



Annual Action Plan

City of Fullerton FY 2026-27

Prepared pursuant to 24 CFR Part 91
Draft Review Period: May 27, 2026 – June 27, 2026

City Council Approval: July 21, 2026
HUD Approval: pending

For more information please contact:
Housing Division at City of Fullerton
(714) 738-6544



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Executive Summary

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

1. Introduction

The City of Fullerton Annual Action Plan (AAP) outlines the strategic use of federal resources to address the community's priority housing and community development needs for the program year. As an entitlement jurisdiction, the City receives funding from the U.S. Department of Housing and Urban Development (HUD), including Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program funds.

This Action Plan serves as a one-year implementation of the City's adopted Consolidated Plan and identifies specific projects, programs, and activities that will be undertaken to advance local goals related to affordable housing, homelessness prevention, neighborhood revitalization, and the provision of public services.

The City of Fullerton remains committed to addressing the needs of low- and moderate- income residents, individuals and families experiencing or at risk of homelessness, senior citizens, and other vulnerable populations. Through a coordinated and data-informed approach, the city prioritizes investments that expand housing opportunities, improve living environment and promote access to essential services.

This plan reflects ongoing collaboration with community stakeholders, service providers, regional partners, and residents to ensure that resources are deployed effectively and equitably. The city continues to align its efforts with regional strategies, including those related to homelessness response and fair housing to maximize impact and leverage additional funding opportunities.

2. Summarize the objectives and outcomes identified in the Plan

The City of Fullerton's Annual Action Plan is guided by HUD's overarching goals of providing decent housing, creating a suitable living environment, and expanding economic opportunities, primarily for low-and moderate-income residents.

Key Objectives:

- Preserve and expand affordable housing through rehabilitation, development support, and tenant-based rental assistance
- Address homelessness and housing instability by supporting emergency shelter operation, rapid rehousing and prevention programs
- Improve public facilities and neighbor infrastructure to enhance accessibility, safety and quality of life in eligible neighborhoods
- Provide essential public services for vulnerable populations, including seniors, youth, and individuals experiencing homelessness.
- Promote fair housing and reduce barriers to equal housing opportunity

Expected Outcomes:

- Increased availability and preservation of safe, affordable housing units.
- Improved access to shelter and supportive services, leading to greater housing stability
- Enhanced neighborhood conditions through home improvement programs
- Expanded access to critical services that support health, stability and self-sufficiency.
- Affirmatively furthered fair housing through outreach, education and enforcement support.

Overall, the Plan is designed to deliver measurable impacts by aligning federal resources with local priorities, leveraging partnerships, and ensuring that investments result in tangible benefits for the community's most vulnerable residents.

3. Evaluation of past performance

The City of Fullerton evaluated prior year performance, program accomplishments, community needs assessments, stakeholder input, and available funding resources in developing the goals and projects identified in this Annual Action Plan. The evaluation included a review of accomplishments achieved under previous Annual Action Plans, progress toward meeting Consolidated Plan priorities, expenditure rates, timeliness of project implementation, and overall program effectiveness.

The City considered performance outcomes related to housing rehabilitation, public infrastructure improvements, public services, homelessness assistance, and programs benefiting low- and moderate-income households. Attention was given to projects and activities that demonstrated measurable community benefit, leveraged additional resources, and addressed identified community development needs.

The City also reviewed ongoing housing affordability challenges, homelessness trends, infrastructure deficiencies, and service gaps impacting vulnerable populations. Input received from community stakeholders, nonprofit service providers, public agencies, schools, colleges and residents further assisted the city in identifying priority needs and funding allocations.

Based on this evaluation, the City selected projects and goals that are consistent with the priorities established in the Consolidated Plan and that will continue to support neighborhood improvements,

public services, housing preservation, and activities that principally benefit low- and moderate-income residents throughout the community.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

For the FY 2026-2027 Action Plan, the city will conduct two public hearings. The first public hearing took place on May 12, 2026, and July 21, 2026. In addition, a community online survey was conducted on January 20th. The survey was published on the city's website, social media, and newsletter. The survey was also distributed at the community centers. The Annual Action Draft Plan was published for a 30-day public comment period on May 27, 2026

5. Summary of public comments

A summary of comments received is provided under the Appendix "Citizen Participation Comments".

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

All comments were accepted

7. Summary

The city of Fullerton FY 2026-2027 Action Plan reflects a unified vision to meet the identified needs of the community and provide benefits to low – and moderate-income individuals and families. Over the next year, financial assistance and support of the community will be directed toward the following areas:

- Expanding affordable housing opportunities
- Rehabilitation of substandard housing
- Assistance to the homeless or those at risk of becoming homeless
- Support residents and seniors with tenant-based rental assistance
- Assistance to non-profit organizations that provide public services
- Expanding Fair Housing choice and access
- Economic Development
- Code Enforcement
- Provide for public infrastructure
- Support senior services
- Natural disasters

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

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

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

Agency Role	Name	Department/Agency
CDBG and HOME Administrators	Daniel Valdez- Housing Manager Kate Polezhaev - Administrative Analyst	Community and Economic Development Div.

Table 1 – Responsible Agencies

Narrative (optional)

The City of Fullerton is a direct entitlement community for the CDBG and HOME programs. The City of Fullerton's Community and Economic Development administer the CDBG and HOME programs and the CDBG Section is responsible for submission of the Consolidated Plan and Annual Action Plans with the assistance of the Community Development and Economic Department-Housing Division who administers the CDBG and HOME program.

Consolidated Plan Public Contact Information

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

1. Introduction

The City of Fullerton’s Community and Economic Development Department took the lead on behalf of the City of Fullerton in developing and coordinating activities for the FY 2026-2027 Annual Action Plan. Consistent with federal requirements, an extensive and coordinated needs assessment was undertaken to obtain input in formulating the Annual Plan. This input involved extensive consultation with public and private agencies, social service agencies, agency coalitions, community residents,

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(l))

To conduct outreach to a broad range of agencies and organizations, the City developed a comprehensive stakeholder list that includes:

- Nonprofit service providers serve low- and moderate-income households and individuals with special needs, including people with disabilities.
- Affordable housing providers.
- Housing advocates and industry professionals.
- Public agencies (e.g., school districts, colleges, community services, public works);
- Economic development and workforce organizations; and
- Community and neighborhood groups.

The City of Fullerton maintains a strong framework for coordination and collaboration with assisted housing providers, as well as health, mental health, and social service agencies. The City participates in the regional Continuum of Care (CoC), including coordination through CoC committees, governing bodies, and the Coordinated Entry System (CES), along with relevant subcommittees.

In addition, the city collaborates with a range of service providers and community-based organizations, including affordable housing developers, homeless service providers, and nonprofit agencies serving vulnerable populations. The City’s Housing and Community Development programs, including CDBG and HOME, play a key role in facilitating communication, sharing data, and aligning housing and supportive services. This coordinated approach is supported through regular community meetings, stakeholder engagement efforts, and focus groups with residents and service providers.

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’s Consolidated Plan jurisdiction aligns with the regional Continuum of Care (CoC) administered by the County of Orange. The County serves as the CoC lead agency, coordinating funding

and oversight for a comprehensive system of homeless programs and services across the region, including Fullerton. These services include the Coordinated Entry System (CES), homelessness prevention, emergency shelter, transitional and permanent supportive housing, rapid re-housing, outreach and case management, administration of the Homeless Management Information System (HMIS), and landlord engagement strategies to expand housing opportunities.

Through CES, individuals and families experiencing homelessness—across all populations, including those experiencing chronic homelessness, veterans, youth, families with children, justice-involved individuals, and survivors of domestic violence or human trafficking—are provided fair and standardized access to housing resources. The system uses a uniform assessment and prioritization process to match households to the most appropriate interventions, with an emphasis on serving those with the highest needs and greatest barriers to housing stability.

The City of Fullerton collaborates with the County of Orange, local service providers, and housing partners to implement these programs. This includes coordination on veteran housing resources such as HUD-VASH vouchers through the U.S. Department of Veterans Affairs, as well as partnerships with domestic violence service providers and family-serving organizations to ensure specialized support for vulnerable populations. Youth and families are connected through regional CES access points and family-focused service networks to facilitate rapid placement into permanent housing.

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

The County of Orange serves as the leading agency for the regional CoC and is responsible for coordinating the Emergency Shelter Grant (ESG) Request for Proposals (RFP) process, as well as the allocation of ESG funds. The City of Fullerton does **not** receive ESG funds directly; instead, ESG resources are administered at the county level and distributed to service providers through the County's competitive procurement process.

CoC and Emergency Shelter Grant funding opportunities are typically announced through a county-led RFP process, with notifications shared broadly among eligible service providers and stakeholders. Applications are evaluated based on established criteria, including program performance, alignment with system priorities, data quality (HMIS), organizational capacity, and demonstrated outcomes. The County, in its role as CoC lead, oversees project selection, performance monitoring, and submission of consolidated applications to HUD.

The City of Fullerton collaborates with the County of Orange and local service providers by participating in regional planning efforts, supporting outreach, and aligning its Consolidated Plan and Annual Action Plan priorities with CoC strategies. While the City does not administer ESG funds, it relies on County-managed systems and data to inform local decision-making and coordinate housing and supportive services.

Regionally, HMIS administration is managed at the county level to ensure consistency in data collection, reporting, and performance measurement across all participating jurisdictions and service providers. This coordinated structure supports a more integrated and efficient homeless services system throughout Orange County.

This city does not receive or allocate Emergency Services Grant (ESG) funds from CoC

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

The City of Fullerton consulted with a broad range of agencies, organizations, service providers, public entities, schools, colleges and community stakeholders during the development of the Annual Action Plan. The consultation process was undertaken to identify priority housing and community development needs, evaluate gaps in services, and develop funding recommendations consistent with the goals of the Consolidated Plan.

The City engaged with nonprofit organizations, affordable housing providers, homeless service providers, public service agencies, regional partners, and community-based organizations serving low- and moderate-income residents, seniors, person's experiencing homelessness, youth, families, and individuals with special needs. Consultations also included discussions with agencies providing fair housing services, public health and mental health services, food assistance, domestic violence support, and other supportive services.

The City also solicited public input through publicly noticed meetings, community outreach efforts, and presentations before advisory bodies and the City Council. Community Development Citizens Committee =CDCC meetings and public hearings provided opportunities for residents, stakeholders, and service providers to comment on proposed funding priorities and community needs.

Information gathered through these consultations helped the city prioritize funding for public infrastructure improvements, housing preservation activities, public services, homelessness assistance, and programs that principally benefit low- and moderate-income person's and neighborhoods throughout the community.

Agency/Group/Organization		Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?
1	Boys and Girls Club of Fullerton	Services-Children	Public Services	The Boys and Girls Club provides youth development programming supporting families from socioeconomically communities with high impact afterschool and summer programs. The organization is a recipient of Community Development Block Grant (CDBG) funding.
2	CARE Housing Services	Services- Supportive Housing Services- Homeless Needs Services- Elderly	Homeless Needs- Formerly Homeless individuals	CARE Housing provides supportive care to 120 units for Fullerton City Lights residents which entails food delivery, social events, community skill building and health promotion. The organization is a recipient of CDBG funding.
3	Community SeniorServ Inc. dba Meals on Wheels Orange County	Services-Elderly Persons Services- Health	Public Services-Elderly	Community SeniorServ provides home delivered services and meals to elderly individuals in Fullerton through their lunch program The organization is a recipient of CDBG Funding.
4	CSU Fullerton (CSUF) Auxiliary Services Corp (ASC)	Services- Children and Students	Public Services- Children	CSU through CHN will provide bilingual services to low- and moderate-income families to promote academic achievement, support emotional wellness and strengthen resident leadership. The organization has applied for CDBG funding
5	Fair Housing Foundation	Services- Fair Housing	Fair Housing Services	The City contracts with the Fair Housing Foundation to provide fair housing services to residents and landlords. The organization receives CDBG funding.
6.	Fullerton Collaborative	Services- Homeless	Public Services- Homeless Needs - Families with children, Veterans, Unaccompanied youth and Homelessness Strategy	The Fullerton Collaborative Homeless Subcommittee is a group of local service providers who have voluntarily joined together to better serve residents of Fullerton who are without housing. Members include representatives from non-profit organizations, the faith-based community, hospitals, local government, and others interested in helping come up with solutions. Fullerton's Housing Division participates in the Collaborative meetings.

7.	Hart Community Homes, Inc.	Services – Supportive Housing Services-Employment	Public Service – Supportive housing	Hart Community Homes provides supportive housing to transitional aged youth (TAY) ages 18-24 including those who emancipated from foster care. Services include life skill development, mentoring/coaching and access to mental health services. The organization has applied for CDBG funding.
8.	High Hopes Counseling	Services- Counseling	Public Service- Individuals and families	High Hopes provides trauma informed mental and behavioral health services, support and advocacy to individuals and families. High Hopes attended a CDBG Public Meeting.
9	Electric Company Theatre	Services- Education	Public Service- Artists and students	Provides live theatrical experiences for children and the community
10	Illumination Foundation	Services- Homeless	Public Services- Shelter and recuperative care for homeless individuals.	The Illumination Foundation operates and provides shelter and care to homeless individuals in Fullerton. The City partnered with Illumination Foundation in developing a 150-bed Homeless Navigation Center and Recuperative Care Facility. Housing Division staff meet monthly with shelter staff.
11.	Mercy House Living Center	Services- Homeless	Public Services- Chronically homeless, families, veterans and unaccompanied youth.	Mercy House operates 149 bed shelter Buena Park Navigation Center and provides services to homeless adults and couples.
12	Orange Care Health Care Agency	Services- Homeless	Public Services- Public Health to chronically homeless individuals.	The City of Fullerton collaborates with the Orange County Health Care Agency as it specifically provides services and linkage to metal health and substance abuse.
13	Orange County Housing Authority	Services- Housing	Public Services- Housing	The City of Fullerton works directly with the Orange County Housing Authority (OCHA) regarding housing opportunities related to affordable housing, Section 8 Housing Choice Voucher (HCV) Family self-sufficiency, Family unification, and Veteran's subsidies.

14	Pathways of Hope	Services- Housing and Homeless Services	Public Services- Housing, rental relief and food pantry. For chronically homeless families with children	Pathways continues to provide shelter and resources for the homeless population and operates a food bank for homeless and at-risk residents. Pathways operate a transitional housing apartment. The organization has applied for CDBG funding.
15	Recovery Road Food Pantry	Services- Food Pantry	Public Services- Homeless and individuals/families.	Recovery Road, Inc. provides a variety of services, food and support to the homeless population and those seeking services.
16	Solidarity	Services- Mental Health and Wellness	Public Services- Students	Solidarity provides elementary afterschool and teen center programs for mental health support and group therapy.
17	YMCA	Services- Children	Public Services- Youth	YMCA of Orange County provides after-school enrichment program services for low/moderate-income children. This free program provides a safe, structured environment that includes such activities as academic assistance, personal life skills development, and leadership development.

Table 2 – Agencies, groups, organizations who participated

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

The City maintains a comprehensive list of agencies, organizations, and stakeholders that have expressed interest in or requested information regarding the City's CDBG and HOME programs. Staff documented all inquiries and strongly encouraged organizations and individuals to attend public meetings and participate in community surveys.

The City conducted outreach to a broad range of community partners and service providers, including affordable housing developers, child welfare organizations, schools, and nonprofit organizations. While outreach efforts were extensive, some agencies and organizations did not respond to invitations or participate in the consultation process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
North SPA Task Force	City of Fullerton	The North Spa Task Force meetings align with the Fullerton Consolidated Plan and Annual Action Plan goals as it relates to homelessness. The goal of the meetings is for North SPA leaders to discuss shelters and other collaborative efforts.
Continuum of Care	County of Orange	The CoC goals are consistent with Fullerton's 5-Year CP and Annual Action Plan goals as it relates to homelessness. Specifically, regional collaboration around rapid re-housing, interim housing and permanent supportive housing.
City and School District/Fullerton College/CSUF Working Group	City of Fullerton	The goal of the meeting is to share resources related to housing insecurity and instability for students who are homeless or at risk of homelessness.
North SPA Collaborative Weekly Case Management Meeting	Hope Center	The Hope Center collaborates with service providers and the city, to provide outreach and case management to those who are homeless or seeking services with providers in the North Spa Collaborative.
Fullerton's Housing Element 2021-2029	City of Fullerton	Aspects of the goals and strategies in the City's Housing Element were used for the development of the housing Action Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative ()

The City of Fullerton consults with a range of mainstream public and private agencies that address housing, health, social services, domestic violence, and educational needs of low-income individuals and people experiencing homelessness. Engagement occurs through the City's Housing Division, regional coordination efforts, targeted stakeholder meetings, and partnerships with non-profit organizations. The City also collaborates with other service providers supporting seniors, individuals with disabilities, youth, and workforce development programs, as well as local healthcare providers, the Hope Center, Illumination Foundation and the Fullerton Police Department.

The City maintains an ongoing commitment to working collaboratively with regional and local partners to develop and implement solutions to address homelessness. City staff actively participate in the Orange County Continuum of Care and related workgroups, which convene regularly to coordinate services, share program updates, and address regional challenges. These efforts support alignment with broader countywide strategies and ensure consistency in service delivery across jurisdictions.

In addition, the City coordinates with workforce development organizations to support economic stability through job training and employment services for low-income residents. Through its participation in regional data systems, including the Homeless Management Information System (HMIS), the City utilizes data-driven approaches to inform funding priorities, program design, and service delivery.

The City also engages in countywide collaborative efforts and committees focused on homelessness and housing, which provide opportunities for coordination, resource sharing, and strategic planning. These partnerships enhance the City's ability to effectively respond to local needs while contributing to broader regional solutions.

AP-12 Participation – 91.105, 91.200(c)

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

The Needs Assessment conducted for the FY 2026 Annual Action Plan incorporated input from community residents, coalitions, and social service and housing agencies serving low- and moderate-income populations. The most comprehensive effort to evaluate community needs and establish program priorities occurs during the development of the Consolidated Plan. In preparation of the FY 2026—2027 Annual Action Plan and to inform funding priorities for the upcoming year, CDBG staff utilized multiple outreach platforms to assess community needs and gather public input.

1. CDBG Open House meeting held on October 21, 2025, inviting community agencies and non-profits to learn about CDBG
2. In person Informational meeting held at the Fullerton Community Center held on November 10, 2025.
3. Email comments received from September 2025 through March 2026
4. Community Needs Survey was available from January 20, 2026, through February 21, 2026.
5. Housing Community Development Commission (HCD) at OC County meetings were held on January 22, 2026, February 26, 2026 March 26, 2026, 2026 and April 23, 2026
6. Community Development Citizens Committee held on February 10, 2026, February 24, 2026, March 10, 2026, and May 12, 2026.

Citizen Participation Outreach

(see Citizen Participation Plan)

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1.	Newspaper Ad	Public Services Agencies	October 9, 2025, Publication in the Fullerton Tribune News indicating CDBG funding for public service agencies	No comments were received.	N/A	
2.	Public Meeting	Public Service Agencies	October 21, 2025, Mandatory meeting held for public service agencies interested in 2026-2027 CDBG funding	No comments were received	N/A	
3.	Public Meeting	Non-target/broad community	February 10, 2026, CDCC meeting included CAPER Review, CDBG guidelines, eligible activities and funding update	No comments were received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4.	Public Meeting	Non-target/broad community	February 24, 2026, CDCC meeting included roles and responsibilities of committee members and strategies used to allocate funds. Presentations from the Boys and Girls Club, Community Senior Serv Home Delivery and Lunch Café (Meals and Wheels OC), Hart Community Homes, High Hopes Counseling, Mercy House Living Centers, Pathways of Hope, and Solidarity	No comments were received	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5.	Public Meeting	Non-target/broad community	March 10, 2026, CDCC Meeting presentation included Fair Housing Foundation, Care Housing, CSUF Auxiliary Services Corporation, Upwards Boost. City Departments included Code Enforcement, Parks and Recreation, Public Works, and Housing Administration and Housing Rehabilitation.	No comments were received.	N/A	
6.	Newspaper Ad	Non-target/broad community	A Public Notice was published April 9, 2026 announcing the recommendations for the CDBG FY 2026-2027 funding in the Fullerton News Tribune	No comments were received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7.	Public Hearing	Non-target/broad community	May 12, 2026, The Community Development Needs Survey was presented to the CDCC meeting. The CDCC committee approved recommendations to be presented to the City Council.	No comments were received	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Fullerton anticipates utilizing a combination of federal, state, local, and private resources to address the priority needs and objectives identified in the Strategic Plan. For the program year, the City expects to receive approximately \$1,410,857.00 in Community Development Block Grant (CDBG) funds and \$475,838.42 in HOME Investment Partnerships Program (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). These federal resources will support a variety of eligible activities, including affordable housing programs, public services, public facility and infrastructure improvements, homelessness assistance, and neighborhood revitalization efforts.

In addition to federal funding, the city will continue to leverage state, county, nonprofit, and private sector resources to maximize the impact of available funding. Partnerships with affordable housing developers, service providers, nonprofit organizations, and other public agencies will help expand housing opportunities, supportive services, and community development initiatives throughout the city.

Federal funds will also be used to attract and leverage additional investment through public-private partnerships, grants, loans, and other financing sources. Where applicable, HOME program matching requirements will be satisfied through eligible non-federal contributions, including donated land, waived fees, local financial commitments, private investment, and other qualifying contributions consistent with HUD regulations.

Anticipated Resources

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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	Federal	Acquisition, Administration and Planning, Economic Development, Housing, Public Improvements, and Public Services	\$1,410,857.00	\$100,000	0.00	\$1,510,857.00		The total amount available includes reallocated CDBG funds from prior program years (\$\$) as well as an estimated (\$100,000) in revolving loan funds. Primary focus will include administration and planning, housing rehabilitation, grants, code enforcement, public improvements and public services.
HOME	Federal	Acquisition, New Construction, Home Improvements, Tenant Based Rental Assistance (TBRA)	\$475,838.42					

Table 5 - Expected Resources – Priority Table

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

The City of Fullerton strategically utilizes federal funds—such as Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds—to attract and leverage a wide range of private, state, and local resources that enhance the impact of federally funded activities.

Federal funds often serve as gap financing, making projects feasible and more attractive to other investors and agencies. For example, affordable housing developments supported by HOME funds are frequently layered with Low-Income Housing Tax Credits (LIHTC), state housing funds, and private financing. This blended approach maximizes the overall investment while ensuring long-term affordability and project viability.

The city partners with nonprofit organizations, housing developers, and service providers who contribute in-kind services, private capital, and grant funding from philanthropic or state sources. These collaborations extend the reach and effectiveness of federal dollars beyond what the city could achieve alone. Matching requirements, particularly under the HOME program, are met through a combination of:

- Non-federal contributions from developers or community partners, such as donated land, private loans, or cash contributions.
- In-kind services from nonprofits, including case management, supportive services, and volunteer labor.
- State and local funding sources, such as Permanent Local Housing Allocation (PLHA) funds, Mental Health Services Act (MHSA) housing funds, and other targeted housing grants.

The City maintains detailed documentation and monitoring systems to track eligible match contributions and ensure compliance with federal match obligations. Through these efforts, Fullerton is able to optimize its federal allocations and strengthen its capacity to address affordable housing and community development needs.

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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 owns and/or controls a limited number of surplus or underutilized parcels, as well as existing civic sites such as former or current public facilities, parking lots, and other municipally owned properties. These properties may be evaluated for potential reuse or redevelopment opportunities consistent with General Plan land use designations and applicable zoning regulations.

Discussion

Although many traditional non-federal funding sources remain limited, the City will continue to explore and pursue additional funding opportunities, including state resources and HOME Investment Partnerships Program (HOME) funds, to address community needs and support the development and preservation of affordable housing. The City will also continue collaborating with affordable housing developers and community partners to leverage available resources and expand housing opportunities throughout the community.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	Planning and Administration	2026	2027	Administration	Citywide	Administration	CDBG \$279,491 HOME \$47,538	Administer
2.	Rehabilitation of Substandard Housing Units	2025	2029	Affordable Housing	Citywide	Housing Rehabilitation Program	CDBG \$241,515	Dwellings rehabilitated: 8 Household Housing Units
3.	Development of Affordable Housing	2025	2029	Affordable Housing	Citywide	Development of Affordable Housing	HOME \$1,000,000.00	Pointe Common Apartments 64-unit affordable housing development. Leasing up April/May 26
4.	Tenant Based Rental Assistance	2026	2027	Rental Assistance-Upstream Prevention	Mobile Home Park/City Wide	Homeless Prevention	HOME \$1,050,000.00	Assist 20 Seniors in Mobile Homes and 13 families in market rate dwellings citywide
5.	Job Creation	2026	2027	Economic Development	Citywide	Job Creation and Retention	CDBG \$40,000.00	Job creation and retention 17 jobs
6.	Business Façade Improvement	2026	2027	Economic Development	Area Benefit Activity	Business Attraction and Retention	CDBG \$100,000	Sustainability-Economic Development
7.	Fair Housing	2026	2027	Fair Housing	Citywide	Fair Housing	CDBG \$20,000.00	Other: 210
8.	Neighborhood Revitalization	2026	2027	Non-Housing Community Development	CDBG Census Tracts	Public Infrastructure Code Enforcement	CDBG: \$130,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 32 Persons Assisted Housing Code Enforcement
9.	Natural Disaster	2025	2029	Natural Disaster	Citywide	Natural Disaster	CDBG: 0.00	Other: 1

Table 6 – Goals Summary

Goal Descriptions

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	CDBG, HOME, and/or HOME-ARP funds may be utilized, as available and appropriate, to support the development, acquisition, rehabilitation, or preservation of affordable housing and Permanent Supportive Housing projects serving low- and moderate-income households and individuals experiencing homelessness or at risk of homelessness.
3	Goal Name	Homeless Prevention, Emergency Shelters
	Goal Description	Homelessness prevention and response remain high priorities for the City. Funding will be prioritized, to the greatest extent feasible, for upstream prevention activities including Tenant-Based Rental Assistance (TBRA) and the utilization of emergency and interim shelter space to assist individuals and families experiencing or at risk of homelessness.
4	Goal Name	Provide Support to Non-Profit Agencies
	Goal Description	Provide technical assistance and financial support to nonprofit organizations that deliver housing, community development, public service, and homelessness assistance programs benefiting low- and moderate-income residents. Support may include capacity building, program funding, coordination of services, and assistance with the development and implementation of activities that address identified community needs and advance the goals of the Annual Action Plan
5	Goal Name	Job Creation and Retention
	Goal Description	Economic development will be encouraged citywide.
6	Goal Name	Fair Housing

	Goal Description	The City will continue to affirmatively further fair housing by supporting activities that promote equal housing opportunity, reduce barriers to housing choice, and prevent discrimination in housing-related transactions. Efforts may include funding fair housing services, providing education and outreach to residents and housing providers, investigating and resolving housing discrimination complaints, and promoting access to safe, decent, and affordable housing for all persons regardless of race, color, religion, sex, national origin, familial status, disability, or other protected classes.
7	Goal Name	Neighborhood Revitalization
	Goal Description	Neighborhood revitalization will be supported through housing rehabilitation, code enforcement, and capital improvement projects throughout the city.
8	Goal Name	Tenant Based Rental Assistance
	Goal Description	Tenant-Based Rental Assistance (TBRA) will be provided to eligible low- and moderate-income households experiencing housing instability due to rising rental costs and limited affordable housing opportunities. Assistance is intended to help prevent homelessness and maintain stable housing for residents most in need.
9	Goal Name	Natural Disaster
	Goal Description	CDBG funds are not currently planned for urgent need activities during the program year; however, funds may be utilized, if necessary and eligible, to respond to natural disasters or other emergency community needs requiring immediate assistance.

Projects

AP-35 Projects – 91.220(d)

Introduction

The FY 2026–2027 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs represents the second year of the City of Fullerton’s Five-Year Consolidated Plan. Each project approved for funding is aligned with the needs and priorities identified in the Consolidated Plan. The Annual Plan is reviewed on an annual basis and may be updated as needed to reflect changes in community conditions, emerging needs, and feedback received from residents and stakeholders.

The City recognizes the importance of addressing its housing and community development needs. To support these efforts, Community Development Block Grant (CDBG) funds have been allocated across a variety of priority areas. These allocations provide a mechanism to address deficiencies in the existing housing stock and public infrastructure, while also supporting essential public services that benefit the community.

The City places a strong emphasis on infrastructure improvements and partnerships with agencies that provide critical social services. However, due to the federal limitation restricting public service activities to 15% of the City’s annual CDBG allocation, available funding is insufficient to meet all identified social service needs within the community.

On May 12, 2026, the Community Development Citizens Committee (CDCC) made funding recommendations intended to address many of the City’s identified social service needs. A total of 13 public service applications were submitted for CDBG consideration, and the CDCC recommended funding for 9 programs for Public Service category.

In compliance with federal regulations, all proposed CDBG-funded activities meet the requirements of the Housing and Community Development Act, as amended. Additionally, each funded project satisfies at least one of the Act’s national objectives by:

1. Benefiting low- and moderate-income persons.
2. Assisting in the prevention or elimination of slums or blight; or
3. Addressing urgent community development needs where existing conditions pose a serious and immediate threat to the health and welfare of the community, and where other financial resources are unavailable to address such need

Projects

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

Table 7 - Project Information

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

The City of Fullerton continues to prioritize funding allocations based on the greatest identified community needs, with a particular focus on activities that principally benefit low- and moderate-income residents. As federal, state, and local grant resources continue to diminish, the City must strategically allocate limited resources to programs and projects that provide the greatest measurable community benefit and align with the priorities established in the 2025–2029 Consolidated Plan.

The Consolidated Plan serves as the City's strategic framework for addressing housing, community development, homelessness, public service, and neighborhood improvement needs over a five-year period. Funding recommendations for the 2026–2027 Annual Action Plan were developed through an evaluation of community needs data, stakeholder consultation, prior year performance, public input, and the City's ongoing assessment of underserved populations and service gaps. Priority was given to programs that preserve and improve affordable housing, support public infrastructure and facility improvements, expand access to essential public services, and address homelessness and special needs populations.

In establishing allocation priorities, the City also considered project readiness, organizational capacity, regulatory compliance, timeliness of expenditures, and the ability of proposed activities to leverage additional resources and achieve long-term community impact. Emphasis was placed on programs that demonstrate measurable outcomes, operational sustainability, and consistency with HUD national objectives.

Despite these efforts, the City continues to face significant obstacles in addressing underserved needs. The most substantial challenge remains the limited availability of funding relative to the growing demand for housing assistance, supportive services, and community development improvements. As a result, the City must make difficult funding decisions each year and is unable to fully address all identified needs within available resources.

Additional obstacles include rising housing construction and rehabilitation costs, inflationary impacts on service delivery, increasing homelessness and housing instability, capacity limitations among nonprofit service providers, and heightened demand for mental health, senior, youth, and homeless supportive services. The City also recognizes that some residents face barriers related to language access, transportation, awareness of available programs, and overall accessibility to services.

To help address these challenges, the city continues to strengthen partnerships with nonprofit organizations, Orange County service providers, regional agencies, and community stakeholders. The City also seeks to leverage outside funding opportunities, improve coordination among service providers, and implement strengthened financial and administrative safeguards to ensure the effective and compliant use of available federal resources. Through these efforts, the city remains committed to maximizing the impact of limited funding while addressing the most critical needs within the community.

DRAFT

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 Yale, Santa Fe, and Princeton-Berkeley Area Street areas.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 128 families will benefit from the street project according to HUD data.
	Location Description	Street Reconstruction
	Planned Activities	Project will repair existing roadway facilities and provide compliant sidewalk access throughout the limits of the project.
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 childcare services to maintain 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: \$71,375
	Description	Fifteen (15) percent of HOME funds must be set aside for Community Housing Development Organizations (CHDO). The City anticipates receiving \$475,838.42 in HOME funds for FY 2026-27 of which a minimum of fifteen percent (\$71,375) is to be used on CHDO related projects.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Staff have 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.

5	Planned Activities	The CHDO funds will be used to acquire and rehab a single-family or multi-family project in the City of Fullerton.
	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: \$80,000

	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. CDCC recommended CARE Housing to receive \$40,000 for social services at Fullerton City Lights; Pathways of Hope (POH) to receive \$25,000 for Community-Based Services Program; and \$15,000 to Mercy Housing for the operation of Bridges at Kraemer Place.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 677 Fullerton Individuals or at-risk of becoming homeless residents will benefit from the activity and 100 will have emergency beds.
	Location Description	Citywide
	Planned Activities	• CARE Housing Services - FCL Social Services Onsite Direct Service Program (102 individuals)- \$40,000 • Mercy Housing - Bridges at Kraemer Place (95 individuals) - \$15,000 • POH - Community-Based Services Program (408 individuals) - \$25,000
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
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	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 \$282,171.40 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 \$475,838.42. HOME citation 92.207 allows administration costs up to 10% of HOME allocation (\$47,583.84) annually and unspent funds can be carried forward from previous years.
	Target Date	6/30/2027
	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 \$282,171 (Includes \$20,000 Fair Housing Services). Administration HOME Program - HOME Funding \$47,583. Previous year's remaining administration funding will be expended prior to spending the 2026 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: \$341,515 HOME: \$300,000
	Description	Preservation of the quality of existing affordable housing stock occupied by low- and moderate-income households.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 households will benefit from the proposed activities
	Location Description	Citywide
	Planned Activities	Home Improvement Program {Loans and Grants} - CDBG Funding \$491,515 (Revolving Loan Funds \$150,000; \$341,515 entitlement funds). Unexpended funds, if any, for June 30, 2026, 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 CHOO 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: \$40,000
	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	6/30/2027

Estimate the number and type of families that will benefit from the proposed activities	Approximately 530 seniors will benefit from the activities.
Location Description	Citywide

	Planned Activities	Community SeniorServ, Inc. - Home Delivered Meals (30 seniors). CDBG Funding - \$20,000. Community SeniorServ, Inc. - Lunch Cafe Program (500 seniors). CDBG Funding - \$20,000.
10	Project Name	Tenant Based Rental Assistance (TBRA)
	Target Area	Citywide
	Goals Supported	Homeless Prevention
	Needs Addressed	Upstream Homeless Prevention
	Funding	HOME: \$1,000,000
	Description	Monthly rental reimbursements for low-income Fullerton residents, including seniors, veterans, disabled individuals living in mobile homes and 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 aid 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 costs 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 residents whose income is below 30% of the median income and pay more than 30% of their income into housing.
11	Project Name	Youth Services

	Target Area	Citywide
	Goals Supported	Provide Support to Non-Profit Agencies
	Needs Addressed	Public Services
	Funding	CDBG: \$91,628.55
	Description	Provide services including, but not limited to, after-school care, summer school, weekend nutrition, and mental health and wellness programs.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 680 youth will benefit from the activity.
	Location Description	Citywide
	Planned Activities	Boys and Girls Club - Youth Development Program (100 individuals). CDBG funding \$30,000. CSUF Auxiliary (200 individuals) \$20,000. High Hope Counseling \$10,000 (160 individuals). Solidarity \$31,628.55 (200 individuals).
12	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.
13	Project Name	City of Fullerton Parks and Recreation
	Target Area	City Wide
	Goals Supported	Senior Mobility Transportation Program
	Needs Addressed	Senior Population
	Funding	CDBG: \$25,000
	Description	Provide senior population transportation to medical appointments, social and recreational trips without any limits.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 400 residents will benefit from the program.
	Location Description	Citywide .

AP-50 Geographic Distribution – 91.220(f)

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

The City of Fullerton will direct federal housing and community development assistance toward areas demonstrating the greatest need, with a particular emphasis on neighborhoods containing concentrations of low- and moderate-income households, populations at risk of homelessness, seniors, people with disabilities, and other vulnerable residents. Assistance will also be distributed citywide to ensure equitable access to housing, public services, infrastructure improvements, and economic opportunities.

Based on available demographic and housing data, portions of central and south Fullerton contain higher concentrations of low-income households and minority populations. These areas generally experience greater housing cost burdens, aging infrastructure, overcrowding, and increased demand for supportive services. As a result, the City prioritizes eligible activities in these neighborhoods when consistent with HUD objectives and national program requirements.

The City’s Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds will continue to support activities including affordable housing rehabilitation and development, public facility and infrastructure improvements, homelessness prevention and supportive services, fair housing activities, and programs benefiting low- and moderate-income residents.

While priority consideration is given to areas of identified need, the City recognizes that housing affordability, homelessness, and community development challenges exist throughout the community. Accordingly, certain programs and services may be implemented on a citywide basis where such activities most effectively address identified needs and affirmatively further fair housing.

The geographic distribution of funding is guided by census data, HUD low- and moderate-income area maps, public participation input, housing and homeless needs assessments, and ongoing coordination with local service providers and community stakeholders.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Fullerton allocates investments geographically based on identified community needs, HUD eligibility requirements, and the overarching goal of improving the availability and accessibility of affordable housing, public services, and community infrastructure for low- and moderate-income residents. Priority is given to areas

demonstrating higher levels of economic distress, housing instability, overcrowding, aging infrastructure, and concentrations of low- and moderate-income households.

The City utilizes a combination of data sources to guide funding decisions, including U.S. Census and American Community Survey data, HUD low- and moderate-income area maps, homelessness and housing needs assessments, fair housing data, and public input obtained through the Consolidated Plan and Annual Action Plan outreach process. These resources assist the City in identifying neighborhoods and populations with the greatest unmet needs.

Geographic investment priorities are also influenced by the availability of eligible projects, opportunities to leverage additional public and private funding sources, and the potential for activities to provide long-term community benefit. The City seeks to balance neighborhood-based investments with citywide programs and services to ensure equitable access to assistance while affirmatively furthering fair housing objectives.

In addition, the City prioritizes investments that support preservation and expansion of affordable housing, homelessness prevention and supportive services, accessibility improvements, and public facility enhancements that directly benefit low- and moderate-income residents and underserved populations.

Discussion

The City's priority is to meet the needs of the community by allocating the appropriate funds for community development, housing and programs to low and moderate individuals seeking assistance.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Fullerton continues to recognize affordable housing as one of the community's most critical and ongoing needs. The city has supported the development, preservation, and rehabilitation of more than 919 affordable rental units and 45 affordable ownership units through a combination of federal, local, and leveraged funding sources. Following the dissolution of California Redevelopment Agencies and the elimination of Housing Set-Aside funds, the City has increasingly relied upon HOME Investment Partnerships (HOME) funds, Community Development Block Grant (CDBG) resources, housing bond funding, and strategic partnerships to support affordable housing activities.

The 2026–2027 Annual Action Plan serves as a continuation and implementation component of the City's 2025–2029 Consolidated Plan. The Annual Action Plan outlines the specific projects, funding allocations, and activities the City will undertake during the program year to address the priority housing and community development needs identified in the Consolidated Plan. Through this process, the City continues to direct available CDBG and HOME resources toward programs and projects that support affordable housing preservation, housing stability, neighborhood improvement, and services benefiting low- and moderate-income residents.

The 2025–2029 Consolidated Plan identifies affordable housing preservation and production as a high-priority community need. In response, the City established strategic goals focused on expanding and preserving affordable housing opportunities for low- and moderate-income households. Priority continues to be placed on programs that support housing rehabilitation, affordable rental housing development, public services, homelessness assistance, and activities serving vulnerable populations, including seniors, individuals experiencing homelessness, and households with special needs.

Community outreach and stakeholder engagement conducted during the preparation of the Consolidated Plan further confirmed the significant demand for affordable housing throughout Fullerton. Public survey responses, consultation with housing and social service providers, and housing market data consistently identified housing affordability, rising rental costs, and limited housing inventory as major community concerns.

In light of continuing economic pressures, rising construction and rehabilitation costs, and limited funding availability, the city remains committed to strategically investing available resources in programs and projects that maximize long-term affordability, support neighborhood stability, and address the housing and community development needs of low- and moderate-income residents.

One Year Goals for the Number of Households to be Supported	
Homeless	600
Non-Homeless	2,000
Special-Needs	80
Total	2,737

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	526
The Production of New Units	65
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	601

Table 10 - 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. Additionally, 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 completion in March 2026 with final lease up in May 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 and rental assistance programs on behalf of participating jurisdictions, including the City of Fullerton. Through these programs, OCHA provides critical housing assistance to low-income families, seniors, individuals with disabilities, veterans, and persons experiencing homelessness.

The 2026–2027 Annual Action Plan continues the goals and priorities established in the City’s 2025–2029 Consolidated Plan by supporting programs and partnerships that expand housing stability and access to affordable housing opportunities for low- and moderate-income residents. OCHA remains an important regional partner in helping address Fullerton’s affordable housing and homelessness needs through the administration of federal rental assistance programs.

There is no traditional public housing developments located within the City of Fullerton. Housing assistance within the city is primarily provided through tenant-based and project-based rental assistance programs administered by OCHA, including the Housing Choice Voucher (HCV) Program, Emergency Housing Voucher (EHV) Program, Veterans Affairs Supportive Housing (VASH) Program, and other specialized voucher initiatives. These programs assist eligible households by subsidizing rental costs in privately owned housing units throughout the community.

As of 2026, OCHA continues to administer hundreds of housing vouchers utilized by Fullerton residents, helping households maintain housing stability in a challenging and increasingly unaffordable housing market. The city will continue to coordinate with OCHA, regional housing partners, and local service providers to support affordable housing opportunities and address the housing needs identified in the Consolidated Plan and Annual Action Plan.

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

During the 2026–2027 program year, the City of Fullerton will continue to work collaboratively with the Orange County Housing Authority (OCHA), regional housing partners, and local service providers to address the housing and supportive service needs of public housing residents, voucher-assisted households, and individuals experiencing homelessness. Although there are no traditional public housing developments located within the city, Fullerton residents benefit from a variety of rental assistance programs administered by OCHA, including the Housing Choice Voucher (HCV) Program and other specialized voucher programs.

The City plans to support activities that promote housing stability, increase access to affordable housing opportunities, and improve the quality of life for low- and moderate-income households. Planned actions during the program year include continued coordination with OCHA regarding housing resources and referrals, support for public service programs that assist low-income residents and people

experiencing homelessness, and investment in housing and community development activities that benefit voucher holders and income-qualified households.

In addition, the City will continue to prioritize affordable housing preservation and development activities through the use of HOME and CDBG funding, where eligible and feasible. The City also intends to support programs that provide supportive services, homelessness prevention assistance, fair housing services, and access to community resources that assist residents in maintaining stable housing.

The City has approximately \$1.9 million in American Rescue Plan Act (ARPA) funding designated to support activities that address homelessness and housing instability. These funds may be utilized for eligible activities that assist individuals and families experiencing homelessness, persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, and other vulnerable populations impacted by housing insecurity. ARPA resources provide the City with an additional opportunity to expand supportive services, shelter assistance, homelessness prevention efforts, and housing stabilization programs beyond traditional federal entitlement funding sources.

The City will continue collaborating with nonprofit organizations, developers, regional agencies, and community stakeholders to identify funding opportunities and implement strategies that address the growing demand for affordable housing and supportive services within the community. Through these efforts, the City seeks to further the goals established in the 2025–2029 Consolidated Plan and improve housing outcomes for low- and moderate-income residents throughout Fullerton.

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

The City of Fullerton encourages public housing residents, voucher holders, and other assisted households to become more involved in housing-related programs, community engagement activities, and opportunities that promote long-term housing stability and self-sufficiency. Although the City does not own or operate traditional public housing developments, the City works collaboratively with the Orange County Housing Authority (OCHA), nonprofit organizations, and community service providers to support resident participation and housing advancement opportunities.

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 May 2026, the County of Orange conducted its biennial Point-In-Time (PIT) Count to assess the extent of homelessness throughout the region. The 2026 PIT Count identified 6,321 individuals experiencing homelessness countywide, representing a 13.7 percent reduction in overall homelessness compared to the 2024 count, including a significant 26.6 percent reduction in unsheltered homelessness. These results reflect continued regional efforts to expand housing resources, supportive services, outreach, and coordinated intervention strategies.

Orange County's Continuum of Care organizes homelessness response efforts through three regional Service Planning Areas (SPAs). The City of Fullerton is located within the North SPA, which reported approximately 2,894 individuals experiencing homelessness during the 2026 PIT Count. Within Fullerton specifically, 305 individuals were identified as experiencing homelessness, representing an approximate 22 percent decrease from the City's 2024 PIT Count figures.

Homelessness trends remain influenced by a variety of complex economic and social factors, making it difficult to attribute changes in homelessness levels to any single cause. However, Orange County has recognized that several temporary protections and financial assistance programs available during and immediately following the COVID-19 pandemic will no longer be in place. Key resources previously available included:

- **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 funding to help residents remain housed and avoid eviction. This temporary funding source provided critical stabilization assistance to thousands of households impacted by pandemic-related financial hardship.
- **COVID-19 Eviction Protections:** State and local protections implemented during the pandemic remained in effect through portions of 2022 and helped prevent widespread displacement among vulnerable renter households. The expiration of these protections likely contributed to increased housing insecurity and eviction activity in later years.

The loss of these temporary supports, combined with broader economic pressures such as inflation, rising rental costs, limited affordable housing inventory, and increased costs of living, continues to impact housing stability throughout Orange County and the City of Fullerton.

The County's Unsheltered PIT Count was conducted across Orange County's approximately 800-square-mile jurisdiction utilizing a federally recognized and validated methodology designed to ensure accurate enumeration and minimize duplication. The resulting data underscore the continued need for sustained, coordinated, and regionally aligned responses to homelessness.

In response to ongoing homelessness challenges, Orange County continues to implement a coordinated System of Care framework consistent with HUD requirements. This person-centered approach

integrates services across multiple systems, including behavioral health, healthcare, housing, community corrections, and public social services. The System of Care is intended not only to connect individuals to housing opportunities, but also to support long-term housing stability through comprehensive wraparound services tailored to individual needs.

Within Fullerton, current conditions continue to demonstrate a strong need for permanent supportive housing, mental health services, substance use treatment, homelessness prevention programs, and coordinated outreach efforts. In response, the city continues to invest in homelessness interventions including outreach and navigation services, emergency shelter assistance, homelessness prevention activities, supportive services, and partnerships with nonprofit organizations, regional agencies, and countywide providers.

Additionally, the city \$1.9 million in American Rescue Plan Act (ARPA) funding dedicated to eligible homelessness and housing stability activities remains unspent. These funds may be utilized to support individuals and families experiencing homelessness, persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, and other vulnerable populations facing housing instability. As such, the city is aiming to utilize the funds for Permanent Supportive Housing and is seeking agencies and developers to collaborate in creating housing in Fullerton.

The City remains committed to addressing homelessness through strategic planning, ongoing evaluation of community needs, regional collaboration, and continued investment in programs that promote housing stability and supportive services for vulnerable residents.

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

The City of Fullerton remains committed to implementing a coordinated, compassionate, and outcomes-driven strategy to reduce and ultimately end homelessness within the community. Through a collaborative approach involving City departments, regional partnerships, government agencies, healthcare providers, and nonprofit organizations and shelters, the City will continue pursuing targeted actions during the 2026–2027 program year to address homelessness, expand housing stability, and improve access to supportive services.

The City's efforts are supported by encouraging trends identified in the 2026 Orange County Point-In-Time (PIT) Count. In 2026, Fullerton reported 305 individuals experiencing homelessness, representing an approximate 22 percent reduction compared to the 2024 PIT Count. Countywide, Orange County reported a 13.7 percent decrease in overall homelessness and a 26.6 percent reduction in unsheltered homelessness. These reductions reflect the continued impact of regional coordination, expanded shelter resources, targeted outreach, supportive services, and housing-focused interventions throughout the County and within Fullerton.

The City's Community Outreach Specialist and Homeless Liaison Officers (HLOs) from the Fullerton Police Department will continue providing proactive street outreach, engagement, and connection to

services for individuals experiencing homelessness throughout the community. Planned activities include:

- Conducting regular outreach within encampments and other identified high-need areas.
- Providing immediate referrals to shelter, healthcare, behavioral health, and supportive services.
- Assisting with transportation to shelters, and service providers.
- Maintaining outreach and case management tracking systems 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 continue supporting mobile mental health response and care coordination for individuals experiencing behavioral health crises, mental illness, and substance use disorders. Planned actions include:

- Facilitating coordinated response efforts between mental health professionals and Homeless Liaison Officers.
- Supporting referrals to behavioral health treatment, stabilization services, and supportive care programs.
- Participating in interagency coordination meetings focused on high-utilizer and high-needs individuals.

The city will also continue supporting operations at the Fullerton Navigation Center, operated by the Illumination Foundation. The approximately 150-bed low-barrier shelter provides emergency shelter, housing navigation, case management, and wraparound supportive services for adults and couples experiencing homelessness throughout Fullerton and the North Service Planning Area (SPA). The City's objectives for the Navigation Center include:

- Prioritizing shelter placements for individuals identified through local outreach efforts.
- Supporting intensive case management focused on permanent housing placement and self-sufficiency.
- Monitoring shelter utilization, housing placement outcomes, and successful exits to permanent housing.

In addition to the Fullerton Navigation Center, the city will continue referring individuals to other emergency shelters and interim housing programs throughout North SPA. These facilities provide trauma-informed services, behavioral health support, coordinated entry access, and housing stabilization resources. The City's regional coordination efforts include:

- Coordinating with shelter operators to facilitate intake, documentation assistance, and service connection.
- Supporting case management efforts that prioritize housing placement and long-term stability.
- Tracking shelter utilization, length of stay, and permanent housing outcomes in collaboration with regional partners and the Orange County 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 coordination efforts designed to improve system

efficiency, strengthen partnerships, and align housing strategies across jurisdictions. Planned activities include:

- Participation in Homeless Management Information System (HMIS) data sharing and coordinated entry case conferencing.
- Alignment of City homelessness efforts with regional planning and Continuum of Care priorities.
- Ongoing collaboration with nonprofit service providers, healthcare agencies, and housing partners to address service gaps and improve system coordination.

The City will also continue strengthening homelessness prevention and diversion strategies aimed at assisting households at risk of becoming homeless due to economic hardship, domestic violence, behavioral health conditions, or other vulnerabilities. Planned activities include:

- Identifying at-risk households through outreach and referral partnerships.
- Connecting residents to rental assistance, legal services, behavioral health support, and housing stabilization programs.
- Coordinating with regional agencies and nonprofit providers to access flexible financial assistance and diversion resources.

Additionally, as mentioned the City continues to administer approximately \$1.9 million in American Rescue Plan Act (ARPA) funding designated for eligible homelessness and housing stabilization activities. These funds may be utilized to support shelter operations, homelessness prevention, supportive services, housing navigation, and assistance for vulnerable populations, including individuals and families fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking.

The City will continue monitoring progress through HMIS reporting, outreach data, Navigation Center performance reporting, and regional system coordination efforts. Updates regarding implementation of the City's Strategic Plan to Address Homelessness and related program outcomes will continue to be presented during public meetings and incorporated into required HUD reporting and planning documents.

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

As part of the 2026–2027 Annual Action Plan, the City of Fullerton will resume implementing a comprehensive and coordinated approach to engage individuals experiencing homelessness, particularly unsheltered persons, and assess their individual needs with the goal of connecting them to shelter, supportive services, healthcare resources, and permanent housing opportunities. The City's outreach strategy is grounded in a person-centered, trauma-informed approach that emphasizes relationship building, coordinated intervention, and long-term housing stabilization.

The City will resume to deploy a dedicated Community Outreach Specialist who conducts proactive and responsive outreach throughout Fullerton, with particular attention given to areas with known encampments, high concentrations of unsheltered individuals, and locations identified through

community concerns and service referrals. Outreach activities include engagement, basic needs support, resource navigation, service referrals, and ongoing follow-up intended to establish trust and encourage participation in available assistance programs.

In coordination with the Fullerton Police Department's Homeless Liaison Officers (HLOs), outreach efforts are strengthened through a multidisciplinary team approach that combines supportive engagement with public safety coordination. This collaborative model allows outreach staff to safely and effectively engage individuals who may be chronically homeless, resistant to services, or experiencing behavioral health challenges.

During outreach interactions, individuals are assessed and referred to appropriate resources based on their specific needs, including emergency shelter, mental health treatment, substance use services, healthcare resources, benefits enrollment, and housing programs available through the Orange County Continuum of Care's Coordinated Entry System (CES). The City's outreach efforts prioritize individualized service planning and coordinated referrals designed to promote long-term housing stability.

Individuals willing to accept shelter services may be referred to the Fullerton Navigation Center, operated by the Illumination Foundation. The approximately 150-bed low-barrier shelter facility provides emergency shelter, housing navigation, case management, and wraparound supportive services focused on helping individuals transition into permanent housing. The Community Outreach Specialist and Homeless Liaison Officers work closely with Navigation Center staff to facilitate coordinated intake, continuity of care, and ongoing case management support.

The City also collaborates with the Orange County Health Care Agency's HOPE Center (Homeless Outreach and Psychological Evaluation) to support individuals experiencing acute mental health conditions, behavioral health crises, or substance use disorders. Through this partnership, individuals may receive clinical intervention, crisis response services, and referrals to appropriate levels of behavioral healthcare and stabilization programs.

Additionally, Fullerton remains actively engaged in regional coordination efforts through participation in the North Orange County Public Safety Collaborative, the Orange County Continuum of Care, coordinated case conferencing, and Homeless Management Information System (HMIS) data sharing initiatives. These partnerships support improved service coordination, reduce duplication of efforts, strengthen cross-jurisdictional collaboration, and enhance the City's ability to connect unsheltered individuals to housing and supportive services efficiently and effectively.

The City's continued investment in outreach and engagement efforts aligns with encouraging regional trends identified through the 2026 Orange County Point-In-Time Count, which reported a 22 percent reduction in homelessness within Fullerton compared to 2024, including significant reductions in unsheltered homelessness countywide. The City will continue building upon these efforts during the 2026–2027 program year through sustained outreach, regional collaboration, and strategic investments in homelessness prevention,

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Fullerton recognizes that emergency shelter and transitional housing are essential components of a comprehensive homeless response system, providing immediate safety and a structured pathway toward permanent housing stability. The city employs a coordinated, housing-focused approach to expand access to shelter resources and support individuals and families in transitioning into stable, permanent housing.

Fullerton continues to actively utilize and support emergency shelter resources within the North Orange County Service Planning Area (North SPA). The City's Community Outreach Specialist and Homeless Liaison Officers maintain strong collaborative partnerships with these facilities to ensure effective coordination, facilitate timely "warm hand-offs," and align shelter placements with client eligibility and individualized needs.

While the City does not directly operate transitional housing programs, it maintains a robust referral network to regional providers, including Pathways of Hope which offers housing programs and supportive services for families with children and individuals working toward housing stability and permanent placement.

To strengthen the local continuum of care, the city supports ongoing operations of the Fullerton Navigation Center as a primary entry point into the homeless services system. The Navigation Center provides low-barrier access to shelter, housing navigation, and supportive services. The City will continue to pursue state, federal, and regional funding opportunities to expand emergency shelter capacity, bridge housing options, and housing navigation services, while strengthening partnerships with nonprofit providers to increase transitional housing availability. Through these efforts, the City of Fullerton aims to reduce unsheltered homelessness, improve system coordination, and expand 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 both the incidence and duration of homelessness by advancing a housing-first, systems-based response that connects individuals and families—particularly those who are chronically homeless, veterans, families with children, and unaccompanied youth—to permanent housing and supportive services that promote long-term stability and self-sufficiency.

The Fullerton Navigation Center serves as the City's central access point for emergency shelter and housing navigation services. This low-barrier facility provides immediate shelter alongside intensive wraparound supports, including housing assessments, benefits enrollment, and behavioral and physical

health referrals. Each client receives individualized case management focused on securing permanent housing and increasing income through employment and/or mainstream benefits.

City Community Outreach Specialists and Homeless Liaison Officers conduct direct street outreach to engage unsheltered individuals and connect them to shelter, coordinated entry, and housing resources. These staff also support housing retention efforts following program exit to reduce returns to homelessness.

The City participates in the Orange County Continuum of Care Coordinated Entry System (CES), which prioritizes housing resources for the most vulnerable populations, including chronically homeless individuals and families, veterans, and youth. The City also collaborates with affordable housing developers and property managers to expand access for formerly homeless households. The Housing Division monitors deed-restricted affordable units and facilitates connections for eligible households as units become available. In coordination with regional partners, the city continues to explore opportunities to expand Permanent Supportive Housing development.

Federal funding sources, including HOME, CDBG, and HOME-ARP, are leveraged to support housing rehabilitation, affordable housing development, supportive services, housing navigation, and application assistance for individuals experiencing homelessness.

To reduce returns to homelessness, the city prioritizes stabilization services for newly housed individuals, including ongoing case management, employment and workforce development referrals, mental health and substance use services, and access to mainstream benefits.

For households at risk of housing instability, the city has expanded its Tenant-Based Rental Assistance (TBRA) program from its initial focus on senior mobile home park residents to a citywide program serving households paying more than 30 percent of gross income toward rent. The City also partners with nonprofit organizations to provide homelessness prevention services, including emergency rental assistance, landlord mediation, and legal support.

Although the City does not operate youth-specific shelters, it coordinates closely with regional providers such as Casa Youth Shelter, OC Youth Shelter, and other continuum programs to ensure unaccompanied youth receive appropriate referrals and access to education, healthcare, and supportive housing resources.

Through these integrated strategies, the City of Fullerton seeks to shorten episodes of homelessness, increase permanent housing placements, and prevent returns to homelessness, while advancing a comprehensive and equitable housing stability system for its most vulnerable residents.

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 a comprehensive, housing-first approach to preventing homelessness that prioritizes early intervention for individuals and households at imminent risk of homelessness, particularly extremely low-income households and those transitioning from publicly funded institutions and systems of care. The city leverages federal, regional, and local resources in coordination with the Orange County Continuum of Care (CoC) to stabilize households before they enter homelessness and to strengthen housing retention outcomes.

To reduce inflow into homelessness, the city and the HOPE Center coordinate with institutional partners to support housing-focused discharge planning. This includes collaboration with healthcare systems, behavioral health institutions to ensure individuals are not discharged from homelessness. The City also participates in cross-system collaboration through the Fullerton Collaborative Homelessness Task Force, working alongside community-based organizations such as Pathways of Hope, and the United Way.

To mitigate housing instability and prevent eviction, the city administers a citywide Tenant-Based Rental Assistance (TBRA) program. This program has been expanded beyond its initial focus on mobile home park residents to serve eligible households citywide.

Households earning at or below 30% of Area Median Income (AMI) and paying more than 30% of their income toward rent may receive up to 12 months of rental subsidy, with potential renewal based on demonstrated need and funding availability.

In addition, Community Development Block Grant (CDBG) funds and partnerships with nonprofit providers support emergency rental assistance, utility assistance, and relocation support to prevent imminent displacement. Households at risk of eviction are also connected to landlord-tenant mediation services and legal aid resources to address unlawful eviction, housing violations, and tenant harassment.

The City of Fullerton works in close partnership with a broad network of public, nonprofit, and private agencies to promote long-term housing stability and self-sufficiency. Residents are connected to workforce development services through Orange County Workforce Solutions, employment and job placement programs, and public benefits navigation services.

Behavioral health and healthcare access are supported through referrals to the Orange County Health Care Agency (OCHCA), the National Alliance on Mental Illness (NAMI) Orange County, and local community clinics. These services address mental health, substance use, and primary care needs that may impact housing stability. Youth and families receive coordinated support through school district liaisons, counseling programs, and community-based organizations focused on education stability, trauma-informed care, and family preservation services.

The City's homelessness prevention strategy is designed to:

- Reduce first-time entries into homelessness through early intervention and coordinated outreach.
- Provide low-income households with financial assistance, legal support, and case management to maintain housing stability.

Discussion

The City's homelessness response goals are focused on a comprehensive, coordinated, and outcomes-driven approach that emphasizes prevention, intervention, and long-term housing stability. Key objectives include preventing homelessness through early intervention strategies; conducting outreach to individuals who are homeless or at risk of homelessness; and improving the efficiency and accessibility of the emergency shelter and coordinated entry system.

The city is committed to enhancing data systems to ensure timely, accurate, and actionable information that can be used to identify housing and service needs and to measure program outcomes effectively. The city further seeks to develop robust systems and organizational structures that promote oversight, accountability, and continuous improvement across homelessness initiatives.

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

Introduction:

As the foundation for a comprehensive housing strategy focused on preserving and expanding affordable housing opportunities, the City has identified Policy Action Areas within the Housing Element to guide implementation of the Five-Year Consolidated Plan and the 2026–2027 Annual Action Plan.

These Policy Action Areas establish the framework for specific policy actions designed to address current and projected housing needs, ensure compliance with applicable State housing law requirements, and reflect community priorities identified through public engagement processes, including planning workshops, stakeholder consultations, and public meetings.

Together, these policies inform the City’s coordinated approach to housing production, preservation, and access, while advancing equitable housing outcomes consistent with federal, state, and local planning objectives.

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.

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 2026–2027 Annual Action Plan, the City of Fullerton will strategically allocate Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds to address identified community development and housing priorities. These investments are designed to reduce barriers faced by underserved populations, expand and preserve affordable housing opportunities, address lead-based paint hazards, reduce poverty among low-income households, strengthen local institutional capacity, and enhance coordination among public and private housing providers and social service agencies.

The priorities established in the 2025–2029 Consolidated Plan provide the framework for the goals, objectives, and outcomes outlined in the 2026–2027 Action Plan. These priority needs include:

- Expanding the supply of affordable housing
- Preserving the existing stock of affordable housing
- Promoting fair and equal access to housing opportunities
- Delivering essential public services to low-income youth, families, and older adults
- Supporting individuals with special needs through targeted service interventions
- Connecting individuals experiencing homelessness to appropriate housing and supportive services
- Preventing the onset of homelessness through early intervention strategies
- Reducing the duration of homelessness through coordinated system response
- Improving public facilities and infrastructure that serve low- and moderate-income residents
- Eliminating architectural and structural barriers to accessibility for persons with disabilities

Together, these priorities guide the City’s integrated approach to community development and housing stability, ensuring that federal resources are deployed effectively to meet local needs and achieve measurable outcomes.

Actions planned to address obstacles to meeting underserved needs

Although the 2025–2029 Five-Year Consolidated Plan identifies homelessness-related needs as high and medium priorities, the City of Fullerton recognizes that its ability to fully address these needs is limited by constrained financial resources. While a network of nonprofit organizations within the city provides critical services to individuals experiencing homelessness, additional resources are necessary to adequately respond to the scale and complexity of need.

To strengthen the local response system, the City will utilize HOME-American Rescue Plan (HOME-ARP) funds to support eligible activities, including supportive services and Tenant-Based Rental Assistance (TBRA), thereby enhancing housing stability and expanding access to housing resources for vulnerable populations.

The city also remains committed to pursuing competitive federal, state, and regional funding opportunities to support underserved populations and strengthen the local service continuum. This includes assisting local service providers in preparing and submitting grant applications, as well as evaluating opportunities for the city to pursue new or supplemental funding as they become available.

Actions planned to foster and maintain affordable housing

The City of Fullerton prioritizes the preservation of its existing affordable housing stock through a comprehensive approach that includes housing rehabilitation, rental assistance, regulatory compliance monitoring, and the production of new affordable housing where feasible. These strategies are intended to ensure long-term housing stability, maintain safe and decent housing conditions, and protect the affordability of assisted units for low- and moderate-income households.

Rental assistance in the City is primarily provided through the Section 8 Housing Choice Voucher (HCV) Program, which is administered on a tenant-based basis by the Orange County Housing Authority (OCHA). This structure allows households to lease eligible units throughout Orange County, provided the units meet Housing Quality Standards and appropriate occupancy requirements. Participants generally contribute up to 30 percent of their adjusted income toward rent, while OCHA pays the difference between the tenant contribution and the applicable fair market rent. Because assistance is tied to the household rather than the unit, vouchers remain portable if a tenant chooses to relocate. Households may receive assistance for up to 15 years, subject to continued eligibility. As of May 2026, OCHA administered 315 vouchers for Fullerton residents, including households composed of families, elderly individuals, and persons with disabilities. In addition, Permanent Supportive Housing resources under the Continuum of Care program supported 38 units serving individuals with disabilities and elderly households, and 53 portable vouchers were utilized by households moving into Fullerton from other jurisdictions.

In addition to rental assistance, the city supports the production of new affordable housing units to expand long-term supply. Pointe Common is currently leasing up due to construction delays and will provide 65 deed-restricted affordable units upon completion, contributing to the City's overall housing inventory and affordability goals.

The city also maintains a strong commitment to preserving its existing affordable housing stock through ongoing monitoring and compliance oversight. Approximately 707 rental units are monitored annually to ensure continued tenant eligibility, adherence to affordability restrictions, compliance with Housing Quality Standards, and appropriate rent levels. In addition, the City verifies owner-occupancy and regulatory compliance that are subject to affordability covenants and down payment assistance agreements, ensuring continued affordability over time.

Housing rehabilitation remains a key preservation tool. In FY 2026–2027, the City anticipates completing approximately 8 rehabilitation projects for low- and moderate-income households using a combination of CDBG and HOME funds. These resources are directed toward essential health and safety repairs for

owner-occupied housing. Funding for these efforts includes new CDBG entitlement allocations, revolving loan funds, and both previously allocated and newly awarded HOME funds.

As part of its continued refinement of preservation strategies, the City has reevaluated its Mobile Home Loan Program and determined that it is no longer the most effective approach due to declining mobile home values and the aging housing stock. As a result, the City is transitioning away from loans and expanding its Mobile Home Rehabilitation Grant Program. This revised approach provides forgivable grants of up to \$30,000 per mobile home to support critical improvements such as roof repairs, exterior painting, ADA accessibility upgrades, code compliance corrections, and other health and safety-related repairs necessary to meet HUD Housing Quality Standards. This shift ensures that assistance is more accessible and better aligned with the needs of vulnerable mobile home residents.

The City also anticipates leveraging unallocated and unspent funds, along with CHDO reserves and new entitlements, to support acquisition and rehabilitation activities, including potential partnerships with Community Housing Development Organizations to expand affordable housing opportunities.

Tenant-Based Rental Assistance (TBRA) further supports preservation and housing stability efforts by assisting low-income households facing high rent burdens. The program includes both a mobile home-focused component and a citywide rental assistance initiative. The mobile home program is currently assisting 21 households using \$400,000 in HOME funds, while the citywide program is assisting 12 households using \$600,000 in HOME funds.

Together, these efforts reflect a coordinated preservation strategy that combines rehabilitation, rental assistance, regulatory oversight, and new development to maintain and expand affordable housing opportunities throughout the City of Fullerton.

Actions planned to reduce lead-based paint hazards

Although the use of lead-based paint in residential construction was banned in 1978, it continues to present potential health risks in older housing stock. In Fullerton, an estimated 23,000 housing units may contain lead-based paint hazards, primarily in pre-1978 structures. Consistent with statewide data, elevated blood lead levels in young children remain a concern, underscoring the importance of ongoing prevention and mitigation efforts.

The City of Fullerton maintains a proactive lead-based paint hazard reduction strategy focused on protecting children under age seven and reducing exposure risks in residential properties. This approach includes integrating lead hazard evaluation and abatement activities into the City's housing rehabilitation programs, supported by CDBG and HOME funding. Eligible rehabilitation projects may include lead testing, risk assessments, stabilization, and abatement activities as part of broader health and safety improvements.

The City complies with all applicable federal requirements governing lead-based paint, including 24 CFR Part 35, and ensures that program implementation aligns with required disclosure, notification, and

mitigation standards. Homeowners and tenants participating in City housing programs receive written notification regarding potential lead-based paint risks and available mitigation resources.

In addition, the City emphasizes education and outreach to increase awareness of lead hazards, particularly among owners and occupants of older housing. Lead safety information is provided at program intake for housing rehabilitation participants and during relevant housing transactions involving pre-1978 properties, consistent with federal disclosure requirements.

Overall, the City's lead-based paint hazard reduction strategy is designed to minimize exposure risks, support healthier housing conditions, and advance long-term public health outcomes through coordinated housing and environmental interventions.

Actions planned to reduce the number of poverty-level families

Through the implementation of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) activities, the City of Fullerton advances the goals and objectives outlined in the Consolidated Plan and the 2026–2027 Annual Action Plan. These coordinated investments are designed to reduce the number of households living in poverty by strengthening housing stability, expanding access to essential services, and supporting long-term self-sufficiency.

The primary focus of the City's strategy is increasing the supply of affordable housing for low- and moderate-income households, while also preserving existing affordable housing to ensure continued access to safe, decent, and stable living environments. The city further supports a continuum of housing and service interventions aimed at preventing homelessness and assisting individuals and families in transitioning from homelessness to permanent housing.

CDBG and HOME funds are also used to support a range of public service programs delivered by nonprofit organizations that serve vulnerable populations, including youth, seniors, families, veterans, and individuals with special needs. These services are designed to address immediate needs while promoting housing stability, economic opportunities, and improved quality of life.

Through this integrated approach, the City of Fullerton continues to align local investments with broader state and federal resources to reduce poverty, strengthen housing stability, and support long-term resident well-being.

Actions planned to develop institutional structure

The City of Fullerton's institutional delivery system is built upon strong interagency collaboration between the City and a broad network of nonprofit organizations committed to improving the well-being of residents. This coordinated framework supports ongoing partnerships that ensure low- and moderate-income households have access to housing, supportive services, and resources necessary for stability and quality of life.

Affordable housing development and preservation activities are led by the Community and Economic Development Division in close coordination with housing developers, contractors, and regional partners. These efforts are guided by the City’s Consolidated Plan and Annual Action Plan priorities to ensure alignment with identified community needs and long-term housing objectives.

Public service programs funded through the City are implemented in partnership with nonprofit service providers and are designed to address the needs of vulnerable populations, including low- and moderate-income individuals and families. These partnerships help expand service capacity and improve access to essential resources across the community.

The City also collaborates closely with internal departments responsible for capital improvement projects funded through federal and local sources. This coordination ensures that projects are delivered efficiently, remain within budget, and comply with all applicable federal, state, and local requirements.

In addition, the City participates actively in regional coordination efforts, including the North Orange County Public Safety Task Force and the North Orange County Service Planning Area (North SPA), which includes 13 cities engaged in interagency collaboration. Through these efforts, the city works to identify service gaps, reduce duplication, and improve coordination across the housing and service continuum, including the development of affordable housing, permanent supportive housing, and emergency and transitional housing resources.

Through these integrated partnerships and regional collaborations, the City of Fullerton continues to strengthen its housing and service delivery system to better meet the needs of its residents and advance long-term community stability.

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

The City of Fullerton will continue to strengthen coordination between public and private housing providers and social service agencies through active collaboration, outreach, and regional partnership development. The City remains committed to fostering an inclusive service environment that encourages participation from a wide range of organizations delivering housing, health, and supportive services. These efforts are designed to improve service integration, expand access to resources, and enhance outcomes for low- and moderate-income residents.

City staff also participate in regular homelessness-focused coordination meetings through the Fullerton Collaborative, where service providers convene to identify gaps in services, discuss emerging needs, and explore potential locations for expanded service delivery to maximize impact for underserved populations.

In addition, City leadership, including the City Manager, Police Chief, and Housing staff actively engage in the North Orange County Service Planning Area (SPA) Task Force and related regional committees. These forums facilitate cross-jurisdictional collaboration among public agencies, housing providers, and

behavioral healthcare partners to improve system-wide coordination and expand access to shelter, housing and supportive services.

Discussion:

The City of Fullerton will continue to coordinate closely with public and assisted housing providers, as well as private and governmental health, behavioral health, and social service agencies, to ensure that available resources are utilized effectively and efficiently to serve residents. Throughout the 2026–2027 program year, the City will maintain regular engagement with these partners. City staff will continue to work directly with the organizations identified in this Annual Action Plan to implement affordable housing and supportive service programs. This includes ongoing monitoring of subrecipients and service providers receiving City funding to ensure compliance, performance accountability, and alignment with established program objectives.

In addition, the city remains committed to affirmatively furthering fair housing through regional collaboration and targeted local implementation strategies. The city participated with the County of Orange and 33 other jurisdictions in the development of the 2025–2029 Orange County Analysis of Impediments to Fair Housing Choice (AI). This regional document, supported by jurisdiction-specific components, identifies fair housing barriers and establishes priorities and strategies to address systemic inequities in housing access and opportunity.

The Analysis of Impediments provides a comprehensive assessment of structural barriers that limit fair housing choice for protected classes under the federal Fair Housing Act, including historically marginalized populations. It establishes regional and local goals designed to expand access to opportunity, reduce disparities, and further fair housing compliance. The AI was developed through a collaborative stakeholder process, including input from jurisdictions, community members, and civil rights experts, and serves as a foundational document for fair housing planning and implementation.

Regional fair housing goals include increasing the supply of affordable housing in high-opportunity areas, preventing displacement of low- and moderate-income residents and protected classes (including Hispanic and Vietnamese households, seniors, and persons with disabilities), expanding community integration for persons with disabilities, ensuring equitable access to housing opportunities, and improving access to resources for populations disproportionately affected by homelessness and housing instability.

The City of Fullerton’s local fair housing priorities include implementation of a Housing Incentive Overlay Zone (HIOZ), adoption of an Affordable Housing and Religious Institutions ordinance amendment, coordination with State efforts to streamline or reduce CEQA-related barriers for affordable housing development and requiring affordable housing considerations in the disposition of surplus public property.

Through continued interagency coordination, regional collaboration, and targeted policy implementation, the City of Fullerton will advance fair housing objectives, strengthen housing

opportunity, and ensure that programs and resources are effectively aligned with both regional and local priorities in the 2026–2027 program year.

Program Specific Requirements

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

Introduction:

In the implementation of programs and activities under the 2026-2027 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
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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:

The City does not plan to use HOME funds for homebuyer assistance in FY2026-27.

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 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 income program 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. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

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

Appendix A



CITIZEN PARTICIPATION PLAN - REVISION

City of Fullerton
May 27, 2026

City Council Review: July 21, 2026,
HUD Approval: Pending

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CITIZEN PARTICIPATION PLAN CITY OF FULLERTON

The City of Fullerton (City) is an Entitlement Recipient of Community Development Block Grant funds under Title I of the Housing and Community Development Act of 1974 as amended. The City's Citizen Participation Plan (Plan) was prepared in accordance with Section 104(a) 3 of the Housing and Community Development Act and has been amended as required for the Consolidated Plan in accordance to 24 CFR 91.105.

PURPOSE OF THE CITIZEN PARTICIPATION PLAN

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

APPLICABILITY AND ADOPTION OF THE CITIZEN PARTICIPATION PLAN

The U.S. Department of Housing and Urban Development (HUD) requires jurisdictions who receive Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds to adopt a Plan. The City's Plan sets forth the City's policies and procedures that encourage citizens to participate in an advisory role on issues related to the use of federal funding. If in the future, the city receives other federal dollars that fall under this requirement; this Plan will be used to encourage public input until a revised Plan is adopted.

ENCOURAGEMENT OF CITIZEN PARTICIPATION

The law requires that the Plan provides for and encourages public participation in the development of the five-year Consolidated Plan (CP), any substantial amendments to the CP, the Annual Action Plan (AAP) and the Consolidated Annual Performance and Evaluation Report (CAPER). Citizens are urged to voice their concerns and share their ideas concerning CDBG programming. Comments and suggestions regarding the Plan, the CP (including the AAP), and the CAPER are welcome. This Plan will also include participation in the development of a Section 108 project, as applicable.

An emphasis is placed on the involvement of low- and moderate-income persons, particularly those living in slum and blighted areas where CDBG funds are proposed to be used, and by residents of predominantly low- to moderate-income neighborhoods. (Definition of low- and moderate persons includes individuals and families at or below 80% of the median income and persons/groups who qualify under the federal definition of presumed benefit. The definition of low- and moderate-income neighborhoods relates to areas where 51% or more of the residents are at or below 80% of the median income.) In addition, the City will encourage, in conjunction with the consultation of the public housing authority, if such projects exist, the participation of residents in public and assisted housing developments. Also, low-income residents of targeted revitalization areas in which developments are located will be encouraged to participate.

The City is expected to take whatever actions are appropriate to encourage participation of minorities, persons who do not speak English, and persons with disabilities.

When developing and implementing the CP, the City shall encourage participation of local and regional institutions and other organizations (including businesses, developers, and community and faith-based organizations). This will be done by way of an ongoing interest list, cable advertisement, and any other media deemed reasonable and appropriate such as the Internet. The Community Development Citizens' Committee (CDCC) is invited to participate in the development of the CP and will be provided a copy of the draft CP to review before the public hearing.

COMMUNITY DEVELOPMENT CITIZENS' COMMITTEE

The CDCC is responsible for the review, development, evaluation, and recommendation of amendments related to CDBG, HOME, and other community planning and development programs and activities. The Committee may also review additional federal and local housing and community development programs, with recommendations forwarded directly to the City Council for consideration.

The City Council changed the make-up of the CDCC from a nine-member committee to a five-member committee. These changes were effective January 1, 2019. All members must be Fullerton residents but do not have a district residency requirement. However, every effort will be made to appoint members to ensure that there is substantial representation of low- to moderate-income persons and members of minority groups (e.g. seniors, ethnicity). Members must be at least 18 years old. No member may serve on more than one City committee at a time. No current City employees may serve on a committee. Members may serve no more than two consecutive four-year terms as established by the City Council.

All CDCC meetings are open to the public to encourage input in the development of the AAP, to recommend distribution of the CDBG funds including amendments, to review the use of HOME and Section 108 funds (if applicable), to review performance evaluations, and to consider acceptance and possibly provide recommendation of other federal funding.

Residents are encouraged to share concerns, priorities, and recommendations with the CDCC, which serves as an advisory body to the City Council on CDBG and related community development matters. The CDCC assists in the development, review and recommendation of plans, programs, and policies related to housing and community development activities, including the following areas:

- A. The City's Consolidated Plan (includes all HUD Consolidated Programs);
- B. The submission of the City's Performance Report;
- C. Neighborhood improvement strategies, programs, policies and procedures; and

D. The Citizen Participation Plan.

CITIZEN PARTICIPATION OPPORTUNITIES

To encourage citizen participation, the Housing Division will undertake the following activities each year:

- Conduct at least one public meeting during the program year at varying times and locations to receive public input regarding community needs, priorities, strategies, proposed activities, projects, and program performance. The CDCC and Housing Division staff will make reasonable efforts to hold meetings within or accessible to targeted neighborhoods and areas served by the programs.
- Offer comment periods for the draft versions of the City's CP, AAP, CAPER, and any substantial amendment to the CP or AAP.
- Distribute notices regarding draft copies of the CP, AAP, and CAPER for citizen review.
- Review all public comments at meetings of the CDCC and all written comments received.

All documents requiring public notice will meet the following guidelines:

A formal public review period of the draft will be held as required by HUD regulations (15 -30 days depending on the document being submitted). The public notice will describe the contents and purpose of the project and include a list of locations where copies of the entire proposed document may be examined. A public notice specifically relating to the availability of the draft and a summary of the proposed document will be published in a local newspaper. The public notice will also be advertised in Spanish and Korean newspapers.

Notices of availability will be posted, and complete copies of the drafts will be available at City Hall and the Main Library for review and comment by all interested parties. Copies of the draft will also be distributed to CDCC members and the City Council. The City will provide a reasonable number of free copies of the documents to citizens and groups that request it.

Hearings are held at public facilities, and accommodation for persons with disabilities will be provided. Translators will be provided for people who do not speak English in the event that requests are made at least five (5) working days prior to a community meeting. To request accommodations, please call (714) 738-6544 or email Housing@cityoffullerton.com.

Any and all comments or views of citizens received either in writing or orally during the public comment period or at the public hearings will be considered in the preparation of the final submissions. A summary of all comments or views, whether accepted or not, shall be attached to the final submissions. A response to those comments/views not accepted will be included.

ANTI-DISPLACEMENT

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

The City's guidelines, rules and regulations for relocation assistance are the following federal and state laws, rules, and regulations, as they may be amended from time to time: 49 Code of Federal Regulations Part 24, Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended for Federal and Federally-Assisted Programs; Final Rule amended as of January 4, 2005; Government Code Sec. 7260 (Relocation Assistance) through Sec. 7267; and State Regulations-Relocation Assistance and Real Property Acquisition Guidelines (Title 25, California Administrative Code Ch. 6, Art 1, Section 6000 et seq.), and are referred to as the "City Relocation Guidelines".

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

DEVELOPMENT OF THE CONSOLIDATED PLAN AND ANNUAL ACTION PLAN

During the development of the documents, the city will make every effort to encourage the participation of local and regional institutions, Continuums of Care, health service providers, public housing agencies, affordable housing developers, businesses, non-profit organizations, philanthropic organizations, and community-based and faith-based organizations. Prior to the adoption of the Consolidated Plan or Annual Action Plan, citizens, public agencies, and other interested parties will be provided access to information regarding the anticipated amount of federal assistance to be received, including grant funds and program income, as well as the range of eligible activities proposed to be undertaken. This information includes the estimated

amount that will benefit persons of low- to moderate-income. Disclosed in the CP will be the City's plans to minimize displacement of persons and plans to assist any persons displaced, even if no displacement is expected to occur. The CP must state when and how the city will make this information available.

A series of CDCC public meetings will be held to develop the CP/AAP and review requests for CDBG funding. Citizens, public agencies, and other interested parties will be encouraged to submit comments on the draft through mailings, as well as at all public meetings. Surveys and comment requests will be mailed to interested parties, including the CDCC. All comments and/or views of the citizens will be considered at the public hearing of the City Council. The CDCC's funding recommendations will also be discussed at a public hearing. A summary of all comments and/or views, including those not accepted and the reasons therefore shall be attached to the CP.

A 30-day formal public review period of the draft CP/AAP will be held sometime in the spring, with submission to HUD scheduled before the deadline of August 15, as required. Exceptions to this deadline will include the annual budget allocations are provided late by HUD or the submission date has been extended which in turn would delay the public review period. However, under no circumstances will the review of the draft be less than 30 days in length, unless authorized by HUD.

SECTION 108 PROJECTS

If a Section 108 Loan is being requested, and a Section 108 project application will be submitted, the comment period will follow the requirements and timelines of that application process.

AMENDMENTS TO THE CONSOLIDATED PLAN

Minor and/or substantial amendments to the CP/AAP may be made during the program year. Substantial amendments will be reviewed by the CDCC and recommendations presented to the City Council for approval, if required. Minor amendments may be made by staff and forwarded to HUD.

The following situations that result in denial or reduction of funds for cause will be approved by staff and may not require CDCC, City Council, or HUD approval. If a recipient of federal funds does not meet federal or local regulations to receive funds, funds will be denied without public comment, and the committee will be notified. The denial of funds will be reported in the CAPER. If the recipient withdraws or terminates their program after the CP/AAP has been submitted, federal funds will not be disbursed. The action will be reported in the CAPER. These funds may be reallocated during the program year. If so, the reallocation may trigger substantial amendment requirements. If the funds are carried over to the following fiscal year, they will not trigger a substantial amendment but will be included in that year's process.

Activities funded with federal funds and reported in the AAP have units of measure (e.g. number of beneficiaries, number of houses to be rehabilitated, etc.) An increase or decrease in performance measures will not constitute an amendment, but the measurements and an explanation of the changes will be included in the CAPER.

CRITERIA FOR A SUBSTANTIAL AMENDMENT

The consolidated plan regulation considers certain amendments to be substantial amendments that require a public comment period and additional citizen participation. Amendments must either meet a priority need listed in the current CP or must be able to identify a priority need the amendment will meet. The Housing Division defines a substantial amendment as:

- The addition of an activity not originally described in the CP or AAP.
- A change in the purpose, scope, location, or beneficiaries of an activity that results in a change in funding of an amount greater than 50% of the year's grant allocation.
- A change in the allocation priorities or a change in the distribution of funds that affects 20% or more of the City's annual allocation.

Changes in the use of CDBG funds from one eligible activity to another, and budget increases or decreases, by themselves, do not constitute a substantial amendment.

In case 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 without triggering a substantial amendment with approval of the authorized representative. In the case of using federal funds for such urgent need, the City will follow HUD regulations and may waive the need for a substantial amendment. These activities would provide emergency services and may be exempt from citizen participation, public notifications, and other federal requirements.

If the City should need to make a substantial amendment to its CP or AAP, it will follow the Citizen Participation Process as described above that includes; Substantial amendments to the CP/AAP will be noticed and meet all of the requirements of the approved CP/AAP including a 30-day comment period of any draft amendments before they are implemented, publishing a notice specifically relating to the availability of the draft of the proposed amendment in a local newspaper advertising a 30-day public comment period (or term federally required), after the publication date of the availability of the Draft Substantial Amendments; publishing a notice of a public hearing least ten days in advance of the public hearing; and conducting a public hearing. If the amendment affects the neighborhoods or services provided to specific groups, those groups will be notified. If one of those groups is of predominantly Spanish or Korean descent, the public notice will also be advertised in a Spanish and/or Korean newspaper. Notices will be posted at City Hall and the Main Library. Copies of the draft will be distributed to CDCC members. The recommendation will be heard at a public hearing before the City Council.

In finalizing the Substantial Amendment, any written or verbal citizens' comments received at a public hearing will be considered. Attached to the document will be a summary of these comments (including a summary of any comments not accepted and the reasons to not accept them) to the Substantial Amendment.

HUD does not require that HOME-funded projects be identified in the CP/AAP. Projects are identified during the year and are exempt from the substantial requirements. Projects will be approved at a public City Council meeting and the public may provide input at that time.

PERFORMANCE REPORTS

A minimum 15-day formal public comment period of the draft CAPER will be held in September, with submission to HUD scheduled by the September 28 deadline.

PUBLIC HEARINGS

A minimum of one public hearing per year will be held to obtain citizens' views and to respond to proposals and questions. Together, the hearings address housing and community development needs, development of proposed activities, and review of program performance.

1. A public hearing will be held at the first meeting of the CDCC when the CDCC reviews the most current five-year CP, the most recent CAPER, and, if available, HUD's most recent evaluation (and the Section 108 update, if applicable). This meeting also allows the CDCC to hear from the public before making funding recommendations that will be in the AAP.

During the process of the five-year CP, an additional community meeting is held during business hours as it is more convenient for representatives of local organizations to attend and provide comments.

All hearings are to be held at convenient times and locations to maximize citizen and community involvement. The hearings will be held in the evening, at public facilities, and accommodation for persons with disabilities will be provided. Translators will be provided for people who do not speak English if requests are made at least five (5) working days prior to a community meeting. To request accommodations, please call (714) 738-6544 or email Housing@cityoffullerton.com.

COMMUNITY MEETINGS

All community meetings are to be held at convenient times and locations to maximize citizen and community involvement. The majority of the meetings are held in the evening. Meetings are held at public facilities and accommodations for persons with disabilities are provided (e.g. wheelchair access, sign language interpreter). Translators will be provided for people who do not speak English if requests are made at least five (5) working days prior to a community meeting. To request accommodations, please call (714) 738-6544 or email Housing@cityoffullerton.com.

ADDITIONAL MEETINGS

The public is welcome to attend all CDCC meetings. The CDCC meetings are not regularly scheduled but only as needed to discuss CDBG funded activities.

The public is also welcome to attend all Fullerton City Council meetings. The City Council meetings are scheduled for the first and third Tuesday of the month in the City's Council Chambers at 6:30 p.m.

PUBLIC NOTICES

Public notices will be published, at a minimum, in the local community-wide newspaper. In addition to English, notices will be published in Spanish and Korean newspapers. Public notices will be published a minimum of ten days before a public hearing. In addition, they will be posted on information boards at City Hall and the Main Library. Parties on the housing and community development interest mailing list will also be notified. The list includes neighborhood and community organizations, local jurisdictions, the Orange County Housing Authority, as well as interested individuals. When necessary, flyers will be distributed in areas where a significant amount of activity is proposed or ongoing. Information contained in the notifications must include times, places and purposes of all meetings. If the population of these areas is of predominantly Spanish or Korean descent, the notification will also be provided in Spanish and/or Korean.

NON-ENGLISH SPEAKING RESIDENTS

Meeting notifications will be released to local newspapers. In addition to English, notices will be published in Spanish and Korean newspapers. Bilingual translators will be available when a significant number of non-English speaking residents have requested that translators be present at public meetings and hearings. As necessary, program information will be available at the three community centers located in the highly populated Hispanic areas of Fullerton (Valencia, Garnet, and Maple).

AVAILABILITY TO THE PUBLIC

All program documents, including the adopted CP, substantial amendments, and the CAPER shall be readily available upon request for review during normal working hours in the Community and Economic Development Department of Fullerton City Hall, 303 W. Commonwealth Avenue, Fullerton, CA 92832. Upon request, documents may also be mailed, or e-mailed depending upon the size of the file. All documents will be provided in a format accessible to persons with disabilities, upon request (e.g. Braille, electronic, or large print copies for the visually impaired; and copies shall be delivered to the homebound).

ACCESS TO RECORDS

All information and records requested by citizens, public agencies, and other interested parties relating to the City's CP and/or the use of funds under the applicable programs for the preceding five years will be made available within a reasonable time frame. Most documents can be provided immediately but may take up to ten calendar days through the City's formal Public Records Request process.

TECHNICAL ASSISTANCE

Staff shall provide technical assistance to individuals and/or groups representing persons of low- to moderate-income that request such assistance in developing proposals for funding assistance. An annual technical workshop will be held for agencies to understand the regulations of the CDBG program and application process. Individual assistance for all programs will be available for groups and persons by appointment throughout the year.

USE OF CITIZEN PARTICIPATION PLAN

The City will follow the Plan to provide and encourage citizen and community input.

CITIZEN COMMENT ON THE CITIZEN PARTICIPATION PLAN AND AMENDMENTS

The City will provide a 30-day public comment period on the original Plan and any substantial amendments to the Plan. The Plan will be available to the public at all times (not only during the public comment period) upon request. The Plan will be in a format accessible to persons with disabilities, upon request.

JURISDICTION RESPONSIBILITY

The requirements of the Plan shall not restrict the responsibility or the authority of the City in the development and execution of the CP.

QUESTIONS

All questions related to this Plan may be addressed to the Director of Community and Economic Development, City of Fullerton, 303 W. Commonwealth Avenue, Fullerton, CA 92832. Copies of this Plan are available upon request.

COMPLAINTS

All written complaints to the CP, substantial amendments, and the CAPER will be answered in a timely and responsive manner. Every reasonable effort will be made to respond within 15 days of receipt of a complaint. A copy of the complaint and response will be filed in the correspondence file. Complaints should be addressed to the Deputy Director of Community and Economic Development.

GRIEVANCE PROCEDURE

During the actual development of the CP submission, written concerns or complaints regarding the Plan shall initiate a written response indicating assessment of the complaint and/or proposals and actions taken to address the complaints and/or proposals before final submission of the Plan to HUD. The City shall ensure that reasonable attempts are made to respond to questions or complaints in a timely manner, usually within 15 working days after receipt of the inquiry. Grievances should be submitted in the following order only after allowing each recipient 15 days to respond before going to the next level.

- Grievances should be directed to the Director of Community and Economic Development.
- Appeals to complaints should be addressed to the Director of Community and Economic Development.
- If you still have grievance after the review by the Director, appeals may be directed to HUD - LA.

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

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

Objections submitted to HUD must meet one or more of the following criteria:

- The description of needs and objectives is plainly inconsistent with available facts and data.

- The activities to be undertaken are plainly inappropriate to meeting the needs and objectives identified by the applicant jurisdiction.
- The Submission does not comply with specific requirements or law.
- The Submission proposes the undertaking of ineligible activities.

It is incumbent upon an objector to state clearly the grounds for an objection to the Submission, or any other grievance or problem.

REGIONAL COORDINATION AND CONSULTATION

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

PUBLIC COMMENTS ON THIS CITIZEN PARTICIPATION PLAN AMENDMENT

A formal public comment period of this Citizen Participation Plan - Revision dated May 27, 2026 was held from May 27, 2026 through June 27, 2026. Notice related to the availability of the Action Plan and Citizen Participation Plan was published at www.cityoffullerton.com, and hard copies were made available at Fullerton Public Library (353 W. Commonwealth Ave, Fullerton) and City Hall (303 W. Commonwealth Ave, Fullerton, CA 92832) at the Housing Division counter on the lower level.

Appendix B



Recommended budget for FY 2026-2027

CDBG Applicants for 2026-2027 for Public Services

APPLICANT NAME	REQUESTED GRANT AMOUNT	AWARD AMOUNT
		MIN Award is \$10,000
Boys/Girls Club	\$40,000.00	\$30,000.00
CARE Housing	\$40,000.00	\$40,000.00
Community Serv-Meals on Wheels-HOME Delivery	\$25,000.00	\$20,000.00
Community Serv-Meals on Wheels-Hot Lunch Café	\$25,000.00	\$20,000.00
CSUF - Auxiliary Services	\$32,978.00	\$20,000.00
Hart Community Homes	\$40,000.00	\$0.00
High Hopes Counseling	\$12,100.00	\$10,000.00
Mercy House	\$15,000.00	\$15,000.00
Pathways of Hope	\$65,920.00	\$25,000.00
Solidarity	\$195,000.00	\$31,628.55
	\$490,998.00	\$211,628.55

CDBG Applicants for 2026-2027

APPLICANT NAME	GRANT AMOUNT REQUESTED	AWARD AMOUNT
Expected Grant Amount	\$1,410,857.00	
*City of Fullerton - Housing Administration	\$262,171.00	\$262,171.00
*Fair Housing	\$20,000.00	\$20,000.00
Upwards, Inc.	\$80,000.00	\$0.00
City of Fullerton - Public Works - Street Rehab Project	\$350,000.00	\$350,000.00
City of Fullerton - Code Enforcement	\$130,000.00	\$130,000.00
City of Fullerton - Home Rehab and Improvements Projects	\$594,554.00	\$341,515.00
City of Fullerton - Parks and Recreation	\$50,000.00	\$25,000.00
* admin cost is a critical part of CDBG and can't be carried out without admin funding		
	\$1,204,554.00	\$1,128,686.00

Appendix C



CDBG / HOME applications and Certifications



CITY OF FULLERTON

Community & Economic Development Department

Friday, May 15, 2026

Aknesa Ananikyan
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, 2026.

The City conducted a survey of recent home sales data. As set forth in 24 CPR 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 February 2026, March 2026, and April 2026. The raw data was provided by \$1,050,000.00, 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 189 sales during the three-month period.

The 95% Homeownership Value Limits for Orange County appear to be as follows:
\$836,000.00.

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,

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

Listing ID	Sub_Type	City	Area	SLC	L/C Price	\$/SqFt	Br/Ba	Soft	YrBuilt	LSqft/Ac	PP BAC	Date	MLS
75	CONDO/A	FUL	1360 Clementine WAY	STD	\$938,000↕	\$438.32	4/3/0,1.0	2140/A	2010/BLD	118,439/2.719	6/6	03/13/26	CRMLS
76	CONDO/A	FUL	637 Liberation	STD	\$551.64	\$551.64	3/2/0,1.0	1704/A	2014/ASR	2,400/0.0551	12/12	04/14/26	CRMLS
77	SFR/D	FUL	461 W Roberta	STD	\$945,000↕	\$621.30	3/2/0,1.0	1521/A	1958/ASR	6,455/0.1482	5/5	03/10/26	CRMLS
78	SFR/D	FUL	2470 Santa Clara	STD	\$955,000↕	\$762.78	3/2/0,0.0	1252/A	1956/EST	6,000/0.1377	3/2	03/10/26	CRMLS
79	CONDO/A	FUL	2426 Plaza De Vista	STD	\$957,000↕	\$525.82	3/2/0,1.0	1820/	1981	2,132/0.0489	35/35	04/13/26	CLAW
80	SFR/D	FUL	1613 S Roosevelt AVE	STD	\$963,900↕	\$760.17	4/2/0,0.0	1268/A	1954/ASR	6,500/0.1492	4/211	02/20/26	CRMLS
81	TWNHS/A	FUL	728 Arroues DR	TRUS	\$965,000↕	\$415.77	3/3/0,0.0	2321/P	1975/PUB	5,520/0.1267	91/91	04/28/26	CRLSF
82	SFR/D	FUL	801 S Courtney AVE	STD	\$970,000↕	\$699.35	4/2/0,0.0	1387/	1954	6,180/0.1419	69/69	04/01/26	CLAW
83	CONDO/A	FUL	736 Arroues DR	TRUS	\$975,000↕	\$420.80	3/2/0,1.0	2317/P	1975/PUB	5,406/0.1241	83/83	02/25/26	CRLSF
84	SFR/D	FUL	2428 Santa Clara	STD	\$980,000↕	\$631.44	3/2/0,0.0	1552/A	1955/ASR	6,000/0.1377	7/7	04/06/26	CRMLS
85	SFR/D	FUL	536 N Hale	STD	\$980,000↕	\$882.09	3/1/0,1.0	1111/A	1954/ASR	7,214/0.1656	9/9	04/27/26	CRMLS
86	SFR/D	FUL	1819 W Olive AVE	STD	\$985,000↕	\$612.94	3/2/0,0.0	1607/A	1954/ASR	6,540/0.1501	10/10	02/09/26	CRMLS
87	SFR/D	FUL	1510 W Orangethorpe	STD	\$995,000↕	\$702.68	4/2/0,0.0	1416/A	1955/ASR	7,302/0.1676	14/14	04/02/26	CRMLS
88	SFR/D	FUL	2404 W Ash AVE	STD,TRUS	\$1,010,000↕	\$469.11	3/1,1.0,0	2153/A	1952/ASR	6,750/0.155	23/23	03/31/26	CRMLS
89	SFR/D	FUL	1519 Lowering	STD	\$1,013,750↕	\$668.70	3/2/0,0.0	1516/OTH	1959/OTH	6,922/0.1589	96/96	02/12/26	CRMLS
90	SFR/D	FUL	1500 W Flower	TRUS	\$1,015,000↕	\$461.36	5/4/0,1.0	2200/AP	1959/ASR	6,630/0.1522	10/10	02/19/26	CRMLS
91	SFR/A	FUL	1501 S Royer AVE	STD	\$1,020,000↕	\$681.82	3/2/0,0.0	1496/A	1959/PUB	7,000/0.1607	9/6	03/31/26	CRMLS
92	SFR/D	FUL	2518 Pearson AVE	STD	\$1,035,000↕	\$826.02	3/2/0,0.0	1253/P	1955/PUB	7,458/0.1712	14/14	03/05/26	CRMLS
93	SFR/D	FUL	2313 Lark Ellen DR	STD	\$1,050,000↕	\$655.02	3/2/0,0.0	1603/A	1970/PUB	8,550/0.1963	6/6	03/03/26	CRMLS
94	SFR/D	FUL	1836 W Southgate	STD,TRUS	\$1,050,000↕	\$592.22	5/2/0,0.0	1773/A	1954/ASR	6,840/0.157	6/6	03/23/26	CRMLS
95	SFR/D	FUL	443 W Southgate AVE	STD	\$1,050,000↕	\$542.08	4/3/0,0.0	1937/A	1953/ASR	6,343/0.1456	125/125	02/10/26	CRMLS
96	SFR/D	FUL	4231 W Hill AVE	STD	\$1,050,000↕	\$542.36	5/1,1.0,0	1936/A	1962/ASR	6,000/0.1377	40/40	04/10/26	CRMLS
97	SFR/D	FUL	616 W Ash AVE	STD	\$1,055,000↕	\$641.34	4/3/0,0.0	1645/A	1953/ASR	6,040/0.1387	83/83	02/27/26	CRMLS
98	SFR/D	FUL	1245 Riverside DR	STD,TRUS	\$1,060,000↕	\$669.19	2/2/0,0.0	1584/A	1953/ASR	6,600/0.1515	11/11	04/16/26	CRMLS
99	SFR/D	FUL	2500 Santa Ysabel	STD	\$1,065,000↕	\$620.99	3/1,1.0,0	1715/A	1956/ASR	7,700/0.1768	1/1	03/20/26	CRMLS
100	SFR/D	FUL	142 W Brookdale	STD	\$1,070,000↕	\$764.29	3/1,1.0,0	1400/OTH	1920/ASR	7,000/0.1607	23/23	02/20/26	CRMLS
101	SFR/D	FUL	2617 Pearson AVE	STD	\$1,075,000↕	\$774.50	4/2/0,0.0	1388/A	1956/AP	8,400/0.1928	13/13	03/12/26	CRMLS
102	SFR/D	FUL	480 480 Cienaga DR	STD,TRUS	\$1,080,000↕	\$469.57	5/2/0,0.0	2300/A	1966/PUB	7,171/0.1646	20/20	02/19/26	CRMLS
103	SFR/D	FUL	601 Casa Blanca	STD	\$1,095,000↕	\$629.31	3/2/0,0.0	1740/A	1960/ASR	8,188/0.188	11/11	02/27/26	CRMLS
104	SFR/A	FUL	2454 Beacon ST	STD	\$1,100,000↕	\$692.26	3/2/0,0.0	1589/A	1953/ASR	8,300/0.1905	165/165	04/23/26	CRMLS
105	SFR/D	FUL	3301 Puente ST	TRUS	\$1,100,000	\$455.30	3/2/0,1.0	2416/A	1957/ASR	9,360/0.2149	3/3	02/19/26	CRMLS
106	SFR/D	FUL	1501 Revere	STD	\$1,100,000↕	\$679.43	3/1,1.0,0	1619/A	1955/ASR	7,488/0.1719	106/106	02/02/26	CRMLS
107	DPLX/D	FUL	124 N Princeton AVE	STD	\$1,100,001↕	\$609.76	5/2/0,0.0	1804/E	1975/ASR	6,408/0.1471	10/10	03/12/26	CRMLS
108	SFR/D	FUL	1932 Mimosa PL	STD,TRUS	\$1,125,000↕	\$843.56	3/2/0,0.0	1304/A	1963/ASR	8,759/0.2011	12/12	03/14/26	CRMLS
109	SFR/D	FUL	2013 Victoria DR	STD	\$1,125,000	\$626.39	4/2/0,0.0	1796/A	1955/ASR	9,230/0.2119	4/4	03/12/26	CRMLS
110	CONDO/A	FUL	1745 Lychee ST	STD	\$1,129,990↕	\$613.46	3/2/0,1.0	1842/B	2026/BLD	2,445/0.0561	32/32	02/23/26	CRMLS
111	CONDO/A	FUL	2019 Arnold WAY	STD	\$1,137,000↕	\$677.19	3/2/0,1.0	1679/A	2005/PUB	88,612/2.0343	22/22	03/30/26	CRMLS
112	SFR/D	FUL	309 N Orange AVE	STD	\$1,150,000↕	\$718.75	4/3/0,0.0	1600/A	1954/ASR	7,400/0.1699	3/2	02/10/26	CRMLS
113	SFR/A	FUL	2187 Baywood	STD	\$1,175,000↕	\$619.73	3/1,1.1,0	1896/AP	1981/PUB	5,580/0.1281	9/6	04/30/26	CRMLS
114	SFR/D	FUL	3809 Lariat PL	STD	\$1,180,000	\$552.43	4/2/0,0.0	2136/A	1977/AP	7,350/0.1687	12/12	04/09/26	CRMLS
115	SFR/D	FUL	2601 Santa Ysabel	STD	\$1,185,000↕	\$743.88	4/3/0,0.0	1593/A	1955/ASR	8,614/0.1978	13/34	02/23/26	CRMLS
116	TWNHS/A	FUL	2128 Citidain	STD	\$1,205,000↕	\$676.21	3/2/0,1.0	1782/A	2005/ASR	78,117/1.7933	3/3	02/05/26	CRMLS
117	CONDO/A	FUL	1771 Lychee ST	STD	\$1,214,990	\$629.20	3/2/0,2.0	1931/B	2026/BLD	1931/	1/1	03/19/26	CRMLS
118	SFR/D	FUL	2033 E Fern	STD	\$1,220,000↕	\$593.67	5/1,1.0,0	2055/A	1955/ASR	8,245/0.1893	3/3	03/16/26	CRMLS
119	SFR/D	FUL	219 Ladera Vista	STD	\$1,244,270↕	\$495.13	4/3/0,0.0	2513/A	1958/EST	8,550/0.1963	44/44	04/17/26	CRMLS
120	SFR/D	FUL	841 Rolling Hills	STD	\$1,250,000	\$741.40	3/2/0,0.0	1686/A	1963/ASR	7,770/0.1784	31/31	03/25/26	CRMLS
121	SFR/D	FUL	3306 Twilight	STD	\$1,250,000	\$791.14	4/2/0,0.0	1580/A	1955/ASR	10,906/0.2504	6/6	04/13/26	CRMLS
122	SFR/A	FUL	1800 Yermo PL	STD	\$1,250,000	\$739.64	3/2/0,0.0	1690/A	1968/PUB	12,000/0.2755	117/117	04/13/26	CRMLS
123	SFR/D	FUL	3920 San Marcos PL	STD	\$1,255,000↕	\$653.65	4/2/0,0.0	1920/A	1977/ASR	10,854/0.2492	21/21	04/09/26	CRMLS
124	SFR/A	FUL	2531 Hartford	STD	\$1,257,000↕	\$513.48	5/1,2.0,0	2448/A	1964/PUB	8,100/0.186	7/7	02/27/26	CRMLS
125	SFR/A	FUL	1290 Canterbury LN	STD	\$1,275,000↕	\$540.94	4/3/0,0.0	2357/A	1997/ASR	5,188/0.1191	14/14	02/26/26	CRMLS
126	DPLX/D	FUL	151 N Lincoln	STD	\$1,290,000↕	\$589.58	4/4/0,0.0	2188/OTH	1988/ASR	6,098/0.14	17/17	04/27/26	CRMLS
127	SFR/D	FUL	806 Adlena	STD	\$1,300,000↕	\$835.48	3/1,1.0,0	1556/A	1958/ASR	8,400/0.1928	13/13	04/13/26	CRMLS
128	SFR/D	FUL	2059 Seaview	STD	\$1,300,000↕	\$679.92	4/2/0,0.0	1912/A	1979/OTH	6,380/0.1465	21/21	02/23/26	CRMLS
129	SFR/D	FUL	2578 Threewoods LN	STD	\$1,300,000↕	\$599.63	4/2/0,1.0	2168/A	1999/ASR	5,000/0.1148	10/10	03/09/26	CRMLS
130	SFR/D	FUL	2018 Palisades DR	TRUS	\$1,300,000↕	\$622.01	4/2/0,1.0	2090/A	1972/ASR	21,374/0.4907	290/290	03/10/26	CRMLS
131	SFR/D	FUL	1060 Grandview	STD	\$1,300,000↕	\$734.88	4/1,1.0,0	1769/S	1949/ASR	16,000/0.3673	48/48	04/03/26	CRMLS
132	SFR/D	FUL	1923 Overlook Road	STD	\$1,301,250↕	\$571.98	3/2/0,0.0	2275/A	1965/ASR	8,769/0.2013	7/7	02/23/26	CRMLS
133	SFR/D	FUL	119 Helen	STD	\$1,320,000↕	\$735.79	3/1,1.0,0	1794/A	1972/ASR	12,480/0.2865	13/13	04/02/26	CRMLS
134	SFR/D	FUL	404 Cannon LN	STD	\$1,325,000↕	\$654.32	3/2/0,1.0	2025/A	1933/ASR	13,901/0.3191	18/35	02/04/26	CRMLS
135	SFR/D	FUL	139 Ramona Dr	STD,TRUS	\$1,343,000↕	\$701.31	4/3/1,0,0	1915/A	1939/PUB	7,274/0.167	119/119	04/23/26	CRMLS
136	SFR/D	FUL	1454 Sunny Crest	STD	\$1,350,000↕	\$784.88	3/1,1.0,0	1720/A	1954/ASR	13,761/0.3159	9/9	02/10/26	CRMLS
137	SFR/D	FUL	2720 Gallo DR	STD,TRUS	\$1,361,220↕	\$676.21	3/2/0,0.0	2013/A	1977/ASR	9,440/0.2167	7/7	03/23/26	CRMLS
138	SFR/D	FUL	3830 Madonna Dr	STD	\$1,375,000↕	\$607.87	4/2/0,1.0	2262/A	1977/ASR	9,960/0.2287	71/170	04/27/26	CRMLS
139	SFR/D	FUL	840 Grandview AVE	STD	\$1,382,000↕	\$849.94	3/2/0,0.0	1626/A	1939/PUB	8,120/0.1864	0/0	02/06/26	CRMLS
140	SFR/D	FUL	301 W Malvern Ave	STD	\$1,390,000↕	\$837.35	3/3/0,0.0	1660/P	1956/PUB	8,400/0.1928	13/13	04/30/26	CRMLS
141	SFR/D	FUL	1115 N Richman AVE	STD,TRUS	\$1,390,000↕	\$592.50	4/1,2.0,0	2346/A	1951/ASR	9,225/0.2118	7/7	03/19/26	CRMLS
142	SFR/D	FUL	1320 Valle Vista drive	STD	\$1,399,000	\$722.94	4/2/0,0.0	1700/A	1950/ASR	12,197/0.28	13/13	03/11/26	CRMLS
143	SFR/D	FUL	128 S Citrus AVE	STD	\$1,400,000↕	\$575.89	7/4/0,0.0	2431/B	2025/BLD	7,425/0.1705	18/18	03/17/26	CRMLS
144	SFR/D	FUL	618 N Lincoln AVE	STD	\$1,425,000↕	\$650.98	4/2/0,0.0	2189/E	1963/PUB	8,940/0.2052	11/11	03/13/26	CRMLS
145	SFR/D	FUL	1941 Valwood DR	STD	\$1,430,000↕	\$700.64	4/2/0,1.0	2041/A	1970/ASR	14,464/0.332	6/6	04/16/26	CRMLS
146	DPLX/D	FUL	725 San Ramon	STD	\$1,449,000↕	\$593.61	5/2,2.0,0	2441/A	1978/ASR	7,972/0.183	9/8	02/27/26	CRMLS
147	SFR/D	FUL	965 Northampton WAY	STD	\$1,450,000↕	\$649.93	4/2/0,1.0	2231/A	1975/ASR	8,586/0.1971	5/5	03/02/26	CRMLS
148	SFR/D	FUL	3125 La Sombra WAY	STD	\$1,450,000↕	\$620.99	4/1,1.1,0	2335/P	1965/PUB	11,050/0.2537	7/7	03/16/26	CRMLS
149	SFR/D	FUL	1219 N Raymond AVE	STD	\$1,450,000	\$688.84	4/2/0,1.0	2105/A	1960/ASR	11,645/0.2673	26/169	02/13/26	CRMLS
150	SFR/D	FUL	364 Cienaga DR	STD	\$1,467,000↕	\$544.95	5/2/0,1.0	2692/	1966	7,210/0.1655	105/105	04/29/26	CLAW

S	Sub_Type	City	Area	SLC	L/C Price	\$/Sqft	Bt/Ba	Soft	YrBuilt	LSqft/Ac	V	PP	BAC	Date	MLS
151	SFR/D	FUL	Sta# St Name	STD	\$1,500,000	\$579.15	5/2,1.0-1.0	2590/P	1963/ASR	8,032/0.1844	N	N		02/19/26	CRMLS
152	SFR/D	FUL	3019 Sheffield Pl	STD	\$1,517,500	\$573.51	4/2,0.1-0.0	2646/A	1980/ASR	6,274/0.144	Z/Z	N		03/06/26	CRMLS
153	SFR/D	FUL	1637 Peacock	STD	\$1,524,990	\$598.27	3/2,0.2-0	2549/B	2026/BLD	2,445/0.0561	43/43	N		04/28/26	CRMLS
154	SFR/D	FUL	1709 Lychee St	STD	\$1,525,000	\$503.47	6/4,0.0-1.0	3029/A	1965/ASR	10,950/0.2514	48/48	Y		02/27/26	CRMLS
155	SFR/D	FUL	465 Brentwinkle	STD	\$1,550,000	\$692.89	3/2,0.1-0	2237/A	2003/SLR	5,362/0.1231	13/13	Y		03/30/26	CRMLS
156	SFR/D	FUL	2541 Thorn Pl	STD	\$1,558,000	\$636.44	5/3,0.0-0	2448/A	1965/PUB	8,800/0.202	9/9	Y		03/23/26	CRMLS
157	SFR/D	FUL	1707 Kingham Way	STD,TRUS	\$1,560,000	\$560.34	4/2,0.1-0	2784/A	1977/ASR	7,280/0.1671	6/6	Y		03/18/26	CRMLS
158	SFR/D	FUL	1716 Celeste Ln	STD	\$1,560,000	\$560.55	5/3,0.0-0	2783/A	1964/ASR	9,117/0.2093	34/34	N		03/20/26	CRMLS
159	SFR/D	FUL	1711 Lychee St	STD	\$1,579,900	\$623.23	4/3,0.1-0	2535/B	2025/BLD	2,445/0.0561	81/81	Y		03/19/26	CRMLS
160	SFR/D	FUL	712 Toussau	TRUS	\$1,600,000	\$740.74	4/1,1.1-0	2160/A	1959/SEE	13,559/0.3113	11/11	Y		03/12/26	CRMLS
161	SFR/D	FUL	623 El Mirador DR	STD	\$1,600,000	\$659.79	4/2,1.0-0	2425/A	1963/ASR	12,500/0.287	4/4	N		02/17/26	CRMLS
162	SFR/D	FUL	1715 Fairfield DR	STD	\$1,610,000	\$600.60	4/2,0.1-0	2664/	1977	7,095/0.1629	81/81	Y		04/21/26	CLAW
163	SFR/D	FUL	2407 Almira	STD	\$1,610,000	\$475.49	4/3,0.0-0	3386/A	1979/ASR	10,001/0.2296	97/97	Y		03/17/26	CRMLS
164	SFR/D	FUL	2291 Ardmore	STD	\$1,620,000	\$593.84	4/3,0.0-0	2728/A	1981/ASR	8,030/0.1843	19/19	Y		04/24/26	CRMLS
165	SFR/D	FUL	1901 Lexington	STD	\$1,625,000	\$582.86	4/3,0.0-0	2788/A	1989/ASR	6,600/0.1515	19/19	Y		03/18/26	CRMLS
166	SFR/D	FUL	2207 Calle Ultimo	TRUS	\$1,630,000	\$660.72	5/3,0.0-0	2467/A	1965/ASR	12,540/0.2879	73/73	N		02/06/26	CRMLS
167	SFR/D	FUL	881 N Ford	STD	\$1,675,000	\$736.91	3/2,0.0-0	2273/A	1970/ASR	11,250/0.2583	41/41	N		02/27/26	CRMLS
168	SFR/D	FUL	2108 Via Caliente	STD	\$1,740,000	\$515.25	5/2,2.0-0	3377/P	1968/PUB	8,560/0.1965	12/12	Y		04/10/26	CRMLS
169	SFR/D	FUL	2826 Lemonwood Ct	STD	\$1,770,000	\$711.99	3/3,0.0-0	2486/A	2001/PUB	6,368/0.1462	2/2	Y		03/31/26	CRMLS
170	SFR/D	FUL	2530 Tuscanv Way	STD	\$1,780,000	\$483.04	4/4,0.1-0	3685/A	1998/BLD	5,500/0.1263	12/12	Y		02/12/26	CRMLS
171	SFR/D	FUL	1833 Muir Trail DR	STD	\$1,780,000	\$593.33	4/3,0.0-0	3000/A	2003/BLD	5,757/0.1322	54/54	Y		04/27/26	CRMLS
172	SFR/D	FUL	1509 Camino Loma	STD	\$1,790,000	\$828.32	4/2,0.0-0	2161/A	1963/ASR	15,400/0.3535	6/6	Y		02/02/26	CRMLS
173	SFR/D	FUL	413 El Adobe	STD	\$1,815,000	\$675.22	4/3,0.0-0	2688/A	1960/PUB	12,800/0.2938	0/0	N		03/26/26	CRMLS
174	SFR/D	FUL	2341 Terraza Pl	STD	\$1,825,000	\$597.58	4/2,0.1-0	3054/	1963	18,750/0.4304	28/28	N		03/20/26	CLAW
175	SFR/D	FUL	1481 Terrazota DR	STD	\$1,875,000	\$624.17	5/4,0.0-0	3004/A	1967/ASR	12,100/0.2778	142/142	Y		04/01/26	CRMLS
176	SFR/D	FUL	910 W Valencia Mesa	STD	\$1,900,000	\$871.56	4/2,0.1-0	2180/A	1950/ASR	26,500/0.6084	12/12	Y		04/01/26	CRMLS
177	SFR/D	FUL	2886 Muir Trail DR	STD	\$2,000,000	\$577.03	5/3,0.1-0	3466/A	2002/PUB	6,563/0.1507	13/13	Y		04/03/26	CRMLS
178	SFR/D	FUL	809 N Arroyo Pl	STD	\$2,100,000	\$557.32	6/4,0.1-0	3768/AP	2007/ASR	30,645/0.7035	0/0	N		02/25/26	CRMLS
179	SFR/D	FUL	930 Rancho	STD	\$2,100,000	\$907.91	4/2,0.0-0	2313/A	1964/ASR	20,400/0.4683	7/7	Y		03/13/26	CRMLS
180	SFR/D	FUL	2474 Tuscany Way	STD	\$2,180,000	\$901.59	4/4,0.1-0	3685/A	1996/ASR	6,500/0.1492	21/21	Y		03/04/26	CRMLS
181	SFR/D	FUL	555 Via Codo	STD	\$2,210,000	\$918.92	4/1,2.0-0	2405/P	1973/PUB	23,296/0.5348	10/10	Y		03/02/26	CRMLS
182	SFR/D	FUL	1747 N Arcadia Ave	TRUS	\$2,350,000	\$420.39	5/5,0.1-0	5590/A	1984/ASR	35,700/0.8196	2/2	Y		03/13/26	CRMLS
183	SFR/D	FUL	1478 Christie	STD	\$2,550,000	\$588.78	5/4,0.1-0	4331/A	2002/ASR	7,344/0.1686	24/24	Y		04/15/26	CRMLS
184	SFR/D	FUL	660 Green Acce DR	STD	\$2,625,000	\$720.16	5/4,0.0-0	3645/OTH	1961/PUB	20,700/0.4752	3/3	N		03/26/26	CRMLS
185	SFR/D	FUL	1665 Tyler	STD	\$2,650,000	\$611.02	5/4,0.1-0	4337/E	2002/EST	8,720/0.2002	4/4	Y		03/11/26	CRMLS
186	SFR/D	FUL	3016 Clearwood Ct	STD	\$2,869,500	\$686.48	5/4,0.1-0	4180/A	2000/ASR	7,472/0.1715	18/18	N		03/06/26	CRMLS
187	SFR/D	FUL	1241 W Valencia Mesa	STD	\$2,890,000	\$498.28	6/3,0.2-0	5800/A	2009/OTH	35,452/0.8139	6/6	Y		03/30/26	CRMLS
188	SFR/D	FUL	1200 Miramar DR	STD	\$2,950,000	\$700.88	4/3,0.1-0	4209/A	1968/EST	39,375/0.9039	6/6	Y		04/14/26	CRMLS
189	SFR/D	FUL	1232 W Valencia Mesa DR	STD,TRUS	\$3,150,000	\$673.65	6/5,0.1-0	4676/A	2002/ASR	22,880/0.5253	9/9	Y		03/06/26	CRMLS