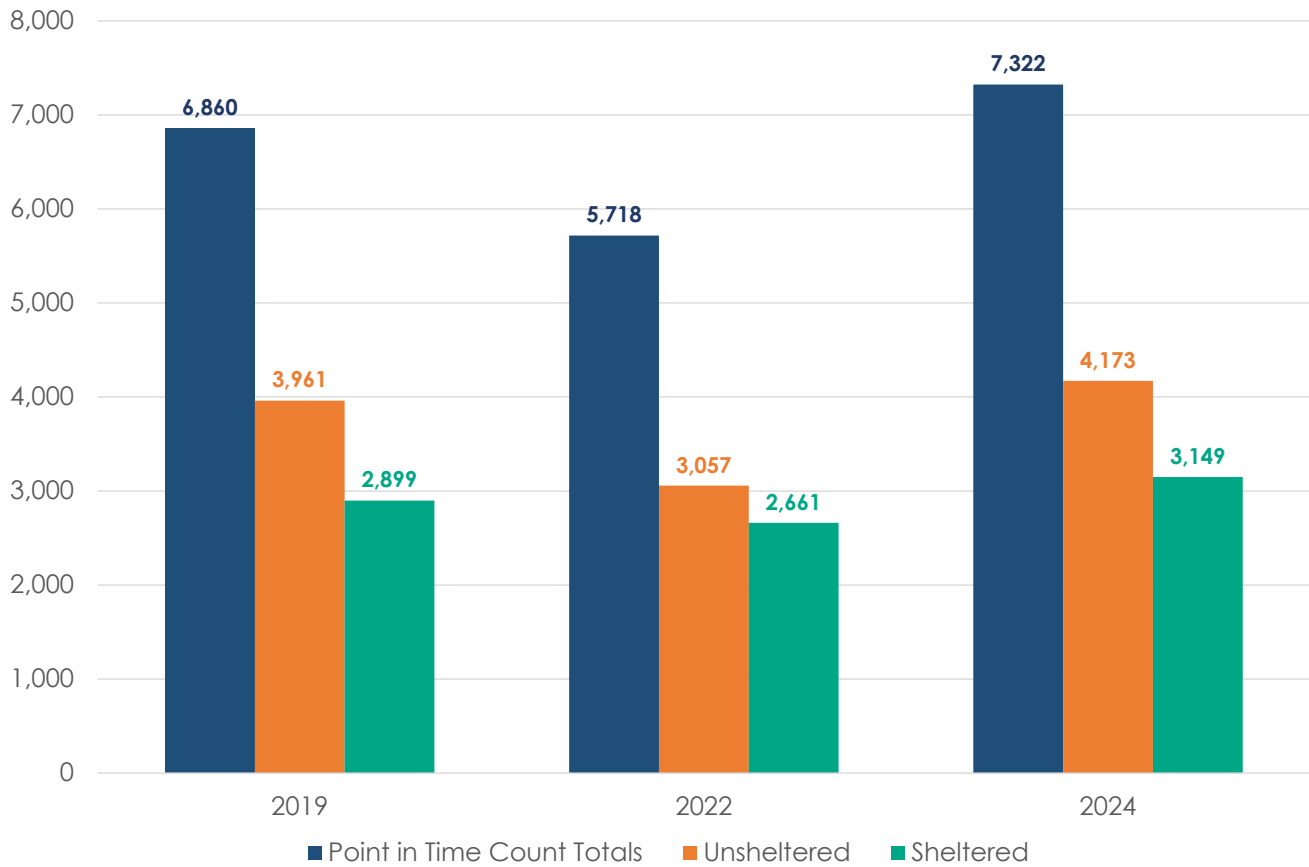
City	Unsheltered	Sheltered	Total
Aliso Viejo	6	5	11
Dana Point	24	0	24
Irvine	50	0	50
Laguna Beach	46	54	100
Laguna Hills	36	0	36
Laguna Niguel	48	5	53
Laguna Woods	22	0	22
Lake Forest	104	0	104
Mission Viejo	34	1	35
Rancho Santa Margarita	6	0	6
San Clemente	65	36	101
San Juan Capistrano	47	3	50
County Unincorporated	3	0	3
Domestic Violence Program	N/A	46	46
South Service Planning Area	491	150	641

Notes:

Domestic Violence Program Count includes all Domestic Violence Shelter beds and is not applicable to the unsheltered count.



TOTAL COMPARISON OF 2019, 2022 & 2024 POINT IN TIME COUNT



COMPARISON OF 2019, 2022 & 2024 UNSHELTERED COUNTS BY SERVICE PLANNING AREA

Service Planning Area	2019 Unsheltered		2022 Unsheltered		2024 Unsheltered	
	#	%	#	%	#	%
North	1,596	40.29%	1,113	36.41%	1,646	39.44%
Central	1,827	46.12%	1,522	49.79%	2,036	48.79%
South	538	13.58%	422	13.80%	491	11.77%
Total	3,961		3,057		4,173	

COMPARISON OF 2019, 2022 & 2024 SHELTERED COUNTS BY SERVICE PLANNING AREA

Service Planning Area	2019 Sheltered		2022 Sheltered		2024 Sheltered	
	#	%	#	%	#	%
North	1,169	40.32%	1,306	49.08%	1,581	50.21%
Central	1,505	51.91%	1,192	44.80%	1,418	45.03%
South	225	7.76%	163	6.13%	150	4.76%
Total	2,899		2,661		3,149	



UNSHeltered COMPARISON OF 2019, 2022 & 2024 POINT IN TIME COUNT - SUBPOPULATIONS & DISABLING CONDITIONS

Subpopulations & Disabling Conditions	2019 Unsheltered 3,714 Adults	2022 Unsheltered 2,936 Adults	2024 Unsheltered 4,074 Adults
Chronic Homelessness	52.02% 1,932 Adults	55.07% 1,617 Adults	38.44% 1,566 Adults
Substance Use Disorder	33.74% 1,253 Adults	41.45% 1,217 Adults	49.85% 2,031 Adults
Physical Disability	31.18% 1,158 Adults	32.19% 945 Adults	31.42% 1,280 Adults
Serious Mental Illness	26.82% 996 Adults	29.53% 867 Adults	30.68% 1,250 Adults
Developmental Disability	14.03% 521 Adults	14.27% 419 Adults	17.43% 710 Adults
Domestic Violence	9.50% 353 Adults	9.84% 289 Adults	10.01% 408 Adults
HIV/AIDS	1.80% 67 Adults	1.77% 52 Adults	2.26% 92 Adults

SHELTERED COMPARISON OF 2019, 2022 & 2024 POINT IN TIME COUNT - SUBPOPULATIONS & DISABLING CONDITIONS

Subpopulations & Disabling Conditions	2019 Sheltered 2,166 Adults	2022 Sheltered 2,060 Adults	2024 Sheltered 2,557 Adults
Chronic Homelessness	26.27% 569 Adults	38.40% 791 Adults	34.30% 877 Adults
Substance Use Disorder	26.64% 577 Adults	20.19% 416 Adults	23.46% 600 Adults
Physical Disability	14.82% 321 Adults	24.85% 512 Adults	29.88% 764 Adults
Serious Mental Illness	31.21% 676 Adults	28.06% 578 Adults	35.31% 903 Adults
Developmental Disability	4.85% 105 Adults	1.89% 39 Adults	0.20% 5 Adults
Domestic Violence	8.54% 185 Adults	10.97% 226 Adults	10.40% 266 Adults
HIV/AIDS	1.80% 39 Adults	3.74% 77 Adults	6.84% 175 Adults

Notes:

Data only includes adults 18 and older. Some adults may identify with more than one subpopulation and/or report more than one disabling condition.



TOTAL COMPARISON OF 2019, 2022 & 2024 POINT IN TIME COUNT - HOUSEHOLD STATUS

Household	2019 Total	2022 Total	2024 Total
Individuals	5,296	4,510	5,906
Families	466 families 1,550 persons in households: 584 adults 966 children	389 families 1,201 persons in households: 486 Adults 715 Children	347 families 1,128 persons in households: 443 Adults 685 Children
Unaccompanied Minors	14	7	6

UNSHeltered COMPARISON OF 2019, 2022 & 2024 POINT IN TIME COUNT - HOUSEHOLD STATUS

Household	2019 Unsheltered	2022 Unsheltered	2024 Unsheltered
Individuals	3,562	2,806	3,747
Families	110 families 396 persons in households: 152 adults 244 children	94 families 251 persons in households: 130 Adults 121 Children	56 families 180 persons in households: 81 Adults 99 Children
Unaccompanied Minors	3	0	0

SHELTERED COMPARISON OF 2019, 2022 & 2024 POINT IN TIME COUNT - HOUSEHOLD STATUS

Household	2019 Sheltered	2022 Sheltered	2024 Sheltered
Individuals	1,734	1,704	2,159
Families	356 families 1,154 persons in households: 432 Adults 722 children	295 families 950 persons in households: 356 Adults 594 Children	291 families 948 persons in household: 362 adults 586 children
Unaccompanied Minors	11	7	6

Descriptions:

Individuals: Households with only adults 18 and older.

Families: Households with at least one adult 18 and older and one child 17 or younger.

Unaccompanied Minors: 17 years and younger not accompanied by an adult.



North Service Planning Area

COMPARISON OF 2019, 2022 & 2024 POINT IN TIME COUNT – CITY BY CITY

City	2019 Unsheltered #	2022 Unsheltered #	2024 Unsheltered #	2019 Sheltered #	2022 Sheltered #	2024 Sheltered #	2019 Total #	2022 Total #	2024 Total #
Anaheim*	694	485	601	508	589	816	1,202	1,074	1,417
Brea	30	24	82	0	0	0	30	24	82
Buena Park*	142	85	186	145	181	193	287	266	379
Cypress	39	28	46	0	0	6	39	28	52
Fullerton	308	202	208	165	70	226	473	272	434
La Habra	45	45	76	0	0	0	45	45	76
La Palma	9	8	17	0	0	0	9	8	17
Los Alamitos	1	4	1	21	9	3	22	13	4
Orange	193	134	214	148	116	155	341	250	369
Placentia*	55	31	37	108	167	145	163	198	182
Stanton	71	62	169	45	148	37	116	210	206
Villa Park	0	0	0	0	0	0	0	0	0
Yorba Linda	1	4	3	0	0	0	1	4	3
County Unincorporated	8	1	6	0	0	0	8	1	6
Domestic Violence Program	N/A	N/A	N/A	29	26	0	29	26	0
North SPA Total	1,596	1,113	1,646	1,169	1,306	1,581	2,765	2,419	3,227

***Notes:**

The thirteen cities in the North Service Planning Area jointly fund two regional shelters located in the Cities of Buena Park and Placentia to serve individuals experiencing homelessness in the North Service Planning Area.

The City of Anaheim hosts a Homekey Program site that was operating as shelters at the time the 2024 Point In Time Count was conducted and will transition to permanent housing.



Central Service Planning Area

COMPARISON OF 2019, 2022 & 2024 POINT IN TIME COUNT – CITY BY CITY

City	2019 Unsheltered #	2022 Unsheltered #	2024 Unsheltered #	2019 Sheltered #	2022 Sheltered #	2024 Sheltered #	2019 Total #	2022 Total #	2024 Total #
Costa Mesa*	187	150	218	6	58	79	193	208	297
Fountain Valley	28	38	114	14	0	0	42	38	114
Garden Grove	163	278	163	62	113	76	225	391	239
Huntington Beach*	289	188	173	60	142	260	349	330	433
Newport Beach*	64	96	71	0	0	0	64	96	71
Santa Ana	830	508	871	939	482	557	1,769	990	1,428
Seal Beach	8	8	29	0	0	0	8	8	29
Tustin	95	86	88	264	232	335	359	318	423
Westminster	159	159	288	25	0	0	184	159	288
County Unincorporated	4	11	21	31	36	14	35	47	35
Domestic Violence Program	N/A	N/A	N/A	104	129	97	104	129	97
Central SPA Total	1,827	1,522	2,036	1,505	1,192	1,418	3,332	2,714	3,454

***Notes:**

The cities of Newport Beach and Costa Mesa jointly fund a shelter in Costa Mesa to serve those experiencing homelessness in their cities.

The City of Huntington Beach is hosting one Homekey Program site that was operating as emergency shelter at the time the 2024 Point In Time Count was conducted and will transition to permanent housing.



South Service Planning Area

COMPARISON OF 2019, 2022 & 2024 POINT IN TIME COUNT – CITY BY CITY

City	2019 Unsheltered #	2022 Unsheltered #	2024 Unsheltered #	2019 Sheltered #	2022 Sheltered #	2024 Sheltered #	2019 Total #	2022 Total #	2024 Total #
Aliso Viejo	1	13	6	0	4	5	1	17	11
Dana Point	32	27	24	0	0	0	32	27	24
Irvine	127	60	50	3	0	0	130	60	50
Laguna Beach*	71	28	46	76	55	54	147	83	100
Laguna Hills	24	12	36	0	0	0	24	12	36
Laguna Niguel	7	29	48	3	0	5	10	29	53
Laguna Woods	5	7	22	0	0	0	5	7	22
Lake Forest	76	65	104	36	11	0	112	76	104
Mission Viejo	22	26	34	9	2	1	31	28	35
Rancho Santa Margarita	15	7	6	0	0	0	15	7	6
San Clemente	96	81	65	49	50	36	145	131	101
San Juan Capistrano	62	65	47	0	0	3	62	65	50
County Unincorporated	0	2	3	0	0	0	0	2	3
Domestic Violence Program	N/A	N/A	N/A	49	41	46	49	41	46
South SPA Total	538	422	491	225	163	150	763	585	641

***Notes:**

The City of Laguna Beach's sheltered numbers include a regional shelter within their city that serves the South SPA.



APPENDIX F

FULLERTON'S GENERAL PLAN HOUSING ELEMENT HOUSING POLICY PLAN

Chapter 4:

Housing Policy Plan

This section describes the City of Fullerton’s Housing Policy Plan for the 2021-2029 planning period. The Policy Plan describes the specific policies and program actions necessary to address present and future housing needs, meet the specific requirements of State law, and consider the input by residents and stakeholders. In developing this Policy Plan, the City assessed its housing needs, evaluated the performance of existing programs, and received input from the community through participation in housing workshops.

While the plan covers a broad array of housing issues that are applicable citywide, the emphasis is on actions enabling the City to maintain and increase housing opportunities affordable to extremely-low-, very-low-, low-, and moderate-income households.

4.1 Key Policy Theme Areas

As the basis for a comprehensive City strategy aimed at preserving and expanding housing opportunities for Fullerton’s extremely-low-, very-low-, low- and moderate-income households, the City has conducted a thorough review of existing policy and consulted with residents and interested stakeholders. Based on this review and consultation, a number of Policy Theme Areas have been identified to provide policy guidance for the 2021-2029 planning period.

Policy Theme Area A: Housing Availability and Affordability

As in many areas of California, demand for housing in Fullerton exceeds supply and housing costs are higher than what is affordable to many households, especially the lower-income segments of the population. The needs of groups such as seniors, service workers and persons with disabilities are also not being adequately met by current housing options. The policies and programs set forth in this chapter are intended to expand the supply of housing for all segments of the population to help ensure that Fullerton’s current residents and workforce will have the opportunity to live in the City.

Policy Theme Area B: Land Use, Location, and Linkages

Creating connections between residential and commercial uses can promote the livability of Fullerton’s neighborhoods. Policies and programs that provide opportunities for the development of job centers and key amenities adjacent to residential communities can have a positive effect on the quality of life of Fullerton’s residents.

Policy Theme Area C: Revitalization and Infill

There are very few areas of vacant land within the City of Fullerton. Revitalization and infill opportunities must be utilized as key alternatives to providing housing, particularly in consideration of much higher housing needs assigned by the State through the Regional Housing Needs Assessment

(RHNA) process. Policies should maximize the potential of underutilized areas in Fullerton while ensuring compatibility and connections with surrounding uses.

Policy Theme Area D: Special Needs Groups

Although the City's land use regulations are designed to facilitate the provision of suitable housing for persons with special needs, these groups continue to be under-served. Policies and programs that target universal design concepts, homelessness issues, supportive housing for persons with disabilities, and mixed-income housing will continue to expand housing options for those with special needs.

Policy Theme Area E: Governmental Constraints and Incentives

Development fees and regulatory requirements are necessary to ensure public safety and adequate infrastructure but can have a negative effect on the development of housing. Through incentives and concessions, particularly when affordable housing is provided, the City can reduce constraints on housing development and provide more opportunities to increase housing options for all segments of the population.

Policy Theme Area F: Resource Efficient Design

The preservation and improvement of the quality of life of Fullerton residents can be accomplished through resource-efficient design. These design considerations will promote environmental and energy efficiency in both existing and future housing.

Policy Theme Area G: Existing Housing Conditions

Fullerton is a mature community with some neighborhoods that are more than 100 years old. Establishing policies and programs that target rehabilitation and proactive code enforcement can safeguard and enhance neighborhood quality and preserve the existing "naturally occurring" affordable housing stock, such as older homes and apartments.

Policy Theme Area H: Funding and Partnership Opportunities

The City has limited funding to address the current and projected needs of the population, particularly since the State's elimination of redevelopment in 2012. Therefore, the City must seek alternative sources of funding by maximizing partnerships with public, private, and non-profit entities.

Policy Theme Area I: Civic Engagement

The City of Fullerton has a history of civic participation. Through the involvement of all segments of the community on housing and housing-related topics, the City can ensure that City policies and programs reflect the desires of community members and participation in housing programs is maximized.

4.2 Policy Action Areas

The Policy Action Plan for the 2021-2029 Housing Element is organized into four core policy action areas:

- Housing Production – Establishes policy actions to encourage production of a range of rental and for-sale housing opportunities in the City.
- Conservation and Rehabilitation – Establishes policy actions for conserving and rehabilitating the existing housing resources in the City.

- Design and Livability – Establishes policy actions to enhance the quality and livability of the built environment.
- Access to Housing Opportunities– Establishes policy actions that improve access to housing opportunities for persons with limited resources or disabilities.

4.2.1 Policy Action Area #1 – Housing Production

Policy Action 1.1: Provision of Adequate Sites for Housing Development

As described in Chapter 2, Fullerton’s assigned housing need for the 2021-2029 period is 13,209 units, compared to 1,841 units in the prior planning period. The City’s existing land use plans and regulations do not identify sufficient sites with appropriate zoning to accommodate the City’s assigned share of regional housing need for the 6th planning period (see Appendix H-B). To address the shortfall of sites, the City has identified the following major strategies:

- **Housing Incentive Opportunity Zone (HIOZ)** – The HIOZ is an overlay zone that allows a property owner to develop multi-family housing on a parcel with a non-residential underlying zoning classification in exchange for providing a specified percentage of deed-restricted affordable housing units.
- **Religious Institution Properties** – An amendment to the Fullerton Municipal Code pertaining to development standards and review procedures to allow properties containing religious institutions to also be developed with permanent supportive housing and/or deed restricted affordable housing

General Plan and zoning amendments will be processed during 2022-2024 to redesignate sufficient sites selected from Table B-6. Housing Incentive Opportunities Zone to accommodate the City’s RHNA allocation. The rezoned sites shall comply with the following requirements pursuant to Government Code §65583.2(h).

- Permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households.
- Permit the development of at least 16 units per site.
- Permit a minimum of 20 dwelling units per acre.
- Ensure that either: a) at least 50 percent of the shortfall of low- and very-low-income regional housing need can be accommodated on sites designated for exclusively residential uses; or b) if accommodating more than 50 percent of the low- and very-low-income regional housing need on sites designated for mixed uses, all sites designated for mixed uses must allow 100 percent residential use and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project.

As part of the zoning amendments, the City will review and update density bonus regulations as necessary to ensure conformance with current law.

If new development would result in a loss of existing housing units, the City will ensure that replacement units are provided consistent with Government Code §65583.2(g) and §65915.

To ensure the continued availability of adequate sites to accommodate future housing need by income category, the City shall monitor housing development activities, ensure compliance with No Net Loss requirements pursuant to Government Code §65863, and report annually on progress toward meeting the City’s assigned share of regional housing need.

Objective:	Provide adequate sites for housing commensurate with the City's assigned share of regional housing need throughout the planning period.
Implementation Responsibility:	Planning
Funding Source:	General Fund, grant funds
Implementation Timeline:	Process zoning amendments in 2022-24; annual monitoring throughout the planning period

Policy Action 1.2: Expedited Permit Processing for Extremely-Low-, Very-Low-, Low-, and Moderate-Income Housing Developments

The City shall continue to monitor entitlement and plan check procedures for affordable housing developments to determine if procedures could be streamlined to reduce time and cost. Based upon these findings, the City shall develop revised procedures to expedite permit review for extremely-low-, very-low-, low-, and moderate-income housing developments. Revised procedures will include SB 35 streamlined review for qualifying developments.

As an example of streamlined permit review, the City currently uses a Minor Exception process as a means of providing flexibility in residential development standards, improving feasibility and reducing development costs. This process has assisted many property owners in developing multi-family residential units and residential additions. Specific administrative adjustments pertaining to residential uses include the following:

1. A decrease of up to 5 percent in parking space dimensions;
2. A decrease of up to 20 percent of required setbacks;
3. An increase of up to 20 percent of maximum wall heights; and
4. A deviation of up to 10 percent of all other mathematically measured or computed standards.

The City will continue to utilize Minor Exceptions to provide efficiencies for infill housing development. Another provision is contained in FMC 15.17.100 pertaining to ADUs and JADUs.

Specifically, in the event an ambiguity arises concerning the application of the City's ADU ordinance, the Director of Community and Economic Development has the ability to provide an interpretation in furtherance of State law for the provision of housing.

In addition, the City will continue to seek opportunities to streamline the CEQA review process by utilizing exemptions or tiering, particularly for infill development, consistent with State law.

Objective:	Ensure expedited processing procedures for affordable housing
Implementation Responsibility:	Planning/Building
Funding Source:	General Fund
Implementation Timeline:	Ongoing. The City will report findings as part of the annual Housing Element evaluation.

Policy Action 1.3: Facilitate Infill Development

The built-out nature of the City requires infill development through proactive and coordinated efforts with the City, private and non-profit entities, and other housing-related groups to encourage the construction of housing affordable to extremely-low-, very-low-, low-, and moderate-income households through a menu of regulatory incentives (e.g., streamlined review, reduced development standards, land assemblage, lot consolidation, fee assistance, and other methods).

Objective:	Increase infill development
Implementation Responsibility:	Planning/Housing
Funding Source:	HUD, County/State bonds, low-income housing tax credits
Implementation Timeline:	Ongoing

Policy Action 1.4: Encourage Mixed Use Development

To provide connections with jobs, housing, and transportation, the City shall continue to encourage mixed-use development, which could be either “vertical” (i.e., residential on upper floors above non-residential uses) or “horizontal” (i.e., adjacent residential and non-residential uses in the same development area). Key focus areas shall include the City’s primary activity centers, including the downtown area. The Fullerton Plan, adopted in 2012, identifies 12 focus areas in which development character is either in transition or desired. Within 11 of these areas, residential development is established as an appropriate use. The Fullerton Plan further includes density parameters for each focus area, establishing maximums ranging from 30 to 80 units per acre, and creates two additional land use designations for mixed-use developments. Other locations in addition to General Plan focus areas may also be appropriate for vertical or horizontal mixed-use development. The City will pursue a community based planning process to implement these general plan policies on parcels, including pursuing City-initiated general plan and zoning amendments as required.

Objective:	Increase mixed use development
Implementation Responsibility:	Planning/Housing
Funding Source:	General Fund/grants
Implementation Timeline:	Ongoing

Policy Action 1.5: Use of Surplus City-Owned Land for Affordable Housing

When surplus City property becomes available, the City shall determine whether the property is feasible for development of affordable housing. Where feasible, the City shall encourage the development of affordable housing units. The City shall facilitate the development of affordable housing on City-owned surplus land if the property is determined to be appropriate for residential development by providing first right of refusal to affordable housing developers in accordance with Government Code Section 54222.

Objective:	Use of surplus City-owned land for affordable housing
Implementation Responsibility:	Planning/Housing
Funding Source:	General Fund/HUD/housing bonds
Implementation Timeline:	Ongoing

Policy Action 1.6: Support Community Housing Development Organization (CHDO) Projects

CHDOs are private non-profit, community-based service organizations whose primary purpose is to provide decent, affordable housing. The City will continue to provide in-kind assistance and funding for qualified CHDOs to develop affordable housing.

Objective:	Support for CHDOs
Implementation Responsibility:	Housing
Funding Source:	HUD - HOME
Implementation Timeline:	Ongoing, subject to funding availability

Policy Action 1.7: Establish Comprehensive Community Outreach Strategy for Housing

One of the most effective tools to inform and educate the community about the City's housing programs, policies, and resources is through direct outreach. To ensure the Fullerton community is provided the highest level of access to information, the City has established a comprehensive community outreach strategy and multi-faceted plan called the Housing Game Plan. The one-stop shop online portal helps to inform the community on housing fundamentals through Speaker Series videos, interactive demographic categories and maps, community participation opportunities and will include links to development opportunities, links to affordable housing opportunities and resources. The City will continue to utilize this tool and various methods of delivery including print media, mailers, speaker's bureaus, social media, and other methods that consider economic and cultural considerations unique to the City of Fullerton.

Objective:	Comprehensive housing outreach strategy
Implementation Responsibility:	Planning/Housing
Funding Source:	General Fund/grant funds
Implementation Timeline:	Ongoing

Policy Action 1.8: Review and Revise Multi-Family Development Standards

Development standards such as off-street parking requirements may impact the feasibility of residential development, especially the development of multi-family units. To ensure the City's development standards are not an unreasonable constraint to residential development, especially new housing units affordable to lower- and moderate-income households, the City shall review existing requirements and revise, as appropriate, during preparation of the Housing Incentive Opportunity Zone.

Objective:	Review/revise multi-family development standards
Implementation Responsibility:	Planning
Funding Source:	General Fund
Implementation Timeline:	2022-2024

Policy Action 1.9: Accessory Dwelling Units

Accessory dwelling units (ADUs) provide affordable housing options for singles and small households including the elderly, young adults and caregivers. To encourage and incentivize ADUs and Junior ADUs, the City will:

- Monitor ADU legislation and update relevant Codes to reflect State law.
- Partner with OCCOG and surrounding jurisdictions in support of creating "pre-approved" ADU Plans.
- Proactively outreach to property owners to provide greater awareness of program components by utilizing a variety of print and electronic media.
- Explore additional incentives and/or program components that will further support the development ADUs and Junior ADUs
- Maintain an ADU monitoring program that tracks ADU development, including affordability levels and deed-restricted affordable units.
- Conduct a mid-cycle review of ADU development within the 2021-2029 planning period to evaluate if the City is achieving its production estimates.

Objective:	Encourage ADU production
Implementation Responsibility:	Planning
Funding Source:	General Fund; grant funds
Implementation Timeline:	Annual review of ADU regulations and incentives

Policy Action 1.10: Lot Consolidation and Small-Lot Subdivision

Incentives including flexible development standards (e.g., setbacks, lot coverage, parking) and reduced fees.

The City currently has a Planned Residential - Infill (PRD-I) zone which is intended to provide development standards for vacant or underutilized properties located within existing residential neighborhoods or sites identified in the General Plan as appropriate for residential development. Development standards are established based on the type of street or streets on which the site is located and utilize a combination of Building Types and Frontage Types specific to compact development and/or smaller lot subdivisions. The City will evaluate this ordinance to determine effectiveness, update as necessary and promote to developers to utilize to further small lot subdivisions, where appropriate.

Objective:	Encourage efficient use of infill properties
Implementation Responsibility:	Planning
Funding Source:	General Fund; grant funds
Implementation Timeline:	2022-2024

Policy Action 1.11: Streamlined Permit Review

The City currently has a Planned Residential - Infill (PRD-I) zone which is intended to provide development standards for vacant or underutilized properties located within existing residential neighborhoods or sites identified in the General Plan as appropriate for residential development. Development standards are established based on the type of street or streets on which the site is located and utilize a combination of Building Types and Frontage Types to ensure a quality development compatible with its surroundings. The Building and Frontage types are designed to accommodate more context appropriate compact development and/or smaller lot subdivisions. The City will evaluate this ordinance to determine effectiveness, update as necessary and promote to developers to utilize to further small lot subdivisions, where appropriate.

Objective:	Encourage efficient use of infill properties
Implementation Responsibility:	Planning
Funding Source:	General Fund; grant funds
Implementation Timeline:	2022-2024

4.2.2 Policy Action Area #2 – Conservation and Rehabilitation

Policy Action 2.1: Preservation of Historic Residential Resources

The City values its historic residential resources. To ensure the continued preservation of historic residential structures, the City shall encourage the conservation, preservation and enhancement of the City's historic residential neighborhoods while accommodating additional residential units consistent with State law and City policy. The City shall consult with organizations, such as Fullerton Heritage, and investigate the appropriateness and feasibility of additional General Plan policies that further encourage the preservation and enhancement of historic residential resources in the City. Additionally, the City shall periodically update the City's Historic Building Survey.

Objective:	Preservation of historic residential resources
Implementation Responsibility:	Planning
Funding Source:	General Fund
Implementation Timeline:	Ongoing

Policy Action 2.2: Proactive Identification of Substandard Housing Areas

Deferred maintenance of existing housing plays a primary role in the incidence of substandard housing. To address the issues of deferred maintenance, the City shall continue to proactively identify areas in the City that exhibit a prevalence of substandard conditions. Based upon this identification, the City shall prioritize the allocation of rehabilitation funding resources to address those areas with the highest level of identified need. The City shall conduct ongoing review and identify specific neighborhood focus areas to establish strategies, programs, and improvements to address deferred maintenance, overcrowding, infrastructure deficiencies, and other issues that affect neighborhood quality. The City shall aggressively pursue local, State, and federal funding to assist in the improvement of identified neighborhoods.

Objective:	Identification of substandard housing areas and prioritize resources to address
Implementation Responsibility:	Community Preservation/Planning/ Building/Housing
Funding Source:	Grant funds; General Fund; HUD
Implementation Timeline:	Ongoing

Policy Action 2.3: Affordable Housing Acquisition and Rehabilitation

The City shall assist affordable housing developers in the acquisition of existing market-rate units for rehabilitation and conversion to affordable units.

Objective:	100 Households (40 very-low-income, 30 low-income, and 30 moderate-income)
Implementation Responsibility:	Planning/Housing
Funding Source:	Grant funds; HUD
Implementation Timeline:	Ongoing subject to funding availability

Policy Action 2.4: Funding for Resident-Initiated Rehabilitation Activities

The City encourages residents to proactively address deferred maintenance issues. To encourage resident-initiated rehabilitation, the City shall provide grants and loans to eligible residents through the Housing Rehabilitation Loan Program and Housing Rehabilitation Grant Program to support improvements to existing neighborhoods

Objective:	45 households/year (17 very-low-income, 19 low-income, and 9 moderate-income)
Implementation Responsibility:	Housing
Funding Source:	HUD
Implementation Timeline:	Annually

Policy Action 2.5 – Owner-Occupied Housing Rehabilitation

To enhance the quality of existing single-family neighborhoods, the City shall offer low-interest and no-interest loans and grants to encourage owner-occupied housing rehabilitation. Based upon available funding and in addition to the loan programs, assistance may include: Roof Grants, Paint Grants, Owner Builder Grants, Mobile Home Grants, Handicap Modification Grants, Seismic Retrofit Grants, Block Improvement Grants, and Lead Hazard Reduction Grants.

Objective:	See Policy Action 2.4
Implementation Responsibility:	Housing
Funding Source:	HUD
Implementation Timeline:	Annually

4.2.3 Policy Action Area #3 - Design and Livability

Policy Action 3.1: Efficient Use of Energy Resources in Residential Development

The City shall continue to encourage housing developers to maximize energy conservation through proactive site, building and building systems design, materials, and equipment. The City's goal is to provide the development community the opportunity to exceed the provisions of Title 24 of the *California Building Code*. The City shall continue to support energy conservation through encouraging the use of Energy Star®-rated appliances, other energy-saving technologies and conservation. To enhance the efficient use of energy resources, the City shall review the potential of offering incentives or other strategies that encourage energy conservation.

Objective:	Increased energy efficiency
Implementation Responsibility:	Planning/Building
Funding Source:	General Fund
Implementation Timeline:	Annual review of new technologies

4.2.4 Policy Action Area #4 - Access To Housing Opportunities

Policy Action 4.1: Continued Monitoring and Preservation of Housing Units At-Risk of Converting to Market Rate

The City shall monitor existing deed-restricted units that will have expiring affordability covenants during the planning period (see Appendix C). To encourage the preservation of these deed-restricted affordable units, the City shall conduct targeted outreach to owners of these units to encourage the extension and/or renewal deed restrictions and/or covenants. The City shall develop a preservation strategy that is ready for implementation should owners of these units choose not to extend affordability. The preservation strategy shall identify non-profit agencies that the City can partner with to preserve the units and available funding sources. As part of this strategy, the City shall ensure compliance with noticing requirements and conduct tenant education.

Objective:	101 affordable units preserved
Implementation Responsibility:	Housing/Planning
Funding Source:	HUD; grant funds
Implementation Timeline:	Ongoing

Policy Action 4.2: Affirmatively Further Fair Housing Efforts

The City currently contracts with the Fair Housing Foundation, which provides community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people to freely choose the housing for which they qualify in the area they desire. The City refers all inquiries for these services to the Fair Housing Foundation and similar agencies and maintains literature and informational brochures at City Hall available for public distribution. The City will continue the provision of fair housing assistance including landlord/tenant counseling, homebuyer assistance, and amelioration or removal of identified impediments through a partnership with the Fair Housing Foundation or a similar agency for these services and, while not legally required, will facilitate fair housing educational workshops or presentations every other year.

Objective:	400 referrals per year; fair housing workshops or presentations every other year
Implementation Responsibility:	Housing
Funding Source:	HUD
Implementation Timeline:	Ongoing

Policy Action 4.3: Reasonable Accommodation for Persons with Disabilities

To comply with federal and State fair housing laws, the City will continue to implement the reasonable accommodation ordinance to provide relief from Code regulations and permitting procedures when required to accommodate individuals with disabilities. The City also provides Handicap Modification Grants of up to \$4,000 to qualified households

to offset the cost remodeling existing homes to accommodate household members with disabilities.

Objective:	Continue to implement the Reasonable Accommodation ordinance
Implementation Responsibility:	Planning/Building
Funding Source:	General Fund
Implementation Timeline:	Ongoing

Policy Action 4.4: Emergency Shelters and Supportive and Transitional Housing

Pursuant to the provisions of State law, the City will continue to facilitate the establishment of emergency shelters, low barrier navigation centers, transitional housing and supportive housing. To ensure that development standards and procedures continue to encourage these uses, a Code amendment will be processed in 2022 to:

- Update parking standards for emergency shelters consistent with AB 139 (2019)
- Establish regulations for low barrier navigation centers pursuant to AB 101 (2019)
- Update regulations to allow supportive housing as a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria pursuant to AB 2162 (2018)

Objective:	Encourage provision of emergency shelters, low barrier navigation centers, and transitional and supportive housing
Implementation Responsibility:	Planning
Funding Source:	General Fund
Implementation Timeline:	Process Code amendment by October 2022

Policy Action 4.5: Section 8 Rental Assistance

The Orange County Housing Authority (OCHA) currently administers the Section 8 Rental Assistance program on behalf of the City. Based on future congressional appropriations, the OCHA will apply for additional funding, which will enable it to administer additional certificates for families, elderly, and persons with disabilities over the Housing Element Planning Period. The City will continue to provide referral services and information to the City's residents.

Objective:	Work cooperatively with OCHA to provide rental assistance to Fullerton residents
Implementation Responsibility:	Housing/Orange County Housing Authority
Funding Source:	HUD
Implementation Timeline:	Ongoing

Policy Action 4.6: In-Kind Technical Assistance to Housing Developers

The City shall provide technical assistance to housing providers in applying for federal and State housing programs to facilitate acquisition, rehabilitation, and construction of affordable housing in the City. In-kind technical support may include assistance with application paperwork, pro forms, coordination with outside agencies, and other activities to aid housing developers in the funding process. Particular emphasis shall be provided to non-profit and community-based housing development organizations.

Objective:	Technical assistance to affordable housing developers
Implementation Responsibility:	Housing
Funding Source:	HUD
Implementation Timeline:	Ongoing

Policy Action 4.7: Persons with Special Needs

Persons with special needs may require special housing facilities and services to meet their daily housing needs. The City shall consider the specialized needs of persons with physical and mental disabilities as well as large family households (including multi-generational households), single parent households, the elderly, and other groups requiring specialized services or facilities when developing housing within Fullerton. The City shall continue to encourage private and non-profit housing developers to incorporate specialized housing in new construction and substantial rehabilitation of existing housing and evaluate current needs and investigate regulatory incentives and other concessions to further encourage the production of housing for special needs groups.

Objective:	Housing for persons with special needs
Implementation Responsibility:	Planning/Housing
Funding Source:	Grant funds; HUD
Implementation Timeline:	Ongoing



APPENDIX G

SURVEY / PUBLIC COMMENTS

- SURVEY RESULTS
- PUBLIC COMMENTS FROM SURVEY
- ADDITIONAL PUBLIC COMMENTS



CITY OF FULLERTON

Community and Economic Development Department

City of Fullerton Five-Year Consolidated Plan Community Needs Survey

The City of Fullerton Housing Division is preparing a Five-Year Consolidated Plan for the period of July 1, 2025, through June 30, 2030. This plan is required by the U.S. Department of Housing and Urban Development (HUD) as part of the City's annual allocation of federal funds. These funds aim to provide decent housing, create a suitable living environment, and expand economic opportunities for low- and moderate-income residents.

The Consolidated Plan will identify community needs, establish priorities, set goals and objectives to address these needs over the next five years. To ensure the plan reflects community priorities, we are seeking public input on issues related to homelessness, housing, public services, economic development, and infrastructure.

Your feedback is essential. Please take a few minutes to complete our survey and share what you believe are the most pressing needs in our community. Thank you for your participation.

Name: _____
Position: _____
Address: _____
City, State, Zip Code: _____
Area Code/Telephone Number _____
Email Address: _____
Please scan and email survey to: Daniel.Valdez@cityoffullerton.com

OR return your completed survey by March 14, 2025, to:

City of Fullerton- Housing Division
Attn: Daniel Valdez
303 W Commonwealth Ave
Fullerton, CA 92832

THE EDUCATION COMMUNITY

303 West Commonwealth Avenue, Fullerton, California 92832-1775
(714) 738-6598 • Fax (714) 738-3110 • Website: www.cityoffullerton.com

Community Development Needs

Public Services

(Please check an entry for each item)

	No Need	Low Need	Medium Need	High Need
Senior Services	_____	_____	_____	_____
Disabled Services	_____	_____	_____	_____
Youth Services	_____	_____	_____	_____
Transportation Services	_____	_____	_____	_____
Service for Homeless/AIDS persons	_____	_____	_____	_____
Substance Abuse Services	_____	_____	_____	_____
Employment Services	_____	_____	_____	_____
Fair Housing Counseling	_____	_____	_____	_____
Tenant/Landlord Counseling	_____	_____	_____	_____
Childcare Services	_____	_____	_____	_____
Health Services	_____	_____	_____	_____
Domestic Violence	_____	_____	_____	_____
Mental Health Services	_____	_____	_____	_____
Food Banks	_____	_____	_____	_____
Other _____	_____	_____	_____	_____

Public Facilities (Structures)

Senior Centers	_____	_____	_____	_____
Youth Centers	_____	_____	_____	_____
Neighborhood/Community Facilities	_____	_____	_____	_____
Childcare Facilities	_____	_____	_____	_____
Parks/Recreation Facilities	_____	_____	_____	_____
Health Facilities	_____	_____	_____	_____
Parking Facilities	_____	_____	_____	_____
Other Public Facilities _____	_____	_____	_____	_____

Infrastructure Development

Solid Waste	_____	_____	_____	_____
Flood Drainage	_____	_____	_____	_____
Water	_____	_____	_____	_____
Street	_____	_____	_____	_____
Sidewalk	_____	_____	_____	_____
Sewer	_____	_____	_____	_____
Asbestos	_____	_____	_____	_____
Other _____	_____	_____	_____	_____

Community Development Needs

Miscellaneous

Accessibility	_____	_____	_____	_____
Residential Historic Preservation	_____	_____	_____	_____
Non-Residential Historic Preservation	_____	_____	_____	_____
Economic Development Needs	_____	_____	_____	_____
Other Community Needs	_____	_____	_____	_____

Affordable Housing Needs**No Need Low Need Medium Need High Need**

Fair Housing	_____	_____	_____	_____
New Construction	_____	_____	_____	_____
Rehabilitate Existing Units	_____	_____	_____	_____
Home Improvement Programs	_____	_____	_____	_____

Rental Assistance

Elderly	_____	_____	_____	_____
Families	_____	_____	_____	_____
Emergency Rental Assistance	_____	_____	_____	_____
Security Deposits	_____	_____	_____	_____

Special Categories

Elderly	_____	_____	_____	_____
Persons with Severe Mental Disability	_____	_____	_____	_____
Developmental Disability	_____	_____	_____	_____
Physical Disability	_____	_____	_____	_____
Alcohol/Other Drug Addiction	_____	_____	_____	_____

Homeless Needs

Emergency Shelters	_____	_____	_____	_____
Housing	_____	_____	_____	_____
Jobs and LIFE Skills	_____	_____	_____	_____
Mental Health	_____	_____	_____	_____
Wrap Around or				
Supportive Services	_____	_____	_____	_____

Economic Development/Opportunities

Commercial Industrial Infrastructure	_____	_____	_____	_____
Economic Development Assistance				
to For-Profits	_____	_____	_____	_____
Economic Development Administration				
and Technical Assistance	_____	_____	_____	_____
Micro Enterprise Assistance	_____	_____	_____	_____
Nonprofit Capacity	_____	_____	_____	_____
Assistance to Higher Education	_____	_____	_____	_____
Other _____	_____	_____	_____	_____

Comments you may have about the need for economic development activities in your community _____

Service Providers and Developers Only:

Please describe the services you currently provide to the City of Fullerton. Include the following information: (a) Do you provide direct housing programs or supportive social services? (b) Do you target specific population groups (homeless, elderly, etc.)?

2025 Community Needs Survey Results

	High Need	Medium Need	Low Need	No Need
Senior Services	34	20	16	3
Disabled Services	34	19	16	4
Youth Services	30	28	12	4
Transportation Services	20	22	23	8
Service for Homeless/AIDS Persons	28	21	18	9
Substance Abuse Programs	23	19	23	8
Employment Services	17	24	21	11
Fair Housing Counseling	24	18	16	15
Tenant/Landlord Counseling	16	20	24	13
Childcare Services	25	25	17	6
Health Services	23	25	15	9
Domestic Violence	19	27	17	10
Mental Health	33	26	9	7
Food Banks	23	26	18	8
Senior Centers	25	21	19	9
Youth Centers	21	30	18	5
Neighborhood/Community Facilities	25	24	14	9
Childcare Facilities	25	22	16	10
Parks/Recreation Facilities	31	28	8	5
Health Facilities	24	22	17	10
Parking Facilities	17	20	20	16
Other Public Facilities	11	12	11	18
Name of other public facilities:	0	0	0	0
Solid Waste	18	18	24	9
Flood Drainage	21	25	14	9
Water	27	27	13	3
Streets	50	15	7	0
Sewer	19	29	17	6
Asbestos	17	14	19	21
Other Infrastructure Developments	17	11	9	16
Other Infrastructure Development Name:	0	0	0	0
Accessibility	21	21	18	11
Residential Historic Preservation	12	17	29	14
Non-Residential Historic Preservation	15	22	19	16
Economic Development Needs	22	26	16	6
Other Community Development	14	16	8	15
Other Community Development Name:	0	0	0	0
Fair Housing	36	16	12	12
New Construction	27	15	16	17
Rehabilitate Existing Units	33	27	6	9
Home Improvement Program	25	18	18	11
Elderly	39	19	10	8
Families	29	26	11	9

2025 Community Needs Survey Results

Emergency Rental Assistance	30	18	17	10
Security Deposits	19	17	20	16
Persons with Severe Mental Disability	31	22	10	8
Developmental Disability	24	22	14	9
Physical Disability	24	26	11	8
Alcohol/Other Drug Addiction	21	22	12	12
Emergency Shelters	36	12	18	7
Housing?	37	17	12	9
Job and Life Skills	33	18	17	4
Mental HealthLow Need	40	18	11	4
Wrap Around or Supportive Services	33	17	15	7
Commercial Industrial Infrastructure	13	18	26	14
Economic Development Assistance to For-Profits	11	12	30	18
Economic Development Administration & Technical Assistance	9	19	27	15
Micro Enterprise Assistance	9	16	27	16
Nonprofit Capacity	17	16	20	18
Assistance to Higher Education	21	17	14	18
Other Economic Development Opportunities	8	10	11	20

SURVEY RESULTS

2025 Consolidated Plan Survey Results - Fullerton CA

DATA AS OF MARCH 2025

RESPONSES TO NEEDS FOR HOMELESS SERVICES

64%

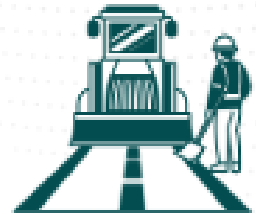


Respondents to the survey indicated that Homeless services are medium to high need for the community. This further bolsters the city's efforts for a continuum of care for the homeless.

Source: 2025 Consolidated Plan Survey Results as of March 25, 2025.

RESPONSES TO NEEDS FOR STREET INFRASTRUCTURE

90%



Of respondents to the survey indicated that a top priority is Streets Infrastructure. This response echoes the continuing top priority for community across socioeconomic groups and categories.

Source: 2025 Consolidated Plan Survey Results as of March 25, 2025.

RESPONSES TO FAIR HOUSING NEEDS

A majority of respondents indicated that Fair Housing Needs are also a medium to high focus for the community.

Source: 2025 Consolidated Plan Survey Results as of March 25, 2025.



TOP OVERALL CATEGORIES FOR RESPONSES

The top categories included streets, mental health, elderly services, housing, shelters, disabled services, rehab programs, job training, wrap-around care, and parks and recreation.

Source: 2025 Consolidated Plan Survey Results as of March 25, 2025.

TOP 5 CATEGORIES

1. Streets
2. Mental Health
3. Elderly
4. Shelter/Homeless
5. Fair Housing



DEDICATED STAFF TECHNOLOGY MODERNIZATION

77

Total Responses to the 2025 Consolidated Plan Survey as of March 25, 2025.

Source: 2025 Consolidated Plan Survey Results as of March 25, 2025.

COMMENTS RECEIVED THROUGH 2025 CONSOLIDATED PLAN SURVEY

Comments you may have about the need for economic development activities in your community:

- * As evidenced by past efforts which have been futile, stick to fixing the streets, increasing the police force and allow them to actually do their job of clearing the homeless, drug addicts, drunks, revelers off the streets so that working families and tax paying residents have the quality of life and services that we are being taxed for. Adding all these services only increases the bureaucracy, hires people to do paper work and busy work without seeing any progress solving the actual issues. No more "programs". Just results.
- * Make parking equitable
- * Make Fullerton pedestrian and bicycle friendly
- * There need to be less blighted abandoned lots. Occupy them with new business, please.
- * I'd like to see a holistic vision for Fullerton that encompasses all facets of economic development: general wellness, support for local businesses, health & access to green spaces, active transportation (which increases retail revenue), a more responsive permitting process for businesses, and a coherent 'ethos' for Fullerton (trees, history/heritage, education, parks, etc). Shared goals will help guide more coherent progress. No more building of single-family homes. We also need to get corruption out of City Council so we can actually make progress toward our economic goals.
- * The Fullerton government should not be doing what the private sector should be responsible for.
- * The increased approval of high density housing units without the requisite surrounding infrastructure development has led to extraordinary traffic down Euclid, as one example. The potholes, road conditions, and constantly breaking water mains is an URGENT, TIME-SENSITIVE need that must be addressed.
- * The problem with these programs is that you are separating people into categories and where they best fit. A family could have children and elders. Or a pair of seniors, or near seniors, where one or both are disabled. One or more could have some sort of disability, or mental illness, or accessibility needs. The roads are crap. There are buckled roads by curb cuts, curb cuts that dump into flood control channels and are too angular for safe use, crossing buttons that are too hard to reach.... I would love to go through the entirety of the city and show the engineers what needs to be done to fix the streets to make them liveable again.
- * Over development with recent projects such as Orangethorpe/Acacia added little value to the city. Walk on Wilshire removal, was a grave error to the community development, showing how poorly the city council represents the residents VS outside and certain businesses interests.
- * We have a community college and Cal State Fullerton!

COMMENTS RECEIVED THROUGH 2025 CONSOLIDATED PLAN SURVEY

- * Should have developed part of old Kimberly Clark plant with orchards into something like Tanaka farms in Irvine and costa mesa
- * I think a one stop, step by step website for small businesses is important. Also, a business funds matching site to match small business with investors.
- * Need transit oriented development, active transportation, trails and open space preservation
- * Help for Seniors and those with special needs shoul be top priorities including affordable housing.
- * Why is the Fox Theater sitting unused?
- * Affordable housing
- * Please use the homeless Fullerton residents for skilled labor such as gardening and waste disposal.
- * More accessible developed facilities for those with physical disabilities.
- * Assistance to nonprofits and partner for small business grants and technical assistance support women and BIPOC owners mentorship and financial assistance.
- * I often see homeless appearing people around brookhurst and thr library. I noticed one man on gregory who parks and changes to his night clothes there. He looks like a senior living out of his vehicle. There are also many dogs accompanying the homeless and i worry about their access to water. How can services reach these people and clean up pur community?
- * The city should look at places like Orange for inspiration to revitalize our downtown. Downtown has the reputation of a bar town rather than a sophisticated place for a night out.
- * Support for those not able to receive financial aid due to income restrictions who do not have any dependants.
- * Fix roads, better traffic control, faster police response

COMMENTS RECEIVED THROUGH 2025 CONSOLIDATED PLAN SURVEY

APPENDIX H

CDBG BUDGET

Annual Entitlement FY 2025-26	\$1,397,459	Limits	
Reprogrammed Funds	\$0	Public Service (15%) Maximum:	\$209,618
Housing Rehab Carryover	\$150,000	Administration (20%) Maximum:	\$279,491
TOTAL CDBG AVAILABLE	\$1,547,459		

<u>PROGRAM NAME</u>	<u>24-25 Request</u>	<u>24-25 Awarded</u>	<u>25-26 Request</u>	<u>25-26 Recommended</u>
PUBLIC SERVICE ACTIVITIES				
Non-Profit Agencies				
Boys & Girls Club of Fullerton				
Youth Development Program	\$ 50,000	\$ 45,000	\$ 50,000	\$ 20,000
CARE Housing Services Corporation				
Fullerton City Lights Social Services Onsite				
Direct Service Program	\$ 50,000	\$ 43,000	\$ 43,000	\$ 40,000
Community SeniorServ (MOW OC)				
Home Delivered Meals Program	\$ -	\$ -	\$ 25,000	\$ 15,000
Community SeniorServ (MOW OC)				
Lunch Café Program	\$ 30,000	\$ 10,000	\$ 25,000	\$ 15,000
Hart Community Homes				
Monkey Business Café Workforce				
Development Program	\$ 45,000	\$ 40,000	\$ 45,000	\$ -
High Hopes Counseling - WITHDREW \$10,000				
Empower & Recharge Your Battery	\$ -	\$ -	\$ -	\$ -
Homeless Intervention Services of OC				
Intensive Street-Based Case Management	\$ 200,000	\$ 18,062	\$ -	\$ -
Lutheran Social Services of So CA				
Victims Intervention Project	\$ 20,000	\$ 10,000	\$ -	\$ -
Mercy House Living Centers, Inc.				
Bridges at Kraemer Place	\$ 10,000	\$ 10,000	\$ 15,000	\$ 15,000
OC United Together - WITHDREW \$33,960				
Love Fullerton	\$ 30,000	\$ -	\$ -	\$ -
Pathways of Hope				
Community-Based Services Program (formerly regional Homeless Services Coord.)	\$ 50,000	\$ 20,000	\$ 67,874	\$ 26,618
Recovery Road, Inc.				
Recovery Road CDBG Fullerton Grant	\$ -	\$ -	\$ 25,000	\$ 10,000
Recovery Road, Inc.				
Recovery Road Food Pantry Project	\$ 25,000	\$ -	\$ -	\$ -
StandUp for Kids OC				
Homeless Youth - Journey to Self-Sufficiency	\$ 21,711	\$ -	\$ -	\$ -
StandUp for Kids OC				
Road Map to Success Youth Mentoring	\$ -	\$ -	\$ 40,000	\$ 10,000
YMCA OF OC				
Maple Neighborhood YMCA Youth Achievers	\$ 15,000	\$ 15,000	\$ 20,000	\$ 18,000
PUBLIC SERVICE ACTIVITIES SUBTOTAL:	\$ 546,711	\$ 211,062	\$ 355,874	\$ 169,618
ADMINISTRATION/FAIR HOUSING				
City Programs				
Community & Economic Development				
Housing Administration	\$ 257,776	\$ 257,776	\$ 259,491	\$ 259,491
Non-Profit Agencies				
Fair Housing Foundation				
Fair Housing Services	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
ADMINISTRATION SUBTOTAL:	\$ 277,776	\$ 277,776	\$ 279,491	\$ 279,491
ECONOMIC DEVELOPMENT				
For-Profit Agencies				
Upwards Care, Inc.				
Boost	\$ -	\$ -	\$ 104,000	\$ 40,000
ECONOMIC DEVELOPMENT SUBTOTAL:	\$ -	\$ -	\$ 104,000	\$ 40,000

REHABILITATION						
City Programs						
Community & Economic Development						
Home Improvement Program Admin	\$	109,000	\$	109,000	\$	163,795
Loan and Grants	\$	350,000	\$	350,000	\$	264,555
Loan and Grants (carryover)	\$	150,000	\$	150,000	\$	150,000
HOME IMPROVEMENT ADMIN/PROGRAMS SUBTOTAL						
	\$	609,000	\$	609,000	\$	578,350
OTHER ELIGIBLE ACTIVITIES						
City Programs						
Community & Economic Development						
Special Code Enforcement	\$	130,000	\$	130,000	\$	130,000
Parks and Recreation						
Union Pacific Park Improvements	\$	350,000	\$	355,549	\$	-
Public Works - Engineering Division						
Pacific-Louise-Wanda-Walnut Area Street Improvements	\$	-	\$	-	\$	350,000
OTHER ELIGIBLE ACTIVITIES SUBTOTAL						
	\$	480,000	\$	485,549	\$	480,000
GRAND TOTAL						
	\$	1,913,487	\$	1,583,387	\$	1,547,459
CDCC: JUNE 5, 2025						

APPENDIX I

**MEDIAN PURCHASE PRICE/AFTER REHAB
VALUE**



CITY OF FULLERTON

Community & Economic Development Department

Tuesday, June 12, 2025

Aknesa Anaikyan
Community Planning and Development Representative
U.S Department of Housing and Urban Development
Office of Community Planning and Development
300 N. Los Angeles St., Room 4054
Los Angeles, CA 90012

The City of Fullerton requests approval to increase the Median Purchase Price/After Rehab Value for the next 12 months. The City requests the new certification be approved effective on or before August 1, 2025.

The City conducted a survey of recent home sales data. As set forth in 24 CFR 92.254(a)(2)(iii)(B), based on a sales volume of less than 250 sales per month, a minimum 3-month report period was surveyed for March 2025, April 2025, and May 2025. The raw data was provided by \$1,002,250.00, for single- family, condominium, and town homes. A copy of the raw data is attached for your use.

The methodology used to calculate new values for the City included sorting the data by price, lowest to highest. The median purchase prices were then determined, and the 95% value for was calculated. The median value was based on 216 sales during the three-month period.

The 95% Homeownership Value Limits for Orange County appear to be as follows: **\$789,000.**

Once the value limits are certified by your office, the City of Fullerton will utilize these limits in its HOME program for the following 12 months. Please let me know if you have any questions or need additional information to certify the new limits.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Valdez", written over a horizontal line.

Daniel Valdez
Housing Manager

THE EDUCATION COMMUNITY

303 West Commonwealth Avenue, Fullerton, California 92832-1775
(714) 738-5377 • Fax (714) 738-3110 • Web Site: www.cityoffullerton.com

Residential Agent 1 Line

Listing ID	S	Sub Type	SF or St Name	City	Area	S/LC	L/C Price	\$/SqFt	Bt/Ba	SqFt	YrBuilt	LsqftAc	DAM/CDM+	PP	BAC	Date	MLS
1	SW24234821	S CONDO/A	351 Ford	FUL	83	STD	\$230,000	\$613.33	0/1,0,0	375/P	1986/PUB	0/0	8/9/94	Y	N	03/21/25	CRMLS
2	OC25055320	S MAN/D	2851 Lot 2 Rolling Hills DR #246	FUL	83	STD	\$365,000	\$270.37	2/2,0,0	1350/O	4,657/0,1069	13/13	13/13	N	N	04/11/25	CRMLS
3	KS25072132	S CONDO/A	1501 Brea Blvd #218	FUL	83	STD	\$385,000	\$768.46	1/1,0,0	501/A	1994/PUB	79,206/1,8183	29/29	Y	N	05/23/25	CRMLS
4	SR25057283	S CONDO/A	400 N Arcadia Ave #B38	FUL	83	STD	\$415,000	\$615.00	1/1,0,0	677/A	1965/OTH	145,872/3,3488	31/31	Y	N	04/22/25	CRMLS
5	25511619	S CONDO/A	2900 Madison Ave #D28	FUL	83	STD	\$430,000	\$568.78	1/1,0,0	756/P	1972	226,094/5,1904	33/33	Y	N	05/30/25	CLAW
6	219123220DA	S CONDO/A	2732 Quail Ridge Cir	FUL	83	STD	\$440,000	\$628.65	1/1,0,0	684/A	1976/ASR	166,517/3,8227	36/36	Y	Y	03/11/25	CDAR
7	SW25012438	S CONDO/A	1422 Peckham ST #D	FUL	699	STD	\$440,000	\$482.46	2/1,0,0	912/A	1977/PUB	314,339/7,2162	9/9	Y	N	04/25/25	CRMLS
8	SW25066393	S CONDO/A	3062 Associated RD #14	FUL	83	STD	\$468,000	\$692.31	1/1,0,0	676/A	1977/ASR	0/0	39/285	Y	N	03/10/25	CRMLS
9	OC24188561	S CONDO/A	2025 Oxford Ave #5	FUL	83	TRUS	\$500,000	\$570.83	2/2,0,0	960/A	1969/PUB	0/0	11/1/11	N	N	03/10/25	CRMLS
10	PW25022209	S MAN/D	2651 Rolling Hills DR #221	FUL	83	STD	\$517,500	\$356.90	2/2,0,0	1450/E	1974/SLR	4,465/0,1025	8/8	N	N	04/24/25	CRMLS
11	NP25058554	S CONDO/A	1732 E Commwwealth Ave #102	FUL	83	STD	\$530,000	\$568.06	2/2,0,0	933/A	1964/ASR	0/0	13/15	N	N	05/19/25	CRMLS
12	PW25059667	S CONDO/A	2670 Dempsey Ave #22C	FUL	83	STD	\$532,000	\$624.41	2/1,0,0	852/A	1971/PUB	77,439/1,7778	7/7	N	N	05/20/25	CRMLS
13	IG24229565	S CONDO/A	1530 S Pomona Ave #B28	FUL	83	STD	\$537,000	\$644.13	2/2,0,0	1157/A	1963/ASR	0/0	11/2/12	Y	N	03/28/25	CRMLS
14	SW25063394	S CONDO/A	1728 E Commwwealth Ave #101	FUL	83	STD	\$540,000	\$580.65	2/2,0,0	930/A	1964/ASR	336,561/7,7264	9/9	Y	N	04/22/25	CRMLS
15	PW25033578	S TWNH/A	1630 Shady Brook DR #13Z	FUL	83	STD	\$546,000	\$703.47	1/1,0,1	779/A	1980/ASR	259,733/5,9626	8/8	Y	N	03/25/25	CRMLS
16	PW24352076	S CONDO/A	2150 Cambridge Way #18Q	FUL	83	STD	\$550,000	\$530.13	2/1,0,1	932/A	1983/ASR	48/48	48/48	Y	N	03/20/25	CRMLS
17	PW25029480	S TWNH/A	616 Bridgeport Cir #C14	FUL	83	STD	\$575,000	\$598.96	3/2,0,0	960/A	1984/PUB	63,798/1,4646	22/22	Y	N	03/28/25	CRMLS
18	KS25051230	S CONDO/A	4110 Carol Dr #A4	FUL	83	STD	\$590,000	\$756.41	2/1,0,0	780/A	1977/PUB	39,261/0,9013	18/18	N	N	04/16/25	CRMLS
19	PW25073842	S CONDO/A	2681 Million Ave #6	FUL	83	STD	\$600,000	\$498.75	3/2,0,0	1203/A	1979/ASR	0/0	4/4	Y	N	04/30/25	CRMLS
20	WS25026623	S CONDO/A	624 Bridgeport Cir #C5	FUL	83	STD	\$608,880	\$634.25	2/2,0,0	960/A	1984/PUB	63,798/1,4646	6/6	Y	N	03/13/25	CRMLS
21	PW24249881	S CONDO/A	1307 Shadow Lane #H	FUL	83	STD	\$620,000	\$547.22	2/1,1,0	1133/A	1981/PUB	0/0	40/40	Y	N	03/11/25	CRMLS
22	PW25014472	S CONDO/A	3033 Brea Blvd #32	FUL	83	STD	\$620,000	\$587.68	2/2,0,0	1055/A	1984/ASR	0/0	13/13	Y	N	04/25/25	CRMLS
23	25507833	S CONDO	2326 Coventry Cir #C110	FUL	83	STD	\$630,000	\$709.46	2/1,0,0	888/P	1981	127,423/2,9252	59/58	Y	N	05/09/25	CLAW
24	KS25088722	S CONDO/A	2302 Coventry Circle #1	FUL	83	PRO	\$645,000	\$726.35	2/1,0,1	1092/A	1970/PUB	127,423/2,9252	92/92	Y	N	05/30/25	CRMLS
25	OC24248272	S CONDO/A	3621 W Oak Ave	FUL	83	PRO	\$650,000	\$595.24	2/1,0,1	888/P	1973/ASR	6,100/0,14	20/20	Y	N	04/28/25	CRMLS
26	SW24251254	S SFR/A	1615 Via Linda #15	FUL	83	PRO	\$655,000	\$854.33	2/1,0,0	1406/A	1979/EST	189,970/4,3611	16/16	Y	N	05/14/25	CRMLS
27	OC25077895	S CONDO/A	2335 Concord Ln #24	FUL	83	PRO	\$655,000	\$485.86	2/2,0,1	990/A	1973/ASR	204,819/4,702	33/33	Y	N	05/23/25	CRMLS
28	PW25046668	S CONDO/A	3100 E Palm Dr #1	FUL	83	STD	\$680,000	\$686.87	2/1,0,1	1021/A	1976/ASR	0/0	10/10	Y	N	05/23/25	CRMLS
29	PW25071547	S CONDO/A	421 N Locust DR	FUL	83	STD,TRUS	\$710,000	\$695.40	2/1,1,0	1211/A	1976/ASR	6,600/0,1515	9/9	Y	N	04/23/25	CRMLS
30	PW25061132	S CONDO/A	2709 Via Colina #18	FUL	83	STD	\$732,500	\$662.81	3/2,0,1	1269/A	1973/ASR	276,569/6,3492	54/54	N	N	05/23/25	CRMLS
31	SR25035802	S TWNH/A	2312 Conje Ln #35	FUL	83	STD,TRUS	\$735,000	\$588.47	3/2,0,0	1152/A	1973/ASR	204,819/4,702	11/11	N	N	05/06/25	CRMLS
32	PW25071569	S CONDO/A	2773 W Olive Ave	FUL	699	STD	\$737,000	\$1,016.55	2/1,1,0	725/P	1923/PUB	5,476/0,1257	11/11	Y	N	04/16/25	CRMLS
33	OC25045974	S SFR/D	2941 Gingerwood Cir	FUL	699	STD,TRUS	\$740,000	\$525.94	4/2,0,0	1207/A	1974/ASR	2,880/0,0661	6/6	N	N	04/23/25	CRMLS
34	CV25058509	S SFR/D	2042 W Porter Ave	FUL	83	TPAP,TRUS	\$742,000	\$606.21	3/1,1,0	1242/A	1954/ASR	6,180/0,1419	3/3	N	N	03/21/25	CRMLS
35	PW25071039	S SFR/D	440 E Tuslow Ave	FUL	83	STD	\$750,000	\$1,040.22	2/1,0,0	771/A	1952/PUB	4,150/0,0953	19/19	N	N	05/20/25	CRMLS
36	PW25070961	S SFR/D	3617 W Valencia DR	FUL	83	TRUS	\$751,000	\$699.26	3/1,0,1	1074/A	1955/ASR	6,200/0,1423	15/15	N	N	03/11/25	CRMLS
37	DW25020356	S SFR/D	533 Williamsen Ave	FUL	83	STD,TRUS	\$752,000	\$653.78	2/1,0,0	1152/A	1922/ASR	7,800/0,1791	6/6	N	N	05/20/25	CRMLS
38	PW25087119	S CONRES/D	1312 W Commwwealth Ave	FUL	83	STD	\$760,000	\$955.60	3/2,0,0	792/E	1977/ASR	6,298/0,1446	26/26	N	N	05/30/25	CRMLS
39	PW25077227	S TWNH/A	1538 Windsor Ln	FUL	83	STD,TRUS	\$760,000	\$460.05	3/2,0,1	1652/A	1977/ASR	167,730/3,8506	6/6	Y	N	05/28/25	CRMLS
40	PW25085409	S SFR/D	2721 N Olive Ave	FUL	83	STD	\$763,000	\$798.95	3/3,0,0	955/A	1950/ASR	5,476/0,1257	33/33	Y	N	05/21/25	CRMLS
41	HD25036401	S SFR/D	134 N Grand Ave	FUL	83	STD	\$786,000	\$1,224.49	2/1,0,0	637/A	1938/PUB	5,750/0,132	14/14	Y	N	04/17/25	CRMLS
42	LG25078503	S TWNH/A	3166 E Palm Dr #50	FUL	83	STD	\$789,000	\$882.60	3/2,0,0	1356/A	1976/PUB	237,532/5,453	11/11	Y	N	05/28/25	CRMLS
43	PW25091585	S CONDO/A	1444 Calle Grande #110	FUL	83	STD	\$795,000	\$601.82	3/2,0,1	1321/A	1974/ASR	199,587/4,5819	11/11	Y	N	03/28/25	CRMLS
44	OC25040258	S SFR/D	3616 W Louise Pl	FUL	83	TRUS	\$800,000	\$744.88	3/1,0,1	1074/A	1955/PUB	6,400/0,1469	4/4	N	N	03/28/25	CRMLS
45	DW24246427	S SFR/D	149 N Enticement Ave	FUL	83	STD,TRUS	\$800,000	\$545.02	2/2,0,0	1444/A	1972/PUB	6,250/0,1435	29/29	Y	Y	03/06/25	CRMLS
46	PW25055030	S CONDO/A	1004 W Hawthier DR #101	FUL	83	STD	\$810,000	\$682.97	3/2,0,1	1186/A	1979/PUB	266,288/6,159	5/5	Y	Y	04/07/25	CRMLS
47	25503772	S CONDO	316 District Ct	FUL	83	STD	\$810,000	\$401.19	4/3,0,1	2019/P	2006/ASR	113,700/2,6102	6/6	Y	N	03/19/25	CLAW
48	PW25022279	S SFR/D	3905 W Valencia DR	FUL	83	STD,TRUS	\$810,000	\$688.78	3/2,0,0	1176/A	1965/ASR	5,500/0,1263	54/74	Y	N	03/21/25	CRMLS
49	SW25002160	S SFR/A	2939 Gingerwood Cir	FUL	83	STD	\$815,000	\$726.63	3/2,0,0	1117/A	1976/ASR	2,800/0,0643	7/7	N	N	03/05/25	CRMLS
50	SW25002229	S SFR/D	1331 S Jefferson Ave	FUL	83	STD	\$821,700	\$770.08	5/2,0,0	1748/A	1954/ASR	6,720/0,1543	29/34	N	N	03/27/25	CRMLS
51	PW25053328	S TWNH/A	1019 W Whitewater DR #15Z	FUL	83	STD	\$830,000	\$699.83	2/2,0,1	1186/A	1980/ASR	25,470/5,8472	42/42	N	N	04/17/25	CRMLS
52	PW25073517	S SFR/D	1960 Gregory Ave	FUL	83	STD	\$845,000	\$638.29	3/1,0,1	1008/A	1956/ASR	6,976/0,1601	10/10	N	N	04/18/25	CRMLS
53	NP24232748	S SFR/A	820 W Glenwood Ter	FUL	83	STD	\$845,000	\$542.01	3/2,0,1	1559/A	1972/ASR	1,588/0,0365	86/172	N	N	03/07/25	CRMLS
54	PW25017587	S SFR/D	607 E Commwwealth Ave	FUL	83	STD	\$849,900	\$736.46	2/1,0,1	1154/A	1973/ASR	5,005/0,1149	11/11	Y	N	04/04/25	CRMLS
55	PW25015855	S SFR/D	2106 Carol Dr	FUL	83	STD	\$860,000	\$719.66	3/2,0,0	1196/A	1955/PUB	6,240/0,1433	44/44	Y	N	03/28/25	CRMLS
56	PW25092728	S CONDO/A	1037 Whitewater DR #15Z	FUL	83	STD	\$870,000	\$629.98	3/2,0,1	1381/A	1980/ASR	254,704/5,8472	7/7	N	N	05/27/25	CRMLS
57	PW25049920	S SFR/D	1416 E Commwwealth Ave	FUL	83	STD,TRUS	\$870,000	\$782.37	3/1,0,1	1112/A	1954/ASR	6,800/0,1561	13/13	Y	N	04/23/25	CRMLS
58	OC2424441	S SFR/D	604 S Newell Ave	FUL	83	STD	\$875,000	\$601.28	3/2,0,0	1092/A	1955/EST	6,003/0,1378	104/104	N	N	05/13/25	CRMLS
59	PW25072824	S SFR/D	107 N Woods Ave	FUL	83	STD,TRUS	\$880,000	\$614.53	2/1,0,1	1432/A	1940/ASR	4,500/0,1033	11/11	N	N	05/20/25	CRMLS
60	OC25019177	S SFR/D	613 W Baker Ave	FUL	83	STD	\$880,000	\$694.01	4/1,1,0	1268/A	1954/ASR	6,283/0,1442	13/13	N	N	03/12/25	CRMLS
61	DW25062720	S SFR/D	2018 W Porter Ave	FUL	83	STD	\$881,000	\$804.57	3/1,1,0	1095/A	1954/PUB	6,180/0,1419	31/31	N	N	05/15/25	CRMLS
62	PW25070956	S SFR/D	327 E San Ave	FUL	83	STD,TRUS	\$884,000	\$756.32	3/2,0,0	1189/A	1954/PUB	7,250/0,1664	13/45	N	N	05/15/25	CRMLS
63	SR25041495	S SFR/D	600 W Rosslyn Ave	FUL	699	STD	\$885,000	\$751.91	3/1,0,1	1176/A	1953/ASR	6,069/0,1393	7/78	Y	N	04/04/25	CRMLS
64	SR25041495	S SFR/D	1366 Mc Fadden DR	FUL	83	STD	\$885,000	\$751.91	3/2,0,0	1177/A	2003/ASR	98,948/2,2715	2/2	Y	N	04/18/25	CRMLS
65	IG25064009	S CONDO/A	2439 Applewood Cir #21	FUL	83	STD	\$885,000	\$508.33	3/2,0,1	1147/B	1981/ASR	0/0	25/25	Y	N	03/13/25	CRMLS
66	PW25061608	S TWNH/A	1533 Maken	FUL	83	STD	\$887,500	\$715.73	3/1,0,1	1240/A	1945/ASR	5,490/0,126	59/119	Y	Y	04/02/25	CRMLS
67	PW25002101	S SFR/D	662 Alameda DR	FUL	83	STD	\$899,000	\$585.01	4/2,0,1	1342/A	2014/PUB	154,346/3,5433	22/22	Y	N	03/25/25	CRMLS
68	NP25011633	S TWNH/A	2751 Session Pl	FUL	83	STD	\$900,000	\$646.09	3/2,0,1	1393/A	2021/PUB	0/0	4/4	Y	N	03/05/25	CRMLS
69	PW25081442	S SFR/D	1209 W Fern DR	FUL	83												

Listing ID	S	Sub Type	St# St Name	City	Area	S/LC	L/C Price	\$/Sqft	Bt/Ba	Sqft	Vbluilt	LSqft/Ac	DAM/CDAM	V	PP	BAC	Date	MIS
77	TR24103321	S SFR/A	2424 N North Creek LN	FUL	83	STD	\$925,000	\$498.12	3/2.0, 1.0	1857/A	1975/PUB	2,650/0.0598	59/59	N	N	N	03/13/25	CRMLSM
78	OC24230127	S CONDO/D	355 Kalcory DR	FUL	83	STD	\$930,000	\$459.49	4/2.0, 0.0	2024/A	2014/PUB	2,530/0.0581	84/142	N	N	N	03/14/25	CRMLSM
79	SE25012221	S SFR/D	201 Ventura PL	FUL	83	STD	\$930,000	\$478.40	4/2.0, 0.0	1944/A	1953/PUB	6,500/0.1492	51/51	N	N	N	04/10/25	CRMLSM
80	OC25045352	S SFR/D	318 W Winton Ave	FUL	83	STD	\$935,000	\$988.93	2/1.1, 0.0	936/A	1950/ASR	5,600/0.1286	25/25	Y	N	N	05/19/25	CRMLSM
81	PW25045994	S SFR/D	301 Winton Ave	FUL	83	MOD, TRUS	\$937,500	\$964.76	2/1.0, 1.0	1660/A	1956/ASR	8,400/0.1928	12/12	N	N	N	04/24/25	CRMLSM
82	OC25020302	S SFR/D	2001 W Hill Ave	FUL	83	STD	\$940,000	\$879.33	3/2.0, 0.0	1069/A	1955/ASR	6,120/0.1405	8/8	Y	N	N	04/30/25	CRMLSM
83	PW25042007	S SFR/D	1432 S Lowgreen Ave	FUL	83	TRUS	\$940,000	\$620.46	3/2.0, 0.0	1515/A	1958/ASR	7,350/0.1687	10/10	Y	N	N	04/04/25	CRMLSM
84	OC25008413	S TMHNS/A	1908 Vista Del Oro	FUL	83	STD	\$940,000	\$477.16	3/2.0, 0.0	1970/E	1975/PUB	1,508/0.0346	25/25	Y	N	N	05/05/25	CRMLSM
85	PW25054433	S SFR/D	2130 W Houston Ave	FUL	83	STD	\$945,000	\$703.12	3/2.0, 0.0	1344/A	1956/ASR	6,935/0.1592	36/36	Y	N	N	05/07/25	CRMLSM
86	OC25034927	S SFR/D	3809 Carol DR	FUL	83	STD	\$945,000	\$630.84	4/3.0, 0.0	1498/A	1929/PUB	5,500/0.1263	23/23	N	N	N	04/24/25	CRMLSM
87	PW25072968	S SFR/D	1506 S Orange Ave	FUL	83	STD	\$947,000	\$633.44	3/1.1, 0.0	1495/A	1957/ASR	6,798/0.1561	17/17	N	N	N	05/13/25	CRMLSM
88	SW25081806	S SFR/D	1219 W Orangeflower Ave	FUL	699	STD	\$950,000	\$731.33	3/2.0, 0.0	1299/A	1954/ASR	8,330/0.1912	5/5	N	N	N	03/13/25	CRMLSM
89	PW25045956	S SFR/D	1512 S Lowgreen Ave	FUL	83	TRUS	\$950,000	\$655.45	3/1.1, 0.0	1495/A	1958/ASR	7,325/0.1682	6/6	Y	N	N	03/23/25	CRMLSM
90	PW25081086	S TMHNS/A	2660 Monterey PL	FUL	83	STD	\$950,000	\$552.33	3/2.0, 1.0	1720/A	1978/ASR	1,925/0.0442	5/5	Y	N	N	05/13/25	CRMLSM
91	PW25027130	S SFR/D	1353 W Woodcrest Ave	FUL	83	STD	\$960,000	\$744.19	3/2.0, 0.0	1290/A	1954/ASR	7,420/0.1703	11/11	N	N	N	03/04/25	CRMLSM
92	OC25047533	S SFR/D	2042 W Portier Ave	FUL	83	STD	\$965,000	\$788.40	3/2.0, 0.0	1224/A	1954/ASR	6,180/0.1419	6/6	N	N	N	03/10/25	CRMLSM
93	OC25024060	S SFR/D	4230 W Hill Ave	FUL	83	STD	\$965,888	\$679.72	4/2.0, 0.0	1421/A	1962/ASR	6,000/0.1377	13/13	Y	N	N	03/29/25	CRMLSM
94	PW25082020	S SFR/D	2041 Sudeen Ave	FUL	83	STD	\$975,000	\$700.93	3/2.0, 0.0	1391/A	1958/PUB	9,200/0.2112	18/18	Y	N	N	03/20/25	CRMLSM
95	HD25025230	S SFR/D	1025 Woodland Ave	FUL	699	TRUS	\$975,000	\$695.93	3/2.0, 0.0	1401/S	1951/PUB	7,502/0.1722	10/10	N	N	N	04/18/25	CRMLSM
96	OC25019220	S SFR/D	527 W Hill Ave	FUL	83	STD	\$978,000	\$622.14	4/2.0, 0.0	1572/A	1953/ASR	6,373/0.1463	48/48	Y	N	N	04/08/25	CRMLSM
97	PW25039884	S SFR/D	2775 Alhambra Ave	FUL	83	STD, TRUS	\$983,000	\$523.71	4/3.0, 0.0	1877/E	1963/ASR	15,960/0.3864	9/2	Y	N	N	04/03/25	CRMLSM
98	IG24245902	S SFR/D	460 W Hill Ave	FUL	83	STD	\$985,000	\$474.01	4/2.0, 0.0	2078/A	1953/ASR	6,343/0.1456	88/86	Y	N	N	04/03/25	CRMLSM
99	PW25053265	S SFR/D	2920 Birch Pl	FUL	83	STD	\$995,000	\$772.52	3/2.0, 1.0	1288/A	1962/ASR	7,420/0.1703	8/8	Y	N	N	04/10/25	CRMLSM
100	PW25052631	S TMHNS/A	2276 Schaeffer DR	FUL	83	STD	\$1,000,000	\$665.78	3/2.0, 0.0	1502/A	2003/ASR	178,501/4.0978	2/2	Y	N	N	03/28/25	CRMLSM
101	TR25000290	S SFR/A	728 W Marlowood Ave	FUL	699	STD	\$1,015,000	\$730.22	3/2.0, 0.0	1390/A	1957/PUB	6,400/0.1469	116/116	N	Y	N	03/05/25	CRMLSM
102	PW24203906	S SFR/D	3650 Kandege Way	FUL	83	STD	\$1,020,000	\$533.47	4/2.0, 0.0	1912/A	1977/PUB	6,831/0.1568	9/2	N	N	N	04/04/25	CRMLSM
103	PW25022644	S SFR/D	1300 W Geary Ave	FUL	83	STD	\$1,025,000	\$601.53	4/2.0, 0.0	1704/E	1955/ASR	6,831/0.1568	9/2	N	N	N	04/30/25	CRMLSM
104	CV25033823	S SFR/D	749 W Rossmore Ave	FUL	83	TRUS	\$1,040,000	\$741.01	3/0.2, 0.0	1300/A	1956/ASR	10,000/0.2286	6/6	Y	N	N	04/17/25	CRMLSM
105	SE25021027	S SFR/D	1320 Valle Vista DR	FUL	83	TRUS	\$1,040,000	\$611.76	3/2.0, 0.0	1700/A	1950/ASR	12,150/0.2789	25/25	Y	N	N	04/30/25	CRMLSM
106	PW24185443	S SFR/D	520 S Lemon St	FUL	83	STD	\$1,050,000	\$598.29	5/3.0, 0.0	1755/A	1950/ASR	7,150/0.1641	23/23	Y	N	N	05/05/25	CRMLSM
107	WS25023822	S SFR/A	402 Westchester Pl	FUL	83	STD	\$1,050,000	\$519.03	3/3.0, 0.0	2033/A	1957/ASR	2,520/0.0579	0/0	Y	N	N	04/16/25	CRMLSM
108	PW25084415	S SFR/D	117 N Woodstock Ave	FUL	83	STD	\$1,055,000	\$681.52	3/1.1, 0.0	1548/A	1926/ASR	5,500/0.1263	6/6	Y	N	N	04/16/25	CRMLSM
109	PW25091968	S SFR/D	1712 Central Ave	FUL	83	STD, TRUS	\$1,075,000	\$758.65	3/2.0, 0.0	1437/A	1955/ASR	11,676/0.268	3/3	Y	N	N	05/12/25	CRMLSM
110	WS25050926	S SFR/D	526 Pebble Beach Pl	FUL	83	STD	\$1,078,000	\$660.13	3/2.0, 0.0	1633/A	1979/ASR	5,075/0.1165	20/141	Y	N	N	04/08/25	CRMLSM
111	OC25065894	S SFR/D	632 W Amerige Avenue	FUL	83	STD	\$1,080,000	\$548.50	3/3.0, 0.0	1969/P	1950/PUB	7,500/0.1722	5/5	Y	N	N	05/16/25	CRMLSM
112	PW25063702	S SFR/D	382 W Fern DR	FUL	83	STD	\$1,085,000	\$676.43	3/2.0, 0.0	1604/A	1927/ASR	8,160/0.1873	20/141	Y	N	N	04/25/25	CRMLSM
113	BS25030409	S TMHNS/A	3094 Pinnaque LN	FUL	83	STD	\$1,090,000	\$627.52	3/2.0, 1.0	1737/A	1990/ASR	93,410/2.1444	12/12	N	N	N	04/04/25	CRMLSM
114	OC25048123	S SFR/D	2842 Amhurst Ave	FUL	83	STD	\$1,100,000	\$565.55	5/3.0, 0.0	1945/A	1962/ASR	7,560/0.1736	42/42	Y	N	N	05/28/25	CRMLSM
115	WS25037223	S SFR/D	454 W Hill Ave	FUL	83	STD	\$1,110,000	\$562.88	3/2.0, 0.0	1972/A	1955/PUB	6,343/0.1456	19/19	Y	N	N	04/09/25	CRMLSM
116	OC25019262	S SFR/D	2924 Maple Ave	FUL	83	TRUS	\$1,115,000	\$601.73	3/2.0, 0.0	1853/A	1963/PUB	10,780/0.2475	15/15	Y	N	N	03/14/25	CRMLSM
117	OC25053115	S SFR/D	3940 Cielo Pl	FUL	83	STD, TRUS	\$1,125,000	\$503.36	4/2.0, 0.0	2235/A	1966/ASR	7,500/0.1722	9/2	Y	N	N	03/31/25	CRMLSM
118	PW25048321	S SFR/D	1808 Celeste LN	FUL	83	STD	\$1,129,000	\$652.22	3/2.0, 1.0	1731/A	1964/ASR	9,030/0.2073	9/2	N	Y	N	05/28/25	CRMLSM
119	PW25091935	S SFR/D	2245 Rosalia DR	FUL	83	STD, TRUS	\$1,141,000	\$585.73	3/2.0, 1.0	1948/P	1971/ASR	9,600/0.2204	4/4	Y	Y	Y	03/25/25	CRMLSM
120	PW25047447	S SFR/D	1027 Hampton LN	FUL	83	TRUS	\$1,142,000	\$605.51	3/2.0, 1.0	1886/A	1956/ASR	10,030/0.2303	6/6	Y	Y	Y	05/27/25	CRMLSM
121	PW25084499	S SFR/D	1613 Grove Pl	FUL	83	STD	\$1,144,000	\$794.44	4/2.0, 0.0	1440/A	1955/ASR	7,200/0.1653	9/2	Y	Y	Y	03/20/25	CRMLSM
122	CV25030196	S SFR/D	213 Miguel Pl	FUL	83	TRUS	\$1,150,000	\$617.95	4/1.1, 0.0	1861/A	1962/ASR	12,000/0.2755	6/6	N	N	N	03/20/25	CRMLSM
123	PW25011129	S SFR/A	455 Birchhurst CT	FUL	83	STD	\$1,155,000	\$540.92	3/3.0, 0.0	1325/SE	1955/SE	2,845/0.0653	56/56	Y	Y	Y	03/28/25	CRMLSM
124	PW24222921	S SFR/D	1636 Victoria Dr	FUL	83	STD	\$1,165,000	\$571.70	4/1.1, 0.0	1446/A	1972/PUB	8,019/0.1841	11/11	N	N	N	05/22/25	CRMLSM
125	OC25086535	S SFR/D	2641 Westford Pl	FUL	83	STD	\$1,160,000	\$502.21	3/2.0, 0.0	1456/A	1955/ASR	9,148/0.21	56/56	Y	N	N	05/22/25	CRMLSM
126	PW25042358	S SFR/D	101 Helen DR	FUL	83	STD	\$1,174,000	\$530.50	4/2.0, 0.0	1862/A	1973/ASR	12,580/0.2888	49/45	Y	Y	Y	05/23/25	CRMLSM
127	PW25036070	S SFR/D	231 Mangold Ave	FUL	83	PRO, TRUS	\$1,175,000	\$546.00	4/2.0, 0.0	1854/A	1962/PUB	7,600/0.1745	56/56	Y	N	N	05/29/25	CRMLSM
128	BS25086752	S SFR/D	1812 Mountain Ridge DR	FUL	83	STD	\$1,185,000	\$458.09	4/2.1, 0.0	2565/A	1978/ASR	8,500/0.1951	1/1	Y	N	N	03/05/25	CRMLSM
129	PW24247574	S SFR/D	2212 Mountain Ridge DR	FUL	83	STD	\$1,185,000	\$513.21	4/2.0, 1.0	2309/A	1977/ASR	9,000/0.2066	51/51	Y	N	N	03/12/25	CRMLSM
130	PW25004653	S SFR/D	613 Las Bendas DR	FUL	83	STD, TRUS	\$1,195,000	\$734.93	3/2.0, 0.0	1626/A	1955/ASR	12,604/0.2893	12/12	Y	Y	Y	04/30/25	CRMLSM
131	OC25052564	S SFR/A	646 Colonial Circle	FUL	83	STD	\$1,198,000	\$576.52	3/2.0, 0.0	2078/P	1983/PUB	2,845/0.0653	11/11	N	N	N	04/30/25	CRMLSM
132	PW25072493	S SFR/D	1307 El Niño Ave	FUL	83	STD	\$1,220,000	\$705.61	3/2.0, 0.0	1729/A	1953/ASR	8,709/0.1999	8/8	N	N	N	05/19/25	CRMLSM
133	PW25015309	S SFR/D	3932 Santa Pl	FUL	83	STD	\$1,230,000	\$550.54	5/2.0, 0.0	2235/A	1966/ASR	7,200/0.1653	31/31	Y	N	N	03/21/25	CRMLSM
134	PW25087839	S SFR/D	308 W Glenwood Ave	FUL	83	TRUS	\$1,250,000	\$717.57	3/1.1, 0.0	1742/A	1971/ASR	7,622/0.175	21/21	Y	N	N	05/29/25	CRMLSM
135	PW25018151	S SFR/D	2849 Arhstest Ave	FUL	83	STD	\$1,250,000	\$794.16	3/2.0, 0.0	1574/A	1962/PUB	8,160/0.1873	5/5	Y	N	N	05/29/25	CRMLSM
136	DM25027384	S SFR/D	3830 Madonna DR	FUL	83	STD	\$1,260,000	\$552.61	4/2.0, 1.0	2262/A	1977/ASR	9,960/0.2287	8/8	Y	N	N	03/24/25	CRMLSM
137	PW25033161	S SFR/D	2860 Devonshire Ave	FUL	83	TRUS	\$1,260,000	\$508.99	5/2.0, 0.0	2069/A	1962/ASR	7,700/0.1768	16/16	Y	Y	Y	04/02/25	CRMLSM
138	25506315	S SFR	2309 E Walshte Ave	FUL	83	STD	\$1,275,000	\$614.63	4/3.0, 0.0	2050/P	1956/ASR	7,200/0.1653	11/11	Y	N	N	03/31/25	CLAW
139	PW25056202	S SFR/D	706 E Las Palmas DR	FUL	83	STD	\$1,275,000	\$618.08	4/2.0, 1.0	2058/A	1958/PUB	9,483/0.2177	8/8	Y	N	N	04/28/25	CLAW
140	PW25054108	S SFR/D	1428 Summitwood DR	FUL	83	TRUS	\$1,275,000	\$556.04	4/3.0, 0.0	2293/A	1983/ASR	7,320/0.1692	0/0	Y	N	N	03/11/25	CRMLSM
141	PW25038561	S SFR/D	1733 Pargo Grande	FUL	83	STD, TRUS	\$1,275,000	\$862.07	3/2.0, 0									

Listing ID	S	Sub Type	St# St. Name	City	Area	S/LC	L/C Price	\$/Sqft	Bt/Ba	Sqft	Yr/Built	LstAc	DAM/CDAM	V	PP	BAC	Date	MLS
155	PW25029452	S SFR/D	2024 Winterwood DR	FUL	83	STD	\$1,360,000	\$593.11	4/3.0,0.0	2293/A	1993/ASR	8,525/0.1957	14/14	N	N		04/11/25	CRMLSM
156	PW24255289	S SFR/D	1017 Northampton WAY	FUL	83	STD	\$1,360,000	\$679.66	4/2.0,1.0	2001/A	1979/ASR	9,600/0.2204	18/18	N	N		03/08/25	CRMLSM
157	PW25065922	S SFR/D	1716 Cascade LN	FUL	83	STD	\$1,370,000	\$492.46	5/3.0,0.0	2783/A	1964/EST	9,117/0.2093	30/30	N	N		05/14/25	CRMLSM
158	PW25072860	S SFR/D	2424 Camino Real	FUL	83	STD,TRUS	\$1,375,000	\$929.68	3/2.0,0.0	1479/A	1972/ASR	8,372/0.1922	6/6	Y	N		05/15/25	CRMLSM
159	PW25078692	S SFR/D	1508 Sunny Crest DR	FUL	83	STD	\$1,383,000	\$657.63	3/1.0,1.0	2103/SEE	1963/PUB	11,280/0.259	2/2	Y	N		05/12/25	CRMLSM
160	25507883	S SFR	1427 Paseo Grande	FUL	83	STD	\$1,393,000	\$843.79	3/2.0,0.0	1658/	1973	9,471/0.2174	76/76	Y	Y		05/29/25	CLAW
161	PW25005162	S SFR/D	115 Eliza DR	FUL	83	STD	\$1,400,000	\$632.91	3/2.0,0.0	2212/A	1975/ASR	13,000/0.2984	49/49	Y	Y		04/04/25	CRMLSM
162	OC24251262	S SFR/D	143 Hillcrest DR	FUL	83	STD	\$1,400,000	\$428.66	5/3.0,1.0	3266/A	1952/ASR	8,500/0.1951	39/39	Y	N		03/25/25	CRMLSM
163	PW25096129	S SFR/D	2229 Ardmore Drive	FUL	83	STD	\$1,425,000	\$619.28	4/1.2,0.0	2293/P	1981/PUB	8,635/0.1982	7/7	Y	Y		05/28/25	CRMLSM
164	PW25029295	S SFR/D	975 Verona DR	FUL	83	STD	\$1,430,000	\$711.10	4/2.0,1.0	2018/A	1965/ASR	16,530/0.3795	46/46	Y	Y		05/28/25	CRMLSM
165	PW25024797	S SFR/D	1740 W Las Lajas Lane	FUL	83	STD	\$1,485,000	\$864.38	4/2.0,0.0	1733/A	1977/BLD	4,700/0.1079	9/9	Y	N		03/11/25	CRMLSM
166	PW25026356	S SFR/D	431 Pebble Beach Pl	FUL	83	STD	\$1,485,000	\$611.04	4/3.0,0.0	2318/A	1971/BLD	9,249/0.2123	6/6	Y	N		04/11/25	CRMLSM
167	PW25044126	S SFR/D	1166 Heathcote Ct.	FUL	83	STD,TRUS	\$1,485,000	\$580.30	4/2.0,1.0	2559/A	2000/ASR	4,250/0.0976	22/22	Y	N		04/11/25	CRMLSM
168	PW25042388	S SFR/D	1166 Ironstone Ct	FUL	83	TRUS	\$1,488,000	\$521.01	5/2.0,1.0	1883/A	2000/ASR	6,548/0.1503	22/22	Y	N		04/12/25	CRMLSM
169	PW25016271	S SFR/D	501 Miquel Place	FUL	83	STD	\$1,500,000	\$796.60	3/1.1,0.0	2566/A	1962/PUB	21,672/0.4975	12/12	Y	N		03/12/25	CRMLSM
170	PW25049444	S SFR/D	2837 Mystic Ave	FUL	83	TRUS	\$1,500,000	\$612.75	5/3.0,0.0	2448/A	1964/PUB	8,400/0.1928	31/31	N	N		05/01/25	CRMLSM
171	PW25066652	S SFR/D	833 N Malden Ave	FUL	83	STD	\$1,505,000	\$558.86	5/3.0,0.0	2693/A	1969/ASR	7,900/0.1814	7/7	Y	N		05/30/25	CRMLSM
172	PW25066043	S SFR/D	633 Lemon Hill Ter	FUL	83	STD	\$1,525,000	\$554.55	4/4.0,1.0	2760/A	1953/ASR	11,025/0.2531	26/26	Y	Y		04/25/25	CRMLSM
173	PW25045902	S SFR/D	3021 La Traversa Drive	FUL	83	STD,TRUS	\$1,550,000	\$580.42	4/2.0,1.0	2636/A	1966/ASR	9,324/0.214	16/16	Y	N		04/25/25	CRMLSM
174	CA25046531	S SFR/D	1028 Veronica DR	FUL	83	STD,TRUS	\$1,555,000	\$723.03	5/2.0,1.0	2133/A	1965/ASR	22,148/0.5084	8/8	Y	Y		03/27/25	CRMLSM
175	PW25034199	S SFR/D	1431 Marlene DR	FUL	83	STD	\$1,542,085	\$486.77	4/3.0,1.0	3168/A	1956/ASR	13,110/0.301	22/22	Y	N		03/18/25	CRMLSM
176	PW25027403	S SFR/D	1226 Goodwin ST	FUL	83	STD	\$1,550,000	\$654.56	3/2.0,1.0	2368/A	2003/ASR	3,789/0.087	11/11	Y	N		04/16/25	CRMLSM
177	PW25047649	S SFR/D	1018 Melody LN	FUL	83	STD	\$1,560,000	\$715.60	3/2.0,0.0	2180/S	1960/ASR	10,030/0.2303	24/24	Y	N		04/07/25	CLAW
178	25507049	S SFR	2264 Yuma Way	FUL	83	STD	\$1,568,000	\$564.23	4/2.0,1.0	2779/	1965	22,819/0.5239	9/9	Y	N		04/23/25	CRMLSM
179	AR25044854	S SFR/D	605 Sycamore Ave	FUL	83	STD	\$1,570,000	\$617.87	4/2.0,1.0	2541/A	1978/SEE	7,012/0.161	20/20	N	N		03/25/25	CRMLSM
180	PW25039338	S SFR/D	808 Panopoma RD	FUL	83	TRUS	\$1,610,000	\$634.61	6/3.0,1.0	2537/A	1973/ASR	10,621/0.2438	5/5	Y	Y		04/23/25	CRMLSM
181	PW25034274	S SFR/A	1101 W Las Palmas DR	FUL	83	STD	\$1,650,000	\$673.00	3/3.0,0.0	2422/A	1966/ASR	11,000/0.2525	29/29	Y	Y		05/30/25	CRMLSM
182	PW25075398	S SFR/D	1607 Fairgreen DR	FUL	83	STD	\$1,635,000	\$613.74	4/2.0,1.0	2664/P	1977/PUB	16,560/0.2654	41/41	Y	N		03/18/25	CRMLSM
183	PW25056915	S SFR/D	1806 Connelo LN	FUL	699	STD	\$1,662,500	\$698.05	5/3.0,0.0	2353/A	1964/ASR	8,610/0.1977	0/0	Y	N		04/18/25	CRMLSM
184	PW25051458	S SFR/D	2043 Heeson ST	FUL	83	STD	\$1,650,000	\$637.56	4/3.0,0.0	2588/A	2003/ASR	3,375/0.0775	1/1	Y	N		05/12/25	CRMLSM
185	PW25063173	S SFR/D	2312 Coronado DR	FUL	83	STD	\$1,675,000	\$577.52	4/2.0,1.0	2883/P	1962/PUB	13,390/0.3074	10/10	Y	N		05/20/25	CRMLSM
186	PW25005158	S SFR/D	747 Oceanview DR	FUL	83	STD	\$1,660,000	\$499.40	4/4.0,1.0	3344/A	2008/BLD	7,000/0.1607	9/9	Y	N		04/08/25	CRMLSM
187	PW25040618	S SFR/D	1799 Deerwood DR	FUL	83	STD	\$1,700,000	\$623.17	4/3.0,0.0	2728/A	1982/ASR	9,680/0.2222	4/4	Y	N		03/13/25	CRMLSM
188	PW25040618	S SFR/D	7700 Virginia RD	FUL	83	STD	\$1,700,000	\$775.55	4/2.0,1.0	2192/A	1960/ASR	20,000/0.4591	54/54	Y	N		05/30/25	CRMLSM
189	BF25088964	S SFR/D	1523 Sycamore Ave	FUL	83	STD	\$1,730,000	\$777.82	4/2.0,1.0	2303/A	1972/PUB	7,200/0.1653	17/17	Y	N		05/19/25	CRMLSM
190	PW25041148	S SFR/D	3070 Sage View Ct	FUL	83	STD	\$1,710,000	\$742.51	4/3.0,1.0	2904/A	2002/ASR	6,582/0.1511	5/5	Y	N		05/19/25	CRMLSM
191	PW25059500	S SFR/D	2833 Longspur Ct	FUL	83	STD	\$1,737,000	\$649.59	5/3.0,0.0	2674/A	1994/ASR	7,150/0.1641	31/31	Y	N		04/28/25	CLAW
192	25512383	S SFR	606 Lake TER	FUL	83	STD	\$1,750,000	\$790.07	4/2.0,1.0	2215/	1957	22,500/0.5165	0/0	Y	N		05/29/25	CRMLSM
193	PW25067702	S SFR/D	2856 Muir Trail Drive	FUL	83	STD	\$1,800,000	\$507.61	5/2.1,1.0	3546/A	2003/ASR	7,740/0.1777	20/20	Y	N		05/16/25	CRMLSM
194	PW25076462	S SFR/D	616 Lemon Hill	FUL	83	STD	\$1,810,000	\$641.39	4/3.0,1.0	2822/A	1955/ASR	9,879/0.2268	29/29	Y	Y		03/24/25	CRMLSM
195	PW25041736	S SFR/D	3220 Santa Monica Ave	FUL	83	STD	\$1,849,000	\$787.48	4/2.0,0.0	2348/A	1960/ASR	19,926/0.4574	5/5	Y	N		03/19/25	CRMLSM
196	TR25049727	S SFR/D	2165 Evans ST	FUL	83	STD	\$1,850,000	\$671.51	3/2.0,1.0	2755/A	2004/ASR	4,567/0.1048	29/29	Y	N		05/14/25	CRMLSM
197	PW25084911	S SFR/D	2837 McGarvey ST	FUL	83	STD	\$1,880,000	\$686.63	4/2.1,0.0	2738/A	2002/ASR	5,000/0.1148	18/18	Y	N		04/23/25	CRMLSM
198	PW25020811	S SFR/D	2260 Shalibo ST	FUL	83	STD	\$1,920,000	\$564.61	5/3.0,1.0	3229/A	2003/ASR	5,434/0.1247	5/5	Y	N		04/30/25	CRMLSM
199	OC25064246	S SFR/D	2540 Parblossom ST	FUL	83	STD	\$1,930,000	\$641.62	5/3.0,0.0	3808/A	2003/ASR	10,030/0.2303	11/11	Y	N		04/30/25	CRMLSM
200	OC25064129	S SFR/D	1471 Altheon CIR	FUL	83	STD	\$1,970,000	\$592.66	4/4.0,0.0	3324/A	1998/ASR	5,150/0.1182	19/19	Y	N		04/23/25	CRMLSM
201	PW25056282	S SFR/D	2572 Lurgan Way	FUL	83	STD	\$1,980,000	\$688.73	4/3.0,0.0	2901/A	1999/PUB	6,557/0.1505	30/30	Y	N		04/23/25	CRMLSM
202	PW24178881	S SFR/D	3007 Clearwood CT	FUL	83	STD	\$2,009,000	\$642.67	3/2.0,1.0	3126/A	2001/ASR	8,556/0.1964	5/4	Y	N		03/24/25	CRMLSM
203	PW25038474	S SFR/D	913 Paloma Pl	FUL	83	TRUS	\$2,100,000	\$740.48	4/2.0,1.0	2836/A	1963/ASR	20,000/0.4591	89/89	Y	Y		05/20/25	CRMLSM
204	PW25153121	S SFR/D	401 Pinala Pl	FUL	83	STD	\$2,114,000	\$624.89	3/2.0,1.0	3383/A	1968/PUB	14,935/0.3429	5/5	Y	N		03/28/25	CRMLSM
205	PW25056762	S SFR/D	850 Ranchos CIR	FUL	83	STD	\$2,165,000	\$754.62	5/2.1,0.0	2869/A	1964/ASR	19,656/0.4512	14/14	Y	N		03/24/25	CRMLSM
206	PW25078281	S SFR/D	1710 Miramar DR	FUL	83	STD	\$2,220,000	\$730.02	4/1.2,0.0	3041/A	1966/ASR	19,761/0.4537	11/11	Y	N		03/24/25	CRMLSM
207	PW24189871	S SFR/D	1647 N Highland View Pl	FUL	83	STD	\$2,230,000	\$623.60	4/3.0,0.0	3576/A	1966/ASR	18,522/0.4252	7/7	Y	N		03/11/25	CRMLSM
208	PW25022145	S SFR/D	2998 Ashwood CT	FUL	83	STD	\$2,325,000	\$629.45	4/2.0,1.0	3654/A	2001/ASR	7,368/0.1691	79/79	Y	N		03/12/25	CRMLSM
209	PW24212210	S SFR/D	1920 Paige Ave	FUL	83	STD	\$2,325,000	\$331.40	8/7.0,0.0	7022/A	1956/ASR	32,670/0.75	89/89	Y	N		03/12/25	CRMLSM
210	24452215	S /D	2961 Oakhurst CT	FUL	83	STD	\$2,600,000	\$681.16	5/3.0,0.0	3817/A	2000/ASR	7,766/0.1783	8/8	Y	N		03/12/25	CRMLSM
211	PW25026666	S SFR/D	613 W Valley View DR	FUL	83	STD	\$2,700,000	\$415.38	6/5.0,0.0	6500/A	2009/OTR	8,640/0.1983	14/14	Y	Y		05/12/25	CRMLSM
212	PW25023117	S SFR/D	2807 Sunnyside DR	FUL	83	STD	\$2,800,000	\$752.69	3/2.2,0.0	3720/E	1961/ASR	34,478/0.7915	6/6	Y	Y		03/10/25	CRMLSM
213	PW25166651	S SFR/D	446 Modesto Pl	FUL	83	STD	\$3,050,000	\$673.44	5/4.0,1.0	4529/P	1966/PUB	18,645/0.428	10/10	Y	Y		04/03/25	CRMLSM
214	PW25166651	S SFR/D	2317 Fairview Way	FUL	83	STD	\$3,520,000	\$913.19	4/3.0,2.0	3859/A	2016/ASR	18,295/0.42	11/11	Y	Y		05/12/25	CRMLSM
215	PW25028332	S SFR/D	211 W Las Palmas Dr	FUL	83	STD	\$4,800,000	\$749.18	5/4.0,2.0	6407/B	2024/ASR	22,338/0.5128	69/69	Y	Y			

APPENDIX J

CDBG / HOME APPLICATIONS AND CERTIFICATIONS

**TO BE INSERTED BEFORE
SUBMISSION TO HUD**