

Jurisdiction		Fullerton		ANNUAL ELEMENT PROGRESS REPORT										Note: "+" indicates an optional field											
Reporting Year		2019		(Jan. 1 - Dec. 31)		Housing Element Implementation										Cells in grey contain auto-calculation formulas									
(CCR Title 25 §6202)																									
Table A																									
Housing Development Applications Submitted																									
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes							
1					2	3	4	5							6	7	8	9	10						
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*						
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	67	67	67	0	0						
	293-241-07	751 E Bastanchury Rd		PRJ19-00087	SFA	O	7/25/2019								33	33	33	0	No						
	031-030-20	812 Carhart Ave		PRJ19-00051	SFD	O	6/6/2019								1	1	1	0	No						
	031-030-20	812 Carhart Ave		PRJ19-00051	ADU	R	6/6/2019								1	1	1	0	No						
	072-444-02	1000 Houston Ave		PRJ19-00059	ADU	R	6/12/2019								1	1	1	0	No						
	033-162-03	226 N Lincoln Ave		PRJ19-00063	ADU	R	8/30/2019								1	1	1	0	No						
	028-260-24	1613 Sunny Crest Dr		PRJ19-00064	ADU	R	4/23/2019								1	1	1	0	No						
	288-023-10	1900 N Gilbert St		PRJ19-00147	ADU	R	12/9/2019								1	1	1	0	No						
	029-602-14	1012 Miramar Pl		PRJ19-00155	ADU	R	7/17/2019								1	1	1	0	No						
	292-371-02	3121 Flintridge Dr		ZON-2019-0089	ADU	R	11/5/2019								1	1	1	0	No						
	293-176-03	1012 San Antonio Ave		ZON-2019-0108	ADU	R	10/15/2019								1	1	1	0	No						
	030-023-06	3917 Carol Dr		ZON-2019-0121	ADU	R	11/27/2019								1	1	1	0	No						
	028-471-14	660 Green Acre Dr		ZON-2019-0124	ADU	R	11/20/2019								1	1	1	0	No						
	292-371-13	830 Ride Out Way		ZON-2019-0125	ADU	R	12/6/2019								1	1	1	0	No						
	071-501-12	1921 Page Ave		ZON-2019-0133	ADU	R	12/11/2019								1	1	1	0	No						
	032-190-20	807 S. Highland Ave		PRJ19-00013	SFA	O	5/2/2019								10	10	10	0	No						
	032-190-20	805 S. Highland Ave		PRJ19-00013	SFA	O	5/2/2019								7	7	7	0	No						
	033-104-04	512 E Commonwealth Ave		PRJ18-00337	SFA	O	9/25/2019								2	2	2	0	No						
	029-232-13	1300 Ridge View Terrace		PRJ19-00070	SFD	O	5/2/2019								1	1	1	0	No						
	033-421-06	2430 Balfour		PRJ19-00095	ADU	R	7/22/2019								1	1	1	0	No						



Jurisdiction	Fullerton
Reporting Year	2019 (Jan. 1 - Dec. 31)

Note: "\*" indicates an optional field  
Cells in grey contain auto-calculation formulas

Annual Buildin																
Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits									
1					2	3	7								8	9
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Rentor O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	
Summary Row: Start Data Entry Below																
	012-190-20	807 S. Highland Ave		PRJ19-00013	SFA	O	1	0	8	0	10	0	323		342	
	012-190-20	805 S. Highland Ave		PRJ19-00013	SFA	O									0	
	013-104-04	512 E Commonwealth Ave		PRJ18-00337	SFA	O									0	
	029-232-13	1300 Ridge View Terrace		PRJ19-00070	SFD	O									0	
	033-421-06	2430 Balfour		PRJ19-00095	ADU	R							1	9/18/2019	1	
	029-452-17	1237 E Union		BLD18-00476	ADU	R							1	1/10/2019	1	
	032-084-04	628 W Williamson Ave		BLD17-01204	5+	R					5		115		120	
	030-261-05	417 N Bogue Ave A		BLD19-00232	ADU	R								3/12/2019	1	
032-081-30, 032-081-10, 032-081-29, 032-081-26	600 W Commonwealth Ave			BLD17-01183	5+	R					5		165	3/19/2019	170	
337-011-07	2516 Deepark Dr			BLD19-00015	ADU	R							1	4/24/2019	1	
269-103-18	1537 E Commonwealth Ave			BLD18-00817	ADU	R							1	6/11/2019	1	
283-042-10	1266 Miramar Dr			COM19-00082	ADU	R							1	7/23/2019	1	
293-262-08	3110 San Juan Dr			BLD18-01481	ADU	R							1	8/1/2019	1	
030-331-11	1833 Jacaranda Pl			BLD18-01164	ADU	R							1	8/7/2019	1	
033-182-10	202 N Lincoln Ave			BLD18-00739	SFD	R							1	8/7/2019	1	
293-381-20	3610 Tunales Dr A			COM19-00172	ADU	R							1	8/20/2019	1	
030-353-23	2041-A Jacaranda Pl			BLD18-01027	ADU	R							1	8/20/2019	1	
072-331-05	1479 W Roberta Ave			COMR-2019-0312	ADU	R							1	9/13/2019	1	
071-344-05	2101 Baker Ave			COM19-00194	ADU	R							1	9/16/2019	1	
287-071-26	1516 Camino Loma			COM19-00180	ADU	R							1	9/17/2019	1	
292-481-14	650 W Las Palmas Dr			COMR-2019-0276	ADU	R							1	9/18/2019	1	
337-061-08	3037 Heather Dr			BLD19-00236	ADU	R							1	9/23/2019	1	
031-274-14	520 W Rosslynn Ave			COM19-00167	ADU	R							1	9/30/2019	1	
072-243-05	1622 W Hill Ave A			COMR-2019-0266	ADU	R							1	10/3/2019	1	
030-273-56	238 Martha Pl A			BLD18-01125	ADU	R							1	11/20/2019	1	
031-222-02	335 N Jefferson Ave A			BLD19-00544	ADU	R							1	11/26/2019	1	
032-073-08	624 W Amerige Ave			BLDR-2019-0814	ADU	R							1	12/4/2019	1	
030-343-10	2420 W Ash Ave			COMR-2019-0306	ADU	R							1	12/5/2019	1	
030-341-07	2500 W Valencia A			COMR-2019-0269	ADU	R							1	12/5/2019	1	
029-543-12	1013 N Hiale Ave			COMR-2019-0322	ADU	R							1	12/18/2019	1	
292-361-21	520 W Hermosa Dr			COM18-00332	ADU	R							1	1/7/2019	1	
031-231-21	113 N. Roosevelt Av			BLD18-00735	ADU	R							1	1/17/2019	1	
030-224-27	2128 West Ave			COM18-00234	ADU	R							1	1/24/2019	1	
292-122-01	2210 Domingo Rd A			BLD18-01408	ADU	R							1	2/1/2019	1	
030-180-44	2306 Carol Dr			COM18-00408	ADU	R							1	2/7/2019	1	
031-292-08	533 S Woods Ave A			COM18-00110	ADU	R							1	2/26/2019	1	
031-273-28	539 W Rosslynn Ave			COM18-00411	ADU	R							1	3/5/2019	1	
292-301-19	206 Capistrano Cir			COM18-00449	ADU	R							1	3/11/2019	1	
293-021-32	2819 Altivo Pl A			COM19-00041	ADU	R							1	3/20/2019	1	
032-274-12	142 W Elm Ave			BLD18-00996	ADU	R							1	4/10/2019	1	
031-020-14	927 W Fern Dr			COM18-00417	ADU	R							1	5/9/2019	1	
281-081-18	840 Vista Verde Dr			BLD19-00147	ADU	R							1	6/17/2019	1	
293-134-13	310 E Las Palmas			BLD19-00664	ADU	R							1	10/29/2019	1	
293-251-27	3007 San Juan Dr			BLD15-01406	SFD	O									0	
281-161-16	1021 W Valencia Mesa Dr			BLD16-00639	SFD	O									0	
032-182-34	411 West Ave	Compass Rose		BLD17-01019	2 to 4	R									0	
029-585-08	1343 E Union Ave A			BLD17-01235	ADU	R									0	
033-065-34	770 S Harbor Blvd			BLD15-01117	5+	R									0	
033-065-35	760 S Harbor Blvd			BLD15-01132	5+	R									0	
269-103-19	1531 E Commonwealth Ave			BLD17-01206	ADU	R									0	
028-122-02	1054 W Valencia Mesa Dr			BLD15-01115	SFD	O									0	
292-181-27	2211 Jose Way			BLD17-01380	SFD	O									0	
033-053-16	229 E Valencia Dr			BLD18-00557	SFD	R									0	
033-182-10	137 S Cornell Ave			BLD17-01520	SFD	R									0	
292-341-18	3101 Terraza Pl			BLD15-00128	SFD	O									0	
337-273-18	2260 Bedford Dr			BLD18-00570	ADU	R									0	
033-172-06	132 N Lincoln Ave			BLD17-01034	2 to 4	R									0	
030-263-01	432 King Pl			BLD18-00350	ADU	R									0	
031-061-45	1051 Arroyo Dr			BLD16-00902	SFD	O									0	
031-061-46	1061 Arroyo Dr			BLD16-00842	SFD	O									0	
292-321-20	2950 Anacapa Pl			BLD17-00783	SFD	O									0	
032-203-21	205 W Malvern Ave			BLD17-01143	2 to 4	R									0	
032-261-16	209 W Valencia Dr			BLD18-00656	2 to 4	R									0	
281-101-02	1308 N Euclid St			BLD17-00887	SFD	O									0	
337-024-17	2533 Thorn Pl			COM18-00275	ADU	R									0	
028-183-02	108 Helen Dr			BLD17-00577	SFD	O									0	
033-411-09	2621-A E Wallace Ave			BLD18-00724	ADU	R									0	
033-414-41	2616 Santa Clara Ave			BLD18-00108	ADU	R									0	
337-192-80	2415 Almira Ave			BLD18-00029	SFD	O									0	
032-182-08	424 W Valencia Dr	Habitat duplex - phase 1		BLD18-00801	2 to 4	O			2					1/10/2019	2	
032-182-09	418 W Valencia Dr	Habitat duplex - phase 1		BLD18-00800	2 to 4	O			2					1/10/2019	2	
032-182-30	437 West Ave	Habitat duplex -phase 2		BLD18-00807	2 to 4	O			2					7/18/2019	2	
032-182-29	443 West Ave	Habitat duplex - phase 2		BLD18-00806	2 to 4	O			2					7/18/2019	2	
070-222-23	3801 Franklin Ave			BLD18-00784	5+	R	1						5		6	
032-182-12	400 W Valencia Dr	Compass Rose		BLD17-01015	5+	R								3/6/2019	0	
032-182-15	324 W Valencia Dr	Compass Rose		BLD17-01016	5+	R									0	
032-182-17	312 W Valencia Dr	Compass Rose		BLD17-01032	5+	R									0	
032-182-39	524 S Ford Ave	Compass Rose		BLD17-01033	5+	R									0	
029-372-33	713 E Chapman Ave			DEM19-00004	SFD	R									0	
072-384-09	1306 W Houston Ave			COMC-2019-0065	ADU	R							1	10/7/2019	1	

Annual Building																
Project Identifier					Unit Types		Affordability by Household Incomes - Certificates of Occupancy									
1					2	3	10							11	12	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA SFD 2 to 4.5+ ADU JMR)	Tenure R= renter O= owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	
Summary Row: Start Data Entry Below							26	0	23	0	0	0	0	180	229	
	032-190-20	807 S. Highland Ave			PRJ19-00013	SFA	O								0	
	032-190-20	805 S. Highland Ave			PRJ19-00013	SFA	O								0	
	033-104-04	512 E Commonwealth Ave			PRJ18-00337	SFA	O								0	
	029-232-13	1300 Ridge View Terrace			PRJ19-00070	SFD	O								0	
	033-421-06	2430 Balfour			PRJ19-00095	ADU	R								0	
	029-452-17	1237 E Union			BLD18-00476	ADU	R								0	
	032-084-04	628 W Williamson Ave			BLD17-01204	5+	R								0	
	030-261-05	417 N Bsque Ave A			BLD19-00232	ADU	R								0	
	032-081-30, 032-081-10, 032-081-29, 032-081-26	600 W Commonwealth Ave			BLD17-01183	5+	R								0	
	337-011-07	2516 Deepark Dr			BLD19-00015	ADU	R								0	
	269-103-18	1537 E Commonwealth Ave			BLD18-00817	ADU	R								0	
	283-042-10	1266 Miramar Dr			COM19-00082	ADU	R								0	
	293-262-08	3110 San Juan Dr			BLD18-01481	ADU	R								0	
	030-331-11	1833 Jacaranda Pl			BLD18-01164	ADU	R								0	
	033-162-10	202 N Lincoln Ave			BLD18-00739	SFD	R								0	
	293-381-20	3610 Tunales Dr A			COM19-00172	ADU	R								0	
	030-353-23	2041 A Jacaranda Pl			BLD19-01027	ADU	R								0	
	072-331-05	1479 W Roberta Ave			COMR-2019-0312	ADU	R								0	
	071-344-05	2101 Baker Ave			COM19-00194	ADU	R								0	
	287-071-26	1516 Camino Loma			COM19-00180	ADU	R								0	
	292-461-14	650 W Las Palmas Dr			COMR-2019-0276	ADU	R								0	
	337-061-08	3037 Heather Dr			BLD19-00236	ADU	R								0	
	031-274-14	520 W Rosslyn Ave			COM19-00167	ADU	R								0	
	072-243-05	1622 W Hill Ave A			COMR-2019-0266	ADU	R								0	
	030-273-56	238 Martha Pl A			BLD18-01125	ADU	R								0	
	031-222-02	335 N Jefferson Ave A			BLD19-00544	ADU	R								0	
	032-073-08	624 W Amerige Ave			BLDR-2019-0814	ADU	R								0	
	030-343-10	2420 W Ash Ave			COMR-2019-0306	ADU	R								0	
	030-341-07	2500 W Valencia A			COMR-2019-0269	ADU	R								0	
	029-543-12	1013 N Hale Ave			COMR-2019-0322	ADU	R								0	
	292-361-21	520 W Hermosa Dr			COM18-00332	ADU	R						1	7/31/2019	1	
	031-231-21	113 N Roosevelt Ave			BLD18-00735	ADU	R						1	10/10/2019	1	
	030-224-27	2128 West Ave			COM18-00234	ADU	R						1	11/7/2019	1	
	292-122-01	2210 Domingue Rd A			BLD18-01408	ADU	R						1	7/19/2019	1	
	030-180-44	2306 Carol Dr			COM18-00408	ADU	R						1	12/26/2019	1	
	031-292-08	533 S Woods Ave A			COM18-00110	ADU	R						1	8/21/2019	1	
	031-273-28	539 W Rosslyn Ave			COM18-00411	ADU	R						1	7/29/2019	1	
	292-301-19	206 Capistrano Cir			COM18-00449	ADU	R						1	11/12/2019	1	
	293-021-32	2819 Alhino Pl A			COM19-00041	ADU	R						1	6/11/2019	1	
	032-274-12	142 E Elm Ave			BLD18-00096	ADU	R						1	12/16/2019	1	
	031-020-14	927 W Fern Dr			COM18-00417	ADU	R						1	11/27/2019	1	
	281-081-18	840 Vista Verde Dr			BLD19-00147	ADU	R						1	12/20/2019	1	
	293-134-13	310 E Las Palmas			BLD19-00664	ADU	R						1	11/13/2019	1	
	293-251-27	3007 San Juan Dr			BLD15-01406	SFD	O						1	1/15/2019	1	
	281-161-16	1021 W Valencia Mesa Dr			BLD16-00639	SFD	O						1	2/1/2019	1	
	032-182-34	411 West Ave	Compass Rose		BLD17-01019	2 to 4	R						1		2	
	029-585-08	1343 E Union Ave A			BLD17-01235	ADU	R						1	2/21/2019	1	
	033-065-34	770 S Harbor Blvd			BLD15-01117	5+	R						62	3/21/2019	62	
	033-065-35	760 S Harbor Blvd			BLD15-01132	5+	R						80	3/27/2019	80	
	269-103-19	1531 E Commonwealth Ave			BLD17-01206	ADU	R						1	5/15/2019	1	
	028-122-02	1054 W Valencia Mesa Dr			BLD15-01115	SFD	O						1	7/9/2019	1	
	292-181-27	2211 Jose Way			BLD17-01380	SFD	O						1	7/10/2019	1	
	033-053-16	229 E Valencia Dr			BLD18-00557	SFD	R						1	7/18/2019	1	
	033-182-10	137 S Cornell Ave			BLD17-01520	SFD	R						1	7/23/2019	1	
	292-341-18	3101 Terraza Pl			BLD15-00128	SFD	O						1	8/2/2019	1	
	337-273-18	2360 Bedford Dr			BLD18-00370	ADU	R						1	8/13/2019	1	
	033-172-06	132 N Unclsn Ave			BLD17-01034	2 to 4	R						1	8/20/2019	1	
	030-263-01	432 King Pl			BLD18-00350	ADU	R						1	8/28/2019	1	
	031-061-45	1051 Arroyo Dr			BLD16-00902	SFD	O						1	9/3/2019	1	
	031-061-46	1061 Arroyo Dr			BLD16-00842	SFD	O						1	9/3/2019	1	
	292-321-20	2950 Anacapa Pl			BLD17-00783	SFD	O						1	9/2/2019	1	
	032-203-21	205 W Malvern Ave			BLD17-01143	2 to 4	R						1	10/15/2019	1	
	032-261-16	209 W Valencia Dr			BLD18-00656	2 to 4	R						2	11/6/2019	2	
	281-101-02	1308 N Euclid St			BLD17-00887	SFD	O						1	11/8/2019	1	
	337-024-17	2533 Thorn Pl			COM18-00275	ADU	R						1	11/12/2019	1	
	028-183-02	108 Helen Dr			BLD17-00577	SFD	O						1	11/12/2019	1	
	033-413-09	2621 A E Wallace Ave			BLD18-00724	ADU	R						1	11/13/2019	1	
	033-414-41	2616 Santa Clara Ave			BLD18-00108	ADU	R						1	11/13/2019	1	
	337-192-80	2415 Almira Ave			BLD18-00029	SFD	O						1	12/2/2019	1	
	032-182-08	424 W Valencia Dr	Habitat duplex - phase 1		BLD18-00801	2 to 4	O			2				12/19/2019	2	
	032-182-09	418 W Valencia Dr	Habitat duplex - phase 1		BLD18-00800	2 to 4	O			2				12/19/2019	2	
	032-182-30	437 West Ave	Habitat duplex - phase 2		BLD18-00807	2 to 4	O							12/19/2019	0	
	032-182-29	443 West Ave	Habitat duplex - phase 2		BLD18-00806	2 to 4	O								0	
	070-222-23	3801 Franklin Ave			BLD18-00784	5+	R								0	
	032-182-12	400 W Valencia Dr	Compass Rose		BLD17-01015	5+	R								0	
	032-182-15	324 W Valencia Dr	Compass Rose		BLD17-01016	5+	R							5/30/2019	17	
	032-182-17	312 W Valencia Dr	Compass Rose		BLD17-01032	5+	R							5/30/2019	5	
	032-182-39	524 S Ford Ave	Compass Rose		BLD17-01033	5+	R							5/30/2019	17	
	029-372-33	713 E Chapman Ave			DEM19-00004	SFD	R							5/21/2019	0	
	072-384-09	1306 W Houston Ave			COMC-2019-00065	ADU	R								0	

Jurisdiction	Fullerton
Reporting Year	2019 (Jan. 1 - Dec. 31)

Project Identifier					Unit Types			Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	
1					2	3	13	14	15	16	17
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)
Summary Row: Start Data Entry Below								0	0		
	032-190-20	807 S. Highland Ave		PRJ19-00013	SFA	O		N	Y		
	032-190-20	805 S. Highland Ave		PRJ19-00013	SFA	O		N	Y		
	033-104-04	512 E Commonwealth Ave		PRJ18-00337	SFA	O		N	Y		
	029-232-13	1300 Ridge View Terrace		PRJ19-00070	SFD	O		N	Y		
	033-421-06	2430 Balfour		PRJ19-00095	ADU	R		N	Y		
	029-452-17	1237 E Union		BLD18-00476	ADU	R		N	Y		
	032-084-04	628 W Williamson Ave		BLD17-01204	5+	R		N	Y	Other	Other
	030-261-05	417 N Bzque Ave A		BLD19-00232	ADU	R		N	Y		
	032-081-30, 032-081-10, 032-081-29, 032-081-26	600 W Commonwealth Ave		BLD17-01183	5+	R		N	Y	Other	Other
	337-011-07	2516 Deepark Dr		BLD19-00015	ADU	R		N	Y		
	269-103-18	1537 E Commonwealth Ave		BLD18-00817	ADU	R		N	Y		
	283-042-10	1266 Miramar Dr		COM19-00082	ADU	R		N	Y		
	292-262-08	3110 San Juan Dr		BLD18-01481	ADU	R		N	Y		
	030-331-11	1833 Jacaranda Pl		BLD18-01164	ADU	R		N	Y		
	033-162-10	202 N Lincoln Ave		BLD18-00739	SFD	R		N	Y		
	293-381-20	3610 Tunales Dr A		COM19-00172	ADU	R		N	Y		
	030-353-23	2041-A Jacaranda Pl		BLD18-01027	ADU	R		N	Y		
	072-331-05	1479 W Roberta Ave		COMR-2019-0312	ADU	R		N	Y		
	071-344-05	2101 Baker Ave		COM19-00194	ADU	R		N	Y		
	287-071-26	1516 Camino Loma		COM19-00180	ADU	R		N	Y		
	292-461-14	650 W Las Palmas Dr		COMR-2019-0276	ADU	R		N	Y		
	337-061-08	3037 Heather Dr		BLD19-00266	ADU	R		N	Y		
	031-274-14	520 W Roslynn Ave		COM19-00167	ADU	R		N	Y		
	072-243-05	1622 W Hill Ave A		COMR-2019-0266	ADU	R		N	Y		
	030-273-56	238 Martha Pl A		BLD18-01125	ADU	R		N	Y		
	031-222-02	335 N Jefferson Ave A		BLD19-00544	ADU	R		N	Y		
	032-073-08	624 W Amerige Ave		BLDR-2019-0814	ADU	R		N	Y		
	030-343-10	2420 W Ash Ave		COMR-2019-0306	ADU	R		N	Y		
	030-341-07	2500 W Valencia A		COMR-2019-0269	ADU	R		N	Y		
	029-543-12	1013 N Hale Ave		COMR-2019-0322	ADU	R		N	Y		
	292-361-21	520 W Hermosa Dr		COM18-00332	ADU	R		N	Y		
	031-231-21	113 N. Roosevelt Av		BLD18-00735	ADU	R		N	Y		
	030-224-27	2128 West Ave		COM18-00234	ADU	R		N	Y		
	292-122-01	2210 Domingo Rd A		BLD18-01408	ADU	R		N	Y		
	030-180-44	2306 Carol Dr		COM18-00408	ADU	R		N	Y		
	031-292-08	533 S Woods Ave A		COM18-00110	ADU	R		N	Y		
	031-273-28	539 W Roslynn Ave		COM18-00411	ADU	R		N	Y		
	292-301-19	206 Capistrano Cir		COM18-00449	ADU	R		N	Y		
	293-021-32	2819 Altivo Pl A		COM19-00041	ADU	R		N	Y		
	032-274-12	142 W Elm Ave		BLD18-00996	ADU	R		N	Y		
	031-020-14	527 W Fern Dr		COM18-00417	ADU	R		N	Y		
	281-081-18	840 Vista Verde Dr		BLD19-00147	ADU	R		N	Y		
	293-134-13	310 E Las Palmas		BLD19-00128	SFD	O		N	Y		
	293-251-27	3007 San Juan Dr		BLD15-01406	SFD	O		N	Y		
	281-161-16	1021 W Valencia Mesa Dr		BLD16-00639	SFD	O		N	Y		
	032-182-34	411 West Ave	Compass Rose	BLD17-01019	2 to 4	R		N	Y	HOME	Other
	029-585-08	1343 E Union Ave A		BLD17-01235	ADU	R		N	Y		
	033-065-34	770 S Harbor Blvd		BLD15-01117	5+	R		N	Y		
	033-065-35	760 S Harbor Blvd		BLD15-01132	5+	R		N	Y		
	269-103-19	1531 E Commonwealth Ave		BLD17-01206	ADU	R		N	Y		
	028-122-02	1054 W Valencia Mesa Dr		BLD15-01115	SFD	O		N	Y		
	292-181-27	2211 Jose Way		BLD17-01380	SFD	O		N	Y		
	033-053-16	229 E Valencia Dr		BLD18-00557	SFD	R		N	Y		
	031-182-10	137 S Cornell Ave		BLD19-00150	SFD	R		N	Y		
	292-341-18	3101 Terraza Pl		BLD15-00128	SFD	O		N	Y		
	337-273-18	2260 Bedford Dr		BLD18-00570	ADU	R		N	Y		
	033-172-06	132 N Lincoln Ave		BLD17-01034	2 to 4	R		N	Y		
	030-263-01	432 King Pl		BLD18-00350	ADU	R		N	Y		
	031-061-45	1051 Arroyo Dr		BLD16-00902	SFD	O		N	Y		
	031-061-46	1061 Arroyo Dr		BLD16-00842	SFD	O		N	Y		
	292-321-20	2950 Anacapa Pl		BLD17-00783	SFD	O		N	Y		
	032-203-21	205 W Malvern Ave		BLD17-01143	2 to 4	R		N	Y		
	032-261-16	209 W Valencia Dr		BLD18-00656	2 to 4	R		N	Y		
	281-101-02	1308 N Euclid St		BLD17-00887	SFD	O		N	Y		
	337-024-17	2533 Thorn Pl		COM18-00275	ADU	R		N	Y		
	028-183-02	108 Helen Dr		BLD17-00577	SFD	O		N	Y		
	033-411-09	2621-A E Wallace Ave		BLD18-00724	ADU	R		N	Y		
	033-414-41	2616 Santa Clara Ave		BLD18-00108	ADU	R		N	Y		
	337-192-80	2415 Almira Ave		BLD18-00029	SFD	O		N	Y		
	032-182-08	424 W Valencia Dr	Habitat duplex - phase 1	BLD18-00801	2 to 4	O		N	Y	HOME	Other
	032-182-09	418 W Valencia Dr	Habitat duplex - phase 1	BLD18-00800	2 to 4	O		N	Y	HOME	Other
	032-182-30	437 West Ave	Habitat duplex -phase 2	BLD18-00807	2 to 4	O		N	Y	HOME	Other
	032-182-29	443 West Ave	Habitat duplex - phase 2	BLD18-00806	2 to 4	O		N	Y	HOME	Other
	070-222-23	3801 Franklin Ave		BLD18-00784	5+	R		N	Y	Other	DB
	032-182-12	400 W Valencia Dr	Compass Rose	BLD17-01015	5+	R		N	Y	HOME	Other
	032-182-15	324 W Valencia Dr	Compass Rose	BLD17-01016	5+	R		N	Y	HOME	Other
	032-182-17	312 W Valencia Dr	Compass Rose	BLD17-01032	5+	R		N	Y	HOME	Other
	032-182-39	524 S Ford Ave	Compass Rose	BLD17-01033	5+	R		N	Y	HOME	Other
	029-372-33	713 E Chapman Ave		DEM19-00004	SFD	R		N			
	072-384-09	1306 W Houston Ave		COMC-2019-0065	ADU	R		N	Y		

Jurisdiction	Fullerton
Reporting Year	2019 (Jan. 1 - Dec. 31)

Annual Building												
Project Identifier					Unit Types		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
1					2	3	18	19	20			21
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4.5+ ADU,MR)	Tenure R=Renter O=Owner	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
Summary Row: Start Data Entry Below										5	0	0
	032-190-20	807 S. Highland Ave		PRJ19-00013	SFA	O						
	032-190-20	805 S. Highland Ave		PRJ19-00013	SFA	O						
	033-104-04	512 E Commonwealth Ave		PRJ18-00337	SFA	O						
	029-232-13	1300 Ridge View Terrace		PRJ19-00070	SFD	O						
	033-421-06	2430 Balfour		PRJ19-00095	ADU	R						
	029-452-17	1237 E Union		BLD18-00476	ADU	R						
	032-084-04	628 W Williamson Ave		BLD17-01204	5+	R		55				Regulatory Agreement and Declaration of Covenants and Restrictions; affordable units subsidized by project
	030-261-05	417 N Bsqe Ave A		BLD19-00232	ADU	R						
	032-081-30, 032-081-10, 032-081-29, 032-081-26	600 W Commonwealth Ave		BLD17-01183	5+	R		55				Regulatory Agreement and Declaration of Covenants and Restrictions; affordable units subsidized by project
	337-011-07	2516 Deerpark Dr		BLD19-00015	ADU	R						
	269-103-18	1537 E Commonwealth Ave		BLD18-00817	ADU	R						
	283-042-10	1266 Miramar Dr		COM19-00082	ADU	R						
	293-262-08	3110 San Juan Dr		BLD18-01481	ADU	R						
	030-333-11	1833 Jacaranda Pl		BLD18-01164	ADU	R						
	033-162-10	202 N Lincoln Ave		BLD18-00739	SFD	R						
	293-381-20	3610 Tunales Dr A		COM19-00172	ADU	R						
	030-353-23	2041-A Jacaranda Pl		BLD18-01027	ADU	R						
	072-331-05	1479 W Roberta Ave		COMR-2019-0312	ADU	R						
	071-344-05	2101 Baker Ave		COM19-00194	ADU	R						
	287-073-26	1516 Camino Luna		COM19-00180	ADU	R						
	292-461-14	650 W Las Palmas Dr		COMR-2019-0276	ADU	R						
	337-061-08	3037 Heather Dr		BLD19-00236	ADU	R						
	031-274-14	520 W Rosslyn Ave		COM19-00167	ADU	R						
	072-243-05	1622 W Hill Ave A		COMR-2019-0266	ADU	R						
	030-273-56	238 Martha Pl A		BLD18-01125	ADU	R						
	031-222-02	335 N Jefferson Ave A		BLD19-00544	ADU	R						
	032-073-08	624 W Amerige Ave		BLDR-2019-0814	ADU	R						
	030-343-10	2420 W Ash Ave		COMR-2019-0306	ADU	R						
	030-341-07	2500 W Valencia A		COMR-2019-0269	ADU	R						
	029-543-12	1013 N Hale Ave		COMR-2019-0322	ADU	R						
	292-361-21	520 W Hermosa Dr		COM18-00332	ADU	R						
	031-231-21	113 N. Roosevelt Av		BLD18-00735	ADU	R						
	030-224-27	2128 West Ave		COM18-00234	ADU	R						
	292-122-01	2210 Domingo Rd A		BLD18-01408	ADU	R						
	030-180-44	2306 Carol Dr		COM18-00408	ADU	R						
	031-292-08	533 S Woods Ave A		COM18-00110	ADU	R						
	031-273-28	539 W Rosslyn Ave		COM18-00411	ADU	R						
	292-301-19	206 Capistrano Cir		COM18-00449	ADU	R						
	293-021-32	2819 Altivo Pl A		COM19-00041	ADU	R						
	032-274-12	142 W Elm Ave		BLD18-00996	ADU	R						
	031-020-14	927 W Fern Dr		COM18-00417	ADU	R						
	281-081-18	840 Vista Verde Dr		BLD19-00147	ADU	R						
	293-134-13	310 E Las Palmas		BLD19-00664	ADU	R						
	293-253-27	3007 San Juan Dr		BLD15-01406	SFD	O						
	281-161-16	1021 W Valencia Mesa Dr		BLD16-00639	SFD	O						
	032-182-34	411 West Ave	Compass Rose	BLD17-01019	2 to 4	R		55				Affordable Housing and Disposition and Development Agreement; Other funding from Tax Allocation Bonds & tax credits
	029-585-08	1343 E Union Ave A		BLD17-01235	ADU	R						
	033-065-34	770 S Harbor Blvd		BLD15-01117	5+	R						
	033-065-35	760 S Harbor Blvd		BLD15-01132	5+	R						
	269-103-19	1531 E Commonwealth Ave		BLD17-01206	ADU	R						
	028-122-02	1054 W Valencia Mesa Dr		BLD15-01115	SFD	O						
	292-181-27	2211 Jose Way		BLD17-01380	SFD	O						
	033-053-16	229 E Valencia Dr		BLD18-00557	SFD	R						
	033-182-10	137 S Cornell Ave		BLD17-01520	SFD	R						
	292-341-18	3101 Terraza Pl		BLD15-00128	SFD	O						
	337-273-18	2260 Bedford Dr		BLD18-00570	ADU	R						
	033-172-06	132 N Lincoln Ave		BLD17-01034	2 to 4	R						
	030-263-01	432 King Pl		BLD18-00350	ADU	R						
	031-061-45	1061 Arroyo Dr		BLD16-00902	SFD	O						
	031-061-46	1061 Arroyo Dr		BLD16-00842	SFD	O						
	292-321-20	2950 Anacapa Pl		BLD17-00783	SFD	O						
	032-203-21	205 W Malvern Ave		BLD17-01143	2 to 4	R						
	032-261-16	209 W Valencia Dr		BLD18-00656	2 to 4	R						
	281-101-02	1308 N Euclid St		BLD17-00887	SFD	O						
	337-024-17	2533 Thorn Pl		COM18-00275	ADU	R						
	028-183-02	108 Helen Dr		BLD17-00577	SFD	O						
	033-411-09	2621-A E Wallace Ave		BLD18-00724	ADU	R						
	033-414-41	2616 Santa Clara Ave		BLD18-00108	ADU	R						
	337-192-80	2415 Almira Ave		BLD18-00029	SFD	O						
	032-182-08	424 W Valencia Dr	Habitat duplex - phase 1	BLD18-00801	2 to 4	O		60				Affordable Housing and Disposition and Development Agreement; Other funding from Tax Allocation Bonds
	032-182-09	418 W Valencia Dr	Habitat duplex - phase 1	BLD18-00800	2 to 4	O		60				Affordable Housing and Disposition and Development Agreement; Other funding from Tax Allocation Bonds
	032-182-30	437 West Ave	Habitat duplex - phase 2	BLD18-00807	2 to 4	O		60				Affordable Housing and Disposition and Development Agreement; Other funding from Tax Allocation Bonds
	032-182-29	443 West Ave	Habitat duplex - phase 2	BLD18-00806	2 to 4	O		60				Affordable Housing and Disposition and Development Agreement; Other funding from Tax Allocation Bonds
	070-222-23	3801 Franklin Ave		BLD18-00784	5+	R		55				Regulatory Agreement and Declaration of Covenants and Restrictions; affordable unit subsidized by project
	032-182-12	400 W Valencia Dr	Compass Rose	BLD17-01015	5+	R		55	4	Demolished	R	Affordable Housing and Disposition and Development Agreement; Other funding from Tax Allocation Bonds & tax credits
	032-182-15	324 W Valencia Dr	Compass Rose	BLD17-01016	5+	R		55				Affordable Housing and Disposition and Development Agreement; Other funding from Tax Allocation Bonds & tax credits
	032-182-17	312 W Valencia Dr	Compass Rose	BLD17-01032	5+	R		55				Affordable Housing and Disposition and Development Agreement; Other funding from Tax Allocation Bonds & tax credits
	032-182-39	524 S Ford Ave	Compass Rose	BLD17-01033	5+	R		55				Affordable Housing and Disposition and Development Agreement; Other funding from Tax Allocation Bonds & tax credits
	029-372-33	713 E Chapman Ave		DEM19-00004	SFD	R			1	Demolished	R	Non-conforming dwelling
	072-384-09	1306 W Houston Ave		COMC-2019-0065	ADU	R						

Jurisdiction	Fullerton	
Reporting Year	2019	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2									3	4	
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	411		8		43	39	26	1			265	146	
	Non-Deed Restricted					148								
Low	Deed Restricted	299				97	17	19	8			141	158	
	Non-Deed Restricted													
Moderate	Deed Restricted	337							10			13	324	
	Non-Deed Restricted					1	2							
Above Moderate		794		72	131	236	363	37	323			1162		
Total RHNA		1841												
Total Units				80	131	525	421	82	342			1581	628	

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
 Cells in grey contain auto-calculation formulas

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

**Jurisdiction** Fullerton

**Reporting Year** 2019 (Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.1: Maintain adequate sites for housing commensurate with the City's assigned share of regional housing need	2015	Completed with adoption of Ordinance 3221 on 9/15/2015. The ordinance amended the Fullerton Transportation Center Specific Plan (FTCSP), which is a transit oriented mixed-use development that permits density ranges from 45 to 60 units per acre. The amendment established a minimum 20 unit per acre density on approximately 15.5 acres of the FTCSP area, and established additional exclusive residential sites. At this time, one housing site has been developed with 55 units of affordable housing on a one acre site.
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.2: Track the initial affordability level of units built	Ongoing	This information is identified as part of the annual housing inventory system update that the City provides to the Center for Demographic Research.
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.3: Ensure expedited processing procedures for affordable housing	Ongoing. City will report findings with the annual Housing Element evaluation	The City has fully integrated the permit streamlining act into its permit process, and in 2016, updated its application checklist and intake procedures to facilitate initial submittal of complete applications, which has streamlined the review process. The City has also implemented a Minor Site Plan review process for residential development projects to determine compliance with Zoning Ordinance standards (including the State law provisions allowing for density bonuses, development incentives and waivers). This process involves review at an administrative level (as opposed to Planning Commission) and reduces time and expense involved in application filing and processing.



ANNUAL ELEMENT PROGRESS REPORT			
Housing Element Implementation			
(CCR Title 25 §6202)			
Jurisdiction	Fullerton		
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Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.4: Facilitate infill development	Ongoing	<p>* The City's General Plan includes 12 focus areas in which policies support mixed use and higher density residential development. City staff continues to meet with developers to provide information on development opportunities in Fullerton.</p> <p>* The City continues to update its zoning ordinance consistent with State legislation for ADU's in accordance with Government Code Sections 65852.2 and 65852.22 and with density bonus provisions of GC 65915 and development bonus provisions of GC 65915.7 to facilitate infill development.</p> <p>* The City provided over \$4.5 million in financial assistance for development of a 46 unit housing development in the 300 and 400 blocks of West Valencia and the 500 block of South Ford Ave. Known as the he Compass Rose Apartments, this residential infill project consists of 45 units for very-low and low income households plus one manager's unit that is not restricted with regard to income level. This project was completed in May 2019.</p> <p>* The City entitled a 290 unit residential infill apartment complex at 600 W. Commonwealth Ave. in 2017. The development includes 10 units that are restricted for moderate income households. Construction began in 2019.</p> <p>* Other residential infill projects under construction include:</p> <ul style="list-style-type: none"><li>- 4 low income single family residences (Habitat)</li><li>- 7 rental units, including 1 very-low income unit at 3801 Franklin Ave</li><li>- 36 accessory dwelling units in various locations throughout the City</li></ul>

ANNUAL ELEMENT PROGRESS REPORT			
Housing Element Implementation			
(CCR Title 25 §6202)			
Jurisdiction	Fullerton		
Reporting Year	2019	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.5: Encourage Mixed Use Development	Ongoing	* The City's General Plan includes 12 focus areas in which policies support mixed use and higher density residential development. The PRD-I zoning classification, although primarily intended for residential development, provides opportunities for non-residential uses at the ground level with residential uses above. * Construction is underway for a mixed use development consisting of 290 apartment units with ground floor commercial tenants at 600 W Commonwealth. This development will include 10 units to be deed restricted for moderate income households and ground floor commercial uses. * Construction is completed at 770 S. Harbor which includes 142 apartment and live-work units.
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.6: Increase Housing for Large Families	Ongoing	* Two affordable projects, which received financial assistance from the City and include 3-bedroom units for larger families, were completed in 2019: - Habitat of Humanity completed four 3-bedroom homebuyer units and has an additional eight under construction. - Compass Rose Apartment development was completed in May 2019 and includes multiple addresses on W. Valencia and S. Ford Avenues. Of the 46 units, 12 are three-bedroom. * An approved 290 unit apartment complex at 600 W. Commonwealth will include approximately 16-three bedroom units. Construction began in 2019.

ANNUAL ELEMENT PROGRESS REPORT			
Housing Element Implementation			
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Jurisdiction	Fullerton		
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Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.7: Increase senior housing	Ongoing	The Fullerton Municipal Code identifies incentives for senior housing consistent with State Density Bonus Law.
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.8: Use of surplus City-owned land for affordable housing	Ongoing	* City-owned properties were conveyed to Habitat for Humanity and Jamboree Housing for affordable units. Jamboree completed construction of 46 affordable rental units (Compass Rose) and Habitat for Humanity completed four 3-bedroom homeowner units. Habitat for Humanity has an additional eight units under construction.
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.9: Support for Community Housing Development Organization (CHDO) projects, by providing in-kind assistance and funding for development of affordable housing	Ongoing subject to funding availability	Very little funding is available for CHDO projects (15% of HOME annual allocation), and therefore the City plans on providing assistance every two years. The City provided support to a CHDO in 2014 and acquired one unit for a very low income household. Another acquisition and rehabilitation project was planned for 2016; however, due to the significant rise in real estate values and the limited amount of CHDO funds available the City was unable to acquire and rehab a residential unit. The City published a Request for Proposals in 2018 and received four proposals. None of the projects were pursued. The City will continue to pursue acquisition and rehabilitation opportunities using CHDO funds.

ANNUAL ELEMENT PROGRESS REPORT			
Housing Element Implementation			
(CCR Title 25 §6202)			
Jurisdiction	Fullerton		
Reporting Year	2019	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.10: Establish a comprehensive community outreach strategy for housing	Ongoing	As specific affordable housing development projects are proposed, City staff provides community outreach to adjacent areas/properties to apprise residents of all aspects of the project. In addition, the City provides advertising and fliers to residents regarding the availability of loans and grants related to the City’s Home Improvement Program (formerly Housing Rehabilitation Program). Information has been placed on the City’s website pertaining to Housing Rehabilitation Grants and mobile home loans, help for renters and tenants including a tenant based rental assistance program for seniors, help with home mortgage, homelessness assistance and links to the Fair Housing Foundation with whom the City contracts for fair housing services, information on affordable housing developments, including a map and listing of affordable housing opportunities in Fullerton.
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.11: Review and revise multi-family parking requirements	Ongoing	An amendment to the Zoning Ordinance was approved in 2018 that allows for the use of tandem parking and mechanical and automated parking devices in multiple family zones. Both of these parking methods reduce the site area required for parking thereby increasing the development potential on multifamily sites. The amendment further eliminated the requirement for garages in multifamily zones, thereby reducing construction costs. Additionally, affordable housing projects are processed in accordance with the City’s Zoning Ordinance, consistent with State Density Bonus law, which offers a reduced parking rate by matter of right.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

**Jurisdiction** Fullerton

**Reporting Year** 2019 (Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.1: Preservation of historic residential resources	Ongoing	Within a Preservation Zone, there are design guidelines and procedures that address modifications to existing homes as well as new construction. The City has six neighborhoods in Residential Preservation Zones where the design guidelines apply. The City also maintains a Local Register of Historic Resources, updated upon request.
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.2: Proactive identification of substandard housing areas and allocation of resources	Ongoing	The City's Housing Division has a Block Improvement Grant (BIG) program. The program was inactive in 2019, but is being reevaluated and will may be reinstated in 2020. Grants will be provided on an area basis for exterior work to improve the neighborhood. In conjunction with Code Enforcement, low/moderate-income areas showing signs of slum/blight will be identified. Items include roof, paint, garage doors, and other minor repairs.
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.3: Affordable housing acquisition and rehabilitation of market rate units with conversion to affordable units for 100 households (40 very-low income, 30 low income, and 30 moderate income)	Ongoing	The City did not have funding in 2019 to acquire and rehabilitate housing units.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

**Jurisdiction** Fullerton

**Reporting Year** 2019 (Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.4: Funding for resident-initiated rehabilitation activities to address deferred maintenance and assist 45 households/year (17 very-low income, 19 low income, and 9 moderate income) in existing neighborhoods	Annually	In 2019, the City provided six Lead Based Paint Hazard Testing grants totaling \$1,965, seven housing rehabilitation loans totaling \$176,778 for three Extremely Low Income households, one very low income household and three moderate income households. In addition, the City provided six housing rehabilitation grants totaling \$64,812 for three extremely low income households and three low income households.
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.5: Facilitate property maintenance through code enforcement	Ongoing	In 2019, the City's Code Enforcement Division received and investigated 1,460 complaints and resolved and closed 1,488 cases.
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.6: Encourage owner-occupied housing rehabilitation to 45 households/year (17 very-low income, 19 low income, and 9 moderate income)	Annually	In 2019, the City provided six Lead Based Paint Hazard Testing grants totaling \$1,965, seven housing rehabilitation loans totaling \$176,778 for three Extremely Low Income households, one very low income household and three moderate income households. In addition, the City provided six housing rehabilitation grants totaling \$64,812 for three extremely low income households and three low income households.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.7: Neighborhood based community enhancement to identify areas containing substandard housing areas and prioritize resources to address	Ongoing	The City is still in the process of completing the last phases of the Richman Park area improvements. The redevelopment dissolution process significantly delayed the further implementation of this area due to the 2010 Housing Bond proceeds being frozen for three years. All of the City-owned properties in the Richman Park area have been conveyed to affordable housing developers. Habitat for Humanity completed three units in 2018 by low and moderate income households. In 2019, Jamboree Housing completed the development of 46 rental units for households at 30- 60% AMI. Habitat for Humanity broke ground for an additional 12 units for homeowners at 80% of AMI. Of those, four 3-bedroom units were completed. In 2019, Habitat for Humanity has been conducting outreach in the Richman Park area, based on the research, the City and Habitat will look to develop a more proactive code enforcement for safe living standards. The Garnet Avenue and Iris Court areas have been considered in the past for future revitalization efforts similar to Richman Park area, and future efforts in this area will be based on City Council direction and availability of funding.

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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.8: Encourage sustainability and green building practices in new and existing residential development	Ongoing	The City adopted expedited permitting process for installation of small residential solar systems. The City also adopted a Zoning Ordinance Amendment in 2016 that updated its landscaping requirements citywide, for both new developments and rehabilitation of existing landscape areas. It also implements and enforces provisions of the 2019 Building, Plumbing, Mechanical, Electrical, Green Building Standards and Energy, Codes which implement more stringent energy efficient requirements for all new construction as well as additions and alterations to existing housing.
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.9: Provide relocation assistance to individuals and households in conjunction with future rehabilitation programs	Ongoing, as needed	Temporary relocation assistance was provided to three households in conjunction with the rehabilitation of their home. Community Development Block Grant (CDBG) funds were used.



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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 3 - Efficient use of energy resources in residential development	3.1: Increased energy efficiency in residential development	Annual review of new technologies	The City adopted expedited permitting process for installation of small residential solar systems in 2015. The City also adopted a Zoning Ordinance Amendment in 2016, updating landscaping requirements citywide, for both new developments and rehabilitation of existing landscape areas. This amendment requires that all irrigation devices must meet American National Standards Institute (ANSI) standards and American Society of Agricultural and Biological Engineers’/International Code Council’s (ASABE/ICC) 802-2014 “Landscape Irrigation Sprinkler and Emitter Standard.” Another requirement is that systems use “smart” automated irrigation technology. The City also adopted and enforces the 2019 Building, Plumbing, Mechanical, Electrical, Green Building Standards, Energy, Codes which implement more stringent energy efficient requirements.
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.1: Continued monitoring and preservation of deed restricted units, to preserve 100 housing units at-risk of converting to market rate	Ongoing	All City-assisted affordable residential projects are monitored and all applicable affordability covenants are enforced annually. Most of the affordable projects have affordability covenants that are between 55-99 years and therefore not immediately subject to expiration. The City is sensitive to protecting its current affordable housing projects and has mechanisms in place to protect against conversion of affordable units to market rate.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

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#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.2: Continue support of regional fair housing efforts with an objective of 400 referrals per year and fair housing workshops or presentations every other year	Ongoing	The City (Housing and Code Enforcement Divisions) make approximately 100 referrals per year to its fair housing provider, Fair Housing Foundation. In 2019, Fair Housing Foundation served 177 Fullerton residents with fair housing issues. In addition to direct referrals, Fair Housing Foundation conducted 6 fair housing workshops in 2019 at the Fullerton Main Library.
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.3: Continue to implement the Reasonable Accommodation ordinance	Ongoing	The City has continued to implement the Reasonable Accommodation provisions in the Zoning Ordinance, allowing relief from zoning and building regulations for construction or modification of residences occupied by persons with disabilities.
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.4: Process a Code amendment in 2015 to fully address all state law requirements for emergency shelters	Process Code amendment in 2015; Annual review	Ordinance 3222 was adopted by the Fullerton City Council on September 15, 2015 which established an overlay zone encompassing 221 acres that has the capacity to provide more than 350 shelter beds. In 2018 the City amended its zoning ordinance to allow religious institutions to provide shelter for up to 12 persons experiencing homelessness as a matter of right. In October 2019, City Council approved a Resolution of Intention to amend emergency shelter overlay zone provisions to meet the changing scope of homelessness and facility requirements.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.5: Section 8 Rental Assistance - Work cooperatively with Orange County Housing Authority (OCHA) to provide rental assistance to Fullerton residents	Ongoing	Orange County Housing Authority administers the City's Section 8 voucher program. In 2019, OCHA administered Section 8 Rental Assistance Certificates/ Vouchers to 454 Fullerton residents. Of those households assisted, 133 were families, 92 were disabled or handicapped households, and 229 were seniors. In all, the City responds to approximately 150 Section 8 inquiries a year. In addition, the City offered a tenant based rental assistance program to 44 residents.
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.6: Provide in-kind technical assistance to housing developers	Ongoing	City provides assistance to housing developers in filling out forms such as applications for California Debt Limit Allocation Committee and California Tax Credit Allocation Committee.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.7: City shall consider the specialized needs of persons with physical and mental disabilities, large family and single parent households, and other special needs groups	Ongoing	<p>* The City contributed \$500,000 toward the establishment of a year-round homeless emergency shelter and multi-service center in North Orange County. The multiservice center now provides 200 beds for persons experiencing homelessness.</p> <p>* City allowed the National Guard Armory in Fullerton to be utilized as a Cold Weather Shelter that can accommodate over 200 individuals nightly to open a month early. The program is operated by Mercy House and provides a nutritious meal, a warm shower, and a safe place to sleep. Volunteers pass out donations of warm clothing and Service Providers from Orange County are on site to provide needed services.</p> <p>* In February 2018, Fullerton contracted with City Net to provide homeless street outreach and case management services as part of the city’s participation in the North Orange County Public Safety Task Force. Fullerton contracted with City Net, which is a team of nonprofit professionals who work to end street-level homelessness. The services they provide to Fullerton include Outreach offering support toward the long- term goal of connecting them with emergency shelter, housing, or critical services; and providing urgent, non-facility-based care; Client Engagement where case managers work with clients to achieve progress on a plan to attain housing and supportive services so they can ultimately be exited from the streets</p> <p>* The City has dedicated significant time and resources to regional collaboration efforts, including partnering with the 13 cities of the North SPA on a Memorandum of Understanding that has resulted in the development of two homeless navigation centers providing a total of 250 beds serving the North Orange County homeless population. Construction and/or renovation of those facilities is underway with expected completion dates in March/April for the Placentia facility and June/July for the Buena Park facility. The North SPA was also able to reach a settlement agreement in the Federal Court case involving homeless individuals which specifies the percentage of shelter beds that must</p>

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.8: Continue to provide information regarding affordable home purchase programs to 100 first time homebuyers	Ongoing	With the elimination of Redevelopment Agencies in 2012, there is no longer funding set aside for a homebuyer program through the City. Additionally, in 2018, no requests were made of the City’s Housing Division for any other homebuyer programs.
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.9: Investigate offering a City-sponsored referral service to assist in reducing the incidents of foreclosures in Fullerton	Ongoing	In 2019, the City did not offer this service.

#### **Objective 1.4**

\* The City's General Plan includes 12 focus areas in which policies support mixed use and higher density residential development. City staff continues to meet with developers to provide information on development opportunities in Fullerton.

\* The City continues to update its zoning ordinance consistent with State legislation for ADU's in accordance with Government Code Sections 65852.2 and 65852.22 and with density bonus provisions of GC 65915 and development bonus provisions of GC 65915.7 to facilitate infill development.

\* The City provided over \$4.5 million in financial assistance for development of a 46 unit housing development in the 300 and 400 blocks of West Valencia and the 500 block of South Ford Ave. Known as the he Compass Rose Apartments, this residential infill project consists of 45 units for very-low and low income households plus one manager's unit that is not restricted with regard to income level. This project was completed in May 2019.

\* The City entitled a 290 unit residential infill apartment complex at 600 W. Commonwealth Ave. in 2017. The development includes 10 units that are restricted for moderate income households. Construction began in 2019.

\* Other residential infill projects under construction include:

- 4 low income single family residences (Habitat)
- 7 rental units, including 1 very-low income unit at 3801 Franklin Ave
- 36 accessory dwelling units in various locations throughout the City

\* Construction was completed on the following infill projects:

- 142 apartments, including 7 live/work units, at 770 S. Harbor
- 4 low income single family residences (Habitat)
- 12 single family homes in various locations citywide
- 20 accessory dwelling units in various locations throughout the City

#### **Objective 4.7**

\* The City contributed \$500,000 toward the establishment of a year-round homeless emergency shelter and multi-service center in North Orange County. The multiservice center now provides 200 beds for persons experiencing homelessness.

\* City allowed the National Guard Armory in Fullerton to be utilized as a Cold Weather Shelter that can accommodate over 200 individuals nightly to open a month early. The program is operated by Mercy House and provides a nutritious meal, a warm shower, and a safe place to sleep. Volunteers pass out donations of warm clothing and Service Providers from Orange County are on site to provide needed services.

\* In February 2018, Fullerton contracted with City Net to provide homeless street outreach and case management services as part of the city's participation in the North Orange County Public Safety Task Force. Fullerton contracted with City Net, which is a team of nonprofit professionals who work to end street-level homelessness. The services they provide to Fullerton include Outreach offering support toward the long-term goal of connecting them with emergency shelter, housing, or critical services; and providing urgent, non-facility-based care; Client Engagement where case managers work with clients to achieve progress on a plan to attain housing and supportive services so they can ultimately be exited from the streets

\* The City has dedicated significant time and resources to regional collaboration efforts, including partnering with the 13 cities of the North SPA on a Memorandum of Understanding that has resulted in the development of two homeless navigation centers providing a total of 250 beds serving the North Orange County homeless population. Construction and/or renovation of those facilities is underway with expected completion dates in March/April for the Placentia facility and June/July for the Buena Park facility. The North SPA was also able to reach a settlement agreement in the Federal Court case involving homeless individuals which specifies the percentage of shelter beds that must be available in order to reinstate enforcement of the City's camping regulations on public property.

\* On July 2, 2019 the City Council adopted Resolution No. 2019-32, declaring a shelter crisis, and provided direction to seek state and federal funding to lessen the incidence of homelessness.

\* On August 20, 2019, the City Council expressed its intent to partner with the Illumination Foundation to establish a facility in Fullerton that not only provides navigation center beds with wrap-around services but also provides recuperative care beds, which provide care for homeless patients after a hospital stay or emergency room visit.

\* On August 20, 2019 the City Council allocated \$350,000 in Federal HOME Funds to reinstitute the City's Tenant-Based Rental Assistance Program (TBRA) focusing on rental assistance for seniors in mobile home parks at Rancho La Paz and Rancho Fullerton mobile home parks. While the TBRA program does not directly benefit people experiencing homelessness, the program is essentially a homelessness prevention program as seniors in these facilities are often on a fixed income and are some of the most vulnerable to becoming homeless should rents increase or they experience an unanticipated expense.

\* In September 2019 the Homeless Resources Coordinator position within the Community and Economic Development Department was created. The Homeless Resources Coordinator is responsible for ensuring collaboration between City staff, community partners, and the community at large around addressing homelessness. In addition, the Coordinator fills the gap in communication, outreach, and program development of homeless programs and services in Fullerton.

\* On October 1, 2019 the City Council approved a temporary Safe Parking Program in partnership with the Illumination Foundation. The Safe Parking Program provides families and/or individuals who dwell in their vehicles with a safe and legal place to park, sleep at night, and ensure participant linkage and access to supportive services such as the Coordinated Entry System (CES).

\* On January 21, 2020 the City Council voted to deny an appeal of the approval of the Illumination Foundation's 60-beds of recuperative care and a 90-bed navigation center with wrap-around services at 3535 West Commonwealth Avenue. Building plans are currently being prepared to renovate the existing

industrial building for this new use which is projected to be operational on or before the completion of the Buena Park facility in June/July 2020.

\*The City of Fullerton has submitted a Request for Information for Homeless Housing, Assistance and Prevention (HHAP) funds to support the Illumination Foundation's Recuperative Care and Navigation Center and other homeless services.