



Annual Action Plan

City of Fullerton FY 2019-20

Prepared pursuant to 24 CFR Part 91
Draft Review Period: May 2, 2019 – June 3, 2019

Pending City Council Approval: Public Hearing June 4, 2019
HUD Approval: Pending

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Executive Summary

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

1. Introduction

In 1995, the U.S. Department of Housing and Urban Development (HUD) created the Consolidated Plan to serve as a planning document and an application for funding under any of the Community Planning and Development formula grant programs. The Consolidated Plan is prepared every 5 years. Beginning in April 2012, HUD created new tools for the preparation of the Consolidated Plan and related documents (i.e., Annual Action Plan) to support need-driven, place-based decision-making with the purpose of encouraging public participation and improving community and economic development outcomes. All grantees, like the City of Fullerton ("City"), are required to use HUD's Consolidated Plan submission templates. This requirement helps to make HUD's expectations clear and creates uniformity of Consolidated Plan review across all HUD Field Offices. The new templates are part of HUD's Integrated Disbursement Information System (IDIS).

The City of Fullerton's 2015-2019 Five-Year Consolidated Plan (CP), approved on May 5, 2015, reflected a unified vision for providing decent housing, addressing homeless issues and taking community development actions as determined by a collaborative effort of the community. The CP sets out to meet three basic goals set by HUD: 1) to provide decent housing; 2) to provide a suitable living environment; and 3) to expand economic opportunities for low/moderate-income people. The CP not only sets goals, but also defines the objectives and performance benchmarks for measuring progress. In addition to identifying the needs of the community and the resources available to address these needs, the CP assessed and evaluated future proposed programs and activities to ensure that the highest identified needs are being addressed.

A midterm review of the CP found that many eligible activities were not initially included. In order to have more flexibility to address the needs of the community, additional projects needed to be included, so that those activities could be included in the Annual Action Plans moving forward.

Therefore, the CP was substantially amended to allow more flexibility in funding for additional projects and activities to address the changing needs in the community.

In addition to preparing a CP every 5 years, the City is required to submit an Annual Action Plan (AAP) for each of the 5 years covered in the Five-Year CP. This 2019-20 Annual Action Plan (the "Action Plan" or

"Plan" or "AAP") addresses the fifth year of the Five-Year CP. This AAP outlines the proposed funding allocations for Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs for FY 2019-20. The City anticipates receiving from HUD \$1,385,159 in CDBG funding and \$522,322 in HOME funding for FY 2019-20.

For the preparation of this Action Plan the most recent data information available was utilized. The information in this Action Plan originates from a variety of sources including:

- 2010 Census
- 2015 American Community Survey (ACS Data Estimates)
- 2017 California State Department of Finance Population and Housing Estimates
- Orange County 2015-19 Consolidated Plan
- City of Fullerton, Housing Element prepared May 5, 2015
- Southern California Association of Governments (SCAG)
- 2009-13 Comprehensive Housing Affordability Strategy (CHAS) - HUD
- Orange County 10-Year Plan to End Homelessness
- Orange County Housing Authority Action Plan
- Orange County Homeless Count and Point in Time Survey Report 2017
- AmeriCorps VISTA's Fullerton Homelessness Needs Assessment Report
- HUD's 2016 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

2. Summarize the objectives and outcomes identified in the Plan

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

This 2019-20 Annual Action Plan is the product of public outreach, multiple public hearings and consultation with numerous agencies, groups and organizations involved in the development of affordable housing, the creation of job opportunities for low-income residents and/or the provision of services to children, elderly persons, persons with disabilities and homeless persons. This Action Plan, which has been prepared for the 2019-20 program year, outlines proposed allocations for CDBG and HOME funding, and one-year goals and accomplishments that are intended to be met. See Section AP-20 (Annual Goals and Objectives) for goal summary information and goal outcome indicators and Section AP-35 (Projects) for a description of the individual projects/programs proposed in 2019-20.

3. Evaluation of past performance

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

On December 21, 2015, HUD submitted its review and analysis of the City's overall performance (based upon the 2014-15 Consolidated Annual Performance and Evaluation Report). At that time, HUD evaluated the City's performance as Satisfactory. While the City met or exceeded the goals for providing decent housing and a suitable living environment, the existing City programs and activities did not address an expanded economic activity goal which is one of the three national goals set by HUD.

The economic activity goal has been successful in providing jobs and training to foster youth so that they may obtain the skills necessary to attain a full time job.

On February 27, 2018 the Community Development Citizen Committee reviewed the eligible activities that can be included in a Consolidated Plan and an Annual Action Plan and determined that additional activities must be included in the Consolidated Plan so that funding could be allocated to projects for the remainder of the Consolidated Plan cycle. The additional activities included ADA Improvements and Code Enforcement activities that had not previously been included in the approved Consolidated Plan which had both been determined to be of high priority. A Substantial Amendment to the Consolidated Plan was approved August 21, 2018. However, code enforcement activities have not been included for FY 2019-20 Annual Action Plan, as it was determined (based on previous goals and objectives and outcomes) that a nexus could not be made between code enforcement activities and home improvement activities, which is a program requirement.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

This Action Plan was compiled by City staff in partnership with an experienced consultant. The City of Fullerton promotes cooperatively working with representatives of private industry, non-profit organizations and other public institutions in carrying out its housing and community development plan. In addition, this document was completed with the assistance of the Community Development Citizens' Committee (CDCC).

Community Development Citizens' Committee (CDCC)

On May 1, 2018, City Council approved revisions to the CDCC make up. Effective January 1, 2019, the CDCC now consisted of only five members. Members must be Fullerton residents but do not have a district residency requirement. However, every effort has been made in appointing 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 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. Due to this change of CDCC make up, the Citizen Participation Plan was updated and became effective January 2019.

The CDCC is now a five-member committee who reviews all of the yearly CDBG applications and makes recommendations to the City Council regarding the distribution of CDBG funds. All members are residents directly appointed by City Council members, from each of the five Fullerton Districts (Southwest, Southeast, East, West and North).

The committee carefully reviews each request and distributes funding to public services which are needed the most. Because CDBG funds are such a large part of the Five-Year Consolidated Plan and more specifically the Action Plan, the CDCC also carefully reviews these documents and is kept updated of the status by City staff.

Public Review

In an effort to broaden citizen participation in the development of the AAP, public meetings were held on January 8, 2019, January 29, 2019, February 12, 2019, February 26, 2019, and March 12, 2019 at 6:30 pm. The public comment period for the Draft AAP began on May 2, 2019, and ended on June 4, 2019. On June 4, 2019, a public hearing was conducted during the regular meeting of the City Council where the Draft FY 2019-20 Action Plan will be reviewed. All notices for the meetings and hearings were advertised and/or posted.

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

A formal review of the Draft began on May 2, 2019, and ended June 4, 2019. A Public Notice and brief summary were published in the *Fullerton News Tribune*, *La Opinion*, and *Korea Daily* on May 2, 2019. In addition, a notice was posted at City Hall where copies of the Draft were made available.

The 2019-20 AAP will be presented to the City Council at a noticed Public Hearing on June 4, 2019, to be held in the Fullerton City Council Chamber.

5. Summary of public comments

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

All public comments and questions received in response to the 2019-20 Annual Action Plan will be summarized.

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

All comments received in response to the Draft 2019-20 Annual Action Plan were accepted (if any) and will be included. No comments will be rejected.

7. Summary

The City of Fullerton's 2019-20 Annual Action Plan reflects the goals of the Five-Year CP and includes a unified vision to provide decent housing and a suitable living environment and other community development actions as determined by the City's collaborative effort.

In order to meet the identified needs of the community and provide benefits to low/moderate-income individuals and families over the next year (FY 2019-20), financial assistance and the support of the community will be directed toward the following areas:

- Development of affordable housing, including housing for special needs and veterans
- Rehabilitation of substandard housing efforts and lead based paint hazard reductions
- Assistance to the homeless or those at-risk of becoming homeless
- Assistance to the low income renters (Elderly, Disabled and Families) in the form of implementation of the tenant-based rental assistance program
- Assistance to non-profit organizations that provide public services
- Support of Fair Housing Practices
- Job creation and retention
- Provide for public infrastructure including street, streetscape, flood, sewer and park improvements, ADA Transition Plan, and additional ADA improvements throughout the city to address accessibility.
- Natural Disaster Funding (only if necessary)

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	FULLERTON	Community Development Department, Housing Division
HOME Administrator	FULLERTON	Community Development Department, Housing Division

Table 1 – Responsible Agencies

Narrative (optional)

Within the City of Fullerton's Community Development Department, the Housing and Homeless Resources Manager and Housing Programs Assistant are responsible for the preparation of the Five-Year Consolidated Plan, the Annual Action Plan and the Consolidated Annual Performance Evaluation Report and are responsible for the administration of the CDBG and HOME programs.

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 has consulted with numerous organizations regarding input into the preparation of the Action Plan. Most of the organizations consulted provide public services to low income residents of the City. These activities are related to homeless services, youth services, senior services, health and welfare services, and affordable housing opportunities. The participation process also consisted of public notices, a technical workshop, a 30-day comment period, and a public hearing. These consultations included discussions related to the following:

- Homelessness
- Persons living with HIV/AIDS
- Persons with disabilities and special needs
- Lead-based paint hazards
- Public assistance recipients
- Housing stock
- Assisting housing residents
- Streets, sidewalks, streetscapes, flood, sewer, park improvements ADA Transition Plan, and additional ADA improvements throughout the city to address accessibility.
- Need to plan for Natural Disasters

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

The City of Fullerton will implement actions to develop institutional structures and enhance coordination between housing providers and social services agencies, and foster assisted housing improvements and resident initiatives. The City will continue to utilize a network of contacts, referrals, and partnerships to implement the strategies outlined in the Five-Year CP as re-enforced in this Action Plan. As an example, the City works closely with the Chamber of Commerce to identify workforce needs of local businesses. Regarding housing, the City continues to build its relationship with local housing providers such as private and non-profit developers to ensure that the current limited housing resources are utilized in the most efficient manner possible. Regarding homelessness, the City has begun building relationships with numerous faith communities who are interested in volunteering to provide resources and services to those who are experiencing homelessness. City intends to continue to work with housing developers to meet the housing needs of extremely low, very-low, and low-income renters, and those experiencing homelessness. In addition, the City is working in collaboration with 10 Orange County cities and 40 nonprofit organizations working together to implement regional public safety through the North Orange County Public Safety Task Force. This group focuses on three components:

1. Programs to address youth violence prevention and intervention in K-12 schools
2. Programs to promote and enhance the successful reentry of offenders into the community
3. Programs to address homeless outreach and intervention efforts

In addition, the City has partnered with all 13 Orange County Cities in the North Orange County Service Planning Area (North SPA) through a Memorandum of Understanding for the planning, development and operation of two Homeless Navigation Centers.

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 consulted with the Orange County Continuum of Care (CoC) with regards to the homeless population. The City has participated in the CoC's creation of the region's 10-Year Plan to End Homelessness. Through this participation, the City can ensure barriers created by regional institutional structures that address the needs of the homeless are identified and addressed through the coordinated use of limited funds.

A CoC system is developed through a community-wide process involving non-profit organizations, government agencies, other homeless providers, housing developers, service providers, private foundations, neighborhood groups, and homeless or formerly homeless persons. The CoC system consists of five basic components:

1. Advocacy on behalf of those who are homeless or at-risk of becoming homeless and to ensure social justice is maintained for all residents regardless of socio-economic status;
2. A system of outreach, assessment, and prevention for determining the needs and conditions of an individual or family who is homeless;
3. Emergency shelters with appropriate supportive services to help ensure that homeless individuals and families receive adequate emergency shelter and referral to necessary service providers or housing finders;
4. Transitional housing with appropriate supportive services to help those homeless individuals and families who are not prepared to make the transition to permanent housing and independent living; and
5. Permanent housing, or permanent supportive housing, to help meet the long-term needs of homeless individuals and families.

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

In 2011, the Emergency Solutions Grant (ESG) Program replaced the Emergency Shelter Grants Program and expanded the eligible activities to include homelessness prevention and rapid re-housing components (both previously eligible under the Homelessness Prevention and Rapid Re-Housing HPRP stimulus grant). An ESG allocation has been made available to the County of Orange. ESG funds are available for five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and data collection through the Homeless Management Information System (HMIS).

The City of Fullerton does not receive ESG funds but supports the County's plans. Staff has begun to research how the City of Fullerton would be able to receive ESG funds directly, so as to not have to rely on the County for distribution of ESG funds. However, in September 2018, the County of Orange released a Notice of Funding Availability under the California Emergency Solutions and Housing (CESH) Program and Homeless Emergency Assistance (HEAP) Program. The City of Fullerton in partnership with other North SPA cities were awarded funding for the development, operation and oversight of two Homeless Navigation Centers.

As stated above, in partnership with the 10 cities funded through the North Orange County Public Safety Task Force, performance standards, and policies and procedures are being developed that will be used by all of the 10 cities to ensure consistency throughout the jurisdictions.

In addition, as a recipient of CDBG, Fullerton supports numerous public and non-profit agencies that reach out to the homeless, bring them into the system of care, and facilitate their movement toward self-sufficiency. Through its active participation in the CoC, the City can help remove barriers created by regional institutional structures and better address the needs of the homeless.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BOYS AND GIRLS CLUB OF FULLERTON
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	After-School program for Children of working parents
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Boys & Girls Club of Fullerton provides after-school program activities for 450 children at three (3) Fullerton facilities located at 410 S. Richman Avenue, 2435 W. Valencia Drive, and 2200 E. Commonwealth Drive. The CDCC recommended funding at \$33,527 for program year 2019-20. Contacted by mail and e-mail.
2	Agency/Group/Organization	CARE Housing Services
	Agency/Group/Organization Type	Housing Services - Housing Social Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CARE Housing Services provides a social services program at the Fullerton City Lights SRO. The social services program includes services to over 134 very-low income residents that were either homeless or at-risk of being homeless with mental health issues. The CDCC recommended funding at \$19,158 for program year 2019-20. Contacted by telephone, e-mail, and mail.
3	Agency/Group/Organization	Community SeniorServ
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Services for the Elderly and Disabled

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community SeniorServ provides services to over 200 elderly individuals in Fullerton through their lunch program at the Fullerton Community Center. The Congregate Lunch Program assists in the alleviation of poor nutrition for the low-income senior population. The CDCC recommended funding at \$19,158 for program year 2019-20. Contacted by mail and e-mail.
4	Agency/Group/Organization	Council on Aging-Southern California, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons Ombudsman Services for Board and Care Residents
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Council on Aging assists 130 senior residents through its Long-Term Care Ombudsman Service program. The program proposes to assist 130 frail, elderly residents in long-term care facilities. The CDCC recommended funding at \$19,158 for program year 2019-20. Contacted by mail and e-mail.
5	Agency/Group/Organization	CHRYSLIS
	Agency/Group/Organization Type	Services-Employment Job Creation for Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Chrysalis contracted with the City of Anaheim for a job creation program in 2018. At that time it was anticipated that all Cities in the County will be required to pay a fair share for their services helping homeless with jobs. Fullerton's fair share for 2018 was \$15,000 to be funded through the Public Services Grant. In 2019 Chrysalis requested funding under Public Services and Job creation. CDCC did not recommend either application due to the limited amount of success in 2018. City staff will continue to work with Chrysalis so that they can be successful in helping low income households and homeless individuals. Contacted by mail and email.
6	Agency/Group/Organization	Fair Housing Council of Orange County
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Fair Housing Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is required to contract with only one fair housing service provider. The CDCC did not recommend funding for Fair Housing Council of OC for program year 2019-20.
7	Agency/Group/Organization	Fair Housing Foundation
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Non-Homeless Special Needs Fair Housing Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Fair Housing Foundation provides fair housing services to the City of Fullerton. They anticipate assisting 250 individuals. The CDCC recommended funding at \$20,000 for the Fair Housing Foundation for program year 2019-20.

8	Agency/Group/Organization	Fullerton Collaborative
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Fullerton Collaborative Homeless Subcommittee is a group of local service providers who have voluntarily joined together to better serve residents of Fullerton who are without housing. Members include representatives from non-profit organizations, the faith based community, hospitals, local government, Chamber of Commerce and others interested in helping come up with solutions. Through their Next Gen Youth Empowerment program, the Fullerton Collaborative will provide services to 190 at-risk youth in the year-long program. The CDCC recommended funding at \$14,369 for program year 2019-20.
9	Agency/Group/Organization	Global Operations & Development/Giving Children Hope
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Nutrition
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Giving Children Hope administers the We've Got Your Back program for school children that are homeless with backpacks filled with nutritious food each weekend during the school year. They anticipates serving 70 Fullerton youth. The CDCC did not recommend funding for program year 2019-20. Contacted by mail and e-mail.

10	Agency/Group/Organization	Hart Community Homes, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Employment Job Creation
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Jobs created and/or retained that include food prep, serving, bussing tables, agriculture, catering support. Hart is anticipating assisting 15 part time jobs. The CDCC recommended \$43,106 for program year 2019-20. Contacted by email and by mail.
11	Agency/Group/Organization	LUTHERAN SOCAI SERVICES OF ORANGE COUNTY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lutheran Social Services proposes to assist 70 low income homeless domestic violence victims with Outreach, screening, case-management, social services. The CDCC recommended LSSSC receive \$19,158. Contacted by email.

12	Agency/Group/Organization	MEALS ON WHEELS
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Nutrition
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meals on Wheels provides home-delivered meals to frail, house bound, elderly residents. Currently, seven routes provide meals daily to 114 clients. The CDCC recommended funding at \$25,864 for program year 2019-20. Contacted by mail and e-mail.
13	Agency/Group/Organization	MERCY HOUSE TRANSITIONAL LIVING CENTERS
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Mercy House Living Centers has operated the Cold Weather Armory Shelter located in Fullerton. This is the second year Mercy House Living Centers is requesting funds to operate Bridges at Kraemer Place emergency shelter that proposes to shelter 150 homeless individuals. The CDCC recommended funding at \$14,369 for program year 2019-20. Contacted by mail and e-mail.

14	Agency/Group/Organization	ORANGE COUNTY HEALTH CARE AGENCY
	Agency/Group/Organization Type	Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fullerton works with the Orange County Health Care Agency as it specifically relates to the population with mental illness and substance abuse. Mental Health Outreach and Engagement staff ride along with the Fullerton Police Department's Homeless Liaison Officers to assess individuals for resources and services. The City does not provide any funding to this department. Contacted by telephone and e-mail.
15	Agency/Group/Organization	ORANGE COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fullerton works directly with the Orange County Housing Authority (OCHA) regarding Section 8 vouchers, family self-sufficiency, family unification, and veteran's affairs supportive housing. In addition, the City and the County have partnered for a joint-funded development project located at 1220 E. Orangethorpe Avenue, consisting of 36 affordable units including 24 units restricted to Mental Health Services Act tenants. The City's contribution is \$3.0 million in 2010 Housing Bond proceeds funds while the County provided \$3.15 million in MHSA funds. Contacted by telephone and e-mail. The City of Fullerton is part of the OCHA's Cities Advisory Committee which meets on a quarterly basis.
16	Agency/Group/Organization	Pathways of Hope, aka FIES
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Health Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Since 2010, the City has been working with Pathways of Hope regarding the homeless issue. In July 2014, the City assisted Pathways of Hope on the development of 8 transitional housing units. The 8-multi-family units are part of the existing Pathways of Hope program which provides housing opportunities to extremely-low- and very low-income families. These families are typically transitioning from a homeless situation. In addition, Pathways of Hope operates the Hub of Hope located in Fullerton. The program provides life skills education to 300 individuals for homeless and low-income residents so they can be successful in obtaining and keeping a home. The CDCC recommended funding at \$14,274 for the Life Skills program year 2019-20. In addition Pathways of Hope submitted a second application for Regional Services Coordinator that is proposing to assist 100 individuals with finding and keeping a home. The CDCC recommended \$19,158 for FY 2019-20. Contacted by email and mail.
17	Agency/Group/Organization	Radiant Health Centers (Previously Aids Services Foundation)
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Nutrition Services for Persons with HIV/AIDS
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Radiant Health Centers provides services to 25 City residents living with HIV disease through the Nutrition Services Program. The objectives of the program are to prevent hunger, provide high-quality nutritious food, enhance effectiveness of medical treatment, and serve as a gateway to other services. The CDCC did not recommend funding for program year 2019-20. Contacted by mail and e-mail.

18	Agency/Group/Organization	Stand Up For Kids
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Stand Up for Kids proposes to assist 40 Homeless Youth with outreach support, transitional housing, services and resources. The CDCC did not recommend them for funding. Contacted by email and mail.
19	Agency/Group/Organization	YMCA of Orange County
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	After School Care
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	YMCA of Orange County provides after-school enrichment program services to over 50 Fullerton youth. This program is a free after-school program that provides a safe, structured environment that includes such activities as academic assistance, personal life skills development, and leadership development. The CDCC recommended funding \$9,580 for program year 2019-20. Contacted by mail and e-mail.
20	Agency/Group/Organization	Young Lives Redeemed
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth Homeless Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Young Lives Redeemed proposed assisting 10 transitional aged youth living on the streets and connect them with trauma informed mental healthcare and addiction recovery. The CDCC did not recommend funding for program year 2019-20. Contacted by mail and e-mail.

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

The City maintains a list of agencies, organizations and other stakeholders that have expressed an interest in the City's CDBG and HOME programs and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend meetings and participate in surveys.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Orange	The CoC goals are similar to the Fullerton 5-Year Consolidated Plan goals as it relates to homelessness. Specifically, the CoC's 10-year Plan to End Homelessness, on-going implementation of the Armory Shelter program, and development of a permanent, year-round homeless shelter to replace the Armory Shelter are significant steps that overlap the City's goals.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Fullerton Plan Housing Element	City of Fullerton	As part of the city's General Plan (The Fullerton Plan) various goals and policies have been established that are consistent with the 2015-19 Consolidated Plan and this 2019-20 AAP. These include goals and policies related to providing 1) safe housing; 2) housing ranging in cost; 3) extremely-low, very-low, low-, and moderate-income housing; 4) homes for families; 5) support for CHDO projects; 6) affordable housing on surplus City-owned properties; 7) affordable housing acquisition and rehabilitation projects; and 8) owner-occupied housing rehabilitation projects.
Fullerton Plan Economic Development Element	City of Fullerton	As part of the City's General Plan various goals and policies have been established that are consistent with the 2015-2019 Consolidated Plan and this 2019-20 AAP, including pursuing/using grants for job creation/retention.
2015-2019 Five-Year Consolidated Plan	City of Fullerton	The goals identified in the 2015-2019 Five-Year Consolidated Plan are consistent with the goals identified within this 2019-20 AAP.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

Fullerton is also a member of the Association of California Cities-Orange County, and is partnering with the United Way, other cities and private investors to collaborate on planning efforts to build 2,700 Permanent Supportive Housing units among the 34 cities and unincorporated areas in the County.

Fullerton is a partner in the North Orange County Public Safety Task Force that is comprised of 10 North Orange County cities including Anaheim, Brea, Buena Park, Cypress, Fullerton, La Habra, La Palma, Placentia, Stanton, and Yorba Linda. The Task Force was established to promote

Programs to address youth violence prevention and intervention in K-12 schools; Programs to promote and enhance the successful reentry of offenders into the community, and Programs to address homeless outreach and intervention efforts. Because of this collaboration, the North Orange County cities has been successful in working together to address many regional issues affecting all of the north Orange County cities.

Fullerton is in the North Service Provider Area (SPA) of the County that includes 13 cities. This regional subsection of the County of Orange's Continuum of Care system addresses homelessness. The SPA allows for greater regional coordination while reducing the span of control regarding working with the County of Orange and other stakeholders.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

In an effort to broaden citizen participation in the development of the 2019-20 AAP, public meetings were held on January 8, 2019, January 29, 2019, February 12, 2019, February 26, 2019 and March 12, 2019 at 6:30 pm. The public comment period for the Draft 2019-20 AAP began on May 2, 2019, and ended on June 4, 2019. On June 4, 2019, a public hearing will be conducted during the regular meeting of the City Council where the Draft FY 2019-20 Action Plan will be reviewed. All notices for the meetings and hearings were advertised and/or posted.

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

A formal review of the Draft began on May 2, 2019, and ended June 4, 2019. A Public Notice and brief summary were published in the *Fullerton News Tribune*, *La Opinion*, and *Korea Daily* on May 2, 2019. In addition, a notice was posted at City Hall where copies of the Draft were made available.

The 2019-20 Annual Action Plan will be presented to the City Council at a noticed Public Hearing on June 4, 2019, held in the Fullerton City Council Chamber. (Copies of the minutes of all meetings can be found on the City website at www.cityoffullerton.com)

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-English Speaking - Specify other language: Spanish and Korean Non-targeted/ broad community	The draft 2019-20 Annual Action Plan was available from May 2, 2019, through June 4, 2019. The purpose was to allow all residents and organizations the opportunity to review and comment on the Draft Annual Action Plan.	No comments were received.	No comments were received.	
2	Public Meeting	Non-targeted/ broad community	On October 16, 2018, the City held a public meeting with 24 attendees from 20 non-profit organizations to discuss the CDBG funding for 2019-20.	Comments received pertain to: 1) Fullerton's CDBG selection process; 2) CDBG funding available and guidelines; and 3) goals and priorities of the 2015-2019 Five-Year Consolidated Plan.	All comments were received.	
3	Public Hearing	Non-targeted/ broad community	The January 8, 2019, CDCC public hearing meeting consisted of an overview of CDBG and HOME funding and was primarily attended by non-profit representatives.	No comments were received.	No comments were received.	

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-targeted/ broad community	The January 29, 2019, CDCC meeting consisted of presentations by non-profit applicants for the purpose of receiving CDBG funding. The attendees included the following organizations: 1. Boys & Girls Club of Fullerton 2. Giving Children Hope 3. The Chrysalis Center 4. Lutheran Social Services 5. Community Seniorserv, Inc. 6. Council on Aging 7. Care Housing Services 8. Fullerton Collaborative. This meeting was attended by approximately 13 individuals from 10 non-profit agencies.	No comments were received.	No comments were received.	
5	Public Meeting	Non-targeted/broad community	The February 12, 2019, CDCC meeting consisted of presentations by non-profit applicants for the purpose of receiving CDBG funding. The attendees included the following organizations: 1. Mercy House Living Center 2. Meals on Wheels of Fullerton, Inc. 3. Pathways of Hope (2 Projects) 4. Young Lives Redeemed 5. YMCA of Orange County This meeting was attended by 7 individuals from 5 non-profit agencies.	No comments were received.	No comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Non-targeted/broad community	The February 26, 2019, meeting consisted of presentations by Fair Housing Council of OC, Fair Housing Foundation, as well as Hart Community Homes and The Chrysalis Center for their Economic Development Program, the City (Public Works Department for Street and Alley improvements and Community Development Department-Housing Division on its existing home improvement programs and related CDBG and HOME requests for funding). This meeting was attended by approximately 5 individuals from 4 non-profit agencies.	No comments were received.	No comments were received.	
7	Public Meeting	Non-targeted/broad community	The March 12, 2019, meeting consisted of the CDCC making its recommendations to the Fullerton City Council for program year 2019-20 CDBG and HOME funding for programs and activities. This meeting was attended by approximately 3 individuals.	No comments were received.	No comments were received.	

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)
8	Public Meeting	Non-English Speaking - Specify other language: Spanish & Korean Non-targeted/broad community	On May 2, 2019, a public notice was published announcing the availability of the Draft FY 2019-20 Annual Action Plan in the Fullerton News Tribune, the Korea Daily and La Opinion. The Draft was available for a 30-day public review and comment period. The public notice also included an announcement of a public hearing to be held before the Fullerton City Council on June 4, 2019.	No comments were received.	No comments were received.	
9	Public Hearing	Non-targeted/broad community	A City Council meeting will be held June 4, 2019. The City Council public hearing consisted of taking comments from the public on the FY 2019-20 Annual Action Plan.	Pending City Council meeting.	Pending City Council meeting	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City has been notified that it will be eligible to receive Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) grant funds. For fiscal year 2019-20, the City of Fullerton will receive \$1,385,159 in CDBG (a 4.2% decrease from FY 2018-19) in addition, the City anticipates \$109,069 in Carried forward funds from the Revolving Loan Account as well as \$25,822 in unexpended previously allocated funds for a total of \$1,520,050 in CDBG.

For Fiscal year 2019-20 the City will receive \$522,322 in HOME funds (a 7.6% decrease from FY 2018-19). In addition, the City anticipates there will be \$73,698 in Program income and \$1,131,064 in unexpended carry forward funds, for a total of \$1,727,084.

Programs and activities are intended to primarily benefit very-low and low-income households and individuals, including neighborhoods with high-concentrations low-income residents as well as the City as a whole.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvement s Public Services	1,385,159	109,069	25,822	1,520,050	2,500,000	The amount of resources available includes unexpended CDBG funds from FY 2016-17 through FY 2017-18, Revolving Loan Funds and repayments. Primary focus will include Admin and Planning, Economic Development, housing rehabilitation grants & loans, public improvements, and public services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	522,322	73,698	1,131,064	1,727,084	2,125,000	The amount of resources available includes unexpended HOME funds/program income from FY 2014-15 through FY 2017-18. Primary focus will include multi-family rental acquisition/rehab, homeowner rehabilitation (family and seniors), and homeless prevention through the tenant based rental assistance.

Table 5 - Expected Resources – Priority Table

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

The City will leverage private and non-federal funds with Federal funds (HOME Program). Typically, the City requires private, for-profit housing developers receiving City financial assistance to fund at least 10% of the project development costs as an equity commitment. In March 2014, June 2015, and March 2016, the City's remaining 2010 \$28.9 Taxable Tax Allocation Housing Bond ("2010 Housing Bond") proceeds (approximately \$15.6 million) were committed to several affordable housing projects. It is anticipated that one of the projects could also include HOME funding. However, at the time of preparation of the 2019-20 Annual Action Plan it was unclear which specific projects may receive a portion of the City's HOME allocation funds, if any.

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

As of the end of FY 2017-18, the City has Match credit in the amount of \$1,172,610 that was generated from previous affordable housing activities and projects. In 2015, due to the deobligation of HOME funds, the City's match liability was reduced and was updated for PY 2015-16 and 2016-17.

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

As discussed in the Housing Element of The Fullerton Plan (commonly known as the City's General Plan) an inventory of land suitable for residential development indicates that there are 70 vacant sites within the City that were available for potential residential development of affordable housing. Of these 70 vacant sites, only one is still owned by the City (1600 W. Commonwealth). Between 2008 and 2011, the former Fullerton Redevelopment Agency purchased 17 properties using 20% housing set-aside funds. All of the properties acquired contained four-unit apartment buildings that were in a dilapidated condition which required demolition to allow for construction of decent, safe rental units. All 17 properties were transferred from the Redevelopment Agency to the City as part of the redevelopment dissolution process and will be used for the development of affordable housing. Any future development of these sites was on hold until the City fulfilled the requirements of Assembly Bill 1484 and received its finding of completion from the State of California Department of Finance which occurred on May 10, 2013. On January 20, 2015, City Council approved an Exclusive Negotiation and Acquisition Agreement with Habitat for Humanity of Orange County for the future development of up to 92 affordable ownership/rental units at these sites.

On June 16, 2015, the City Council approved an Affordable Housing and Property Disposition Agreement by and between the City and Habitat for Humanity for development of three affordable single-family, ownership housing units on two of the City's 17 properties specifically located at 401 S. Highland Avenue and 308 W. Truslow Avenue. Construction was completed on one of the units that is affordable to a median income multi-generational veteran family. The remaining two units are anticipated to be completed during FY 2017-18. These units will be for sale to low income households.

On April 17, 2017, City Council approved an Affordable Housing and Property Disposition Agreement with Jamboree Housing, a multi-family developer, for development on nine previously City-owned properties in the Richman Park area. Development is underway on 46 units of which 45 will be rental units affordable to very low and low income households. The site addresses include 518 S. Ford Avenue, 524 S. Ford Avenue, 530 S. Ford Avenue, 407 W. West Avenue, 413 W. West Avenue, 312 W. Valencia Drive, 324 W. Valencia Drive, 336 W. Valencia Drive, 406 W. Valencia Drive.

On May 15, 2018, City Council approved an Affordable Housing Agreement with Habitat for Humanity for the development of twelve for sale owner-occupied units on six sites owned by the City. It is anticipated that once completed these twelve units will be affordable to low-income households. The site addresses include 437 W. West Avenue, 443 W. West Avenue, 455 W. West Avenue, 467 W. Valencia Drive, 418 W. Valencia Drive, 424 W. Valencia Drive.

The remaining property owned by the City is identified as 1600 W. Commonwealth Avenue. An Exclusive Negotiation Agreement was not approved by the City Council at their June 5, 2018, meeting.

Discussion

The City intends to apply for program year 2019-20 CDBG and HOME grant funds (see Appendix D for grant applications and certifications) and intends to utilize those funds to assist in the development of rental and ownership units affordable to very low- and low-income households.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitation of Substandard Housing Units	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	Housing Rehabilitation Program	CDBG: \$250,474 HOME: \$0	Homeowner Housing Added: 20 Household Housing Unit
2	Development of Affordable Housing	2015	2019	Affordable Housing	Citywide	Development of Affordable Housing	HOME: \$1,481,487	Rental units rehabilitated: 10 Household Housing Unit
3	Homeless Prevention Emergency Shelters	2015	2019	Homeless	Citywide CDBG	Assistance to the Homeless, Homeless Prevention	CDBG: \$66,959 HOME: \$0 First Priority for Program Income	Tenant-based rental assistance / Rapid Rehousing: 35 Households Assisted once the City Receives Program Income. Homeless Person Overnight Shelter: 150 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 225 Beds Homelessness Prevention: 120 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide Support to Non-Profit Agencies	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide CDBG	Assistance to the Homeless, Homeless Prevention Job creation and retention Public Service Programs	CDBG: \$207,773	Public service activities for Low/Moderate Income Housing Benefit: 1084 Households Assisted Homeless Person Overnight Shelter: 350 Persons Assisted Homelessness Prevention: 334 Persons Assisted
5	Job creation and retention	2015	2019	Economic Development Opportunities	Citywide	Job creation and retention	CDBG: \$43,106	Jobs created/retained: 15 Jobs
6	Neighborhood Revitalization-Section 108 Repayment	2015	2019	Repayment of Section 108 Loan	CDBG	Section 108 Loan Repayment	CDBG: \$504,700	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 561 Persons Assisted
7	Support Fair Housing Choice	2015	2019	Fair Housing Services	Citywide	Fair Housing Five Year Plan	CDBG: \$20,000	Homelessness Prevention: 234 Persons Assisted
8	Fair Housing Five Year Report	2018	2019	Fair Housing	Citywide	Fair Housing Five Year Plan	CDBG: \$14,288	Other: 135161 Other
9	Capital Improvement Projects	2018	2019	Infrastructure Improvements	CDBG	Capital Improvement Projects	CDBG: \$240,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 118 Persons Assisted
11	Natural Disaster Funds	2018	2019	Natural Disaster Funds	Citywide	Natural Disaster Funds	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 45391 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitation of Substandard Housing Units
	Goal Description	All Goals and Objectives included in the Annual Action Plan meet a strategic Goal. According to the City's Housing Element, a majority of the City's housing stock (77%) was built before 1979. Therefore, it is anticipated that a substantial amount of substandard housing units exist. Maintaining decent, safe and sanitary housing for very-low, low- and moderate income households is the primary goal of Program.
2	Goal Name	Development of Affordable Housing
	Goal Description	In addition to the City's existing housing rehab program, the City shall continue in the development of affordable housing using HOME and former Redevelopment Agency funds, especially, affordable housing units for special needs (i.e., disabled, mental health) and veteran's households. As discussed, there is a significant need for affordable housing in Fullerton. In addition, there is a lack of existing housing in the City that caters to tenants with special needs or veteran's households. As indicated in this 5-Year CP approximately 45% of the households in Fullerton pay more than 30% of their household income for housing costs. The City anticipates utilizing HOME funds for the development of affordable housing in FY 2019-20. Funding is to come from Community Housing Development Organization Reserves in the amount of \$339,934 (Including awarded, carried over and returned CHDO Reserves from FY 2014, 206, 2017, 2018 and 2019), remaining unallocated funds in the amount of \$1,118,305 (including 2016, 2017, 2018 and 2019 funds), and \$209,902 from Program income for a total amount of \$1,481,487 for development.
3	Goal Name	Homeless Prevention Emergency Shelters
	Goal Description	The City will continue to support its non-profit organizations such as Care Housing, Mercy House and Pathways of Hope and City Net, in providing much-needed services to the homeless population as well as to those at risk of homelessness. Mercy House currently operates Bridges at Kraemer Place located in Anaheim that proposes to assist 150 homeless from Fullerton with shelter beds. The City of Fullerton contributed \$500,000 towards the acquisition and development of this facility several years ago. The City and adjacent jurisdictions in the North Service Planning Area are currently in the process of implementing the development of two, year-round Navigation Centers in north Orange County (Buena Park and Placentia). Through its allocation of HEAP and CESH funds it is anticipated that Fullerton will provide approximately 25.9% of the funds toward construction (up to \$400,000 estimated) and 31% toward on-going operations (up to \$72,000) annually. In addition, in order to address at-risk homeless seniors as identified in the Five-Year CP, the City intends to use HOME funding for the Tenant Based Rental Assistance (TBRA) program.

4	Goal Name	Provide Support to Non-Profit Agencies
	Goal Description	<p>Funds are needed for many more programs than the number of dollars available. The City receives requests amounting to more than \$100,000 more than can be funded. The maximum allowed by CDBG Program regulations (15%) will fund much-needed public services.</p> <ul style="list-style-type: none"> • Public service activities other than Low/Moderate Income Housing Benefit: 1768 Persons Assisted • Homeless Person Overnight Shelter: 350 Persons Assisted • Homelessness Prevention: 334 Persons Assisted • Youth Services (Afterschool Programs and Youth Empowerment Training): 650 • Senior Services (Meals, Long Term Care Ombudsman): 444
5	Goal Name	Job creation and retention
	Goal Description	<p>The unemployment rate for individuals 16-24 years of age in Fullerton is 22.4% compared to approximately 6% for the 25-65 population. There appears to be a continued need to support job training, retraining, and employment placement programs for low income persons, particularly for the 18-24 population. Job training programs should focus on skills needed for growing industries that can be expected to offer decent pay and benefits to entry-level persons. Jobs created/retained: 15 Jobs proposed through Monkey Business Cafe through Hart Community Homes.</p>
6	Goal Name	Neighborhood Revitalization-Section 108 Repayment
	Goal Description	<p>Improve the infrastructure (i.e., street improvements) within CDBG designated areas. Currently, CDBG funding is provided for the repayment of the Section 108 loan for infrastructure improvements in the Richman Park neighborhood (Census Tract 116.01) that increased public safety, renovated the park image and provided ADA compliant facilities. In October 2007, the dedication of the Richman Park Project was held. Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 561 Households Assisted.</p>
7	Goal Name	Support Fair Housing Choice
	Goal Description	<p>It is necessary to assure that fair housing practices are being followed in the City and that tenants and landlords have specific services available to them. Homeless Prevention: 250 Persons Assisted</p>

8	Goal Name	Fair Housing Five Year Report
	Goal Description	Cities are required to update their Fair Housing Plan prior to the end of their Consolidated Plan period. Therefore, the City will allocate funds for a Fair Housing Study. These funds will be expended in FY 2019-20. Under CDBG program regulations, the preparation of a Fair Housing Plan report was required in previous consolidated plan cycles, to provide essential and detailed information to policy makers, administrative staff, housing providers, lenders and fair housing supporters. The plan helps build public support for fair housing efforts. Individuals and/or entire households are thought to benefit when they are able to freely realize their housing choice, since that decision normally considers local educational factors and employment opportunities or business and social relationships. As such, it is believed that affirmatively furthering fair housing contributes to local, state, and national stability in our society because it helps individuals realize that they have been afforded an equal opportunity to be all they can be in our social structure. This Plan will assist residents Citywide and provide fair housing guidelines for landlords. The City's population is 135,161. The City will collaborate with all of the cities in Orange County for the creation of the regional Plan. It is anticipated that Fullerton's pro-ration will be \$14,288.
9	Goal Name	Capital Improvement Projects
	Goal Description	The streets in the CDBG eligible Census Tracts are in very poor shape. The community has requested that CDBG funds be utilized. Therefore, Capital Improvement projects will be completed as funds become available. Reconstruction of streets and alleys in CDBG eligible census tracts and block groups in the area of Valencia, Balcom and Yale.
11	Goal Name	Natural Disaster Funds
	Goal Description	Infrastructure improvements in case of Natural Disaster

Projects

AP-35 Projects – 91.220(d)

Introduction

Community Development Block Grant

The City has participated in the CDBG Program for over 40 years and intends to apply for \$1,385,159, in fiscal year FY 2019-20. In addition, the \$25,822 from previously unencumbered funds will be reprogrammed to carry out CDBG eligible activities. Additionally, the City anticipates receiving \$109,068 in loan repayments during that fiscal year. All repayments received will be deposited into the Home Improvement Loan Program.

The City recognizes that housing/community development needs must be met. In order to meet these needs, the City has allocated CDBG funds in various areas of needs. The allocations have provided a mechanism to eliminate deficiencies in the existing housing stock and public improvements, while meeting the public service needs of the community. Priorities in the City are given to infrastructure and agencies providing needed social services. Because of the limited 15% public services allocation cap, these funds cannot be used to address all of the needed social programs identified within the City. On March 12, 2019, the CDCC made recommendations that would address many of the social programs needed in the City. There were 16 public service applications received for CDBG funding. Of those, the CDCC recommended funding 11 of the non profit organizations.

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

HOME Investment Partnerships

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

The City is a long-time participant in the HOME program (since 1992) and intends to apply for \$522,322 in HOME funds for program year 2019-20. This includes \$52,232 to be allocated for administration (10% maximum allowable), \$78,348 (15% Minimum) to be allocated for CHDO Reserves and the remaining \$391,742 to also be allocated for development of affordable housing. In addition there is approximately

\$130,486 available in unspent administration funds that the City would like to reallocate to Acquisition/Rehab project. There is also \$116,797 in returned CHDO reserves and \$144,788 in unencumbered CHDO reserves, \$738,991 in funds previously earmarked for development and \$73,698 in unspent program income.

Projects

#	Project Name
1	City of Fullerton Public Facility Improvements
2	Economic Activity Program
3	Fair Housing Services
4	HOME CHDO Allocation
5	Homelessness Prevention Services
6	Program Administration
7	Neighborhood Revitalization/Preservation
8	Residential Acquisition/Rehabilitation Program
9	Section 108 Loan Repayment
10	Senior Services
11	Special Needs Services
12	Tenant Based Rental Assistance (TBRA)
13	Youth Services

Table 7 - Project Information

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

The Community Development Citizen Committee determined the amount of funds requested, the number of people to assist, the activity and the per person costs based on Consolidated Plan Priorities. Due to the limited amount of funds available (and the 15% cap for Public Services) not all non profits who applied were recommended for funding, and most of those that were recommended for funding are recommended to receive an amount less than the full amount of their request.

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

AP-38 Project Summary

Project Summary Information

1	Project Name	City of Fullerton Public Facility Improvements
	Target Area	CDBG
	Goals Supported	Capital Improvement Projects
	Needs Addressed	Capital Improvement Projects
	Funding	CDBG: \$240,000
	Description	Improve City of Fullerton public facilities and infrastructure to benefit low- and moderate-income residents by improving streets and alleys in CDBG eligible areas.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 118 households will benefit from the proposed activity according to HUD data.
	Location Description	Alleys: south of Commonwealth, east of Balcom and west of Yale. Streets: Santa Fe Avenue (Princeton to Yale); Princeton Avenue (Walnut to Santa Fe).
2	Planned Activities	Reconstruction of existing streets and alleys.
	Project Name	Economic Activity Program
	Target Area	Citywide
	Goals Supported	Job creation and retention
	Needs Addressed	Job creation and retention
	Funding	CDBG: \$43,106
	Description	HUD's goals are 1) decent housing; 2) suitable living environment; and 3) expanded economic activity. Such activities related to expanded economic opportunities could include the following: Provide job creation and retention; establishment, stabilization, and expansion of small businesses; provision of jobs involved in carrying out activities under programs covered by the CP for low-income persons living in areas affected by those programs/activities; and availability of mortgage financing for low-income persons.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 Fullerton residents will benefit from this activity.
	Location Description	Citywide
	Planned Activities	Hart Community Homes - Monkey Business Cafe Workforce Development Program (15 residents). CDBG Funding \$43,106
3	Project Name	Fair Housing Services
	Target Area	Citywide
	Goals Supported	Support Fair Housing Choice Fair Housing Five Year Report
	Needs Addressed	Support Fair Housing Choice Fair Housing Five Year Plan
	Funding	CDBG: \$34,288
	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 for \$20,000. Preparation of Regional 5 year Fair Housing Plan in partnership with all of the cities in Orange County as well as the unincorporated areas of the County. It is anticipated that the City of Fullerton's pro-rated share will be \$14,288.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 250 Fullerton residents will benefit from Fair Housing activity. The entire City will benefit from the completion of the 5 Year Fair Housing Plan.
	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. The City will partner with the County of Orange and all 34 Cities for the preparation of a Regional 5 year fair housing plan.
	Project Name	HOME CHDO Allocation

4	Target Area	Citywide
	Goals Supported	Rehabilitation of Substandard Housing Unit Development of Affordable Housing
	Needs Addressed	Development of Affordable Housing
	Funding	HOME: \$339,934
	Description	Fifteen (15) percent of HOME funds must be set aside for Community Housing Development Organizations (CHDO). The City anticipates receiving \$522,322 in HOME funds for FY 2019-20 of which a minimum of fifteen percent (\$78,349) is to be used on CHDO related projects. In addition to the FY 2019-20 CHDO allocation, the City has CHDO carryover allocations of \$144,788 and \$116,797 of recently returned CHDO Reserves. Programs/projects may include acquisition, rehabilitation, or new construction. The City anticipates expending CHDO funds on acquisition/rehabilitation.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Staff is working with several CHDOs to identify suitable projects to use CHDO funds. It is anticipated that 10 households will benefit.
	Location Description	Citywide
	Planned Activities	The CHDO funds of \$59,922 (FY 2014), \$56,874 (FY2016), \$59,974 (FY 2017), \$84,814 (FY 2018) and \$78,349 (FY 2019-20 CHDO entitlement) will be used to acquire and rehab a single-family or multi-family project in the City of Fullerton.
5	Project Name	Homelessness Prevention Services
	Target Area	Citywide
	Goals Supported	Homeless Prevention Emergency Shelters Provide Support to Non-Profit Agencies
	Needs Addressed	Public Service Programs Assistance to the Homeless, Homeless Prevention
	Funding	CDBG: \$66,959

	Description	Support a continuum of services in Orange County to prevent and eliminate homelessness including, but not limited to, homelessness prevention programs, mental healthcare and addiction recovery, emergency shelter programs and transitional housing. The CDCC recommended the Care Housing receive \$19,158 for supportive services at the City Lights SRO for homeless prevention; Pathways of Hope to receive \$19,158 for Regional Services Coordinator for housing navigation for people experiencing homelessness and \$14,274 for Life Skills Training; and \$14,369 to Mercy Housing for the operation of Bridges at Kraemer Place.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 584 Fullerton residents will benefit from the activity 334 from prevention and 150 for emergency beds and 100 people assisted.
	Location Description	Citywide
	Planned Activities	<ul style="list-style-type: none"> • Care Housing Services - Fullerton City Lights Social Services (134 residents). CDBG \$19,158. • Mercy Housing - Emergency Shelter Program (150 individuals). CDBG \$14,369. • Pathways of Hope (POH) - Regional Homelessness Service Coordinator (100 individuals). \$19,158. • Pathways of Hope (POH) - Life Skills Training (300 residents). CDBG Funding: \$14,274.
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-Section 108 Repayment Support Fair Housing Choice Fair Housing Five Year Report Capital Improvement Projects Natural Disaster Funds

	Needs Addressed	Housing Rehabilitation Program Development of Affordable Housing Public Service Programs Assistance to the Homeless, Homeless Prevention Job creation and retention Section 108 Loan Repayment Support Fair Housing Choices Fair Housing Five Year Plan Capital Improvement Projects ADA Transition Plan ADA Improvements Natural Disaster Funds
	Funding	CDBG: \$242,743 HOME: \$52,232
	Description	<p>Fullerton Community Development Department Funds include operation and staff costs and are capped at 20% of CDBG allocation. Allowable administration total is \$277,031 however, \$34,288 in Fair Housing Services are to be included as administrative costs.</p> <p>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.</p> <p>Fullerton Community Development Department - Administration of HOME funds includes operation and staff costs. The HOME allocation for FY 2019-20 is \$522,322. HOME citation 92.207 allows administration costs up to 10% of HOME allocation (\$52,232) annually and can be carried forward from previous unspent HOME admin. Carryover of \$130,487 that the City will reallocate to Acquisition/Development project.</p>
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Citywide

	Planned Activities	<p>Administration CDBG Program - CDBG Funding \$277,031 (Includes \$20,000 Fair Housing Services and \$14,288 Fair Housing 5 year Plan).</p> <p>Administration HOME Program - HOME Funding \$52,232 (FY 2019), Previous year's remaining admin: \$12,638 (FY 2018), \$39,983 (FY 2017), and \$37,916 (FY 2016) and \$39,948.50 (Returned FY 2014) will be reprogrammed to CHDO Development in the amount of \$130,487.</p> <p>Administration Home Improvement Program - Funds include operation and staff costs and administration of the HOME Improvement Program and other loan/grant-related projects.</p>
7	Project Name	Neighborhood Revitalization/Preservation
	Target Area	Citywide
	Goals Supported	Rehabilitation of Substandard Housing Units
	Needs Addressed	Housing Rehabilitation Program
	Funding	CDBG: \$247,439
	Description	Preservation of the quality of existing affordable housing stock occupied by low- and moderate-income households. No Home funds will be used, unless the Acquisition/Rehabilitation project that is being considered does not move forward. If that project does not move forward then the HOME funding earmarked for development will be split between the Home Improvement Program and the Tenant Based Rental Assistance Program in order to meet the expenditure deadlines set by HUD.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 low- and moderate-income families will benefit from the proposed activities.
	Location Description	Citywide
	Planned Activities	<p>Home Improvement Program (Loans and Grants) - CDBG Funding \$199,939 (from Revolving Loan Funds \$109,068, \$53,164 and entitlement funds, Home Improvement Program Administration (Soft costs) - CDBG \$37,707), Lead Hazard Reduction Grant Program - CDBG Funding \$27,500 (\$5,822 in Carried Forward funds)</p> <p>Block Improvement Grant (BIG) - CDBG Funding \$20,000 (\$20,000 in Carried Forward funds)</p> <p>HOME Funding will only be allocated to the Home Improvement Program if the Acquisition/Rehab project is NOT approved by Council.</p>
	Project Name	Residential Acquisition/Rehabilitation Program

8	Target Area	Citywide
	Goals Supported	Rehabilitation of Substandard Housing Units Development of Affordable Housing
	Needs Addressed	Development of Affordable Housing
	Funding	HOME: \$1,334,918
	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. Development funds to include \$391,741 (FY2019) and unspent funds Earmarked for Development \$260,573(FY 2016), \$232,791(FY 2017) and \$245,627(FY 2018)and unexpended Program Income \$73,698) for total development of \$1,334,918 (that includes the previously unspent admin of which \$77,865 was recently returned by HUD and \$52,622 was previous unspent.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8-16 low- and moderate-income households will benefit from affordable rental housing that includes social services.
	Location Description	The Location has not been determined. The City of Fullerton solicited proposals from Community Housing Development Organizations. Four proposals were received. Staff is in the process of reviewing the proposed projects, funding and Pro Forms to determine the best acquisition rehabilitation project to use HOME entitlement funds and CHDO Reserves.
	Planned Activities	Staff is working with several housing developers to determine suitable location(s)/project(s) for affordable Housing development. These funds allotted to acquisition / rehabilitation are not attached to a specific project. Typically, these types of projects consist of 8-16 unit apartment buildings that are in disrepair and occupied by low income individuals or families. When a specific project is identified, the project will be presented to the City Council for consideration at a later date.
9	Project Name	Section 108 Loan Repayment
	Target Area	CDBG
	Goals Supported	Neighborhood Revitalization-Section 108 Repayment
	Needs Addressed	Section 108 Loan Repayment
	Funding	CDBG: \$504,700

	Description	Infrastructure improvements in the Richman Park neighborhood increased public safety, renovated the park image, and provided ADA compliant facilities. The scope of work included the following: 1) Demolition of the existing restroom and construction of a new ADA compliant restroom facility; 2) Demolition of the play structure, rock feature, and sand playground and regrading to eliminate drainage problems; 3) Construction of a new playground including a more extensive play structure and poured-in-place rubber safety surfacing; 4) Demolition of the dated picnic structures and construction of new shaded picnic areas with ADA access and better visibility from the street; 5) Installation of new security lighting throughout the park for nighttime safety 6) Construction of new handicap accessible walkways to meet ADA access requirements to all park amenities; 7) Improved landscape and irrigation; 8) Construction of a new concrete park sign and lighting.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable - planned repayment of Section 108 Loan.
	Location Description	Richman Park Neighborhood
	Planned Activities	All activities related to the Section 108 loan have been completed since 2009. The only activity related to this project is repayment of the debt service on this loan. This is the final scheduled payment.
10	Project Name	Senior Services
	Target Area	Citywide
	Goals Supported	Provide Support to Non-Profit Agencies
	Needs Addressed	Public Service Programs
	Funding	CDBG: \$64,180
	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	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 444 seniors will benefit from the activities.
	Location Description	Citywide

	Planned Activities	Community SeniorServ, Inc. - Congregate Lunch Program (200 seniors). CDBG Funding - \$19,158. Council on Aging OC - Long Term Care Ombudsman (130 seniors). CDBG Funding \$19,158. Meals on Wheels of Fullerton, Inc. (MOW) - Meals/Supportive Services (114 seniors). CDBG Funding \$25,864.
11	Project Name	Special Needs Services
	Target Area	Citywide
	Goals Supported	Provide Support to Non-Profit Agencies
	Needs Addressed	Public Service Programs
	Funding	CDBG: \$19,158
	Description	Provide special needs services including, but not limited, to those concerned with disabilities, domestic violence, substance abuse, and HIV/AIDS.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 domestic violence victims will benefit from the activity.
	Location Description	Citywide
	Planned Activities	Lutheran Social Services - Victim Intervention will provide assistance to victims of domestic violence through assistance for rent and utilities, moving costs, hotel/motel vouchers, therapy, food, clothing hygiene kits, bus passes, counseling, case management, housing navigation, life skills training, advocacy, and supportive services.
12	Project Name	Tenant Based Rental Assistance (TBRA)
	Target Area	Citywide
	Goals Supported	Homeless Prevention Emergency Shelters
	Needs Addressed	Assistance to the Homeless, Homeless Prevention
	Funding	First Priority of Program Income

	Description	Monthly rental reimbursements for low-income Fullerton residents, including seniors, families, and disabled individuals. Program also includes down payment assistance and funds for moving expenses in order to help with Rapid Re-housing. By limiting the length of time temporary assistance is provided, allows more low-income participants into the program. It is unknown the number of people who would receive assistance. If the acquisition/rehab project does not get approved, additional funding will be allocated to this activity.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	If additional program income is received, then this activity will be offered. It is unknown at this time the amount of low income people to receive assistance.
	Location Description	Citywide
	Planned Activities	The TBRA program would provide monthly subsidy assistance to low-income seniors, families, and disabled individuals that pay more than 30% of their income on rent. By providing this service, residents would not pay more than 30% of their income into housing cost for a six-month period that would allow them to have a better chance of succeeding in becoming self-sufficient and not returning to a homeless situation.
13	Project Name	Youth Services
	Target Area	Citywide
	Goals Supported	Provide Support to Non-Profit Agencies
	Needs Addressed	Public Service Programs
	Funding	CDBG: \$57,476
	Description	Provide services including, but not limited to, after-school care, summer school and weekend nutrition programs and next generation youth empowerment for low-income youth and young adults.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 Fullerton families and 190 youth will benefit from the activity.
	Location Description	Citywide

	Planned Activities	<p>Boys and Girls Club - After-School Program (450 families). CDBG funding \$33,527.</p> <p>Fullerton Collaborative - Next Gen Youth Empowerment (190 youth). CDBG funding \$14,369.</p> <p>YMCA of Orange County - Richman Youth Center Achievers (50 families). CDBG funding \$9,580.</p>
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AP-50 Geographic Distribution – 91.220(f)

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

All CDBG funds will be directed toward activities benefitting low and moderate- income residents within either citywide, CDBG, or BIG areas. The boundaries of the CDBG and BIG areas are shown in Appendix A.

Based on the Strategic Plan included in the Five-Year Consolidated Plan, the City will continue to allocate 100 percent of its non-administrative CDBG and HOME Investments for program year 2019-2020 to projects and activities that benefit low- and moderate-income people citywide.

In addition, in 2004, the City received a Federal Section 108 loan (\$7.5 million) in order to make infrastructure improvements to Richman Park (Census Tract 116.01; Block Group:6). The City has continued to repay this loan from the City's Community Development Block Grant (CDBG) Program over a fifteen year term. This is the last year payment is required.

Including the Section 108 loan, the distribution of anticipated CDBG funding resources in 2019-20 are shown in the table below:

Geographic Distribution

Target Area	Percentage of Funds
Citywide	30
CDBG	69
Block Improvement Grant-Phases 1 and 2	1

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In 2000, the City assembled a team of City staff and consultants to review potential revitalization areas in the City and identify issues. The Richman Park was an area of concern (Valencia Task Force). They brought the community's concerns and ideas to the City staff as part of the Section 108 application process. The project was completed in phases with the final phase completed in the summer of 2007. In addition, between July 2010 and January 2011, the City purchased four additional lots in the area (total of 17 lots) for the development of affordable housing units.

All of those lots have now been sold to affordable housing rental and homeownership developers and construction is completed on 14 of the lots. Construction is underway on the remaining four lots.

Discussion

Regarding the Section 108 loan, the 2019-20 yearly repayment of the Federal Section 108 loan is approximately \$504,700 which is estimated to be 36% of the total CDBG Program yearly grant. This is the final repayment of the Section 108 loan.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Since 1990, the City has been involved in the development/rehabilitation of over 919 affordable rental units and 45 affordable ownership units (see Appendix C). The City has various affordable housing projects in the planning/development phases that will either be completed or commencing construction in F2019-20 or within subsequent program years of the next 5-Year Consolidated Plan. The production of affordable housing has been primarily from two funding sources HOME Investment Partnerships funds and the 2010 Housing Bond.

It is anticipated that \$1,674,852 in HOME funds, will be expended for an acquisition/rehabilitation project (10-20 units). Funding includes \$738,991 in unallocated carried forward entitlement funds previously held for development and \$391,742 (FY 2019-20 entitlement funds); and \$73,698 in program income. Additionally, if the City partners with a CHDO, then an additional \$339,934 (\$261,586 in returned and carried forward CHDO Reserves and \$78,348 (FY 2019-20 CHDO reserves) will also reprogram \$130,487 in previously unspent admin for the development for a total of \$1,674,852.

There are no funds remaining of the \$28.9 million 2010 Housing Bond proceeds for development. The following affordable housing projects were recently completed or are under construction with the use of these funds:

1. A Community of Friends (ACoF) – developed a 36-unit affordable apartment building named Fullerton Heights located at 1220 E. Orangethorpe Avenue. Twenty-four (24) units will be for Mental Health Services Act (MHSA) tenants who are homeless with a mental illness with the remaining twelve (12) units will be for low income tenants. The 36-unit breakdown includes 18 one-bedroom units, 12 two-bedroom units, and 6 three-bedroom units. This project was awarded the 2019 Special Needs Development Award. Grand Opening was held in April 2019.
2. Related California – A Fullerton Family Housing is developing 55-unit project named Citrea Apartments located at 336 E. Santa Fe Drive. This proposed 55 unit project consists of 4 studios/16 one-bedroom/18 two-bedroom/17 three-bedroom units for extremely-low, very-low, and low income families/persons. City Council allocated \$8.2 million in development assistance. Ribbon Cutting ceremony held in February 2019.
3. Habitat for Humanity – developed three units located at 401 S. Highland Avenue and 308 W. Truslow Avenue. The construction on one of the units is complete and was sold at an affordable price to a median income multi-generational family consisting of a veteran of the U.S. Armed Forces. The remaining two units will be single-family ownership units available to households at or below 80% of the median income. Completion on these units were completed November 2018.
4. Jamboree Housing completed development of 46 affordable rental units named Compass Rose Apartments in various sites throughout Richman area for families and persons within 30%-60%

range of area median income. City provided \$4,500,000 plus land valued at \$3,936,000 and prior City Relocation/Demolition Assistance of \$1,306,000. A Ribbon Cutting Ceremony was held April 2019.

5. Habitat for Humanity began construction on 12 affordable ownership units on 6 of the City Owned sites affordable to low income households. Completion is anticipated in the Summer 2021.

One Year Goals for the Number of Households to be Supported	
Homeless	433
Non-Homeless	1,119
Special-Needs	866
Total	2,418

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	2,270
The Production of New Units	98
Rehab of Existing Units	30
Acquisition of Existing Units	20
Total	2,418

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

Discussion

Homeless – It is anticipated that 433 individuals will be supported by emergency or transitional shelter through a partnerships with Homeless Service Providers. This includes 100 households who will be assisted by Pathways of Hope Regional Services Coordination and 8 transitional beds available through their New Vista Shelter; 100 domestic violence victims to receive emergency services from Lutheran Social Services; 150 to be sheltered by Mercy House at Bridges at Kraemer Place; and in partnership with the North Service Planning Area, Fullerton has committed to 30% of the development and operating costs for the Navigation Centers being developed in Buena Park and Placentia. City will have access to 30% of the beds for an approximate total of 75 beds that are anticipated to be completed by December 2019.

Non Homeless/Rental Assistance - A total of 1119 units are included in the City of Fullerton's affordable Housing Portfolio. These include rental units (707) that were constructed with federal, State or local funds, and/or development concessions and density bonuses (740) and those currently under construction (11). This also includes completed homeownership units (58) as well as those currently under construction by Habitat for Humanity throughout the Richman Park area. There are an additional 212 households who received Down Payment Assistance in order to purchase their homes through the City's First Time Homebuyer Program. The City intends to use HOME funding for its Tenant Based Rental Assistance (TBRA) that will provide much needed rental assistance, down payment assistance and moving

expenses to seniors, disabled individuals and families. Funding for TBRA program to be allocated from funds remaining after the acquisition/rehabilitation project.

Special-Needs -A total of 866 units are available to those with special-needs (Domestic Violence Victims, Seniors, Disabled, Veterans). This also includes those living in single room occupancy projects that provide wrap around social services (137 households) who will receive social services from CARE Housing for homeless prevention; as well as 130 seniors to receive ombudsman services to ensure they are able to stay living in assisted living facilities. The newest completed project Fullerton Heights consisted of 24 Mental Health Services Act tenants.

Production of New Units – Development is still under construction is Habitat for Humanity Richman Park – development of 12 affordable, ownership (single-family) units located along 300 and 400 block of W. Valencia Drive and W. West Avenue which is anticipated to be completed Summer 2021.

Rehab of Existing Units - the City anticipates completing 30 rehabilitation projects/loans in FY 2019-20. All properties must be owned and occupied by low-or moderate-income persons and include seniors and families.

Acquisition of Existing Units - As stated above, the City anticipates acquiring an existing multi-family property and rehabilitate it. Location to be determined at a later date.

AP-60 Public Housing – 91.220(h)

Introduction

The Orange County Housing Authority (OCHA) administers the Section 8 Housing Choice Voucher Program within the City of Fullerton. This assistance program is tenant-based rather than project-based. Each tenant may take their assistance and rent any unit within the County that meets the Section 8 Housing Quality Standards and meets the household's family size requirements. As of April 22, 2019, OCHA was providing 469 Section 8 vouchers to Fullerton residents, of which, 144 were families, 100 disabled and 225 elderly.

The OCHA also applies for the HUD program called Family Self-Sufficiency (FSS). The goal of the FSS program is to identify and remove economic barriers and make each household independent of the housing authority within a five-year period. As of April 22, 2019, there are 17 signed contracts to assist households (13 families and 3 disabled) in the City of Fullerton. Through the FSS program, a network of employers, social service agencies, and educational institutions is developed to provide each participating household with job skills and social services to: 1) Increase the household's income; 2) Make the household self-sufficient; and 3) Eliminate the household's need for rental assistance. The participating household signs an agreement to work over a five-year period toward becoming self-sufficient. In exchange for the household's commitment and work, the Housing Authority evaluates the household's specific needs and determines factors that are detrimental to the family's self-sufficiency.

The Family Unification Program helps reunite families that have been separated by court order. Children have been taken into custody and placed in foster homes because families cannot provide adequate housing. The program operates with the same criteria required for Section 8, but families are given a priority status to avoid the four-five year waiting list. As of April 22, 2019, there are 18 families (14 families, 3 disabled, 1 elderly) in the City of Fullerton.

The HUD-Veterans Affairs Supportive Housing (VASH) Program provides permanent housing subsidies and case management services to homeless veterans with mental and addictive disorders through a collaboration of the Department of Housing and Urban Development and Veteran Affairs. The Orange County Housing Authority has received approximately 470 HUD-VASH Housing Vouchers since 2009. Of the active VASH vouchers, 46 are previously homeless veterans, of which, 18 are family, 9 disabled, and 19 elderly.

Portability allows freedom to assisted households of the Housing Choice Voucher Program to move to another housing unit anywhere in the US providing that the unit is located within the jurisdiction of a

Public Housing Authority that administers a tenant-based voucher program. There are a total of 61 households that have moved into Fullerton (29 families, 21 disabled, 11 elderly).

In addition, the OCHA reports a total of 64 certificates provided under the CoC Program Permanent Supportive Housing Certificate Program (1 family, 52 disabled, 11 elderly).

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

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

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

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

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

Not applicable.

Discussion

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

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

Introduction

The strategy to be used by the City of Fullerton for addressing the needs of the City's homeless and special needs groups is to continue to support the County-wide Continuum of Care (CoC) approach which includes both private and public entities. This strategy, as described in the Ten-Year Plan to End Homelessness, provides a complete, comprehensive system and will work to help fill the gaps that currently exist.

In 2011, the City developed a Task Force on Homelessness and Mental Health Services (TFHMHS). In June 2012, the TFHMHS presented a number of recommendations to the City Council to provide services for this population. Below is the recommendations and their current status:

- Identify and secure a site for a regional, year-round, multi-service homeless shelter. Completed 2017- Partnered with the City of Anaheim to develop Bridges at Kraemer Place
- Conduct a census and needs assessment of Fullerton's homeless population. Completed - 2013 and April 2018
- Provide information effectively to the mentally ill homeless (e.g., bulletin boards, kiosks) Ongoing- Resource guides are available at the Library, Community Centers and Police station-areas frequented by those experiencing homelessness.
- Support the implementation of Laura's Law. Completed 2014
- Work with County on a permanent housing development to serve mentally ill homeless. Several actions have been taken to address this recommendation.
- Support efforts to create affordable housing for extremely low and very-low income residents. See below for the efforts made by the City to create Affordable Housing:
- Request the County provide a clinician to the Fullerton Police Department to conduct outreach to the mentally ill homeless (Completed 2013). See Below
- Continue the Task Force to assist City Council with implementation of recommendation -The City's Homeless Task Force on Homelessness and Mental Illness evolved into the Fullerton Homeless Outreach Collaborative which involved numerous organizations including local non profit homeless services providers, activists, business representatives, mental Health workers and residents. The Homelessness Outreach Collaborative was a group of local service providers who joined together to better serve residents of Fullerton who are without housing. The Outreach Collaborative transitioned to the sub-committee led by the Fullerton Collaborative in 2016. In March 2019 the Collaborative expanded to include members of the faith community and agreed to change their focus to that of a Task Force once again in order to build capacity around proven solutions for ending homelessness.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:
Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City will continue to support the many organizations that currently participate in and received funding from the Orange County CoC. This includes identifying the best practices utilized by the agencies and help them to develop programs that remove barriers and provide incentives to assist "difficult to place" clients.

The City has long supported and will continue to support through CDBG funding allocations various non-profit organizations that provide homeless services including Pathways of Hope (transitional housing, life skills training and housing navigation), and Lutheran Social Services (Victim Intervention program) and Mercy Housing that have other programs that provide emergency shelter and transitional housing needs of homeless persons. Staff is also looking into a Safe Parking program and Safe Storage program, both of which would require clients to engage with Homeless Service providers to assess their needs.

The City supports a strategy to expand regional planning efforts, funding and resources toward increasing the supply of emergency shelters as well as transitional housing. The City in 2015-16 participated with the cities of Anaheim and Brea in the development of a regional, permanent, year-round, 24-hour homeless shelter in north Orange County (located in Anaheim, CA). This shelter will eventually replace the current Fullerton Armory Emergency Shelter that is currently operating during the seasonal months of November to the end of March. The City of Fullerton has contributed \$500,000 towards the property acquisition and/or development costs of this project. As of April 2017, 100 beds are available and the remaining 100 beds were completed in the Summer of 2018.

The City has contracted with City Net, an organization that does outreach and engagement with people experiencing homelessness in Fullerton. They contract, funded through the North Orange County Public Safety Task Force allows City net staff to conduct outreach throughout the city several days a week, as well as in-reach to locations where large populations of homeless people congregate. Since February 2018, they have made 1,818 Outreach Contacts and have successfully exited 272 clients off the streets. Records show there is a 90% retention/success rate.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City in 2015-16 participated with the cities of Anaheim and Brea in the development of a regional, permanent, year-round, 24-hour homeless shelter in north Orange County (located in Anaheim, CA). The City of Fullerton has contributed \$500,000 towards the property acquisition and/or development costs of this project. In April 2017, 100 beds were available and the remaining 100 beds were completed Summer 2018. Statistics show that 56 Fullerton individuals have been sheltered at Bridges. Since its opening this facility has been at full capacity. Therefore, it is extremely important for additional emergency shelter beds to be created.

In March 2019, The City approved a Memorandum of Understanding between the 13 North SPA cities. This multi-jurisdictional agreement is for establishing, constructing, developing, maintaining, providing,

operating and facilitating the provision of two Homeless Navigational Centers and the provision of certain services at the centers for homeless adults, children and families experiencing homelessness within the North Service Planning Area which includes Fullerton. The City has committed to providing approximately \$400,000 for the development of two Navigation Centers. One in Buena Park that plans on having 150 beds and one in Placentia that plans on having 100 beds. Fullerton would have approximately 31% (77) of bed access since Fullerton has committed to providing 31% (approximately \$72,000) of the local funding for center operations. This funding was Fullerton's share of SB2 funds and first Round of HEAP funding.

The City will continue to support the on-going efforts of Orange County Emergency Solutions Grant Program, Shelter Plus Care Program and other Continuum of Care strategies. As well as, the City will be proactive in applying for SB2, HEAP and CESH grant funds as well as continue to monitor all types of other grant opportunities that address emergency shelter and transitional housing needs of people experiencing homelessness.

Fullerton is in the North Service Provider Area (SPA) of the County, a regional subsection of the County of Orange's Continuum of Care system to address homelessness. The SPA allows for greater regional coordination while reducing the span of control regarding working with the County of Orange and other stakeholders. Ten of the cities in the North SPA are also part of the North Orange County Public Safety Task Force which is a pilot project funded through a four year, \$20 million budget allocation as part of the Fiscal Year 2017-18 state budget. The cities are able to directly utilize 40% of the funding for efforts of gang prevention and homelessness outreach and intervention in North Orange County while the other 60% is allocated to non-profit partners Boys and Girls Club of Fullerton, OC United, Pathways of Hope and City Net assisting in these critical areas of need. City Net completed a new Homeless Census of the Homeless population in North SPA in April 2018 and found there was a total of 1837 homeless in the North SPA. This was an 11% increase from the 2017 Point in Time Count.

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 CoC's "Housing First" philosophy is based upon the premise that placing a client in permanent housing as quickly as possible provides the stability that the client needs to be able and willing to accept supportive services. Several of the Public Service Agency nonprofits requesting funds for program year 2019-20 will be providing services to homeless individuals and families with children, veterans and their families, and unaccompanied youth. The organizations being assisted with grant funds include: CARE Housing Services, Fullerton Collaborative, Giving Children Hope, Lutheran Social Services of Orange County, Mercy Housing Living Centers, Pathways of Hope. All of these organizations will be providing services that help low-income individuals and families to avoid becoming homeless, especially extremely low-income individuals

The Orange County CoC prevention strategy is designed to keep more families and individuals from losing the housing they have. Through regional access centers, those at-risk households will receive prevention assistance such as anti-eviction services, rental and utility support, credit counseling, debt management, employment services and conflict resolution.

In addition, the Orange County Health Care Agency and the Mental Health Association of Orange County have teams that conduct outreach to the chronically homeless. Also, informal outreach efforts are conducted through private organizations such as faith-based organizations, service clubs and private individuals.

The City will continue to support the many organizations that currently participate in and received funding from the Orange County CoC. This includes identifying the best practices utilized by the agencies and help them to develop programs that remove barriers and provide incentives to assist "difficult to place" clients. Orange County Housing Authority, OC United Way and private philanthropists have partnered to develop Welcome Home OC Network which aims to reduce the time a voucher holder searches for housing by increasing access to rental units. This program includes supportive services for those households previously homeless. The City will assist in marketing this program to property owners.

The City, through its HLOs, City Net and other homeless service providers have begun using Outreach Grid a collaborative software suite and mobile platform as a Pilot Project for service outreach workers, service providers, law enforcement, and city management to manage homelessness. It is helping connect the homeless with the service providers who can help them ultimately get off the streets.

In January 2019, OC United held a Grand Opening for its Thrive (Transitional Homes Recognizing Independence Value and Empowerment) program. This is a four-plex that helps to equip young adults exiting the foster care system for self-sufficiency by providing housing, life skills, financial literacy, access to employment opportunities, therapeutic support, mentoring that is a step to help empower those young adults. The City was instrumental in streamlining the permit process.

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.

Previously, the Tenant Based Rental Assistance Program only assisted seniors with rental reimbursements monthly to prevent them from becoming homeless. However, in August 2018, HUD approved a Substantial Amendment to the Consolidated Plan that now allows rental reimbursements for low income Fullerton residents, including senior, families and disabled individuals. By revised the program, to limit the

length of time temporary assistance is provided, many more low income people will be able to participate in the program to prevent their homelessness.

For those who are being discharged from publicly funded institutions and health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions, coordination between two (2) dedicated Homeless Liaison officers in the police department, with health care staff and those in other county agencies help due to the good lines of communication.

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

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

Last year the Homeless Resources Manager position was created to allow the City to have a presence at all meetings with the county and other cities, regarding homelessness. This includes attending the Fullerton Collaborative's Task Force of Homelessness which is held monthly that includes faith community, schools, hospitals, Chamber of commerce representatives, non profit organizations and others interested in helping come up with solutions.

The City has recently created the Homeless Resource Consultant position, through which trainings are being held for the faith community on best practices and resources when serving people experiencing homelessness. We also assist in coordinating the Countywide Homelessness 101 given by United Way when in Fullerton to inform the community on the importance permanent supportive housing and encourage community advocacy for solutions.

Discussion

The City's goals to address homelessness include, Preventing Homelessness; Providing Outreach to those who are homeless and at-risk of becoming homeless; Improving the efficiency of the emergency shelter and access system; Making strategic improvements in the transitional housing system; Developing permanent housing options linked to a range of supportive services; Ensuring that people have the right resources, programs and services to remain housed; Improve data systems to provide timely, accurate data that can be used to define need for housing and related services and measure important outcomes;

Developing the systems and organizational structures to provide oversight and accountability; Advocating for social policy and systemic changes necessary to succeed.

In March 2014, a Fullerton Homelessness Needs Assessment Report was prepared by AmeriCorps Vista members that included a survey of homeless individuals (participants) to rank which services they felt were most needed, based on a semi-comprehensive list of services that may or may not be currently available. The following were determined to be the most needed: 1) transportation services; 2) shelter; 3) career services; 4) dental services; and 5) central resource center (centralized multi-service center).

The previously described projects and programs will address the needs of the homeless population with a range of services that includes an emergency shelter, transitional housing and permanent housing opportunities.

As stated above, there were several efforts made to help homeless and extremely low, very low and low income households. The Affordable Housing Efforts include:

- In November 2018, Citrea Apartments was completed at 336 E Santa Fe. The Project consists of 54 affordable rental units that includes six (6) units affordable to extremely low income tenants, eleven are affordable to households at or below 40% of AMI, 22 of the units at affordable to very low income tenants whose income is at 50% of AMI, and 15 of the units are affordable to low income households with income at or below 60% of AMI.
- In February 2019, the City solicited Requests for Proposals from Affordable Housing Developers and Community Housing Development Organizations for development of multi-family rental units affordable to extremely low and very low income rents, and/or single family homeownership units affordable to low income buyers. Four proposals were received. Staff is currently reviewing the proposals, Proforma, develop experience, time frame and amount of funds needed from the City to develop the project. It is anticipated once the suitable proposal has been chosen, staff will bring the project to City Council for approval later in 2019.
- In April 2019, Compass Rose Apartments, developed in partnership with Jamboree Housing Jamboree Housing Corp. held a grand opening. Compass Rose, a 46-unit affordable rental housing project located in the Valencia/Richman Park area is affordable to extremely low, and very low income households.

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

Introduction:

As the basis for a comprehensive strategy aimed at preserving and expanding housing opportunities, the City has identified Policy Theme Areas to provide policy guidance for the Five-Year CP and this FY 2019-20 Action Plan. The Policy Program describes the specific policy actions necessary to address present and future housing needs, meet the specific requirements of State law and the housing needs as expressed by input from the community through participation in planning workshops and public meetings.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

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

Discussion:

The City shall continue to monitor entitlement and plan check procedures for affordable housing developments to determine if the procedures pose a potential impediment to affordable housing. Based on the findings, the City shall develop programs and procedures to identify methods by which extremely-low, very-low and low- income housing developments could be processed in a more expeditious manner.

AP-85 Other Actions – 91.220(k)

Introduction:

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

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

Actions planned to address obstacles to meeting underserved needs

Although the needs of the homeless population have "high" and "medium" priority ratings as identified in the 2015-2019 Five-Year Consolidated Plan, the ability to substantially meet the needs is limited due to lack of financial resources available to adequately address such needs. Many private non-profit organizations within the City are working toward meeting the various needs of the homeless population. However, additional federal and local resources are needed in order to better address this regional issue. The City will actively pursue grants that can help meet the needs of the underserved.

The City has previously received HPRP funds to help address the homeless issue. However, these funds were limited to assisting only a small population of the homeless community. Recipients of these funds had to show that they would be able to be self-sufficient within a short time period. There are no longer funds for this program. Therefore, the City will continue to support agencies in their applications for funding and also investigate the possibility of applying for additional funding if it becomes available.

Actions planned to foster and maintain affordable housing

The City places a priority on preserving the existing affordable housing stock through rehabilitation, rental assistance, and new construction as feasible. A total of 2337 affordable households will be assisted and include the following:

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

change. As of March 31, 2019, Orange County Housing Authority was providing 468 Section 8 Rental Certificates and Vouchers to Fullerton residents. Of the 468 households assisted, 150 were families, 101 disabled and 217 elderly. In addition, the Continuum of Care Program provided 69 Permanent Supportive housing units to 1 Family, 55 disabled, and 13 elderly. Finally, OCHA administered 61 vouchers for other housing authorities for 28 families, 23 disabled, and 10 elderly who moved into Fullerton for a grand total of 598 households receiving assistance.

Production of New Units – There are 23 affordable units under construction 1) Habitat for Humanity Richman Park – development of 12 affordable, ownership (single-family) units located along 300 and 400 block of W. Valencia Drive and W. West Avenue; 2) 3801 Franklin (1) rental unit for low income household; and 3) Amplifi 10 rental units located at 600 Commonwealth affordable to moderate income Households.

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

Rehab of Existing Units - the City anticipates completing 30 rehabilitation projects through loans and grants in FY 2019-20 for seniors and families using CDBG Funds. All properties must be owned and/or occupied by low-or moderate-income persons. In addition, the City anticipates using \$391,742 of new entitlement HOME funds, \$738,991 or previously unallocated/unspent funds for development \$339,934 of current and previously unspent CHDO Reserves for the acquisition/rehabilitation. The City anticipates partnering with a CHDO for the development. Therefore, a total of \$1,674,852 would be available.

Tenant Based Rental Assistance (TBRA) - The TBRA program provides rental reimbursements to low income Fullerton seniors, disabled, elderly and families. In addition the length of time temporary assistance is provided has been reduced so that more people are able to receive assistance. Rental assistance was identified as an essential component of the Five-Year CP based upon the socio-economic tables contained in the Housing Needs Assessment section.

Actions planned to reduce lead-based paint hazards

Although production of lead-based paint was stopped in 1978, it can still pose a serious health risk to today's families. The number of units in Fullerton that could contain lead-based paint hazards is estimated at 23,000. According to the State of California's Childhood Lead Poisoning Prevention Branch, there are 34 individual children living in Fullerton that had elevated levels (BLLs of 4.5+) at the time of their blood lead test. Of the 34 children, 31 are between ages birth-6 years old. In addition, there were two cases in the birth-6 age group with a Fullerton address that received a Public Health Nurse (PHN) home visit but not an environmental investigation (EI) by a registered environmental health specialist. In an effort to reduce the risk of lead poisoning, Congress mandated new regulations that became effective on September 15, 2000. These regulations implemented several major changes in the requirements of federal programs that fund housing. The City has a grant program to address the lead issue. The City has

carefully reviewed the regulation and has made adjustments to existing programs to meet the mandates. The City has made every effort to confirm that its activities concerning lead-based paint will comply with the requirements of 24 CFR part 35, subparts A, B, J, K and R.

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

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

As of October 1995, all sales and rental transactions of housing units built prior to 1978 must include lead-based paint notification to the prospective purchaser or renter. The City supply additional notification to buyers that participated in the City's home ownership programs. Tenant turnover presents a similar opportunity to evaluate and reduce lead-based paint hazards, possibly in conjunction with certification of occupancy permit programs. Since units must be vacated prior to commencing many lead hazard reduction activities, targeting vacant housing will eliminate costs for relocation of residents. Approximately 30% of all rental-housing units turn over annually. Programs targeted specifically to at-risk units at turnover could have a significant impact over time.

Actions planned to reduce the number of poverty-level families

The Anti-Poverty Strategy requires taking into account factors affecting poverty over which the jurisdiction has control. Poverty thresholds are revised annually to allow for changes in the cost of living as reflected in the Consumer Price Index. As defined by the U.S. Department of Health and Human Services (HHS) for FY 2019 (January 11, 2019), the federal poverty guideline for a family of four persons is \$25,750.

According to the US Census Bureau in 2017, 14.9% of all total individuals in Fullerton were below the poverty level. Some of these households are currently assisted by General Relief (GR), Aid to Families with Dependent Children (AFDC), and the emergency assistance programs identified at work in the County and through the homeless and at-risk network services. There are few structured programs, usually

administered at the County level, targeting households in poverty and assisting these households in improving their long-term financial and social positions, eventually bringing them out of poverty.

Actions planned to develop institutional structure

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

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

To help coordinate various programs in the past, the City has participated in the countywide Orange County Homeless Issues Task Force, and the Orange County Affordable Housing Clearinghouse (a consortium of lending institutions).

The City will continue to work in partnership with the North Orange County Public Safety Task Force that includes 10 Cities, and well as with the North SPA that includes 13 cities on various task forces and interagency committees to identify gaps and duplication of services that will help strengthen the housing assistance delivery system for creation of affordable housing units, permanent supportive housing units, and emergency and transitional beds.

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

The City was an active member of the Orange County Home Ownership Preservation Collaborative (OC HOPC). The City was first invited to attend these meetings in February 2008. The majority of the members are lenders and non-profit agencies who deal with housing. Members include representatives from the offices of local senators, the Fair Housing Foundation, Neighborhood Housing Services of Orange County, and other organizations active in affordable housing.

In 2009, the City of Fullerton updated and published a Resource Guide, which is available to all participating agencies as well as the public at large. It lists all supportive housing and social service

providers available to Fullerton residents throughout Orange County. Also, for the first time the City published a Youth Resources booklet that is a program guide for children, teens, and parents.

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

As previously mentioned, the City formed the Task Force on Homelessness and Mental Health Services. The Task Force met thirteen (13) times over a six-month period beginning in October 2011 in order to identify obstacles faced by those that are homeless and have mental health issues. On June 5, 2012, the Task Force presented a number of recommendations to the City Council to provide services for this population.

Staff also attends a monthly homeless meeting to network and brainstorm to identify potential services and locations where services for the underserved population could be located to make the largest impact in the City.

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

Discussion:

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

Program Specific Requirements

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

Introduction:

In the implementation of programs and activities under the FY 2019-2020 Annual Action Plan, the City of Fullerton will follow all HUD regulations concerning the use of program income, forms investment, overall low- and moderate-income benefit for the CDBG program and recapture requirements for the HOME program.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

The City will not use any other forms of investment beyond those identified in Section 92.205 including the following: atypical loans, grant instruments or non-conforming loan guarantees.

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

Although the City will not implement any HOME-assisted homebuyer activities in FY 2019-20, the City in the past has implemented this type of activity. The City's Downpayment Assistance Program (DAP) using HOME funds was implemented until 2003 and now involves only repayment of the original DAP loans (\$45,000/loan). The repayment of a DAP loan begins 15 years after acquisition of a property and consists of 15-year repayment term (\$250/month) beginning in Year 16 with zero percent interest. In addition, the DAP loan is repayable upon the sale or transfer of the property. The resale or recapture of funds for the City of Fullerton is based upon the resale and recapture guidelines outlined in §92.254.

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

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

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

Period of Affordability under Recapture Provisions – under recapture, the City relies on a period of affordability based upon the direct HOME subsidy provided to the HOME-assisted homebuyer that

enabled the homebuyer to purchase the unit. Any program income used to provide direct assistance to the homebuyer is included when determining the period of affordability.

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

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.

1. 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 FY 2019-20 is not planning to use HOME funds to refinance any of the existing HOME loans for multi-family projects in the City of Fullerton.

Discussion

See previous discussion.

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FY 2019-20 ANNUAL ACTION PLAN

APPENDICES

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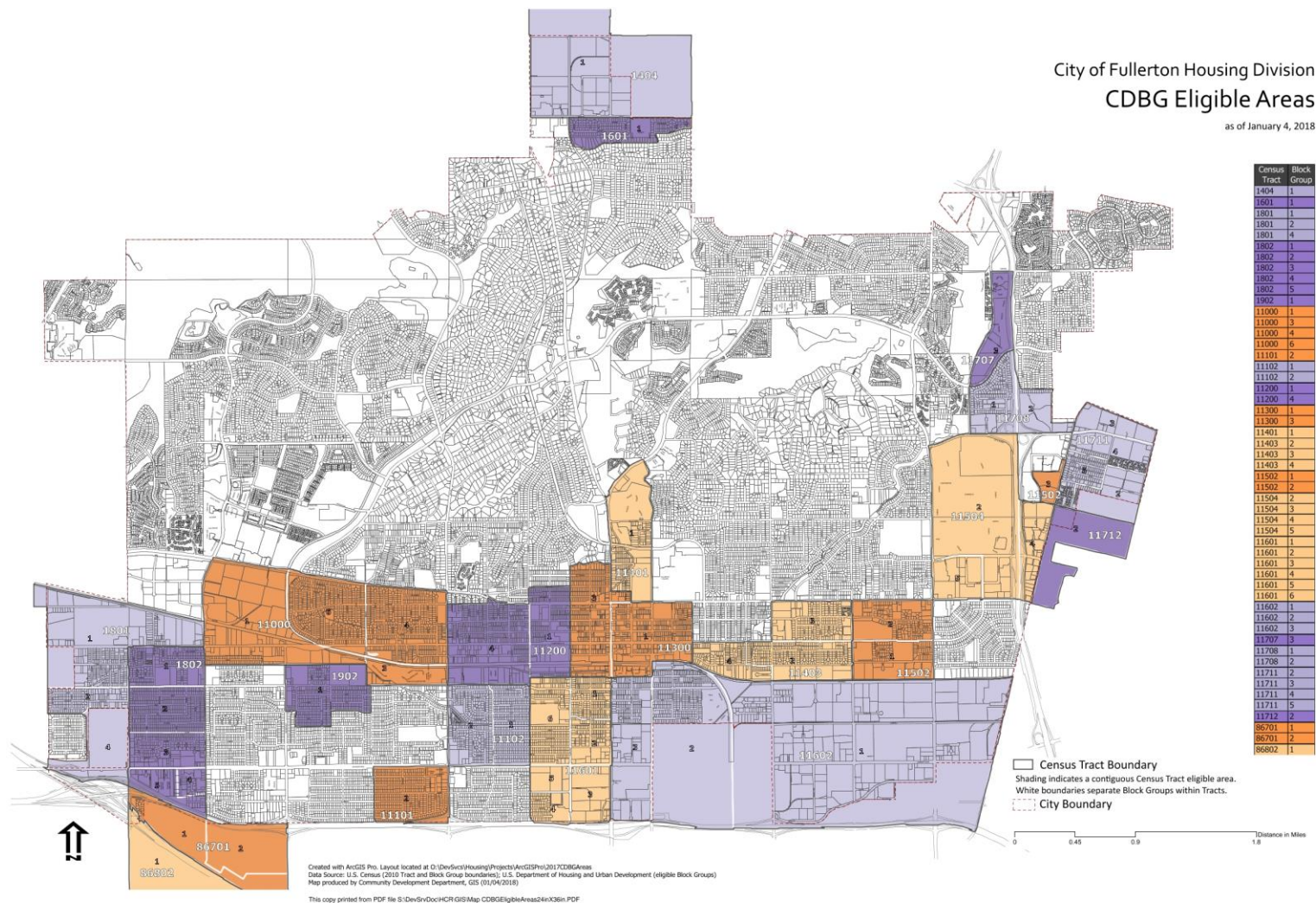
APPENDIX A

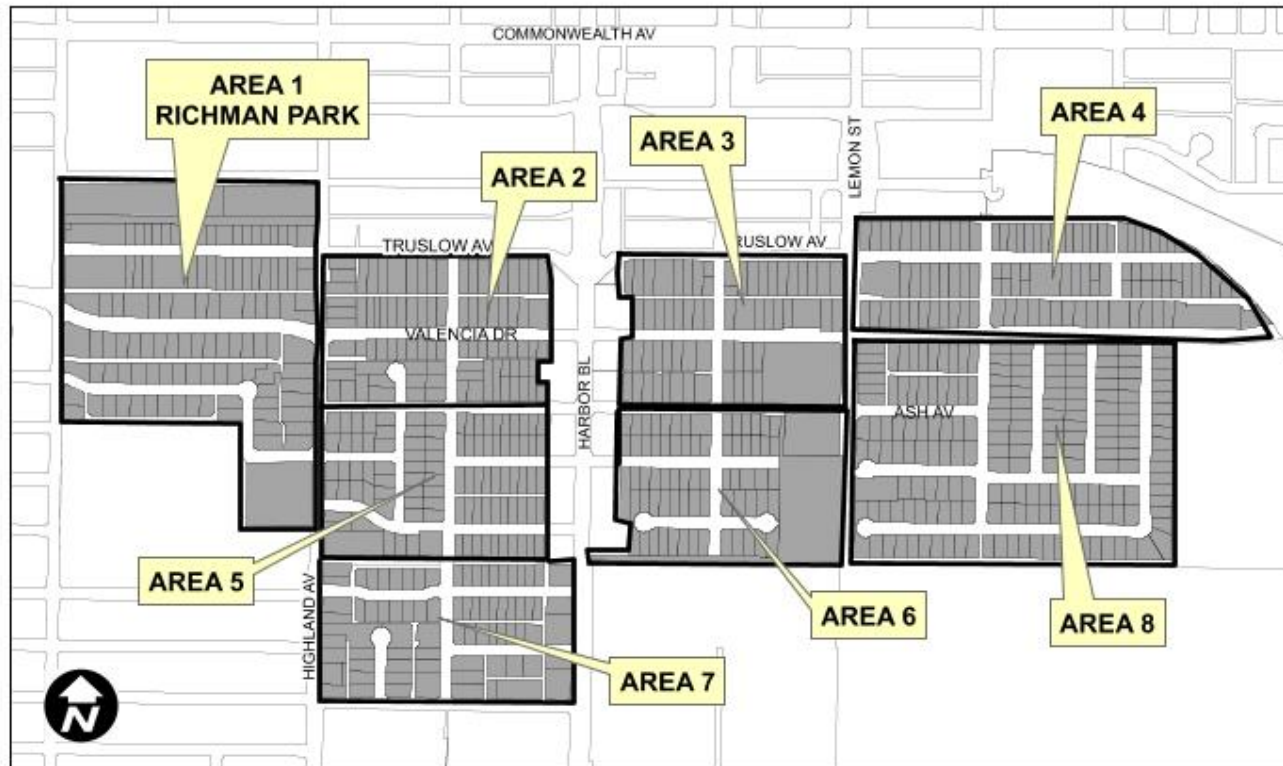
MAPS

CDBG Eligible Areas

Block Improvement Grant (BIG) Areas

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Block Improvement Grant (BIG) Phase 1 Areas

File: \\GISDATA\\DEV\\SERV\\CODE\\ENF\\PROJECTS\\JULY_MAPS.MXD
Map produced by Community Development Department, GIS 1/15/04
(Reformatted APR to MXD 4/10/08)





Block Improvement Grant (BIG) Phase 2 Areas



Path: S:\DevSrvDoc\PLANNING\SeanS\july_maps_sean.2.mxd

Map produced by Community Development Department, GIS 4/4/2012



APPROXIMATE LOCATION
OF DETAILED AREA

APPENDIX B

PUBLIC NOTICE

Summary of Comments

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**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
CITY OF FULLERTON
2019 ANNUAL ACTION PLAN**

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

On Thursday, May 2, 2019, the City of Fullerton will make available its FY 2019-20 Annual Action Plan for public review and comment. The Draft 2019 Annual Action Plan will be available for public review and comment through June 4, 2019.

PURPOSE

On April 15, 2019, HUD advised the City of Fullerton of the FY 2019 formula allocations. Fullerton anticipates receiving \$1,385,159 of Community Development Block Grant (CDBG) and \$522,322 of HOME funds. Using these numbers as the basis for estimating, the City of Fullerton will be applying for \$1,385,159 in CDBG program funding for the fifth year of the FY 2015-19 Consolidated Plan period. The FY 2019-20 Action Plan, serves as the formal application to HUD for CDBG and HOME program funding and outlines the City's proposed FY 2019-20 CDBG program budget. The proposed FY 2019-20 CDBG program budget will fund various programs including the City's Single-Family Home Rehabilitation program, Public Service Agency (PSA) Grant program, Economic Activity programs, Capital Improvement projects in eligible census tract block groups, Tenant Based Rental Assistance program and various activities designed to assist low- to moderate-income persons. A detailed description of the FY 2019-20 program budget and the programs/activities proposed under that budget are provided within the FY 2019-20 Annual Action Plan.

PUBLIC COMMENTS

Citizen input is greatly encouraged. All written comments regarding the Draft FY 2019-20 Annual Action Plan must be received on or before June 3, 2019, at 5:00 p.m. All comments should be addressed as follows:

**City of Fullerton
Housing Division
Attn: Rebecca Leifkes, Housing and Homeless Resources Manager
303 W. Commonwealth Blvd.
Fullerton, CA 92832**

PUBLIC HEARING

In addition to the opportunity provided for the submission of written comments, a public hearing to discuss the Draft FY 2019-20 Annual Action Plan, will be held on June 4, 2019, at 6:30 p.m. before the City of Fullerton City Council at its regular meeting. The public hearing will take place in the City Council Chambers located at 303 W. Commonwealth,

Fullerton, CA 92832. The public is invited to attend and to provide input regarding the FY 2019-20 Annual Action Plan. The final version of the FY 2019-20 Annual Action Plan will be submitted to HUD on or about June 14, 2019.

Publish: Fullerton Tribune
May 2, 2019

English Proof of Publication Pending Receipt

PROOF OF PUBLICATION

(2015.5C.C.P)



915 Wilshire Blvd Ste 800, Los Angeles, CA 90017

Tel: (213)896-2260 • Fax: (213)896-2238

STATE OF CALIFORNIA

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of La Opinión a newspaper of general circulation, printed and published daily in the city of Los Angeles, county of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of July 28, 1969, Case Number: 950176; that the notice, of which the annexed is a printed copy, has been published in each regular and not in any supplement thereof on the following dates, to wit:

May 02

all in the year 2019

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

Dated at Los Angeles, California, this

02 day of May, 2019

Jose Berumen
Signature

AWO-4617 Controlled
Rev. 03/12

This space is for the County Clerk's filing Stamp

Proof of publication:

AVISO PÚBLICO
AVISO DE AUDIENCIA PÚBLICA
CIUDAD DE FULLERTON
PLAN DE ACCIÓN ANUAL 2019

PARA TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERESADAS:

El jueves 2 de mayo de 2019, la Ciudad de Fullerton pondrá a disposición el Plan de Acción Anual del AF 2019-20 para revisión y comentarios públicos. El Anteproyecto del Plan de Acción Anual 2019 estará disponible para revisión y comentarios públicos hasta el 4 de junio de 2019.

PROPÓSITO

El 15 de abril de 2019, HUD notificó a la Ciudad de Fullerton de las asignaciones de la fórmula del AF 2019. Fullerton anticipa recibir \$1,386,159 de la Subvención on Bloque para Desarrollo Comunitario (CDBG, por sus siglas en inglés) y \$522,322 de los fondos de HOME. Usando estas cifras como la base para la estimación, la Ciudad de Fullerton estaría aplicando para \$1,386,159 en fondos del programa de CDBG para el quinto año del periodo del Plan Consolidado del AF 2015-19. El Plan de Acción del AF 2019-20, sirve como la aplicación formal a HUD para el financiamiento de los programas CDBG y HOME y describe el presupuesto del programa de CDBG del AF 2019-20 propuesto. El presupuesto del programa de CDBG del AF 2019-20 propuesto financiará varios programas incluyendo el programa de Rehabilitación de Viviendas Unifamiliares de la Ciudad, el programa de Subvención de la Agencia de Servicios Públicos (PSA, por sus siglas en inglés), programas de Actividad Económica, proyectos de Mejora de Capital en grupos de bloques de áreas censales, programa de Asistencia de Alquiler para el inquilino y varias actividades diseñadas para asistir a las personas de ingresos bajos a moderados. Una descripción detallada del presupuesto del programa del AF 2019-20 y los programas/actividades propuestas bajo ese presupuesto son proporcionados dentro del Plan de Acción Anual del AF 2019-20.

COMENTARIOS PÚBLICOS

La participación de los ciudadanos es muy alentadora. Todos los comentarios escritos concernientes al Anteproyecto del Plan de Acción Anual del AF 2019-20 deben ser recibidos en o antes del 3 de junio de 2019, a las 5:00 p.m. Todos los comentarios deberán ser abordados como sigue:

Ciudad de Fullerton
División de Vivienda
Attn: Rebecca Leifka, Gerente de Vivienda y Recursos para Personas Sin Hogar
303 W. Commonwealth Blvd.
Fullerton, CA 92632

AUDIENCIA PÚBLICA

Además de la oportunidad brindada para la presentación de comentarios por escrito, una audiencia pública para discutir el Anteproyecto del Plan de Acción Anual del AF 2019-20, se llevará a cabo el 4 de junio de 2019, a las 6:30 p.m. ante el Ayuntamiento de la Ciudad de Fullerton en su reunión ordinaria. La audiencia pública se llevará a cabo en la Cámara del Ayuntamiento ubicada en 303 W. Commonwealth, Fullerton, CA 92632. Se invita al público a asistir y proporcionar opiniones concernientes al Plan de Acción Anual del AF 2019-20. La Versión Final del Plan de Acción Anual del AF 2019-20 será presentado a HUD en o cerca del 14 de junio de 2019.

Publicar: La Opinion Newspaper
2 de mayo de 2019

An Innomedia Company

Korean Proof of Publication Pending Receipt

Public Participation Schedule for Program Year 2019

On September 20, 2018, a notification was published advising that funds would be available. In the notice it also advises of a Mandatory Technical Assistance Workshop for all interested in submitting an application was scheduled for October 16, 2018.

On October 16, 2018 all applicants attended the Non Profit Mandatory Training where applications were given to all interested parties. A PowerPoint Presentation was shown that explains the program, the clientele to be serviced and the eligible activities.

On November 15, 2017, applications were due for all Public Service Agency Activities. 20 applications were received. Additionally, another 3 applications from City Departments for other eligible activities.

On January 8, 2019, a Public Hearing was held by the Community Development Citizen Committee (CDCC). An overview of CDBG and HOME funding was given and was attended by representatives from 15 non-profit organizations. No public comments were received.

On January 29, 2019, a public meeting was conducted by the CDCC which included of presentations by non-profit applicants for the purpose of receiving CDBG funding. The attendees included the following organizations: 1. Boys & Girls Club of Fullerton 2. Giving Children Hope 3. The Chrysalis Center 4. Lutheran Social Services 5. Community Seniorserv, Inc. 6. Council on Aging 7. Care Housing Services 8. Fullerton Collaborative. This meeting was attended by approximately 13 individuals from 10 organizations. No Public Comments were received.

On February 12, 2019 a public meeting was conducted by the CDCC which included of presentations by non-profit applicants for the purpose of receiving CDBG funding. The attendees included the following organizations: 1. Mercy House Living Center 2. Meals on Wheels of Fullerton, Inc. 3. Pathways of Hope (2 Projects) 4. Young Lives Redeemed 5. YMCA of Orange County This meeting was attended by approximately 7 individuals from the 5 organizations. No public comments were received.

On February 26, 2019, a public meeting was conducted by the CDCC which included of presentations by by Fair Housing Council of OC, Fair Housing Foundation, as well as Hart Community Homes and The Chrysalis Center for their Economic Development Program, the City (Public Works Department for Street and Alley improvements and Community Development Department-Housing Division on its existing home improvement programs and related CDBG and HOME requests for funding). This meeting was attended by approximately 5 individuals from 4 non-profit agencies. No public comments were received.

On March 12, 2018 the meeting consisted of the CDCC making its recommendations to the Fullerton City Council for program year 2019-20 CDBG and HOME funding for programs and activities. This meeting was attended by approximately 3 individuals.

On May 2, 2019 a public notice was published in the Fullerton News Tribune, the Korea Daily and La Opinion announcing the availability of the Draft 2019 Annual Action Plan, for a 30-day public review and comment period which includes also announced a public hearing before the Fullerton City Council on June 4, 2019. No Public Comments received.

On June 4, 2019, a Public Hearing will be held to consider CDBG funding for Public Services Agencies, City Departments and other activities.

Citizen Participation Comments

Pending Public Hearing June 4, 2019.

APPENDIX C

AFFORDABLE HOUSING INVENTORY

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CITY OF FULLERTON AFFORDABLE HOUSING

CITY Funded RENTAL PROJECT	DESCRIPTION				ELI (0 < 30%)	Very Low to Low-Income				Low to Median Income		Moderate Income		CITY FUNDING SOURCES			
CITY ASSISTED RENTAL PROJECTS	Location	Type	Total Units	Total Assisted	<30%	35%	40%	45%	50%	60%	80%	100%	120%	Unrestricted	Agency	HOME Funds	Type of Funding
Allen Hotel (Jose Zepeda)	4112 S. Harbor	F	16	16					16 SRO (studios)						\$1,213,381		Loan
Casa Maria Del Rio (RIO)	2200 E. Chapman	H	25	25			20 1-Bdrm 3 2-Bdrm		1 1-Bdrm 1 2-Bdrm						\$617,390		Grant
Citrea Apts (Related) Completed Fall 2018	336 Santa Fe	F	55	54	2 1-Bd 2 2-Bd 2 3-Bd			1 Studio 5 1-Bd 2 2-Bd 3 3-Bd	3 Studio 9 1-Bd 5 2-Bd 5 3-Bd	1 Studio 6 1-Bd 4 2-Bd 4 3-Bd			1 2-bd				
Compass Rose Apts. Richman Park Housing Partners (Jamhorra Housing)	400 Valencia, Ford, West	F	46	45	4 1-Bdrm 5 2-Bdrms 5 3-Bdrms	5 1-Bdrm 2 2-Bdrms		5 1-Bdrm		12 2-Bdrms 7 3-Bdrms					\$ 9,162,000	\$600,000	Loan Bond LMIAHF
East Fullerton Villas	2200 E. Chapman	F	27	27		3 2-Bdrms 1 3-Bdrms 1 4-Bdrms		13 2-Bdrms 7 3-Bdrms 1 4-Bdrms	1 2-Bdrm 1-2 Bdrms						\$849,410	\$165,000	Loan/Grant
Franklin Garden Apartment Homes (NHS)	3810 & 3830 Franklin Avenue	F	15	11					2-1 Bdrms		8-2 Bdrms					\$1,630,000	Loan
Fullerton City Lights (A.D.I.)	224 E. Commonwealth	SRO	137	116	20 studios	48 studios		48 studios						21 studios	\$1,000,000		Loan
Fullerton Courtyard Apts (Kaufman & Broad)	4119 W. Valencia	F	108	108		9 2-Bdrms 9 3-Bdrms		17 2-Bdrms 18 3-Bdrms		34 2-Bdrms 17 3-Bdrms 4 4-Bdrms					1600000 -\$500,000		Loan Payment
Fullerton Family Apts. A Community of Friends	1220 E Orangethorpe	H	36	36	18 1-bd 6 2-Bd				11 3-bd					1 3-Bd	\$3,000,000		Bond Loan
Garnet Lane Apts "A" (Civic Center Housing Corp)	1512-1518 N. Placentia 3012-3024 Garnet	F	20	20		4 2-Bdrms		14 2-Bdrms		2 2-Bdrms					\$10,000	\$845,000	Grant/Loan
Garnet Lane Apts "B" (La Habra NHS) – Rehab	3125-3249 Garnet Lane	F	18	18		4 2-Bdrms		7 2-Bdrms 4 3-Bdrms	1 3-Bdrms	2 3-Bdrms					\$40,000	\$565,000	Loan
Harbor View Terrace (The House of Triumph)	2205 N. Harbor	H	25	25		20 1-Bdrms 3 2-Bdrms			1 1-Bdrm 1 2-Bdrms						\$922,014		Grant
Kimpel Manor	221 E. Amerige Ave.	S	59	59		22 1-Bdrms		36 1-Bdrms 1 2-Bdrms							\$1,770,000		Grant
New Vista Shelter	504 W. Amerige Ave.	T	8	8					2 1-Bdrm 2 2-Bdrm 2 3-Bdrms						\$630,000		Loan
Oxford Condo	2007 Oxford Avenue # 3	F	1	1					1 2-Bdrms							\$185,136	Loan
Richman Court	466 W. Valencia Drive	F	16	16					16 1-Bdrm							\$2,161,415	Loan
Richman Park Village I	436/442 W. Valencia	F	8	8					8 2-Bdrms							\$487,574	Loan/Grant
Richman Park Village II	461 West	F	4	4					4 2-Bdrms							\$314,477	Loan
Roberta Apartments	2320 Roberta Avenue	F	16	16					8 1-Bdrms 8 2-Bdrms							\$2,019,560	Loan
Ventana	345 W. Commonwealth Ave.	S	95	94					8 1-Bdrm 2 2-Bdrms	71 1-Bdrm 13 2-Bdrms				1 1-Bdrm	\$8,972,000		Loan
CITY ASSISTED RENTAL PROJECTS			TOTAL	735	707	64								21 studios	\$28,186,395	\$8,393,162	Studios
			F	344		20 studios	48 studios		48 studios	16 studios				1 1-Bd			1 Bdrm
			H	86			62 1-Bd		36 1-Bd	38 1-Bd							2 Bdrms
			S	153			26 2-Bd		52 2-Bd	31 2-Bd							3 Bdrms
			SRO	116	T	8	10 3-Bd		29 3-Bd	19 3-Bd							4 Bdrms
							1 4-Bd		1 4-Bd	4 4-Bd							
F: Family Housing	H: Handicap Housing	S: Senior Housing	SRO: Single Room Occupancy				T: Transitional Housing				V: Veteran Family						

OWNERSHIP PROJECTS		DESCRIPTION			ELI (0 < 30%)	Very Low to Low-Income				Low to Median Income		Moderate Income		CITY FUNDING SOURCES			
City Assisted Projects	Location	Type	Total	Total Assisted	<30%	35%	40%	45%	50%	60%	80%	100%	120%	Unrestricted	Agency	HOME Funds	Type of Funding
Habitat for Humanity	409-439 W. Valencia	F	11	11					3 2-Bdrm 2 3-Bdrms 3 4-Bdrms	1 2-Bdrm 1 3-Bdrms 1 4-Bdrms					\$2,613,003		Loan
Habitat for Humanity (Highland/Truslow)	401 S Highland 308 Truslow	F	3	3							2 3 Bdrms	1-3 Bd			\$ 315,000		Loan
Habitat for Humanity Richman Park	418,424 Valencia 437,443,459,467 West	F	12	12							12 2-Bd				\$ 872,000		Loan LMIHAF
Heritage Walk	400-500 Block of W. West	F	34	34							28 3-Bdrms 6 4-Bdrms				\$4,300,000		Loan
Subsidized Affordable Housing OWNERSHIP PROJECTS			TOTAL	60	60										\$8,100,003		
									3 2-Bd 2 3-Bd 3 4-Bd	1 2-Bd 1 3-Bd 1 4-Bd	28 3-Bd 6 4-Bd 1 4-Bd						2 Bdrms 3 Bdrms 4 Bdrms
Downpayment Assistance Program (DAP)	Various	F	212	212							212				\$7,515,270	\$1,648,630	Loans

260

F: Family Housing	H: Handicap Housing	S: Senior Housing	SRO: Single Room Occupancy	T: Transitional Housing	V: Veteran Family
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TOTAL INCLUDING DAP

2024	1670
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APPENDIX D

CDBG / HOME APPLICATIONS AND CERTIFICATIONS

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Application for Federal Assistance SF-424		Version 02
*1. Type of Submission <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		*2. Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision *If Revision, select appropriate letter(s): * Other (Specify)
*3. Date Received: 		4. Application Identifier: B19MC060504
5a. Federal Entity Identifier: 14-218		*5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
* a. Legal Name: CITY OF FULLERTON		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000711		*c. Organizational DUNS: 0818148810000
d. Address: *Street1: 300 W. COMMONWEALTH Street 2: THIRD FLOOR *City: FULLERTON County: ORANGE *State: CA Province: Country: USA *Zip/ Postal Code: 92832		
e. Organizational Unit:		
Department Name: COMMUNITY DEVELOPMENT		Division Name: HOUSING DIVISION
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: MS. Middle Name: *Last Name: LEIFKES Suffix:		First Name: REBECCA
Title: HOUSING AND HOMELESS RESOURCES MANAGER		
Organizational Affiliation:		
*Telephone Number: 714-738-2858		Fax Number: 714-738-3110
*Email: rleifkes@cityoffullerton.com		

Application for Federal Assistance SF-424

Version 02

9. Type of Applicant 1: Select Applicant Type: C. City or Township Government

Type of Applicant 2: Select Applicant Type:

- Select One -

Type of Applicant 3: Select Applicant Type:

- Select One -

*Other (specify):

*10. Name of Federal Agency:

UNITED STATES DEPT. OF HOUSING AND URBAN DEVELOPMENT

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grant Funds

*12. Funding Opportunity Number:

*Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Fullerton-Boundry Map

*15. Descriptive Title of Applicant's Project:

Forty-fifth year of receiving CDBG funds for Administration, Home Improvements, Streets, Fair Housing Services, Public Services and Economic Development

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant
CA-39

*b. Program/Project:
CA-39

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project: City-wide CDBG eligible Activities

*a. Start Date: 07/01/2019

*b. End Date: 06/30/2020

18. Estimated Funding (\$):

*a. Federal \$1,385,159.00

*b. Applicant

*c. State

*d. Local

*e. Other

*f. Program Income

*g. TOTAL \$1,385,159.00

*19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
☒ c. Program is not covered by E.O. 12372

*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

☐ Yes ☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ **I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr.

*First Name: Kenneth

Middle Name: A

*Last Name: Domer

Suffix:

*Title: City Manager

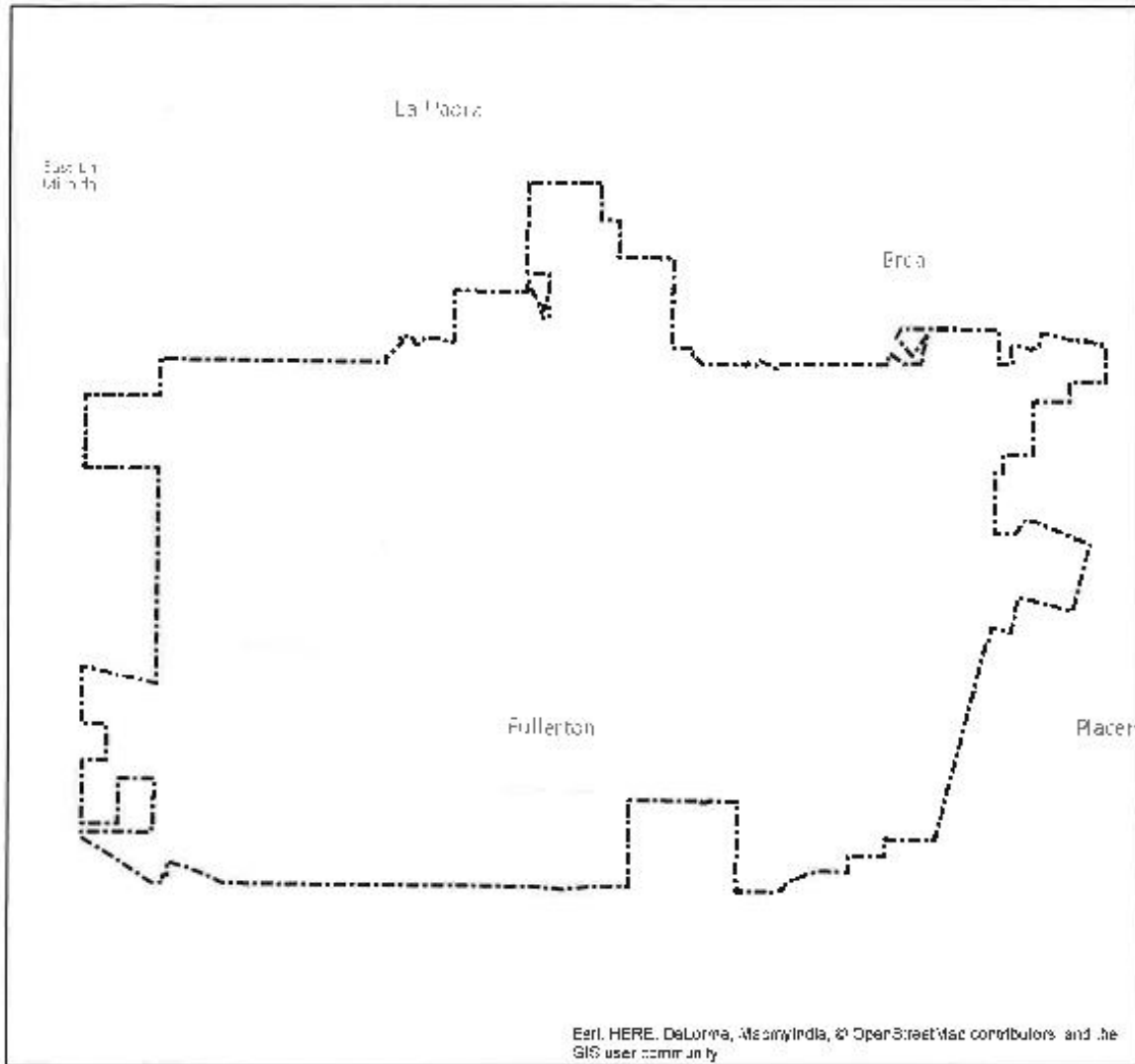
*Telephone Number: 714-738-6310

Fax Number: 714-738-6758

*Email: kdomer@cityoffullerton.com

*Signature of Authorized Representative:

Date Signed:

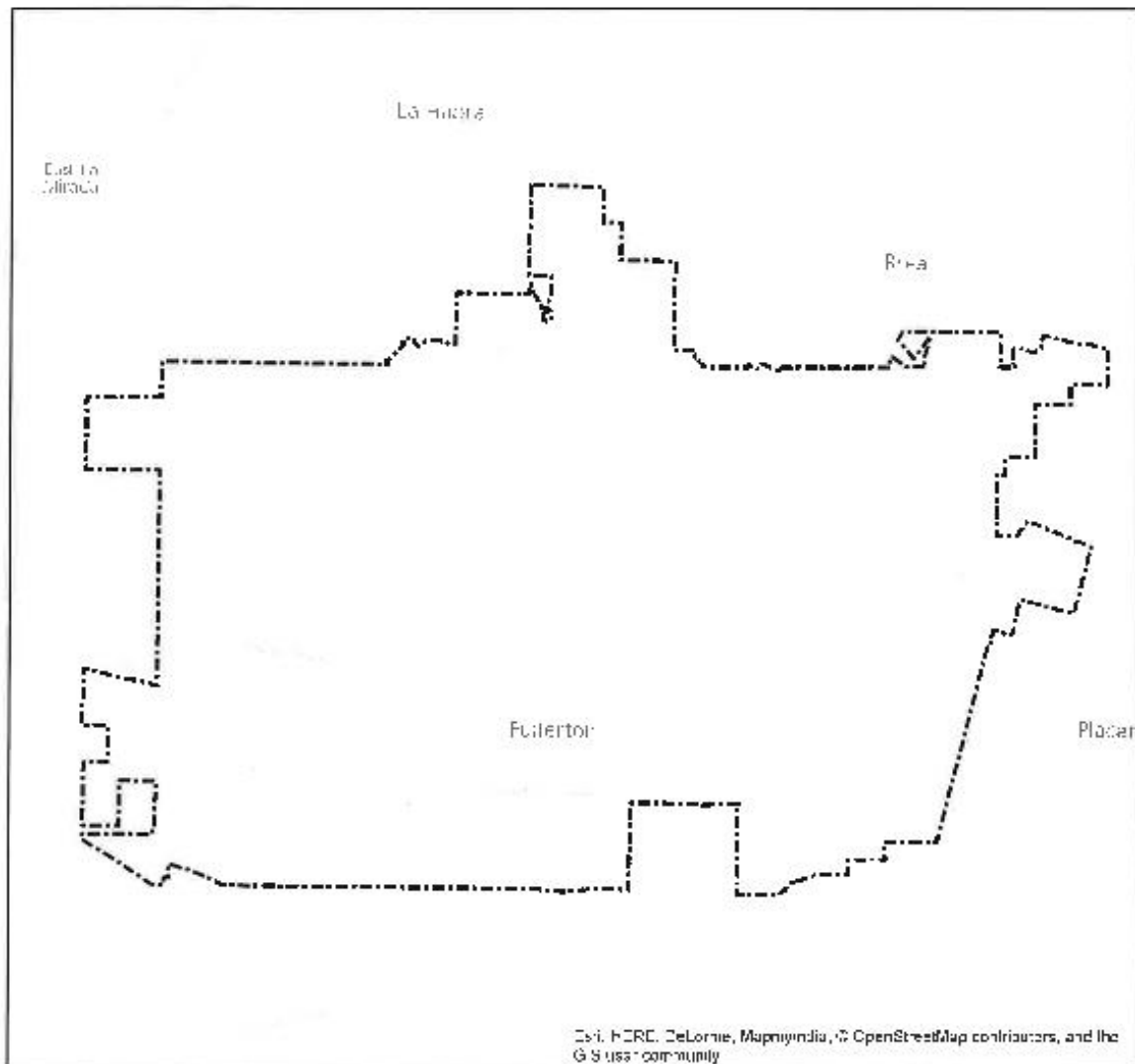


 City Boundary

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		*2. Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision
*If Revision, select appropriate letter(s): * Other (Specify)		
*3. Date Received:		4. Application Identifier: B19MC060504
5a. Federal Entity Identifier: 14-218		*5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
* a. Legal Name: CITY OF FULLERTON		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000711		*c. Organizational DUNS: 0818148810000
d. Address:		
*Street1: 300 W. COMMONWEALTH Street 2: THIRD FLOOR *City: FULLERTON County: ORANGE *State: CA Province: Country: USA		
*Zip/ Postal Code: 92832		
e. Organizational Unit:		
Department Name: COMMUNITY DEVELOPMENT		Division Name: HOUSING DIVISION
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: MS. First Name: REBECCA *Last Name: LEIFKES Suffix:		
Title: HOUSING AND HOMELESS RESOURCES MANAGER		
Organizational Affiliation:		
*Telephone Number: 714-738-2858 *Email: rleifkes@cityoffullerton.com		
Fax Number: 714-738-3110		

Application for Federal Assistance SF-424		Version 02
9. Type of Applicant 1: Select Applicant Type:	C. City or Township Government	
Type of Applicant 2: Select Applicant Type:	- Select One -	
Type of Applicant 3: Select Applicant Type:	- Select One -	
*Other (specify):		
*10. Name of Federal Agency:	UNITED STATES DEPT. OF HOUSING AND URBAN DEVELOPMENT	
11. Catalog of Federal Domestic Assistance Number:	14-218	
CFDA Title:	HOME Investment Partnerships Program	
*12. Funding Opportunity Number:		
*Title:		
13. Competition Identification Number:		
Title:		
14. Areas Affected by Project (Cities, Counties, States, etc.):	City of Fullerton-Boundary Map	
*15. Descriptive Title of Applicant's Project:	Forty-fifth year of receiving CDBG funds for Administration, Home Improvements, Streets, Fair Housing Services, Public Services and Economic Development	
Attach supporting documents as specified in agency instructions.		

Application for Federal Assistance SF-424		Version 02
16. Congressional Districts Of:		
*a. Applicant CA-39	*b. Program/Project: CA-39	
Attach an additional list of Program/Project Congressional Districts if needed.		
17. Proposed Project: City-wide HOME eligible Activities		
*a. Start Date: 07/01/2019	*b. End Date: 06/30/2020	
18. Estimated Funding (\$):		
*a. Federal	\$522,322.00	
*b. Applicant		
*c. State		
*d. Local		
*e. Other		
*f. Program Income		
*g. TOTAL	\$522,322.00	
19. Is Application Subject to Review By State Under Executive Order 12372 Process?		
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372		
20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)		
<input checked="" type="checkbox"/> **I AGREE		
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.		
Authorized Representative:		
Prefix: Mr.	*First Name: Kenneth	
Middle Name: A		
*Last Name: Domer		
Suffix:		
*Title: City Manager		
*Telephone Number: 714-738-6310		Fax Number: 714-738-6758
*Email: kdomer@cityoffullerton.com		
*Signature of Authorized Representative:		Date Signed:



 City Boundary

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing – The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan – It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace – It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Kenneth A. Domer, City Manager

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. **Overall Benefit.** The aggregate use of CDBG funds including Section 108 guaranteed loans during the program year 2018, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws

- It will comply with applicable laws.

Signature/Authorized Official

Date

Kenneth A. Domer, City Manager

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

Kenneth A. Domer, City Manager

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

303 West Commonwealth Avenue
City of Fullerton
County of Orange County
State of California 92832

Check X if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).|

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APPENDIX E

CDBG FY 2019-20 Budget

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Annual Entitlement FY 2018-19	\$	1,386,168				Amounts
Reprogrammable Funds	\$	26,822				Public Service \$ 207,774
Housing Rehab Revolving Account	\$	108,088				Administration \$ 277,032
TOTAL CDBG AVAILABLE	\$	1,620,048				CIP Projects (4) \$ 564,063
PROGRAM NAME		FY 2018-19 Request	FY 2018-19 Awarded	FY 2018-20 Requested	FY 2018-20 Recommended	
PUBLIC SERVICE ACTIVITIES						16%
<u>Non-Profit Agencies</u>						
Boys & Girls Club of Fullerton						
After-School Program	\$	40,000	\$ 21,881	\$ 40,000	\$ 33,527	
CARE Housing Services						
Fullerton SRO Social Services	\$	20,117	\$ 20,117	\$ 30,000	\$ 19,158	
Chrysalis						
North OC SPA Job Training/Placement	\$	15,000	\$ 15,000	\$ 20,000	\$ -	
Community SeniorServ, Inc.						
Congregate Lunch Program	\$	20,000	\$ 20,000	\$ 25,000	\$ 19,158	
Council On Aging - Orange County						
Long Term Care Ombudsman Service	\$	25,000	\$ 25,000	\$ 28,000	\$ 19,158	
Fullerton Collaborative						
Next Gen-Youth Empowerment	\$	-	\$ -	\$ 20,000	\$ 14,369	
Giving Children Hope						
"We've Got Your Back" Program	\$	8,300	\$ 8,300	\$ 9,000	\$ -	
Lutheran Social Services of Southern California						
Victims Intervention Project	\$	40,000	\$ -	\$ 20,000	\$ 19,158	
Meals on Wheels of Fullerton (MOW)				\$ 3		
Maintenance of Meals and Supportive Services	\$	20,000	\$ 27,288	\$ 27,000	\$ 25,864	
Meroy House Living Centers, Inc.						
Bridges at Kraemer Place	\$	15,000	\$ -	\$ 15,000	\$ 14,369	
Pathways of Hope						
Regional Services Coordinator	\$	25,000	\$ 25,000	\$ 25,000	\$ 19,158	
Pathways of Hope						
New Vista Life Skills Program	\$	20,000	\$ 20,000	\$ 20,000	\$ 14,274	
Radiant Health Center (Previously AIDS Services Foundation Orange County)						
Nutrition Services Program	\$	7,500	\$ 7,500	\$ 7,500	\$ -	
Solidarity						
SoFul - Summer of Love Fullerton	\$	25,000	\$ 20,615	\$ -	\$ -	
YMCA of Orange County- North OC Family YMCA						
Richman Center Youth Achievers	\$	10,000	\$ 8,700	\$ 10,000	\$ 9,580	
Young Lives Redeemed						
Homeless Wellness Program	\$	7,500	\$ 7,500	\$ 10,000	\$ -	
PUBLIC SERVICE ACTIVITIES SUBTOTAL:	\$	288,417	\$ 228,801	\$ 308,603	\$ 207,773	
ADMINISTRATION						20%
Housing Administration						
Administration (Con Plan, CAPER, Action Plan)		\$269,201	\$269,201	\$257,031	\$242,743	
<u>Fair Housing Activities</u>						
Fair Housing Council of Orange County						
Fair Housing Tenant/Landlord Counseling	\$	18,000	\$ -	\$ 18,000	\$ -	
Fair Housing Foundation						
Fair Housing Program	\$	20,000	\$20,000	\$20,000	\$20,000	
Five Year Fair Housing Plan						
Regional (Share of Cost)	\$	-	\$ -	\$ 17,201.00	\$ 14,288	
ADMINISTRATION SUBTOTAL:	\$	\$307,201	\$289,201	\$286,031	\$277,031	
<u>Housing Department Activities</u>						3%
CDBG Economic Activity Program						
Chrysalis						
Job Training	\$	-	\$ -	\$ 25,000	\$ -	
Hart Community Homes						
Monkey Business Cafe		\$107,000	\$44,400	\$45,000	\$43,106	
ADMINISTRATION SUBTOTAL:	\$	\$107,000	\$44,400	\$70,000	\$43,106	
Home Improvement Program						18%
Home Improvement Program Admin		\$110,447	\$110,447	\$110,000	\$37,707	
Loan and Grants - CDBG FY		\$75,000	\$75,000	\$90,000	\$53,164	
Loan and Grants (Revolving Account)		\$101,470	\$101,470		\$109,068	
Block Improvement Grant (BIG)						
Reprogrammable Funds FY 2015-16		\$20,000	\$20,000	\$20,000	\$20,000	
Lead Hazard Paint Reduction Grant						
Reprogrammable Funds FY 2017-18		\$27,500	\$27,500	\$27,000	\$27,500	
HOUSING ADMIN / HOME IMPROVEMENT SUBTOTAL	\$	\$334,417	\$334,417	\$247,000	\$247,438	
<u>Other City Department Activities</u>						64%
Section 108 - Richman Park Area Infrastructure						
Payment		\$512,725	\$512,725	\$504,700	\$504,700	
ADA Transition Plan		\$100,000	\$100,000	\$0	\$0	
Wilshire ADA Parking Stalls		\$135,000	\$135,500	\$0	\$0	
Misc. ADA Improvements		\$53,658	\$33,658	\$0	\$0	
Alley Reconstruction (Valencia/Baloom)		\$270,000	\$ -	\$240,000	\$240,000	
OTHER CITY DEPARTMENT ACTIVITIES	\$	1,071,383	\$ 781,883	\$ 744,700	\$ 744,700	
GRAND TOTAL	\$	\$1,704,217	\$1,878,802	\$1,883,234	\$1,620,048	
				Unallocated	\$ -	

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