



Consolidated Plan

City of Fullerton FY 2020-24

City Council Approval: May 19, 2020

HUD Approval: Pending

Prepared pursuant to 24 CFR Part 91

Draft Review Period: April 20, 2020 – May 19, 2020

For more information please contact:
Kellee Fritzel, Deputy Director of Community and Economic Development
(714) 738-6837

This page intentionally left blank.

City of Fullerton Consolidated Plan (2020-2021)

Table of Contents

Executive Summary

ES-05 Executive Summary.....	1
------------------------------	---

The Process

PR-05 Lead and Responsible Agencies.....	7
PR-10 Consultation.....	8
PR-15 Citizen Participation.....	20

Needs Assessment

NA-05 Needs Assessment Overview.....	29
NA-10 Housing Needs Assessment.....	31
NA-15 Disproportionately Greater Need: Housing Problems.....	41
NA-20 Disproportionately Greater Need: Severe Housing Problems.....	53
NA-25 Disproportionately Greater Need: Housing Cost Burdens.....	56
NA-30 Disproportionately Greater Need: Discussion.....	57
NA-35 Public Housing.....	58
NA-40 Homeless Needs Assessment.....	64
NA-45 Non-Homeless Special Needs Assessment.....	72
NA-50 Non-Housing Community Development Needs.....	75

Housing Market Analysis

MA-05 Overview.....	77
MA-10 Number of Housing Units.....	79
MA-15 Cost of Housing.....	82
MA-20 Condition of Housing	84
MA-25 Public and Assisted Housing.....	87
MA-30 Homeless Facilities.....	89
MA-35 Special Needs Facilities and Services.....	95
MA-40 Barriers to Affordable Housing.....	97
MA-45 Non-Housing Community Development Assets.....	99
MA-50 Needs and Market Analysis Discussion.....	105

Strategic Plan

SP-05 Overview.....	107
SP-10 Geographic Priorities.....	108
SP-25 Priority Needs.....	109
SP-30 Influence of Market Conditions.....	116
SP-35 Anticipated Resources.....	117
SP-40 Institutional Delivery Structure.....	122
SP-45 Goals.....	126
SP-50 Public Housing Accessibility and Involvement.....	130
SP-55 Barriers of Affordable Housing	131
SP-60 Homelessness Strategy.....	133
SP-65 Lead Based Paint Hazards.....	136

SP-70 Anti-Poverty Strategy.....	138
SP-80 Monitoring.....	139
AP-90 Program Specific Requirements.....	141

2020-2021 Action Plan

AP-05 Executive Summary.....	1
PR-05 Lead & Responsible Agencies.....	7
AP-10 Consultation.....	9
AP-12 Participation.....	27
AP-15 Expected Resources.....	33
AP-20 Annual Goals and Objectives.....	40
AP-35 Projects.....	46
AP-38 Project Summary.....	48
AP-50 Geographic Distribution.....	57
AP-55 Affordable Housing.....	58
AP-60 Public Housing.....	61
AP-65 Homeless and Other Special Needs Activities.....	63
AP-75 Barriers to Affordable Housing.....	71
AP-85 Other Actions.....	72
AP-90 Program Specific Requirements.....	79

Appendices

Appendix A:	Maps
	City of Fullerton
	CDBG-Eligible Areas
	Block Improvement Grant (BIG) – Phase 1
	Block Improvement Grant (BIG) – Phase 2
Appendix B:	Public Participation
	Public Notice
	Fullerton Tribune
	La Opinion
	Korea Daily
	Public Participation Schedule
Appendix C:	Affordable Housing Inventory
Appendix D:	Citizen Participation Plan
Appendix E:	Fair Housing Analysis of Impediments
Appendix F:	Homelessness Reports
	County 2019 Point in Time Survey
	City Net Stakeholders Report 2019
	2020 Fullerton Homeless Plan Committee – Strategic Plan for Addressing Homelessness
Appendix G:	Survey/Public Comments
	Survey Results
	Public Comments from Survey
Appendix H:	CDBG Budget
Appendix I:	CDBG/HOME Applications and Certifications

Executive Summary

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

1. Introduction

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

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

The CP includes an assessment of Fullerton's current housing supply, the demand and corresponding need for affordable housing and community development. The CP also includes the City's strategies for addressing these needs. The specific needs identified in Fullerton's CP include the housing and shelter needs of the homeless and special needs populations as well as the needs of the low- and moderate-income families for decent, safe and affordable housing, social services and economic opportunities.

The City's Five-Year CP has been prepared pursuant to Rule 24 CFR Part 91 and with instructions provided by HUD. In many cases census data has not been updated since 2010; therefore, much of the narrative relates to 2010 statistics. If more current information is available then the most current information has been utilized. The information, presented both through narrative and required HUD CP tables, originates from a variety of sources including:

- 2010 Census

- American Community Survey (ACS Data Estimates)
- Orange County 2015-19 Consolidated Plan
- City of Fullerton, Housing Element – reviewed by HUD 10/20/2015
- Southern California Association of Governments (SCAG)
- 2006-16 Comprehensive Housing Affordability Strategy (CHAS) - HUD
- Orange County 2019 Point in Time Survey
- City Net Stakeholders Report 2019
- 2020 Fullerton Homeless Plan Committee – Strategic Plan for Addressing Homelessness

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

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

HUD provides the City with Priority Need Categories that are considered to be eligible to be supported with the CP program funds. Based on the newly expanded data base information provided by HUD, the City has determined that the following needs exist in the community (as HIGH, MEDIUM or LOW).

Community Development Needs

Community Development Needs	Priority Need Level
Public Facility Need (Projects)	
Senior Centers	Medium
Youth Centers	High
Neighborhood/Community Facilities	Medium
Child Care Facilities	Medium
Park and/or Recreation Facilities	High
Health Facilities	Medium
Parking Facilities	Medium
Other Public Facilities	Low
Infrastructure improvement	
Solid Waste Disposal	Medium
Flood Drainage	Medium
Water	Medium
Street Improvements	High+
Sidewalks	High+
Sewer	Medium
Asbestos	Medium
Other	N/A
Public Services (Programs)	
Senior Services	Medium
Disabled Services	Medium
Youth Services	High
Transportation Services	Medium
Substance Abuse Services	Medium
Employment Training	Medium
Crime Awareness	High
Fair Housing Counseling	High
Tenant/Landlord Counseling	Medium
Child Care Services	Medium
Health Services	Medium
Domestic Violence	Medium
Other	N/A
Community Development	
Accessibility	Medium
Residential Historic Preservation	Medium
Non-Residential Historic Preservation	Medium
Economic Development Needs	Medium
Other	Medium
Planning (i.e. Study of City Needs, etc.)	Medium
Affordable Housing Needs	
New Construction	Medium
Rehabilitate existing units	High
Rental Assistance	
Elderly	High
Families	Medium
Emergency Rental Assistance	Medium
Ownership Housing	
First Time Buyer Assistance	Medium
Home Improvement Assistance	Medium

Special Categories	
Elderly	Medium
Frail Elderly	High
Persons with Severe Mental Illness	High
Developmentally Disabled	High
Physically Disabled	Medium
Alcohol/Other Drug Addicted	Medium
Persons with HIV/AIDS and their families	Medium
Homeless Needs	
Emergency Shelters	High
Housing	High
Job and Life Skills Training	High
Mental Health	High
Substance Abuse	High
<p style="text-align: center;">Ranking System</p> <p>417 Responses were received to the City's survey</p> <p>High rankings were given to all categories that received 100 or more votes.</p> <p>Medium rankings were between 50–100.</p> <p>Low rankings were between 0–50.</p>	

3. Evaluation of past performance

HUD's review and analysis of the City's overall performance based upon previous Consolidated Annual Performance and Evaluation Report (CAPER) have 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 nor did it meet all of the community needs due to lack of funding. Until 2012, Redevelopment funds were used for economic development. The City has now included economic development activity in its Consolidated Plan showing that there is a need for job creation and training.

4. Summary of citizen participation process and consultation process

The Five-Year CP was compiled by City staff. 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 interested residents (surveys), and the Community Development Citizens' Committee (CDCC).

Community Development Citizens' Committee (CDCC)

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

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

Public Review

In an effort to broaden citizen participation in the development of the Five-Year CP, a public hearing was held on January 14, 2020 at 6:30 pm. In addition, four regular CDCC meetings and one virtual meeting followed for review and allocation of the CDBG funds. These meetings were held on January 28, 2020, February 11 and 25, 2020, and March 10, with a virtual meeting on March 30, 2020. The public comment period for the draft Five-Year CP began on April 20, 2020 and ended on May 19, 2020. On May 19, 2020, a public hearing was conducted during the virtual meeting of the City Council where the Draft 2020-24 CP and 2020-21 One-Year Action Plan along with the Revised Citizen Participation Plan and 2020 Analysis of Impediments were reviewed. All notices for the meetings and hearings were advertised and/or posted.

The City noticed the public meetings and surveys related to the CP. Surveys were also posted on the City's website. Over 400 surveys were returned by 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. (See Appendix A for results and comments submitted with the survey).

A formal review of the Draft began on April 20, 2020 and ended May 19, 2020. A Public Notice and brief summary were published in the *Fullerton News Tribune*, *La Opinion* (a Spanish language newspaper), and *Korea Daily* (a Korean language newspaper) on April 16, 2020. In addition, the Draft CP was posted on the City's Web site. Because of the COVID-19 pandemic, hard copy drafts were not available at City Hall or the Library where copies are usually made available.

The Five-Year CP was presented to the City Council at a noticed virtual Public Hearing on May 19, 2020. (Copies of the minutes of all meetings can be found on the City website at www.cityoffullerton.com)

5. Summary of public comments

Summaries of all public comments and questions received in response to the CP for FY 2020-2024 include:

No public comments received.

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

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

7. Summary

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

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

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

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	Fullerton	Community and Economic Development Department, Housing Division
HOME Administrator	Fullerton	Community and Economic Development Department, Housing Division

Table 1 – Responsible Agencies

Narrative

Within the City of Fullerton's Community and Economic Development Department, the Deputy Director and Housing Programs Manager are responsible for the preparation of the Five-Year Consolidated Plan and are responsible for the administration of the CDBG and HOME Investment Partnerships (HOME) programs.

Consolidated Plan Public Contact Information

Kellee Fritzel
Deputy Director of Community and Economic Development
Community and Economic Development Department
303 W. Commonwealth Avenue
Fullerton, CA 92832
714-738-6837

PR-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 2020-24 Consolidated Plan. Most of the organizations consulted were related to homelessness activities, public services, and affordable housing opportunities. The participation process also consisted of a community survey, public notices, public meetings, a 30-day comment period, and two public hearings. These consultations included discussions related to the following:

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

In the end, the consolidated planning process yielded the involvement of over 25 governmental organizations and non-profit organizations. In addition, the City received over 400 responses to a survey on community needs.

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

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

Up until 2012, the Community and Economic Development Department (Housing Division), and the Redevelopment Agency worked together on affordable housing program policy and development in the City of Fullerton. The Housing Division 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 Housing staff had developed housing programs for spending the 20% Redevelopment Set-aside Funds. The Housing Division currently works in conjunction with Planning in regard to the Density Bonus Program. With the dissolution of the Agency, only the Housing Division within City 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, The Orange County Housing Authority, and the Orange County Affordable Housing Clearinghouse (a consortium of lending institutions). The City will continue to participate in the various task forces and interagency committees to strengthen the housing assistance delivery system.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Pathways of Hope, aka FIES
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Since 2010, the City has been working with Pathways of Hope regarding the homeless issue. Pathways continues to provide shelter and resources for homeless families and operates a food bank for homeless and at-risk residents. In July 2014, the City assisted Pathways of Hope on the development of 8 transitional housing units. The 8-multi-family units will be 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 a resource center, the Hub of Hope located in Fullerton. Previously Pathways prepared a study entitled "Understanding Homelessness in Fullerton in September 2013". This report provides an extensive explanation of homelessness, as well as its history specific to Fullerton, in order to have a clear understanding of the issue while in the pursuit of a solution. Also, Pathways of Hope prepared a "Fullerton Homeless Needs Assessment Report" in March 2014 which provided an unbiased statistical perspective of what the immediate needs are within the homeless community. The City will continue to support the goals of Pathways of Hope. Contacted by meetings, telephone, mail, and email.
2	Agency/Group/Organization	Orange County Housing Authority
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Other government – County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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 OCHA completed a joint-funded development project located at 1220 E. Orangethorpe consisting of 36 affordable units including 24 units restricted to Mental Health Services Act (MHSA) tenants. The City's contribution was \$3.0 million in 2010 Housing Bond proceeds funds while OCHA provided \$3.158 million in MHSA funds. Contacted by telephone and email. The City of Fullerton is part of the OCHA's Cities Advisory Committee which meets on a quarterly basis. Various ways of communication during the year.
3	Agency/Group/Organization	County of Orange Health Care Agency
	Agency/Group/Organization Type	Health Agency Other government – County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fullerton works with the Orange County Health Care Agency as it specifically relates to the population with mental illness and substance abuse. Mental Health Clinician staff ride along with the Fullerton Police Department's Homeless Liaison Officers to assess individuals for resources and services. The City does not provide funding to this department. Contacted by telephone and email.
4	Agency/Group/Organization	Fullerton Homeless Collaborative
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Fullerton Homeless Collaborative is a group of local service providers who have voluntarily joined together to better serve residents of Fullerton who are without housing. Contacted by telephone and email.
5	Agency/Group/Organization	AmeriCorps VISTA
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City sponsored the AmeriCorps VISTA program and the preparation of the Fullerton Homelessness Needs Assessment Report. Contacted by telephone and email.
6	Agency/Group/Organization	Fair Housing Foundation
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City contracts with the Fair Housing Foundation to provide fair housing services to the City of Fullerton. Contacted by telephone and email.
7	Agency/Group/Organization	Radiant Health Centers
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Services for persons with AIDS/HIV

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Radiant Health Centers provides services to 33 City residents 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. Contacted by mail and email.
8	Agency/Group/Organization	Boys and Girls Club of Fullerton
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	After-school program for children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Boys & Girls Club of Fullerton provides after-school program activities for approximately 450 children at three (3) Fullerton facilities located at 410 S. Richman Avenue, 2435 W. Valencia Drive, and 2200 E. Commonwealth Drive. Contacted by mail and email.
9	Agency/Group/Organization	CARE Housing
	Agency/Group/Organization Type	Housing Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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 and afflicted with mental health issues. Contacted by telephone, email, and mail.
10	Agency/Group/Organization	Community SeniorServ
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Services to the elderly population

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community SeniorServ provides services to elderly individuals in Fullerton through their lunch program at the Fullerton Community Center. The Congregate Lunch Program assists in the alleviation of poor nutrition for the low-income senior population. Contacted by mail and email.
11	Agency/Group/Organization	Council on Aging Orange County
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Services for elderly individuals
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Council on Aging assists seniors throughout the county through its Long Term Care Ombudsman Service program. The program assists frail, elderly residents in long-term care facilities. Contacted by telephone, mail, and email.
12	Agency/Group/Organization	Illumination Foundation
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Illumination Foundation has assisted Fullerton families with their Motel Families Outreach program. This program assists homeless families with the tools to obtain permanent housing. The Foundation oversees the administration of Fullerton's Safe Parking Program that provides a safe area for those living in their cars to park and sleep safely at night. Illumination Foundation is also partnering with the City to open a 150-bed Navigation Center in the City. Contacted by mail and email.
13	Agency/Group/Organization	Meals on Wheels
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Services for elderly individuals

	How was the Agency/Group/Organization consulted and 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 110 clients. Contacted by telephone, mail and email.
14	Agency/Group/Organization	Mercy House Living Centers
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Mercy House Living Centers has operated the Cold Weather Armory Shelter located in Fullerton. The program can feed and shelter up to 200 individuals a night during the winter season. In addition, Mercy House operates an emergency shelter in Anaheim that has 200 beds. Contacted by mail and email.
15	Agency/Group/Organization	Women's Transitional Living Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services – Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Services to victims of domestic abuse
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	WTLC provides shelter for victims of domestic abuse and provides various services to over 1,000 individuals in the City including the Career Development Program, the Emergency Hotline Program, the Women's Walk-in Resource Center, the transitional housing program, the Independence from Dependence Program, and general shelter administration. Contacted by telephone, mail, and email.
16	Agency/Group/Organization	YMCA of Orange County
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	After-school services for children

	How was the Agency/Group/Organization consulted and 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 children in the Fullerton area. 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. Contacted by mail and email.
17	Agency/Group/Organization	Chrysalis
	Agency/Group Organization Type	Services-Employment Job creation for Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs-Chronically homeless Homeless Needs-Veterans Homeless Needs- Unaccompanied youth Job creation/retention Job Training
	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 in 2018. Success was limited. Program is still in operation and providing job training for County residents. Contacted by telephone and email.
18	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?	All cities who receive federal CDBG funds must provide fair housing services. The County has two fair housing agencies who provide very similar fair housing services. Fullerton contracts with the Fair Housing Foundation. Contacted by mail and email.
19	Agency/Group/Organization	Global Operations & Development/Giving Children Hope
	Agency/Group Organization Type	Services-Youth Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs-Families with children Homeless 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 by providing backpacks filled with nutritious food each weekend during the school year. Contacted by telephone and email.

20	Agency/Group/Organization	Hart Community Homes, Inc.
	Agency/Group Organization Type	Housing Services-Housing Services-Employment Job Creation Job Training
	What section of the Plan was addressed by Consultation?	Homeless Needs-Housing Services-Employment Job Creation/retention Job Training
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Hart provides job training that can lead to job retention in the food industry. Training includes food prep, serving, bussing tables, agriculture, and catering support. Contacted by telephone, mail, and email.
21	Agency/Group/Organization	Lutheran Social Services of Orange County
	Agency/Group Organization Type	Services-Housing Services-Children Services-Elderly Services-Victims of Domestic Violence Services-Homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Needs 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 provides domestic violence victims with outreach, screening, case-management, and social services. Contacted by telephone, mail, and email.
22	Agency/Group/Organization	Second Chance Orange County
	Agency/Group Organization Type	Services-Homeless Services-Recovery from substance dependency Services-Life Skills
	What section of the Plan was addressed by Consultation?	Homeless Needs-Chronically homeless 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?	Second Chance provides a program for recovering addicts experiencing homelessness. The program offers mentoring, life skills, and job placement. Contacted by mail and email.
	Agency/Group/Organization	Stand Up For Kids

23	Agency/Group Organization Type	Services-Youth
	What section of the Plan was addressed by Consultation?	Homeless 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 offers assistance to homeless youth with outreach support, transitional housing, services and resources. Contacted by mail and email.
24	Agency/Group/Organization	Young Lives Redeemed
	Agency/Group Organization Type	Services-Youth Services-Victims of Domestic Violence Services-Homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs-Chronically homeless Homeless 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 assists transitional aged youth living on the street and connects them with trauma informed mental healthcare and addiction recovery. Contacted by mail and email.

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

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Orange	The CoC goals are consistent with Fullerton's 5-Year CP goals as it relates to homelessness. Specifically, regional collaboration around funding and resources such as year-round shelters.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Homeless Plan Committee	City of Fullerton	The Fullerton Homeless Plan Committee recommendations are consistent with the Fullerton CP goals as it relates to homelessness. The Fullerton Homeless Plan Committee was formed to help give direction to the City on its plan to address homelessness.
North SPA Task Force	City of Placentia	The North SPA Task Force meetings align with the Fullerton CP goals as it relates to homelessness. The goal of the meeting is for North SPA leaders to discuss shelters and other collaborative efforts.
Public Safety Task Force	Public Safety Task Force	The Public Safety Task Force goals are consistent with the Fullerton's 5-Year CP goals as it relates to homelessness. The task force contributes funding to support local homeless outreach.
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 2020-24 CP and this 2020-21 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 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 2020-2024 Consolidated Plan and this 2020-21 AAP, including pursuing/using grants for job creation/retention.

Table 3 – Other Local / Regional / Federal Planning Efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

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

PR-15 Citizen Participation

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

In an effort to broaden citizen participation in the development of the Five-Year CP, the City held public hearing meetings on January 14, 2020 and May 19, 2020. In addition, five meetings of the City's Community Development Citizens' Committee were held to review and make recommendations concerning the allocation of the City's CDBG funds for public services. These meetings were held on January 28, February 11, February 25, March 10, March 30, 2020.

A community survey was conducted to determine the priorities for the 2020-24 Five-Year CP. The community survey prioritized the top five needs as follows: 1) Infrastructure/Public Facilities (listing streets, sidewalks, and parks as top priority); 2) Homeless Needs (including shelter and services); 3) Special Needs Categories (placing persons with severe mental illness and frail elderly as top priorities); 4) Housing (including home improvements and rental assistance for the elderly); 5) Public Services for the general public (including crime awareness, youth services, and fair housing counseling). The results of the survey are included in Appendix A.

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	Community survey of community goals and priorities was conducted during the preparation of the Consolidated Plan. The results of the survey will be considered as the basis for funding in the 2020-24 Five-Year CP period. In all, 417 individuals representing the community submitted a survey.	See survey results and summary of comments in Appendix A.	None	
2	Public Meeting	Non-targeted/broad community	On November 6, 2020, the City held a public meeting with 18 attendees from non-profit organizations to discuss the CDBG funding for 2020-21.	Comments received pertain to: 1) Fullerton's CDBG selection process; 2) CDBG funding available and guidelines; and 3) goals and priorities of the 2020-24 Five-Year CP.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	The January 14, 2020, CDCC public hearing meeting consisted of an overview of CDBG and HOME funding. The meeting included review of all non-profit applications and the 2018-19 CAPER. This meeting was attended by three individuals.	No comments were received.	None	

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 28, 2020, 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. Community SeniorServ, Inc. 3. Giving Children Hope 4. Lutheran Social Services 5. Meals on Wheels of Fullerton 6. Mercy House Living Center. This meeting was attended by approximately 11 individuals.	No comments were received	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Non-targeted/broad community	The February 11, 2020, CDCC meeting consisted of presentations by non-profit applicants for the purpose of receiving CDBG funding. The attendees included the following organizations: 1. Pathways of Hope (2 Projects) 2. Radiant Health Center 3. Second Chance OC 4. YMCA of Orange County 5. Fair Housing Foundation 6. Hart Community Homes. This meeting was attended by 10 individuals.	No comments were received.	None	
6	Public Meeting	Non-targeted/broad community	The February 25, 2020, meeting consisted of an overview of the City applications. No members of the public were in attendance.	No comments received.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Meeting	Non-targeted/broad community	The March 10, 2020, meeting consisted of presentations by City Departments requesting CDBG funds: Public Works Department for Street improvements and an ADA Transition Plan; Community and Economic Development Department for Administration of Federal Programs, the Home Improvement Programs, Homeless Case Management Services, and Code Enforcement; Parks and Rec for park improvements. This meeting was attended by City staff and approximately 6 residents.	No comments received.	None	

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	Virtual Public Meeting	Non-targeted/broad community	On March 30, 2020, a virtual meeting was held with the CDCC to complete the recommendations of the committee regarding the CDBG funding.	No comments received.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Publication	Non-targeted/broad community	On April 16, 2020, a public notice was published announcing the availability of the Draft 5-Year 2020-24 CP, the Draft FY 2020-21 AAP, the draft of the revised Citizen Participation Plan, and the 2020-2024 Draft 5-Year Fair Housing Analysis to Impediments in the Fullerton News Tribune, 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 May 19, 2020.	No comments received.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Public Hearing	Non-targeted/broad community	A City Council meeting is scheduled for May 19, 2020. A PowerPoint presentation will be made on the 5-Year CP, the FY 2020-21 AAP, the Revised Citizen Participation Plan, and the 5-Year Fair Housing Analysis to Impediments during the public hearing.	No comments received.	None	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Fullerton is one of 34 cities located within Orange County, California. The County has experienced rapid population growth over the past several years. According to recent Census data, the City of Fullerton has also experienced a rapid population growth, with an 11.1 percent population increase from 1990 to 2000 and a 6 percent increase between 2000 and 2010. (It also shows a 3% increase from 2009-2015.)

The 2010 Census reported that the City contains 45,391 households. Per HUD 2011-15 CHAS, the City contains 45,030 households. HUD indicates the Adjusted Median Family Income (HAMFI) for the City as follows:

- 8,485 households are 0-30% HAMFI
- 5,820 households are 31-50% HAMFI
- 8,990 households are 51-80% HAMFI
- 4,650 households are moderate 81-100% HAMFI
- 17,085 households are over 100% HAMFI

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level and housing preference. Per the 2010 Census data, 27% of City residents are under 19 years, 30% of City residents are between 20-39 years, 31% of City residents are between 40-64 years and 12% of City residents are between 65 and 85 years or over. The median age of the City's population is 34.8 years of age. The City residents are predominately comprised of three racial/ethnic groups; Non-Hispanic White (38%), Hispanic (34.5 %) and Asian (23%).

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

Per the 2010 Census data, family households comprise approximately 69% of all households in the City (45,391 total households). Of the total number of family households (31,247), 51% are husband-wife households (23,240), with 24% of those households having children under the age of 18 years (10,932). A

total of 36% of all households have individuals under age 18 years (16,155) and 24% of all households have individuals 65 years and over (11,082).

Household income is a primary factor affecting housing needs. According to 2010 Census data, the median household income for the City of Fullerton was \$73,360. However, the Census 2010 data indicates that approximately 13.4% of Fullerton households fall below the Federally-established poverty line.

The housing stock in Fullerton is comprised mostly of single-family homes which represent approximately 61% of the total number of housing units. Multi-family units represent 37% of the total and mobile home units represent 2% of the housing stock. Between 2000 and 2012, single-family housing units represented 91% of all units added to the City's housing stock. Approximately 51% of Fullerton's housing units were owner-occupied and 43% of the housing units were renter-occupied.

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

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

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

Summary of Housing Needs

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

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

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

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	135,161	138,975	3%
Households	44,364	45,030	2%
Median Income	\$66,189	\$65,974	0%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 Census (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	8,485	5,820	8,990	4,650	17,085
Small Family Households *	2,655	2,230	4,090	2,280	9,820
Large Family Households *	1,060	1,015	1,160	470	1,630
Household contains at least one person 62-74 years of age	1,060	1,070	1,685	630	3,285
Household contains at least one person age 75 or older	1,395	975	905	630	1,720
Households with one or more children 6 years old or younger *	1,725	1,170	1,820	855	1,269

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	365	245	140	40	790	30	15	20	4	69
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	570	295	310	60	1,235	35	15	65	15	130
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	935	760	470	100	2,265	35	20	115	70	240
Housing cost burden greater than 50% of income (and none of the above problems)	3,405	1,015	295	30	4,745	1,070	845	780	420	3,115
Housing cost burden greater than 30% of income (and none of the above problems)	235	1,100	2,220	310	3,865	250	295	1,040	735	2,325
Zero/negative Income (and none of the above problems)	495	0	0	0	495	945	0	0	0	195

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,280	2,315	1,215	230	9,040	1,170	895	985	510	3,560
Having none of four housing problems	705	1,485	3,990	1,770	7,950	645	1,125	2,795	2,145	6,710
Household has negative income, but none of the other housing problems	495	0	0	0	495	195	0	0	0	195

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,945	1,445	1,340	4,730	370	390	1,130	1,890
Large Related	805	635	189	1,629	60	135	325	520
Elderly	645	305	280	1,230	770	605	400	1,770
Other	1,890	810	930	3,630	175	40	90	305
Total need by income	5,285	3,195	2,739	11,219	1,375	1,170	1,945	4,490

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

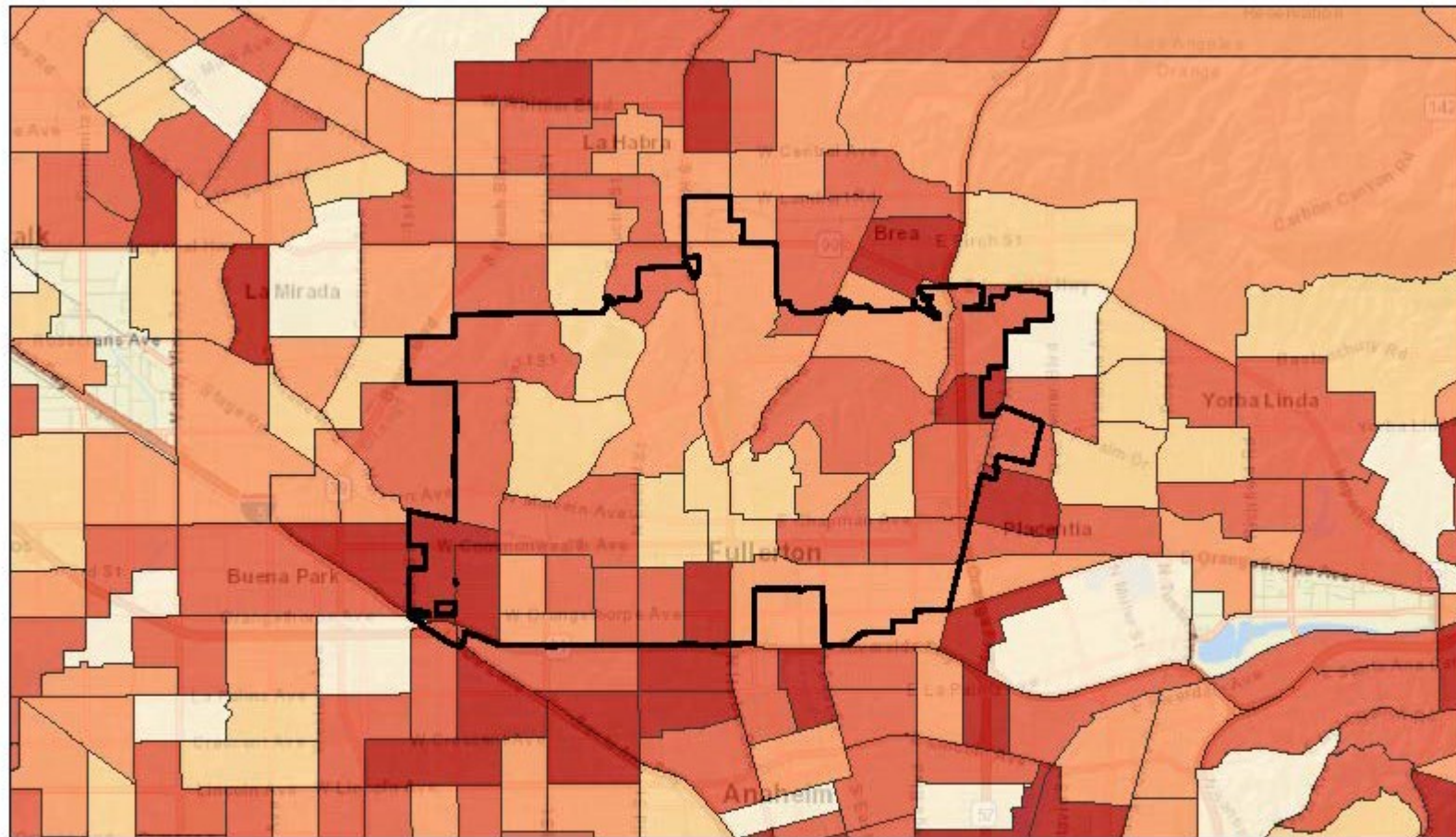
4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,785	450	125	2,260	325	310	460	1,095
Large Related	620	195	4	819	60	95	85	240
Elderly	515	120	70	705	580	440	230	1,250
Other	1,845	445	100	2,390	160	25	35	220
Total need by income	4,765	1,210	229	6,274	1,125	870	810	2,805

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



April 14, 2020

Override 1

ELIHHWithHousingProblems

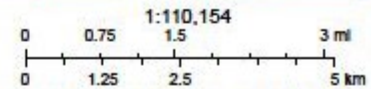
0-39.29%

39.29-57.46%

57.46-72.31%

72.31-86.84%

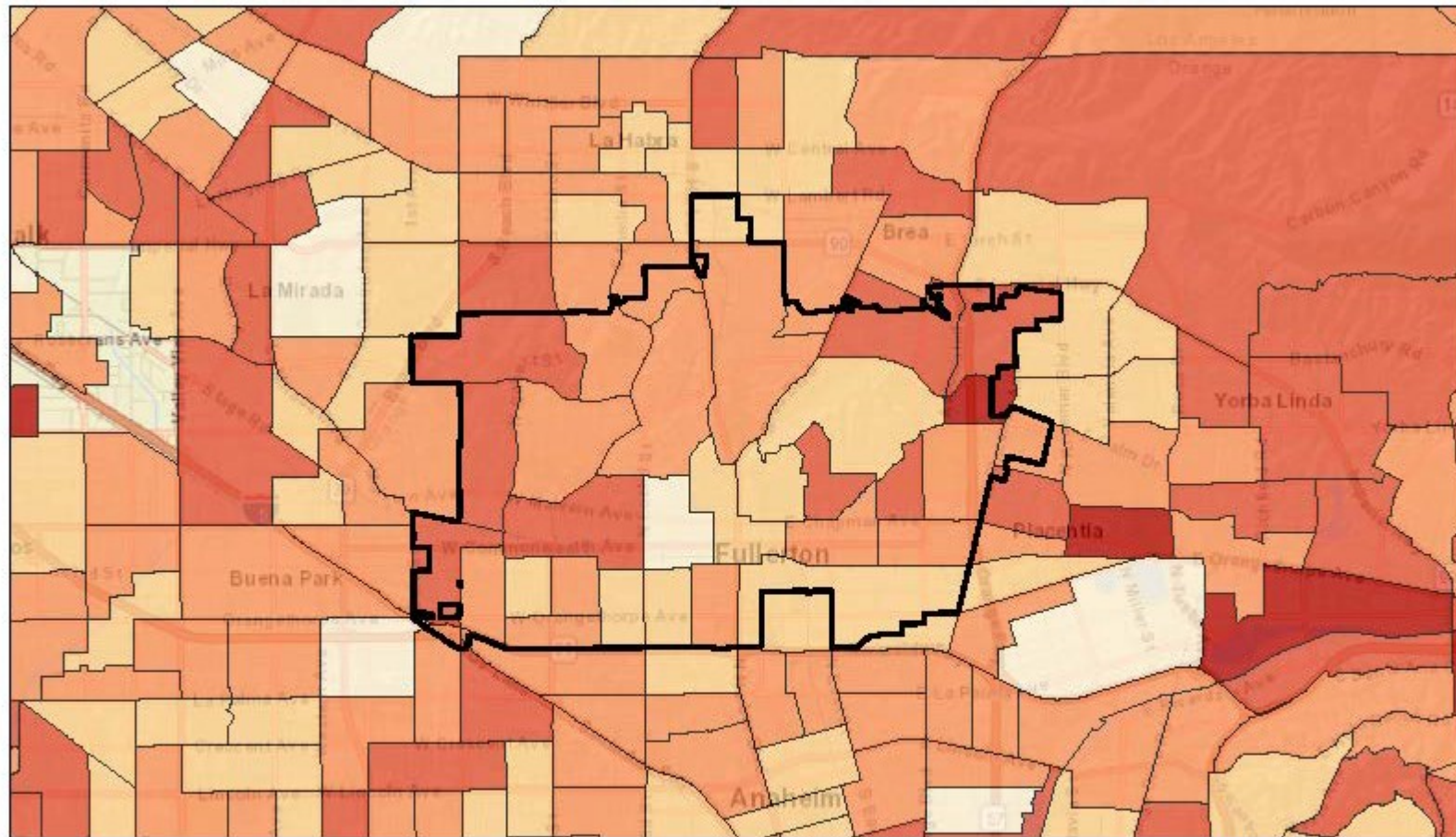
>86.84%



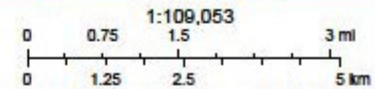
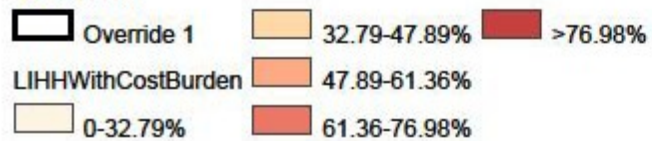
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, (c) OpenStreetMap contributors, and the GIS User Community

Maps severe cost burden

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool

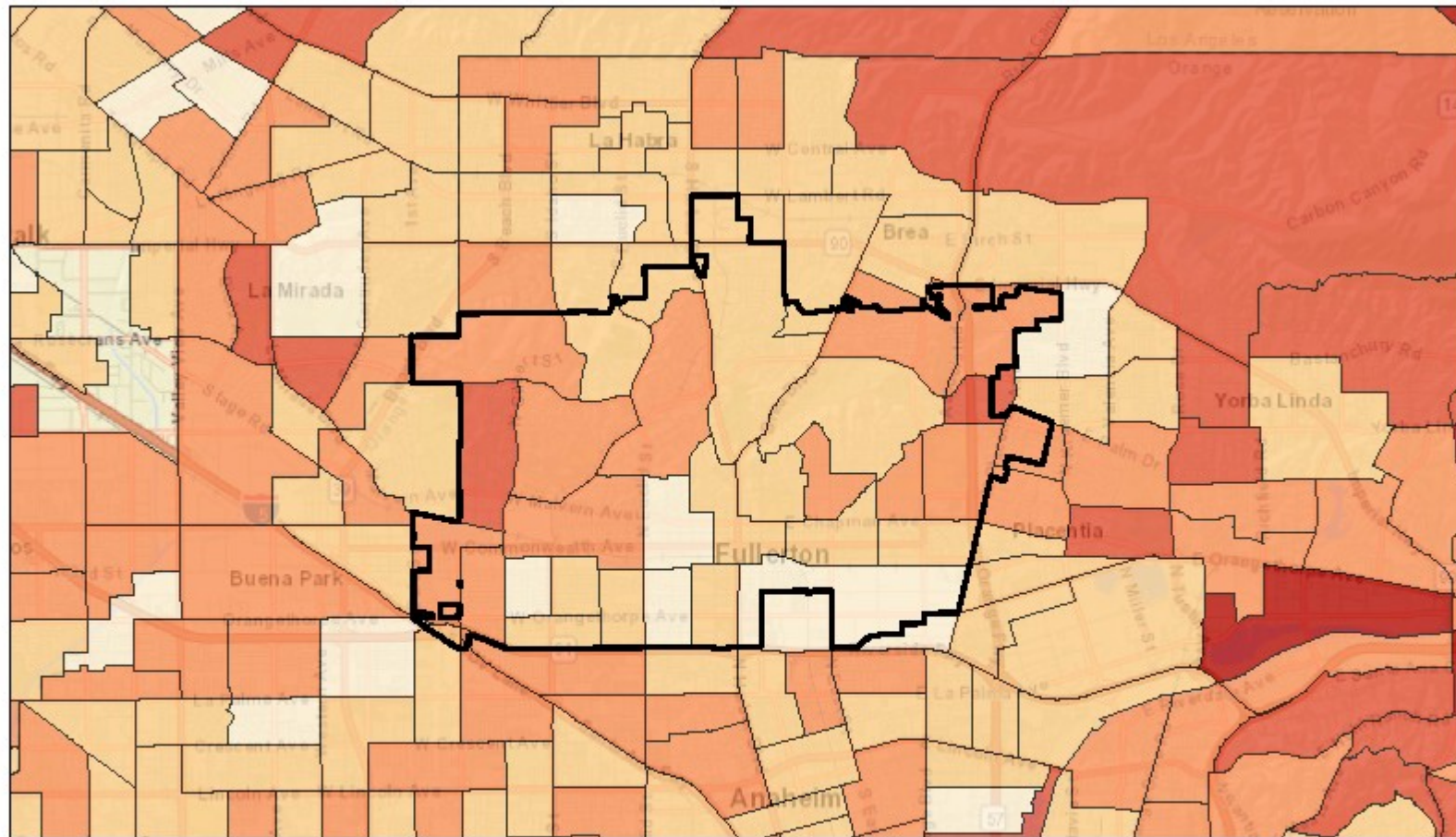


April 14, 2020

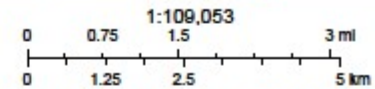
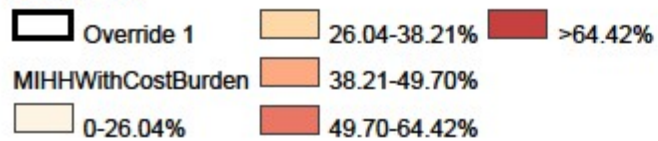


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



April 14, 2020



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,210	890	585	130	2,815	70	30	115	45	260
Multiple, unrelated family households	235	185	225	50	695	25	4	60	35	99
Other, non-family households	85	45	30	0	160	0	0	15	0	15
Total need by income	1,530	1,120	840	180	3,670	70	34	190	80	374

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with children present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source: 2011-2015 CHAS

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

According to the 2010 census, 6,329 households (more updated information shows that number is 9,771, but does not include the breakdown information that follows) were single (one person) households. This is 13.9% of all households. A total of 1,495 single person households are owner-occupied (23.6%) and 4,834 single person households are renter-occupied (76.4%). Approximately 16.5% of single person households have income in the past twelve months that is below poverty level and 83.5% of single person households had income in the past twelve months at or above the poverty level. In 2013, the median income for males living alone was \$44,469. For male householders 65 years and over, the median income is \$40,697. The median income for females living alone is \$30,418. For female householders 65 years and over, the median income is \$26,125.

Single Female householders 65 years and over have a need for housing assistance.

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

According to the Orange County Homeless Point In Time Summary dated July 2019, there are 1,932 chronically homeless individuals who are unsheltered, 996 Severely Mentally Ill homeless persons who are unsheltered, 521 unsheltered individuals who suffer from a developmental disability, 353 unsheltered persons are homeless because of a domestic violence situation, 1,253 chronic substance abusers are homeless and unsheltered, and 67 HIV/AIDS individuals are homeless and unsheltered. The City's Women's Transitional Living Center (WTLC) reported that they served 1,350 people in 2019 (including providing shelter for 350 individuals) who are victims of domestic violence and are in need of homeless prevention and housing assistance. Since the outbreak of COVID-19, during the months of March and April, WTLC has seen a 135% increase in calls related to domestic violence and human trafficking.

What are the most common housing problems?

Per the Housing Needs Summary Table 7, 4,745 low-income renter households (earning less than 80% of the area median) pay more than 50% of their income. In addition, 3,115 owners in the same pay range pay more than 50% of their income for housing costs. Some owner households choose to allocate a higher percentage of their disposable monthly income for housing costs because this allocation is justified in light of the investment qualities of ownership. For instance, home values have increased 120% in Fullerton from 2010 to 2020. Together, 7,860 low-income households (18.9% of all households) pay more than 50% of their income toward housing costs.

Statistics also show 1,235 low-income renter households are severely overcrowded (more than 1.5 persons per room) and 2,265 low-renter households are considered overcrowded (more than 1.0 persons per room). A total of 3,500 low-income renter households are overcrowded (more than 1.0 person per room).

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

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

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

According to the apartment research firm RealFacts, rents in Orange County/Fullerton have reached an all-time high. The Housing Market Analysis indicated that the median contract rent in 2010 was \$1,253. A more recent trend (Rent Café - March 2020) showed that the average rent within Fullerton is \$1,943 (3% higher than last year). When market rents are compared to the amount that low-income households can afford to pay, it is clear that these households have a difficult time finding housing in Fullerton that is affordable. Low-income rental households that pay more than 50% of their monthly income are at risk of becoming homeless.

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

Based on HUD CHAS data, 4,745 low-income renter households are paying more than 50% of their monthly income for rent.

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

Housing affordability has been defined as paying no more than 30% of a household's income for housing costs. The current average rents in Fullerton range from \$1,340 (efficiency) to \$2,790 (3 bedroom). These market rates indicate that there is a gap between market rents and rents that are affordable to low- and moderate-income renter households.

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

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

Introduction

Per the 2010 Census, the City of Fullerton residents are predominately comprised of three racial/ethnic groups; Non-Hispanic Whites (38%), Hispanic (34%) and Asian (23%). In the City as a whole, 18,040 households (40.2% of all households) have one or more of the four housing problems identified by HUD. Of those households, 6,760 White households (37.4%) have one of the four problems, 6,435 Hispanic households (35.6%) have one of the four problems and 3,895 Asian households (21.5%) have one of the four housing problems. Based on the racial/ethnic make-up of the City's residents, no disproportionately greater need exists. A total of 15,205 low-income households are experiencing one or more of the four housing problems identified by HUD.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,935	865	690
White	2,375	345	210
Black / African American	280	10	40
Asian	1,405	260	255
American Indian, Alaska Native	10	55	0
Pacific Islander	20	15	0
Hispanic	1,750	135	130

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data
Source: 2011-2015 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,600	1,215	0
White	1,455	785	0
Black / African American	70	40	0
Asian	825	230	0
American Indian, Alaska Native	0	0	0
Pacific Islander	15	0	0
Hispanic	2,135	140	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,470	3,520	0
White	1,965	1,710	0
Black / African American	130	130	0
Asian	1,125	620	0
American Indian, Alaska Native	0	10	0
Pacific Islander	45	20	0
Hispanic	2,015	945	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,790	2,865	0
White	965	1,445	0
Black / African American	45	149	0
Asian	405	475	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	315	770	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

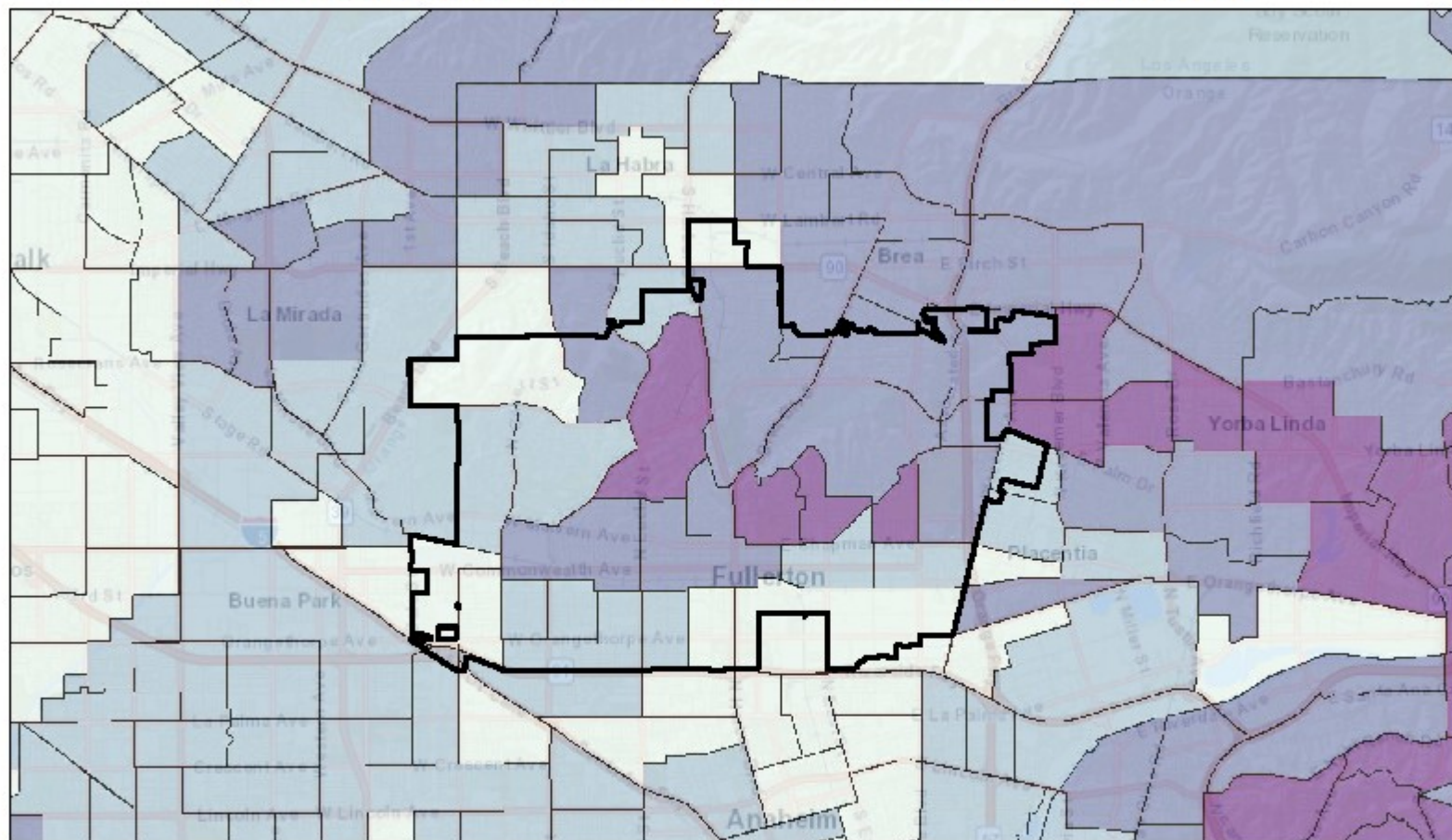
*The four housing problems are:

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

HUD Community Planning and Development Maps (CPD Maps)

The following maps illustrate the racial or ethnic composition of the City by Census Tract as reported in the 2011-2015 American Survey Estimates.

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



March 15, 2020

Override 1 White Alone

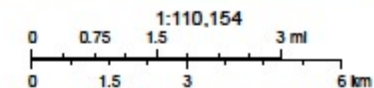
B03002EST3_PCT

0-17.87%

17.87-38.27%

38.27-58.33%

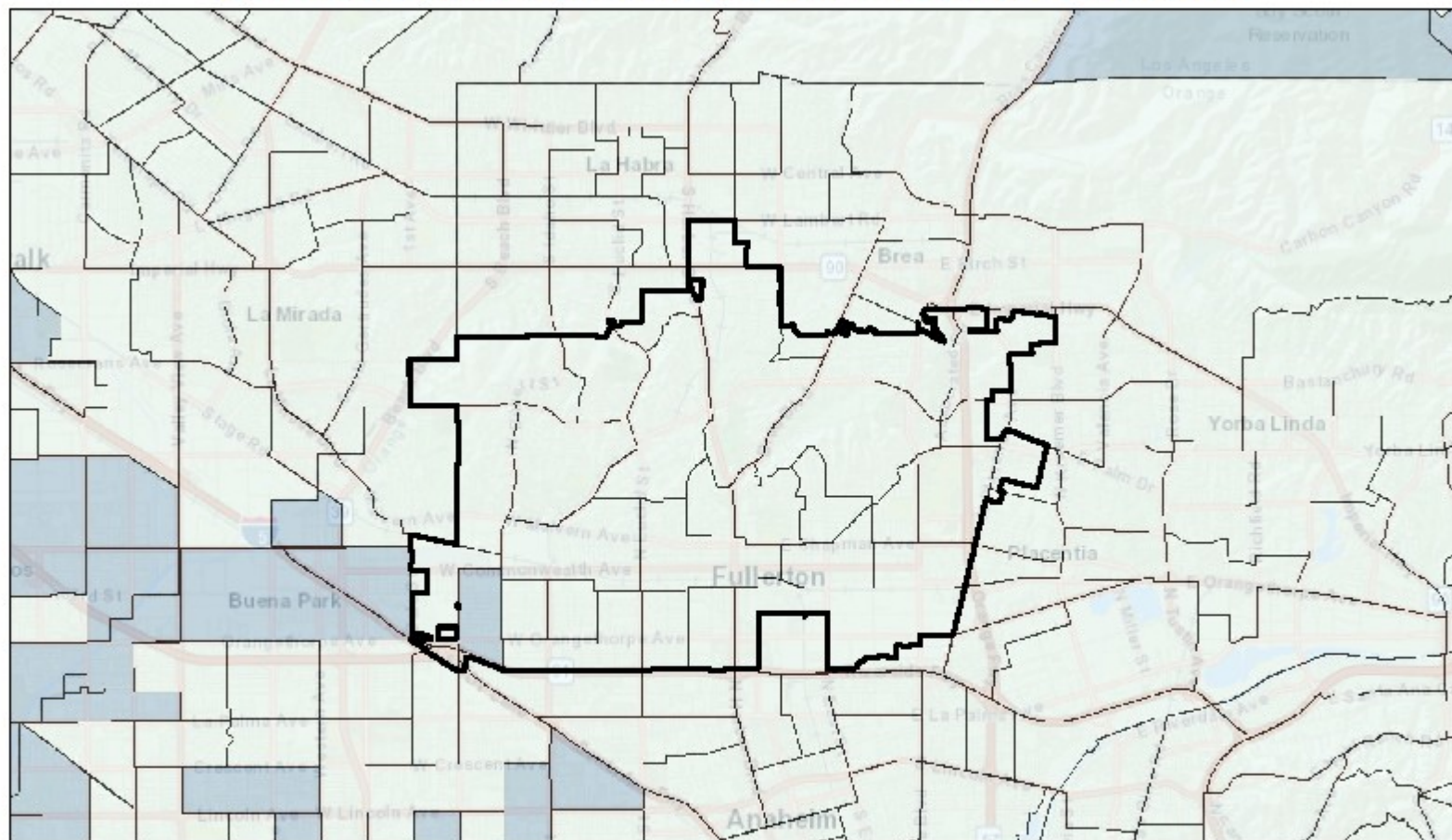
58.33-76.57%



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Maps

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool

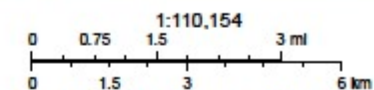


March 15, 2020

Override 1 **BlackAfricanAmericanAlone** 4.89-13.33%

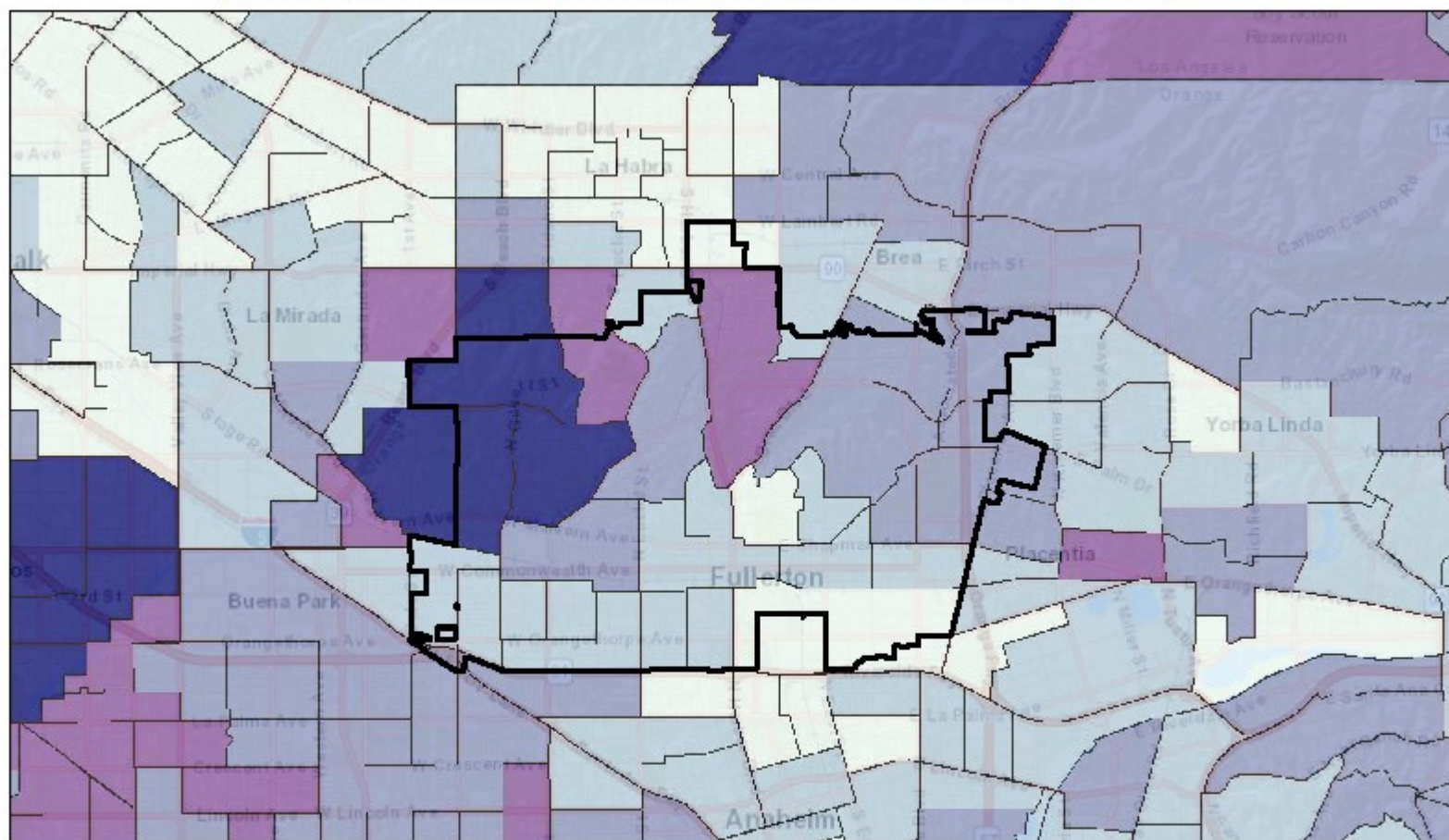
B03002EST4_PCT

0-4.89%



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



March 15, 2020

Override 1 AsianAlone

B03002EST6_PCT

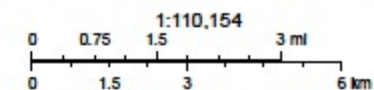
0-6.93%

6.93-17.10%

17.10-31.82%

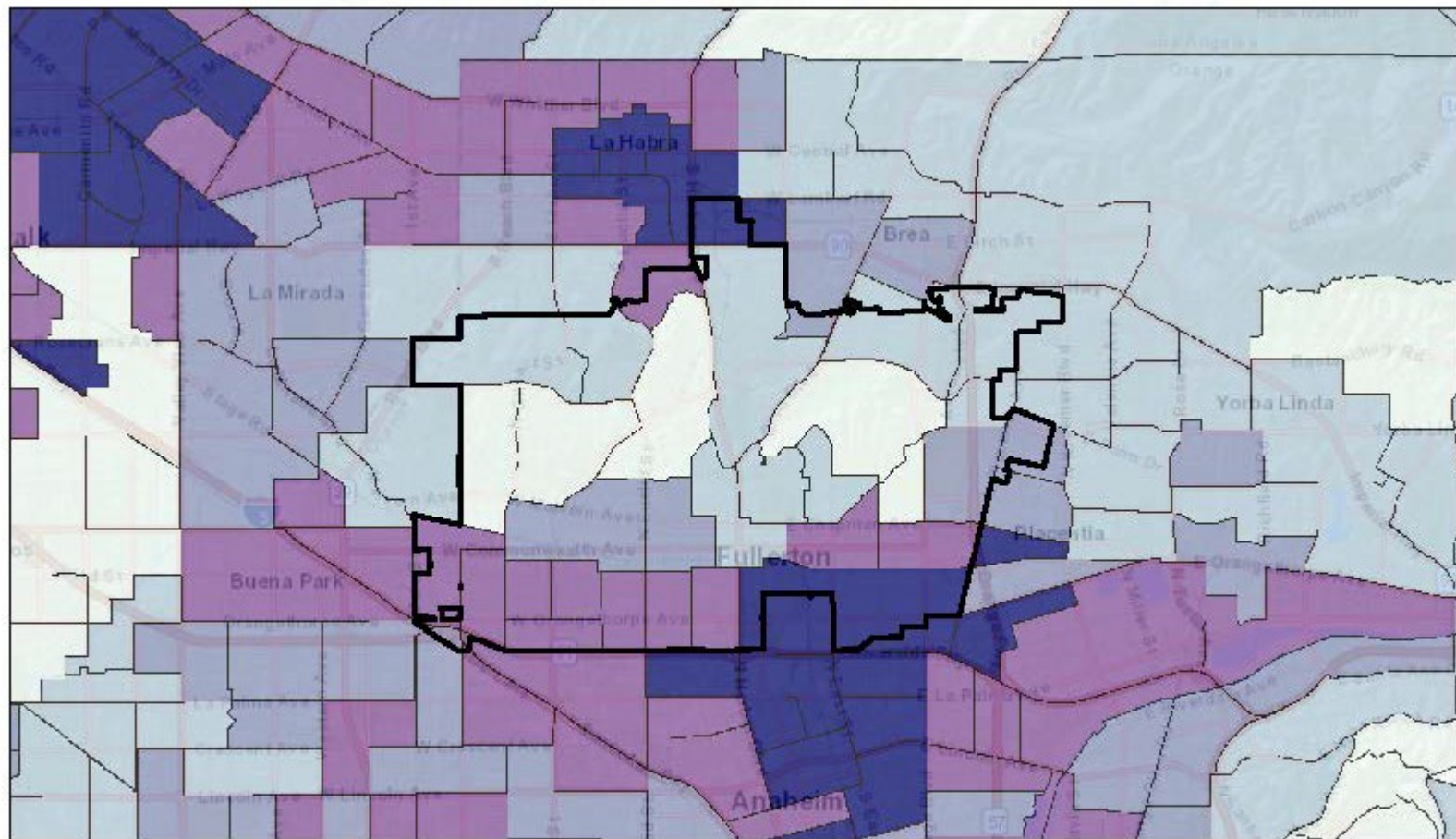
31.82-51.59%

>51.59%



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



March 15, 2020

Override 1 HispanicOrigin

B03002EST12_PCT

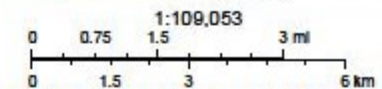
0-13.22%

13.22-28.18%

28.18-47.80%

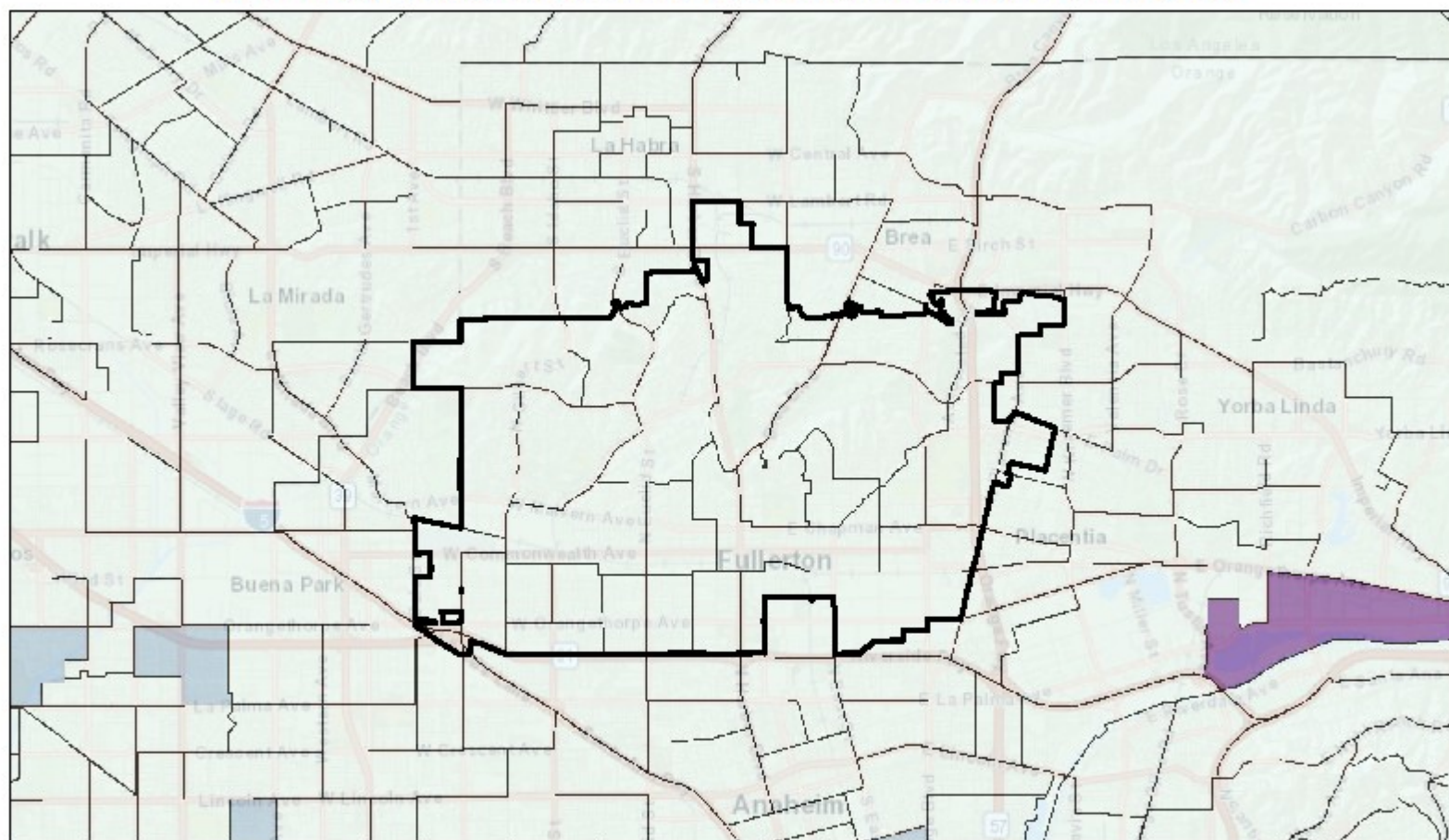
47.80-71.50%

>71.50%



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



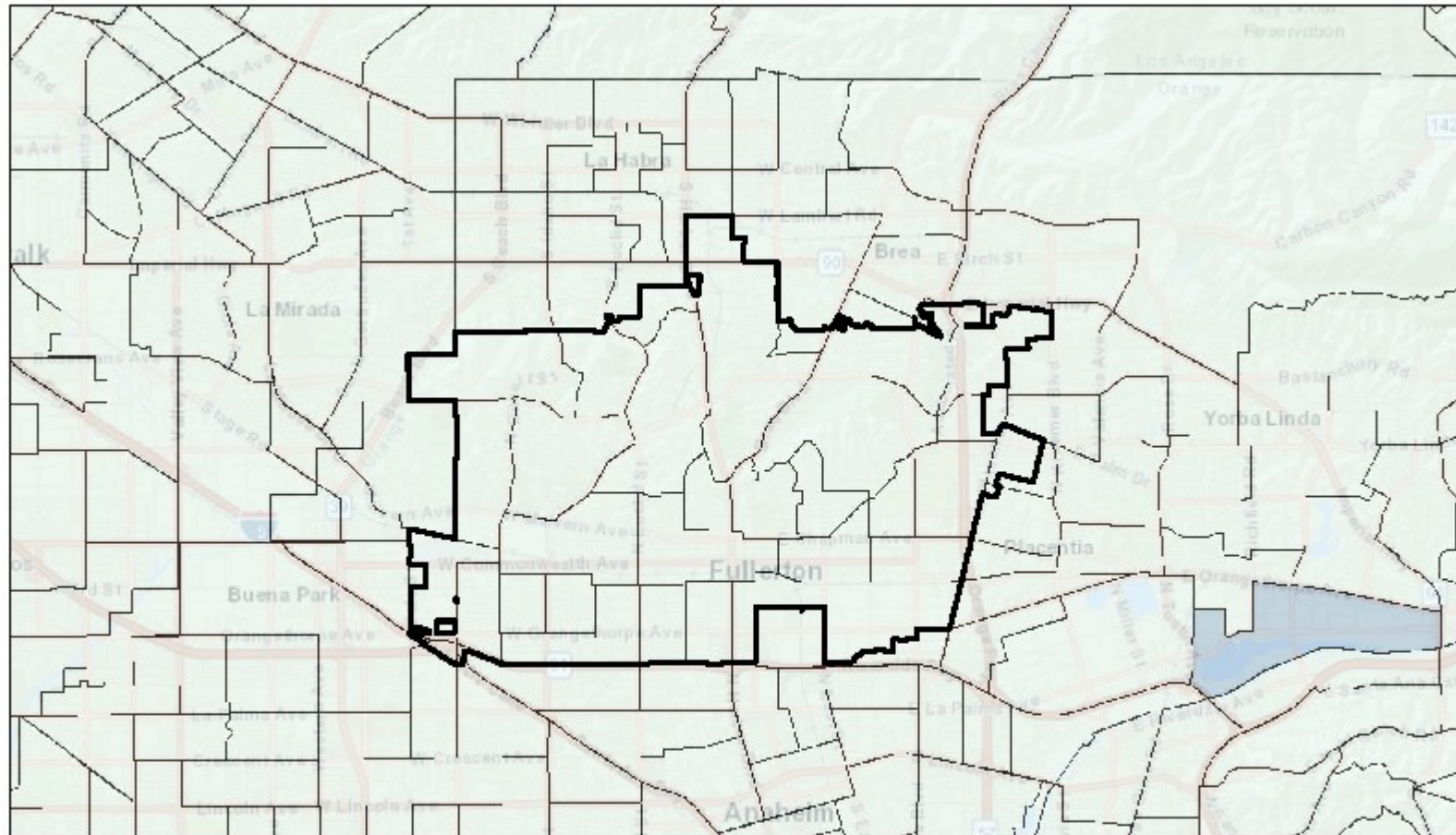
March 15, 2020

Override 1 NativeHawaiianPacificIslanderAlone 2.28-7.19%
 B03002EST7_PCT 18.83-43.96%
 0-2.28%

1:109,053
 0 0.75 1.5 3 mi
 0 1.5 3 6 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool

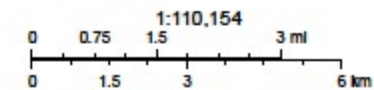


March 15, 2020

Override 1 **AmericanIndianAlaskaNativeAlone** 2.48-9.78%

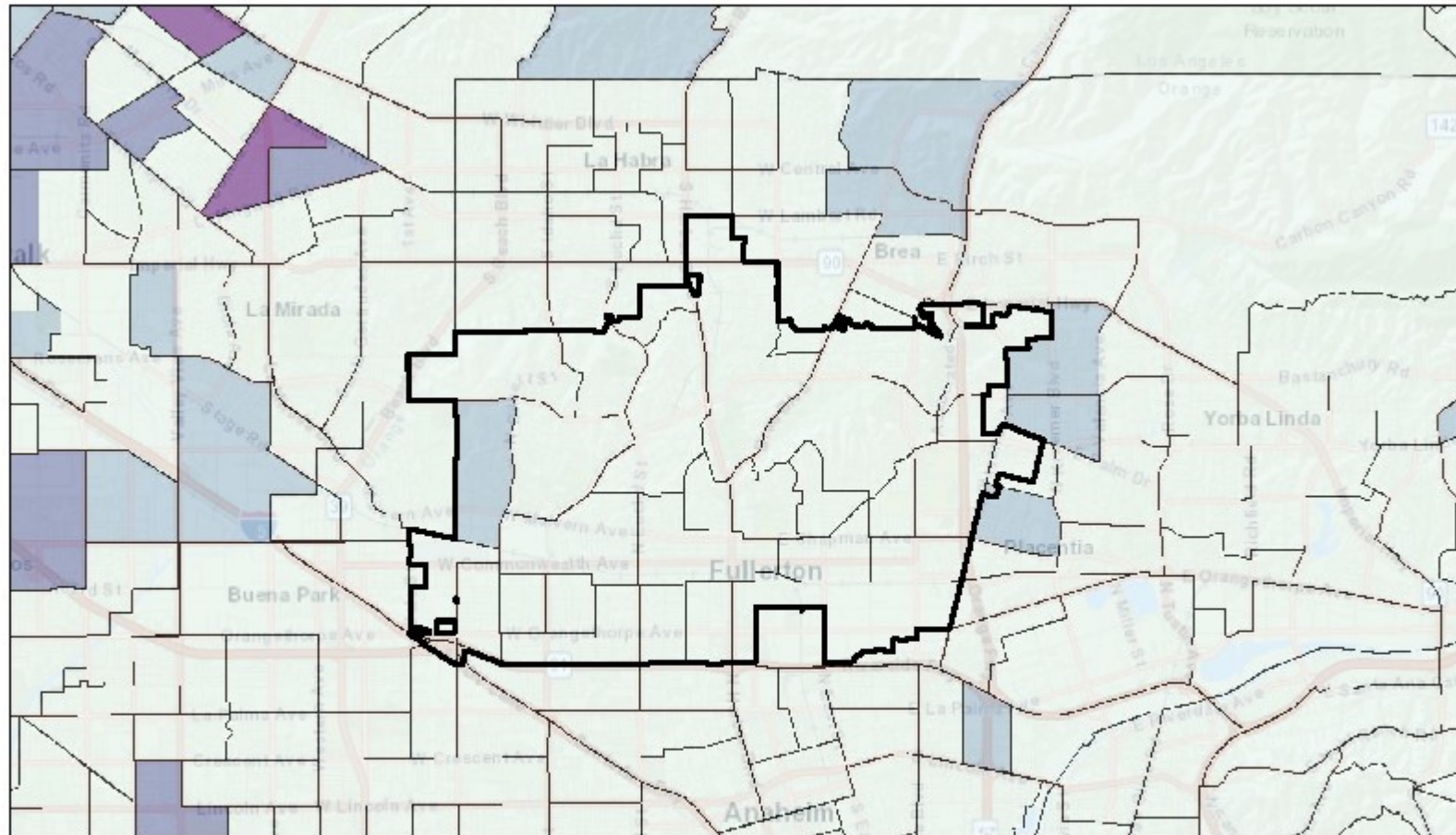
B03002EST5_PCT

0-2.48%



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



March 15, 2020

Override 1 OtherRace

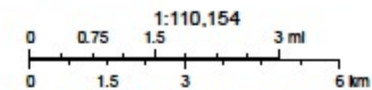
B03002EST8_PCT

0-0.55%

0.55-1.24%

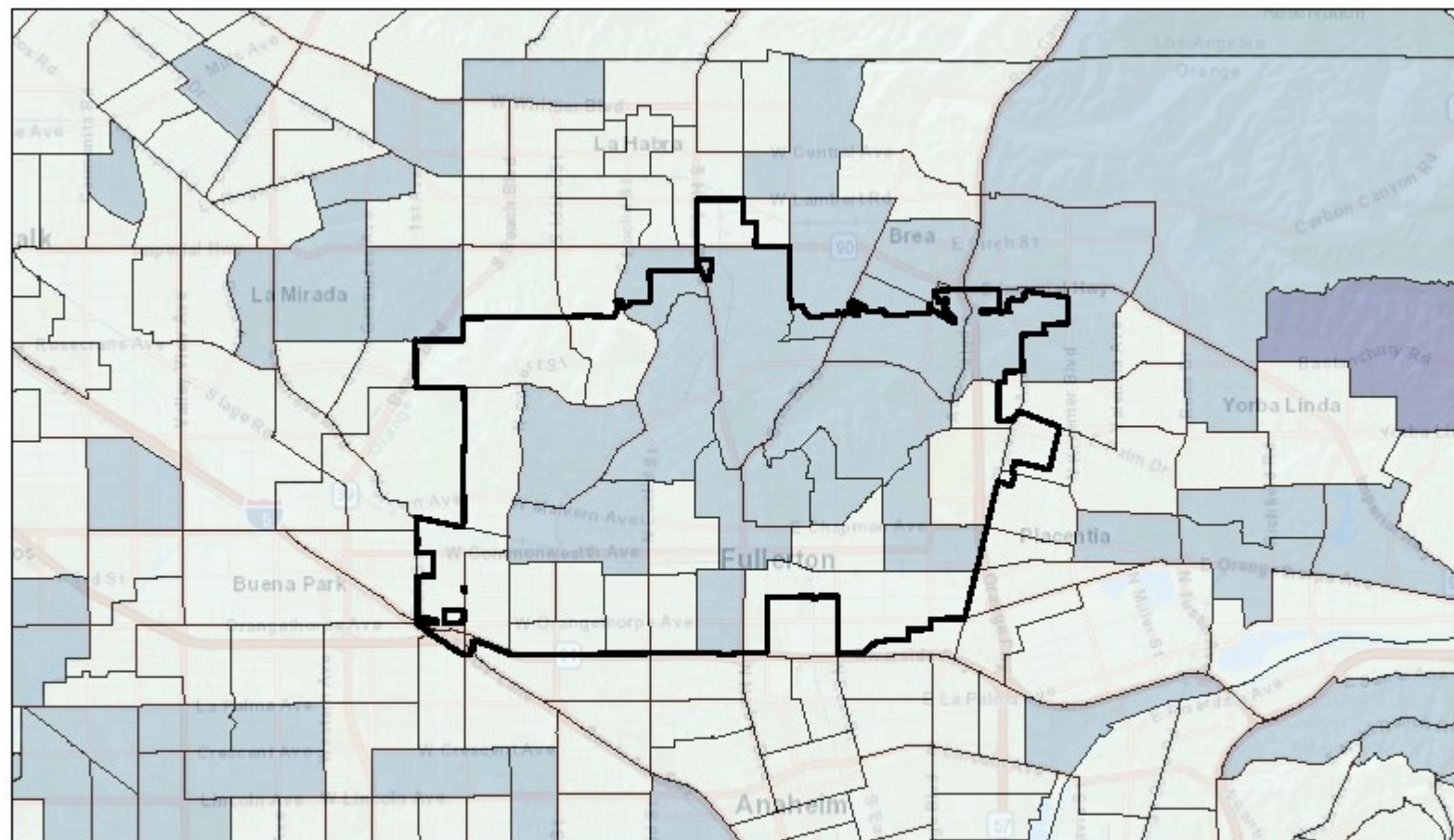
1.24-2.38%

2.38-4.35%

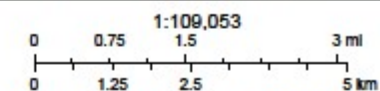
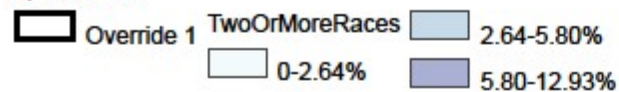


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



April 17, 2020



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Discussion

As previously mentioned, the City has 4,745 low-income renter households that are paying more than 50% of their monthly income for housing costs.

DRAFT

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

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

Introduction

As previously discussed, per the 2010 Census, the City of Fullerton residents are predominately comprised of three racial/ethnic groups; Non-Hispanic Whites (38%), Hispanic (34%) and Asian (23%). In the City as a whole, 11,955 households (26.6% of all households) have severe housing problems as identified by HUD (overcrowded, with more than 1.5 persons per room, paying more than 50% of household income for housing costs). Of those households, 4,160 White households (34.7%) have severe housing problems, 4,580 Hispanic households (38.3%) have severe housing problems and 2,585 Asian households (21.6%) have severe housing problems. Based on the racial/ethnic make-up of the City's residents, no households have a disproportionately greater need.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,450	1,350	690
White	2,175	550	210
Black / African American	255	35	40
Asian	1,340	330	255
American Indian, Alaska Native	10	55	0
Pacific Islander	20	15	0
Hispanic	2,545	290	130

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,210	2,610	0
White	820	1,415	0
Black / African American	59	45	0
Asian	675	385	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	15	0
Hispanic	1,575	700	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,200	6,785	0
White	595	3,080	0
Black / African American	30	235	0
Asian	510	1,235	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	65	0
Hispanic	985	1,970	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	740	3915,	0
White	385	2,025	0
Black / African American	0	195	0
Asian	175	705	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	180	905	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

Discussion

A total of 12,600 low-income households are experiencing one or more of the four housing problems identified by HUD. As previously mentioned, the City has 4,745 low-income renter households that are paying more than 50% of their monthly income for housing costs.

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

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

Introduction:

Overpayment is defined as households paying more than 30 percent of their gross income on housing related expenses. This includes rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percent of their income on housing. High housing costs may result in overcrowding and create a potential to become homeless.

Per the 2010 Census, the City of Fullerton residents are predominately comprised of three racial/ethnic groups; Non-Hispanic Whites (38%), Hispanic (34%) and Asian (23%). In the City as a whole, 20,135 households (44.9% of all households) pay more than 30% of their household income for housing costs. Of those households, 8,350 White households (41.4%) are cost burdened; 5,970 Hispanic households (29.6%) are cost burdened; and 4,750 Asian households (23.5%) are cost burdened. Based on the racial/ethnic make-up of the City's residents, no disproportionately greater need exists.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No/negative income (not computed)
Jurisdiction as a whole	24,135	10,335	9,725	830
White	12,345	4,245	3,510	235
Black / African American	810	240	320	55
Asian	5,405	2,170	2,375	355
American Indian, Alaska Native	64	0	10	0
Pacific Islander	70	60	20	0
Hispanic	5,025	3,310	3,280	135

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

In the City, 20,135 households (44.9% of all households) pay more than 30% of their household income for housing costs. However, 23,135 households (52.9% of all households) of all households are not cost burdened (pay 30% or less of their gross income for housing costs).

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

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

The areas of Richman Park and the Garnet area have higher concentrations of Hispanics. Both of these areas are in census tracts that show a higher number of low income residents. Thereby, assuming that the Hispanic populations in these areas have a need for assistance in proportion to other residents in the same income category. There are no racial or ethnic groups that have a disproportionately greater need than the need of each income category.

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

In general, the low-income renter households have a greater need for affordable rental housing, with rents at or below Fair Market Rents.

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

As stated above, the Hispanic community is located in specific areas or neighborhoods within the City of Fullerton.

NA-35 Public Housing – 91.205(b)

Introduction

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

Totals in Use

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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	16,476	0	16,470	17,239	15,594
Average length of stay	0	0	0	8	0	8	0	4
Average Household size	0	0	0	2	0	2	1	3
# Homeless at admission	0	0	0	87	0	5	72	10
# of Elderly Program Participants (>62)	0	0	0	4,926	0	4,884	38	3
# of Disabled Families	0	0	0	2,163	0	2,075	64	14
# of Families requesting accessibility features	0	0	0	10,825	0	10,418	187	207
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	5,857	0	5,528	139	182	6
Black/African American	0	0	0	745	0	693	39	10	2
Asian	0	0	0	4,128	0	4,107	4	15	2
American Indian/Alaska Native	0	0	0	64	0	60	4	0	0
Pacific Islander	0	0	0	31	0	30	1	0	0
Other	0	0	0	0	0	0	0	0	0
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

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

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

The Orange County Housing Authority (OCHA) administers the Section 8 Housing Choice Voucher Program within the City of Fullerton. This assistance program is tenant-based rather than project-based. Each tenant may take their assistance and rent any unit within the County that meets the Section 8 Housing Quality Standards and meets the household's family size requirements. As of April 27, 2020, OCHA was providing 459 Section 8 vouchers to Fullerton residents, of which, 131 were families, 90 disabled and 238 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 27, 2020, there are 14 signed contracts to assist households (13 families and 1 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 27, 2020, there are 21 families (16 families, 4 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. Of the 40 active VASH vouchers, 15 are family, 7 disabled, and 18 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 64 households that have moved into Fullerton (29 families, 22 disabled, 13 elderly).

In addition, the OCHA reports a total of 64 certificates provided under the CoC Program Permanent Supportive Housing Certificate Program (1 family, 49 disabled, 14 elderly).

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

According to HUD data, approximately 65 percent of all of the City's renter-occupied households experience overpayment (over 30% of their household income for housing costs), with 85 percent of lower-income households overpaying.

Discussion

As stated previously, the type of Fullerton residents that receive Section 8 assistance primarily falls into one of three categories: 1) family households (33% of total); 2) disabled households (29% of total); and 3) elderly households (38% of total). The elderly needs include financial assistance due to their typically fixed-income and high medical costs. Disabled individuals needs are evident by the possibility that physical limitations could hinder their ability to work and earn a salary that would sustain their financial independence. The needs of family households that are assisted by Section 8 are impacted by lower wages and higher rental rates in the Fullerton area (65% of all City renters experience overpayment).

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The County of Orange's 2019 Sheltered Point-In-Time Count took place on January 22, 2019. A total of 6,860 individuals were experiencing homelessness in Orange County on that night. The County of Orange Continuum of Care has divided the County into three Service Planning Areas (SPA) – Fullerton is part of the North SPA. The PIT Count of 6,860 homeless provided that there were 2,765 individuals in North SPA and 473 homeless individuals in Fullerton.

The 2019 Unsheltered Count process took place over two days January 23 and 24, to ensure the 800 square mile County jurisdiction was canvassed effectively. The change in methodology more adequately counted all homeless individuals and a process to ensure duplicated numbers was established.

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

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

2019 Point-In-Time Count Results

The PIT Count revealed that on any given night in Orange County, approximately 6,860 people are experiencing homelessness.

Orange County Homeless Individual Count

Orange County Homeless Individuals	6,860
North Orange County Homeless Individuals	2,765
Central Orange County Homeless Individuals	3,332
South Orange County Homeless Individuals	763
Fullerton Homeless Individuals	473
Fullerton Unsheltered Individuals	308
Fullerton Sheltered Individuals	165

Orange County Homeless Count Household Status

Population	Description	Unsheltered (3,961)	Sheltered (2,899)	Total (6,860)
Individuals	Individuals ages 18+	3,562	1,734	5,296
Families	Households with at least one adult and one child	110 FAMILIES 396 persons in households: 152 Adults and 244 Children	356 FAMILIES 1,154 persons in households: 432 Adults 722 Children	466 Families 1,550 persons in households: 584 Adults 966 Children
Unaccompanied Youth	Minors (17 and younger without parent/guardian)	3	11	14

Orange County Homeless Count Demographics

Age	Unsheltered	Sheltered
Under 18	6.24%	25.28%
18-24	3.99%	4.04%
25-39	29.11%	22.70%
40-49	23.13%	14.69%
50-54	13.94%	9.73%
55-61	14.59%	13.38%
62+	9.01%	8.80%
Unknown*		1.38%

Race	Unsheltered	Sheltered
American Indian or Alaska Native	1.84%	3.83%
Asian	3.08%	3.28%
Black or African American	8.51%	15.07%
Native Hawaiian or Pacific Islander	1.62%	1.21%
White	72.63%	72.47%
Multiple Races or Other	12.32%	4.14%

Gender	Unsheltered	Sheltered
Female	28.02%	48.22%
Male	71.75%	51.61%
Transgender	.10%	.10%
Gender Non-Conforming	.13%	.07%
Ethnicity	Unsheltered	Sheltered
Hispanic or Latino	34.08%	38.84%
Non-Hispanic or Non-Latino	65.92%	61.16%

Sheltered Subpopulation & Disabling Conditions	Percentage
Chronic Homelessness	26.26%
Substance Use Issues	26.64%
Physical Disability	14.82%

Mental Health Issues	31.21%
Development Disability	4.85%
Domestic Violence	8.54%
HIV/AIDS	1.80%

Some individuals may identify with more than one subpopulation*

Unsheltered Subpopulation & Disabling Conditions	Percentage
Chronic Homelessness	52.02%
Substance Use Issues	33.73%
Physical Disability	31.17%
Mental Health Issues	26.82%
Development Disability	14.03%
Domestic Violence	9.50%
HIV/AIDS	1.80%

Some individuals may identify with more than one subpopulation*

Sub-Population	Sheltered	Unsheltered	Total
Veterans	99	212	311
Transitional Aged Youth	117	158	275
Seniors 62+	255	357	612

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	3	1,536	0	0	0	0
Persons in Households with Only Children	1	13	0	0	0	0
Persons in Households with Only Adults	1,674	1,024	0	0	0	0
Chronically Homeless Individuals	668	129	0	0	0	0
Chronically Homeless Families	5	27	0	0	0	0
Veterans	269	177	0	0	0	0
Unaccompanied Child	1	13	0	0	0	0
Persons with HIV	27	62	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source

Comments:

Orange County Homeless Count & Survey Report.

The Survey Report did not provide estimates of the number of people experiencing homelessness each year, the number becoming homeless each year, the number exiting homelessness each year and the number of days persons experience homelessness by population type.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories

for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The City sponsored AmeriCorps VISTA volunteers conducted a survey during a two week period, from November 12 through November 22, 2013. Based on the survey information, it was estimated that the total number of homeless persons was 204. Approximately 61% of those surveyed were male and 38% were female. Approximately 9% percent of the homeless indicated that they were veterans. In addition, 7.6% indicated that they had been homeless for less than one month, 6.6% indicated that they had been homeless for 1-3 months, 8.6% indicated that they had been homeless for 3-6 months, 11.6% indicated that they had been homeless for 6 months to 1 year, 15.7% indicated that they had been homeless for 1-3 years, 3% indicated that they had been homeless for 3-5 years, 4% indicated that they had been homeless for 5-10 years and 5% indicated that they had been homeless 10 plus years.

Approximately 34% were non-responsive.

Nature and Extent of Homelessness:

Race:	Sheltered:	Unsheltered
White	1,240	857
Black or African American	255	117
Asian	50	31
American Indian or Alaska Native	143	56
Pacific Islander	30	26
Ethnicity:	Sheltered:	Unsheltered
Hispanic	638	469
Not Hispanic	1,187	1,173

Data Source: Orange County Homeless Count & Survey Report

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

The July 2013 Orange County Homeless Count and Survey Report indicates that a total of 523 homeless families with at least one adult and one child are in emergency homeless shelters and in need of rental assistance and one family is unsheltered. The report indicates that there are a total of 269 unsheltered veteran households. These households are in need of housing assistance.

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

According to a survey conducted by the City of Fullerton's Task Force on Homelessness in Fullerton on November 12-22, 2013, 51.74% of the 204 homeless persons were Non-Hispanic White, 29.35% were Hispanic, 10.95% were Black American, 4.5% American Indian and 3.5% were Other.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The causes of homelessness vary greatly from person to person. Some people become homeless because of life choices. However, a percentage of persons who end up homeless may be due to external circumstances such as the state of the local economy, disabilities, mental illness, hardships like domestic violence and combat veteran's post-deployment stress. There is no singular factor on why homelessness occurs. Over recent years, the acknowledgment of this complexity has caused a shift in perspective.

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

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

Discussion:

While the exact number of people who are homeless in City of Fullerton on any given day or over the course of the year can be disputed, the need for services and assistance for those who are homeless is not. According to the survey conducted by the AmeriCorps VISTA volunteers, survey participants determined that transportation services is the most needed service as well as career services and dental services. Also, a reoccurring request was made for a Multi-Service Center to be located at a central and accessible location to maximize the chances for a homeless person to break the cycle of homelessness. Efforts will be made by the City of Fullerton over the next five years to work with Orange County and the City of Anaheim to develop a Multi-Service Center as well as data systems that contain demographic and service utilization data on the homeless residents of the City of Fullerton. This will help to adequately inform the decision-making process about the needs of the homeless residents of the community.

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

Introduction:

Certain City residents have special needs for affordable housing and specialized services or assistance. The 2010 Census data indicates that many residents fall into certain subgroups that include the elderly, persons with a physical, mental or developmental disability, persons with HIV/AIDS, victims of domestic violence, children aging out of foster care and substance abusers.

Describe the characteristics of special needs populations in your community:

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

Disabled persons

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

Elderly Households

Households comprised of persons over 75 years of age have special housing needs primarily resulting from physical disabilities and limitations, income, and healthcare costs. Additionally, elderly households have other needs that help preserve their independence including protective services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance. According to the 2010 census data citizen age 65 and over represent 12% of Fullerton's population. Much of the senior population faces financial difficulties in the form of limited income after retirement. Of those 45.6% reside in a rental unit in Fullerton.

Female-headed households

Female-headed households are considered a special need group due to comparatively low rates of homeownership, lower incomes and higher poverty rates. According to recent census data, there are 4,960 female-headed households in the City.

Victims of Domestic Violence

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

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

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

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

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

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

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

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

According to the 2018 Orange County Health Care Agency, Disease Control and Epidemiology, HIV Disease Surveillance and Monitoring Report, there were 6,369 persons living with HIV/AIDS disease (PLWHD) in Orange County. Of these:

280 persons were newly diagnosed with HIV disease in 2013.

57 persons were concurrently diagnosed with AIDS indicating that the individual was living with HIV disease but unaware of their status for a significant amount of time.

In addition, there is an estimated 893 persons who are unaware of their HIV status. Therefore, the total estimated number of HIV/AIDS individuals in Orange County is 7,262.

Based on the 2013 HIV Disease Fact Sheet, seven persons were diagnosed with HIV/AIDS. In 2018, the report indicated that the 239 persons living with HIV listed the City of Fullerton was their city of residence.

County-wide, a majority of persons with HIV/AIDS are male (88.6%). Of all cases, 27.5% were 19-25 years at the age of diagnosis, 31.4% were 26-35 years, 18.6% were 36-45 years, 12.1% were 46-55 years and 8.6 % were 56 years or over.

A review of the Orange County Health Care Agency data concerning race/ethnicity indicates that 3.9% of diagnosed cases are Black, 54.6% are Hispanic, 30% are White and 10.7% are Asian/Pacific Islander.

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

Describe the jurisdiction's need for Public Facilities:

A high priority of the City Council and community residents is capital improvements. Several years ago, the City recommended a minimum of forty (40%) percent of the annual CDBG entitlement be directed toward these type of projects that include alley, sidewalk and street reconstruction, street lighting upgrades, new traffic signs, foot bridge renovation and park renovations in CDBG eligible areas.

How were these needs determined?

In the past, the citizens of the City expressed their concerns about the conditions of specific neighborhoods that are located within the City. In 2000, the City assembled a team to review the citizen's concerns specifically about the Richman Park area. The City's Richman Park area consists of mainly apartment units, the Richman Elementary School and small businesses. In June 2004, the City of Fullerton requested and received a \$7.5 million Federal Section 108 loan to pay for improvements in the Richman Park neighborhood. Such improvements included the demolition of an existing restroom and the construction of a new ADA compliant restroom facility, demolition of existing play areas, construction of a new playground, demolition of a picnic structure, construction of new shaded picnic areas, installation of new security lighting throughout the park, construction of new handicap accessible walkways to meet ADA access requirements, installation of improved landscape and irrigation and the construction of new park signage. The last payment installment of the Section 108 loan was paid in the 2019-20 fiscal year.

The City will review the needs of the distressed neighborhoods and may apply for an additional Section 108 loan to address the issues in specific neighborhoods.

Describe the jurisdiction's need for Public Improvements:

The City's Code Enforcement Division enforces municipal, building and housing code regulations. The primary goal of the Division is the resolution of health and safety issues and general welfare concerns. Attention will also be focused on issues such as crime, code compliance, neighborhood aesthetics and public improvements in specific low-income areas.

How were these needs determined?

The City's Code Enforcement Division has identified certain neighborhoods with concentrated numbers of substandard units and will focus proactive code enforcement in these areas over the next five years. The City's Housing Element estimates that there are 228 substandard housing units in the following areas:

- 300 & 400 blocks of W. Valencia and 500 Block of Ford Avenue - 100 units
- 2300 block of Iris Court - 48 units
- 2300 block of Roberta Avenue - 36 units

- 1201 S. Gilbert Street - 44 units

Describe the Jurisdiction's Need for Public Services:

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

How were these needs determined?

In an effort to broaden citizen participation, a public hearing was held by the CDCC on January 14, 2020, followed by four regular and one virtual meetings. At those meetings, public service needs were discussed the review and allocation of CDBG funds. The City published notices regarding these public meetings in the local newspaper and advertised the surveys related to the CP on the City's website.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

General Characteristics

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

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

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

Per the American Community Survey 2011-2015, the City's population is approximately 138,975 which demonstrates a 3% growth rate since 2009. The Center for Demographic Research at Cal State Fullerton forecasts a gradual leveling population growth rate over the next 20 years with a forecast population of approximately 162,850 by 2030.

General Market Inventory/Overall Housing Stock Characteristics

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

Number and Type

The 2011-15 American Community Survey indicates that a total of 47,315 residential properties are located within the City. From that total, 28,775 of the residential properties are one unit (60%), 17,685 have two or more units (37%) and there are 855 mobile home units (2%).

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

Introduction

As of 2010, the housing stock in Fullerton was comprised mostly of single-family homes and condos, representing approximately 62 percent of the total housing stock. Multi-family units were the second largest group with approximately 37 percent of the total. Approximately 51 percent of Fullerton's housing units were owner-occupied and 43 percent of the housing units were renter-occupied. The vacancy rates in Fullerton were higher for rental units (7 percent) than for-sale units (1 percent).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	24,160	51%
1-unit, attached structure	4,615	10%
2-4 units	3,760	8%
5-19 units	5,820	12%
20 or more units	8,105	17%
Mobile Home, boat, RV, van, etc.	855	2%
Total	47,315	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	100	0%	1,460	7%
1 bedroom	565	2%	7,370	34%
2 bedrooms	2,815	12%	7,915	37%
3 or more bedrooms	20,165	85%	4,640	22%
Total	23,645	99%	21,385	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

Currently, the City has 919 subsidized affordable housing units; 20 units that assist extremely low-households and 552 units assist very-low- and low-income households. These housing units have been financially supported by the City with Federal and local program funds. In all, 132 of the 919 units are Single-Room Occupancy (SRO) or studio units, 207 are one-bedroom units, 166 are two-bedroom units,

61 are three-bedroom units and 6 are four-bedroom units. Appendix F contains an inventory of the affordable housing project assisted by the City by unit count and number of bedrooms. As discussed in the 2010 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 were 70 vacant sites within the City that were available for potential residential development of affordable housing. 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 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 completed on 46 units of which 45 are 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 City is actively looking at affordable housing opportunities on the City's four surplus properties.

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

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

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

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

Describe the need for specific types of housing:

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

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

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

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

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

Discussion

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

According to SCAG, the total number of housing units needed during the 2014-2021 period in the City is 1,841 units. Of these, the housing need for extremely low-income households is 206 units and housing needed for very-low-income households is 205 units (411 total units).

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

Introduction

When market rents are compared to the amount lower-income households can afford to pay, it is clear that very-low- and extremely low-income households have a difficult time finding housing in Fullerton without overpaying. According to the City's Housing Element, the gap between average rents and affordable rents for low-income households is approximately \$400 per month, while the gap for the extremely low-income level is \$881 per month.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	602,800	522,500	(13%)
Median Contract Rent	1,180	1,246	6%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2014-2018 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,425	6.7%
\$500-999	3,140	14.7%
\$1,000-1,499	10,690	50.0%
\$1,500-1,999	3,495	16.3%
\$2,000 or more	2,625	12.9%
Total	21,375	99.9%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	835	No Data
50% HAMFI	2,490	490
80% HAMFI	13,125	1,580
100% HAMFI	No Data	3,430
Total	16,450	5,500

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,415	1,632	2,037	2,862	3,304
High HOME Rent	1,331	1,428	1,714	1,972	2,180
Low HOME Rent	1,038	1,113	1,336	1,543	1,721

Table 32 – Monthly Rent

Data Source: 2019 HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

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

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

Orange County's housing market is one of the most expensive in the nation. The average current rent is \$2,107. In order for a household to occupy this unit and not be considered as cost burdened, a household must earn approximately \$75,852.

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

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

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

Discussion

The Housing Wage is the hourly wage an individual or family would need to earn, in aggregate, to afford rent at the County/City's median market rental price. Median rental rates mean that half of available rental units are priced above that rate and half of the available rental units are priced below that rate. Median rents are based on HUD Fair Market Rents noted above which are considered to be affordable. In Orange County/City of Fullerton, the Housing Wage is \$24.49 for an efficiency unit (no bedrooms; \$50,940), \$28.25 for a one-bedroom (\$58,752), \$35.26 for a two bedroom (\$73,332).

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

Introduction

Per Table 27, the City contains a total of 47,315 housing units. 23,645 housing units are owner-occupied and 21,385 housing units are renter-occupied. Per Table, 33, a total of 21,894 housing units have one or more of HUD-defined selected conditions (8,584 owner-occupied housing units and 13,310 renter-occupied housing units). This is 48.8% of all of the City's housing units. A total of 23,105 housing units have no conditions (15,060 owner-occupied housing units and 8,045 renter-occupied housing units). This is 51.5% of all housing units located within the City.

Although HUD does not have any printed information on the number of vacant versus occupied residential properties, the Census Reporter website shows that 96.3% are occupied leaving 3.7% vacant.

Definitions

The City has determined that:

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

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

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	8,265	35%	10,265	48%
With two selected Conditions	305	1%	2,950	14%
With three selected Conditions	4	0%	95	0%
With four selected Conditions	10	0%	0	0%
No selected Conditions	15,060	6%	8,045	38%
Total	23,644	100%	20,588	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,600	11%	1,804	8%
1980-1999	2,560	11%	4,385	21%
1950-1979	16,365	69%	13,270	62%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	2,120	9%	1,925	9%
Total	24,465	100%	21,384	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	18,485	78%	15,195	71%
Housing Units build before 1980 with children present	2,000	8%	825	4%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

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

Table 36 - Vacant Units

Data Source: 2011-2015 CHAS

Need for Owner and Rental Rehabilitation

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

Per Table 33, 8,584 owner-occupied housing units have one or more selected conditions and 13,310 rental units have one or more conditions. A total of 21,894 housing units have one or more conditions, representing 46.3% of all housing units located within the City.

A total of 33,680 housing units within the City were built before 1980. This represents 71.1% of all of the City's housing units.

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

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

Based on recent American Community Survey (ACS) household income data, an estimate of the number of units occupied by low- or moderate-income households that may contain lead hazards is as follows:

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

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

Discussion

Based on the large number of housing units that were built in the City before 1980, the City has established an on-going grant program to help pay for the cost to remove lead hazards from housing units. A high priority goal of the Five Year CP Plan is to rehabilitate housing units in the City which includes significantly reducing or eliminating lead hazards in housing units that were constructed before 1980 and to prevent lead poisoning in children under the age of seven, currently consisting of 2,000 owner-occupied and 825 renter-occupied housing units. The City's on-going Housing Rehabilitation Program includes lead hazard abatement as an eligible rehabilitation cost.

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

Introduction

The City of Fullerton has a total of 919 assisted affordable housing units. These units have been financially assisted with local funds (Redevelopment) and HOME Program funds. In all, 132 of the units are Single-Room Occupancy (SRO) or studio units, 207 are one-bedroom units, 166 are two-bedroom units, 61 are three-bedroom units and 6 are four-bedroom units. A list of the affordable housing projects and bedroom count are shown in Appendix F.

Totals Number of Units

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

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

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

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

Public Housing Condition

Public Housing Development	Average Inspection Score
N / A	0

Table 38 - Public Housing Condition

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

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

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

The Orange County Housing Authority administers a Family Self-Sufficiency Program (FSS) as well as a Family Unification Program which operates with the same criteria required for participation in the Section 8 Program. Families are given a priority status to avoid the four-five year waiting list. As of April 27, 2020, 14 households are part of the FSS program, of which, 13 are families and one is a disabled household.

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

Introduction

Over the past five years the City of Fullerton has and continues to expand its homeless efforts to meet the facility, housing, and service needs of homeless persons in the community. Collectively a homeless person in the city has access to emergency shelters, transitional shelters, permanent supportive housing and rapid re-housing opportunities. Mercy House is the shelter operator for both emergency shelters with a total of 400 beds during the winter months and 200 all year-round. Women's Transitional Living Center provides transitional beds for families and individuals escaping domestic violence. Pathways of Hope provides transitional and emergency shelter to families experiencing homelessness. In addition, 22 units of Permanent Supportive Housing are available for those connected to the Orange County Health Care Agency and receiving mental health service. In 2020, the City is anticipating the opening of three new emergency shelters containing over 100 beds Fullerton homeless will have access to.

The City is part of the North County SPA (from CoC) and has opened a 100-bed shelter in Placentia and is opening a second 150-bed shelter in Buena Park. In addition, The City is building a 150-bed Navigation Center in Fullerton.

City Net provides homeless outreach, case management and shelter referrals to homeless persons in the City of Fullerton. Over the course of two years, City Net has exited 427 individuals from the street according to HUD's standards. The Health Care Agency provides linkage to mental health services throughout the week in Fullerton and can also refer a homeless person into emergency shelters. St. Jude Medical Center assists homeless individuals who visit the emergency room through their Community Care Navigators who provide case management and linkage to services when needed to help prevent another visit. Chrysalis provides job training and opportunities to individuals who walk-in or are connected to the emergency shelters. OC United's "Jobs For Life" program is offered at emergency shelters as a life skills and job readiness class. The City in partnership with the Illumination Foundation is operating a Safe Parking Pilot Program for up to 25 vehicles to help meet the needs of homeless individuals living in their cars.

These and other homeless facilities and services are coordinated by the Orange County Continuum of Care (CoC) which works in partnership with numerous mainstream services providers. The CoC has the participation of all 34 cities located in Orange County as well as other County Agencies and County's homeless housing and service providers that manage facilities and services for person who are homeless.

The CoC coordinates services which include, but not limited to: Emergency Shelter/Services, Day Services, Transitional Housing, Support Services, Permanent Housing, and Outreach. Based on the CoC 2019 Housing Inventory Count Report, there are a total of 1,989 year-round emergency shelter beds, 528 seasonal emergency shelter beds/overflow/voucher emergency shelter beds available throughout the County. Additionally, according to the 2019 Housing Inventory Count Report there are a total of 1,105 transitional housing beds, 2,243 beds of permanent supportive housing and 774 Rapid Re-Housing beds located within the County.

		Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
		Year-Round Shelter Beds Current	Year-Round Shelter Beds New	Voucher/ Seasonal/ Overflow Beds	Current & New	Current and New Under Development
Households with Adults(s) and Child(ren)	574	0	128	816	518	0
Households with Only Adults	1,401	0	400	289	1,725	0
Chronically Homeless Households	0	0	0	0	545	0
Veterans	0	0	0	26	971	0
Unaccompanied Youth	14	0	0	0	14	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source: 2019 Orange County CoC Housing Inventory Count Report.

Comments: Seasonal and overflow beds are not allocated by household type; therefore, the 624 Voucher/Seasonal/Overflow beds shown in this table are presumed to be available to households with adults and children and households with only adults.

Homeless Service Providers and Facilities in Orange County

The following homeless facilities/programs are located within Orange County.

Service Provider	Program
211 OC	A 24-hour information and referral helpline to thousands of local health and human service programs in Orange County
American Family Housing	Self Help Interfaith Program: Emergency Shelter; Permanent Housing
Build Futures	Homeless Prevention and Shelter for Youth (19-24)
California Hispanic Commission	Transitional Housing; Family services; Substance Abuse Recovery Programs
Casa Teresa	Transitional Housing for Pregnant Women (19-24)
City Net	Outreach; Case Management; Shelter Referrals
Colette's Children Home	Housing Programs for homeless women and mothers with children
Chrysalis	Job training; Supportive Services; Jobs
Emmanuel House	Up to 24 months of transitional housing for single adults living with HIV/AIDS
Families Forward	Homeless Prevention Program; Transitional Housing Program
Family Assistance Ministries	Housing; Shelter; Rapid Rehousing; Food; Toiletries; Referrals to homeless court; Clothing; Health and Human Services referrals
Family Promise of Orange County	Shelter; Homeless Prevention Services
Friendship Shelter	Friendship Shelter Self-Sufficiency Program; SHIP
Grandma's House of Hope	Transitional Housing, Human Trafficking Services, Domestic Violence Services; Workforce Development
Health Care Agency	Outreach and Engagement Team
Homeless intervention Shelter	Transitional Housing; Supportive Services
Human Options	Domestic Violence Shelter; Support Services
Illumination Foundation	Interim Support Shelter Program; Recuperative Care
Interval House	Domestic Violence Shelter; Supportive Services

John Henry Foundation	Permanent Supportive Housing for Person with Mental Illness
Kathy's House	Shelter; Recovery; Supportive Services
Laura's House	Domestic Violence Shelter; Supportive Centers
Mercy House	Emergency Shelter; Rapid Rehousing; Supportive Services
One Step Ministry	Emergency Shelter; Transitional Housing; Supportive Services
OC Gateway to Housing	Transitional Housing; Homeless Prevention
OC United	Jobs For Life Program at emergency shelters
Orange County Housing Authority	Housing Choice Voucher Program
Orange County Rescue Mission	Emergency Shelter; Transitional Housing; Homeless Prevention Program; Supportive Services
Orangewood Children's Foundation	Housing and Support for Abused and/or neglected Children
Pathways of Hope	Shelter; Rapid Re-Housing; Permanent Supportive Housing; Supportive Services
Precious Life Shelter	Shelter for mothers
Radiant Health Centers	Housing Assistance for persons with HIV; Mental Health Programs; Food and Transportation
Salvation Army	Emergency Shelter; Family Services; Human Trafficking Support Services
Serving People In Need	Homeless Prevention ; Street Outreach; Rapid Re-Housing
Sheepfold	Domestic Violence Shelter
Sisters of St. Joseph off Orange	Mental Health Services: Homeless Services; Violence Prevention; Health Services
South County Outreach	Homeless Prevention
Southern California Drug and Alcohol Program Inc.	Emergency Shelter; Transitional Housing; Substance Abuse Prevention Services; Support Services
St Jude Medical Center	Community Care Navigator Social Workers for homeless patients

Straight Talk Inc.	Mental Health Services; Substance Abuse Rehabilitation Services
The Eli Home Inc.	Transitional Housing for abused children and mothers; Supportive Services
Thomas House	Rapid Re-Housing; Homeless Prevention Services
Veterans First	Homeless Prevention Services; Homeless Services
WISE Place	Emergency Shelter; Homeless Prevention
Women's Transitional Living Center	Domestic Violence Services

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

The mainstream services that the City supports to complement services targeted to homeless persons include:

- City Net – shelter referrals, linkage to services, case management
- Jobs For Life – life skills and job readiness
- Chrysalis – job readiness, job placement
- Health Care Agency – linkage to mental health services
- St. Jude Medical Center – case management, linkage to services
- Illumination Foundation – recuperative care, shelter
- Pathways of Hope - information on shelters for individuals and families, food distribution locations in Fullerton, assistance with rent/utilities
- Mercy House - information about transitional shelters, emergency shelters, rapid re-housing, permanent housing and homeless prevention programs.
- Women's Transitional Living Center (WTLC) - shelter and services information for women fleeing domestic violence or human trafficking and those fighting substance abuse.
- 2-1-1 Orange County - resource that provides comprehensive information and referrals to community health and human services support in the Orange County area.
- Pathways of Hope – shelter, resources, life skills training, food bank.
- City – referrals to homeless facilities and resources.

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

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

The City in partnership with Illumination Foundation is in construction of a 150-bed Navigation Center which will include a medical clinic. The shelter should be open in July 2020.

Pathways of Hope (formerly known as Fullerton Interfaith Emergency Service) has services homeless families. The shelter offers a life skills training program in money management, job search, parenting and developing better interpersonal skills. All of these services are related directly to improving a family's economic status to bring them above poverty.

The Women's Transitional Living Center is a shelter for victims of domestic violence. The supportive services that they provide are designed to help these households prepare financially and emotionally to secure permanent housing and jobs.

The Mercy House Cold Weather Armory - Emergency Shelter that provides emergency shelter, food and supportive services. Services are provided at the Fullerton National Guard Armory. The Program is a collaborative effort of Orange County, the State of California National Guard and the cities of Fullerton and Santa Ana. When the nation Guard Armory became unavailable for shelter use due to outbreak of COVID-19, the shelter program was moved to the City's Independence Park facility.

In addition, Bridges at Kramer Place operated by Mercy House is 200 bed year-round shelter for single adults in North Orange County. Bridges at Kraemer Place is a 24-hour emergency homeless shelter facility in the city of Anaheim that is ADA Accessible and serves homeless single men and single women in the North Orange County area. The shelter's primary focus is assisting program participants with creating a housing plan, making connections to housing resources and ending their homelessness as soon as possible.

The City is working with 13 surrounding cities and has planned and established two shelters. The 100-bed shelter in Placentia has opened and the 150-bed shelter in Buena Park will be opening in June 2020.

The City of Fullerton in partnership with the Illumination Foundation started a Safe Parking Pilot program. The Safe Parking Pilot Program is a program providing Fullerton families or individuals who dwell in their vehicles with a safe place to park and sleep at night. In addition, case managers are assigned to program participants to connect them with supportive services and other resources via the Coordinated Entry System (CES).

In 2018, the City entered into an agreement with City Net to provide homeless outreach and case management services. City Net works closely with the City of Fullerton's Homeless Liaison Officers (HLOs). When a homeless individual connects with City Net they have an opportunity to receive shelter referrals, case management, and other resource referrals needed to assist them into some type of housing.

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

Introduction

The City's special needs residents have an increased need for housing, services, and facilities.

Special needs populations benefit from supportive housing which is a combination of housing and services intended to help people live more stable, productive lives. Supportive housing is widely believed to work well for those who face the most complex challenges and is coupled with such social services as job training, life skills training, substance abuse programs, educational programs, and case management.

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

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

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

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

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

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

Helping Our Mentally Ill Experience Success (HOMES) affiliated with Jamboree Housing Corporation provides affordable housing for low-income, recovering mentally ill adults to assist them in living semi-independently and productively in their own communities. This housing program is designed to facilitate the transition of mentally ill individuals from environments such as board and care facilities psychiatric institutions, unstable living situations, and homelessness or being at risk of becoming homeless. Both transitional and permanent housing are available. Currently, five houses serve 30 residents in Fullerton,

Anaheim, El Modena, Westminster and Orange; a 29-unit apartment complex is located in Midway City, and a 25-unit apartment complex in Anaheim.

The Fullerton SRO provides affordable housing and services to many residents who have either been or at-risk of becoming homeless. Several of the residents have mental or physical disabilities and require special services. In addition to providing resources and services, CARE Housing funded through the City's CDBG Program also arranges meals for those in need.

There are three apartment complexes located in the City that provide affordable housing for persons with disabilities. They include; Fullerton Heights (24 units), Casa Maria Del Rio (25 units), and Harborview Terrace (25 units).

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

The City will continue its support of non-profit organizations that provide a range of supportive services that assist elderly households, persons with disabilities, persons living with HIV, female-headed households as well as victims of domestic violence. Such services include after-school programs, Meals on Wheels, Community SeniorServ, and Radiant Health Centers.

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

The City will support applications by other public and private agencies seeking County, State or Federal funds for project and programs for City residents with special needs. These funding sources include Federal competitive programs such as Supportive Housing, HOPWA, Safe Havens, Section 202 and Section 811.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

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

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

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

Moderate income: 11-30 dwelling units per acre minimum

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

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

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

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

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

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

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

Introduction

Current employment and projected job growth has a significant influence on the quality of life of the City's residents and their need for housing. Per the 2010 Census data, the City had a work force of 72,385 persons. Approximately 33 percent of the City residents are not in the labor force. According to the Census data, 74 percent of employed Fullerton residents worked in Orange County and approximately 22 percent of all workers were employed within the City limits.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	460	32	1	0	-1
Arts, Entertainment, Accommodations	7,882	7,007	15	14	0
Construction	3,080	2,682	6	5	0
Education and Health Care Services	8,393	9,627	15	20	4
Finance, Insurance, and Real Estate	3,612	1,627	7	3	-3
Information	1,245	659	2	1	-1
Manufacturing	5,923	7,961	11	16	5
Other Services	1,795	1,956	3	4	1
Professional, Scientific, Management Services	5,186	3,774	10	8	-2
Public Administration	0	0	0	0	0
Retail Trade	6,007	6,930	11	14	3
Transportation and Warehousing	1,753	1,599	3	3	0
Wholesale Trade	4,174	2,440	8	5	-3
Total	49,510	46,294	--	--	--

Table 39 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	72,385
Civilian Employed Population 16 years and over	65,735
Unemployment Rate	9.18
Unemployment Rate for Ages 16-24	29.45
Unemployment Rate for Ages 25-65	5.61

Table 40 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	18,790
Farming, fisheries and forestry occupations	2,685
Service	6,385
Sales and office	17,165
Construction, extraction, maintenance and repair	4,035
Production, transportation and material moving	2,875

Table 41 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	34,690	56%
30-59 Minutes	19,420	31%
60 or More Minutes	7,645	12%
Total	61,755	100%

Table 42 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,685	790	2,625
High school graduate (includes equivalency)	8,760	865	3,110
Some college or Associate's degree	16,150	1,470	4,150
Bachelor's degree or higher	22,695	935	5,220

Table 43 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	260	880	1,045	2,545	2,090
9th to 12th grade, no diploma	1,280	1,200	1,690	1,750	870
High school graduate, GED, or alternative	3,835	3,420	3,245	6,090	3,945
Some college, no degree	8,545	5,770	3,565	6,640	3,440
Associate's degree	1,155	1,865	1,385	2,545	1,170
Bachelor's degree	2,490	6,155	4,270	8,295	3,155
Graduate or professional degree	230	2,040	3,135	4,955	2,740

Table 44 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,595
High school graduate (includes equivalency)	27,021
Some college or Associate's degree	36,037
Bachelor's degree	50,905
Graduate or professional degree	75,811

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

Current employment information indicates that 16% of all workers are in the arts, entertainment and accommodation sector, 17% of all workers are in the education and health care service sector, 12% of all workers are in manufacturing sector and 16% are in the retail trade sector. Due to the recent outbreak of COVID-19, unemployment rates have increased significantly and are expected to continue to rise. According to the California Employment Development Department, in March 2020, the unemployment rate rose to 5.3%. This was higher than the County's rate of 3.6%. In that same month, the EDD processed 1.65 million claims. From July 1, 2019, through March 25, 2020, (a nine-month period) 812 employees received notices, 321 were permanently laid off.

Describe the workforce and infrastructure needs of the business community:

Workforce and Infrastructure needs are described in the City's Economic Development Plan that was prepared in 2001. Primary goals of the Economic Development Plan include the following: 1) protect and enhance quality employment opportunities; and 2) protect and enhance the City revenue base. In addition, the Economic Development Element of the City's General Plan outlines various goals and policies related to ensuring the City's long-term growth and stability that adapts to dynamic market conditions.

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

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

To maintain Fullerton's appeal to businesses and residents, resources need to be directed to maintaining good public services and a high level of maintenance and capital investment in the City's amenities, roads, utility, and technology services. Decline and deterioration affect location decisions amongst prospective businesses. With the loss of jobs due to COVID-19, job training and job creation will become a high priority to the City. Every effort will be made to provide assistance to the community including the use of CDBG funds are eligible.

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

The Fullerton Transportation Center Specific Plan was adopted on November 2, 2010. This plan rezoned 39 acres to permit mixed use development (residential, commercial, office). The plan permits up to 1,560 new residential units. The City also approved a comprehensive General Plan update that identified 12 Focus areas in the City that present opportunities for land use and design change. The Plan calls for transformation of existing conditions through increased development and establishes new land use designations for High Density Residential, Neighborhood Center Mixed Use and Urban Center Mixed Use.

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

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

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

As part of the City's CDBG Economic Development Program, the City will be actively seeking new opportunities to fund Economic Development. With the recent merging of Housing and Economic Development, more businesses will be advised of CDBG resources available for job creation and retention. The goal of job creation through job training is a high priority within the 5-Year Consolidated Plan. Hart Community Homes' Monkey Business Workforce Development Program which annually provides training to 10-20 underprivileged youth in the restaurant service industry has been funded as a public service through CDBG funds. The City has and will continue to support education and training programs when possible. It is possible that in order to further implement the CDBG Economic Development Program that the City will work with local colleges and other organizations in creating opportunities for job training resulting in job creation.

As COVID-19 has hurt the economy, especially small businesses, the City is anticipating receiving over \$800,000 in CARES Act funding. The City anticipates using the majority of the funds to provide a loan program for small businesses to help them survive the effects of the pandemic and provide jobs for local residents.

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

No.

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

Not applicable.

MA-50 Needs and Market Analysis Discussion

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

Areas with more than 50% of very-low- and low-income households are considered as "concentrated". The areas within the City where households with multiple housing problems (substandard housing, lacking complete plumbing or kitchen facilities, severely overcrowded, overcrowded, housing cost burden) are concentrated in the central and southwest portions of the City. The City has identified the following fourteen areas of concern:

PHASE 1

Area 1 - Block Group 116.016 and 112.002 - Richman Park Area

Area 2 - Block Group 116.011 - Harbor west to Highland, south to Ash

Area 3 - Block Group 116.011 and 116.012 - Harbor west to Highland, Ash south to Rosslynn

Area 4 - Block Group 116.012 and 116.013 - Harbor west to Highland, Knepp south to Hill

Area 5 - Harbor east to Lemon, Truslow south to Ash

Area 6 - Harbor east to Lemon, Ash south to Rosslynn

Area 7 - Block Group 116.022 and 116.023 - Lemon east to railroad tracks, Truslow south to Valencia

Area 8 - Block Group 116.022 and 116.023 - Lemon east to Balcom, Valencia south to Rosslynn

PHASE 2

Area 1 - Block Group 118.021 - Gilbert Street west to Magnolia, Commonwealth south to Valencia

Area 2 - Block Group 118.022 - Gilbert Street west to Magnolia, Valencia south to Olive

Area 3 - Block Group 118.023 - Gilbert Street west to Magnolia, Olive south to Orangethorpe

Area 4 - Block Group 118.025 - Magnolia to the west alley of Peckham, Orangethorpe south to the 91 Freeway and the 1600 block of Picadilly

Area 5 - Block Group 118.024 - Gilbert west to the west alley of Peckham, Orangethorpe south to the 91 Freeway

Area 6 - Block group 119.032 - Brookhurst west to Gilbert, Orangethorpe south to the 91 Freeway

Special attention to eliminate housing problems will be directed to census tracts that have been identified to show higher numbers of low-income residents (75% and above).

Block Group 18.011; 18.012; 18.02

Block Group 110.001; 111.023; 114.033

Block Group 115.02; 115.042; 115.044; 115.045

Block Group 116.01; 116.021; 116.022; 116.023

Block Group 117.073; 117.082; 117.113; 117.114; 117.115

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

Areas with more than 20% ethnic/racial households are considered as "concentrated". A review of the 2010 Census Block Group information indicates that there is a high ethnic/racial concentration in the central and southwest portions of the City.

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

The characteristics of the City's housing market indicate that owner households and tenant households are overpaying for housing (cost burdened), numerous housing units are overcrowded and approximately 790 rental housing units and 69 owner-occupied housing units are substandard.

Are there any community assets in these areas/neighborhoods?

Since the Section 108 loan is now paid off, the City will consider submitting a new application for a Section 108 loan to address the needs of a deteriorating neighborhood. As part of the revitalization of the neighborhood, deteriorated infrastructure will be addressed. In addition, the on-going housing rehabilitation program and public services activities will operate on a City-wide basis.

Are there other strategic opportunities in any of these areas?

The City has directed Federal funding toward the specific areas of concern by administering an on-going Block Improvement Grant (BIG) Program. Eligible properties must be owner-occupied by low-income (50% of median) with a specific need for exterior housing rehabilitation such as roofs, exterior paint, fencing, drought-resistant ground cover, driveways, garage doors and other minor repairs.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan establishes the City's priorities for affordable housing, homeless, community development and other special needs that were identified earlier in this document and presents the objectives and proposed accomplishments that will result with the implementation of the City's Strategic Plan. The priorities presented are consistent with the 2010 Census data addressing the housing and community development needs of the City's extremely low-, very-low-, and low-income persons and households. The assigned priorities also reflect the expressed needs of the citizens that participated in the Consolidated Plan development processes.

Strategies to overcome or reduce barriers to affordable housing and poverty have been identified and will be addressed in this Strategic Plan.

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

Geographic Area

General Allocation Priorities

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

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

Through the City's TBRA program, low-income seniors and Veterans have been provided housing assistance. This not only reduces their housing costs to a manageable amount, but also allows them to use their income for other necessary monthly costs.

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

Also, the City has established 14 areas of concern for Block Improvements Grants to low-income owner-occupants. These neighborhoods were identified as needing exterior repairs to owner-occupied housing units.

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

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Housing Rehabilitation Program
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	Citywide
	Associated Goals	Rehabilitation of Substandard Housing Units
	Description	According to the ACS, a majority of the City's housing stock (71.4%) 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.
	Basis for Relative Priority	Households living in Substandard conditions. The Housing Needs Summary Table indicates that 750 extremely low-, very-low-, and low-income renters and 65 extremely low-, very-low- and low-income owners reside in substandard housing.
2	Priority Need Name	Development of Affordable Housing
	Priority Level	High

	Population	Extremely Low Low Families with Children Elderly Individuals Families with Children veterans Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Other
	Geographic Areas Affected	Citywide
	Associated Goals	Development of Affordable Housing
	Description	In addition to the City's existing housing rehab program, the City shall continue in the development of affordable housing using HOME and Housing Bond funds, especially, affordable housing units for special needs (i.e., disabled, mental health) and veteran's households.
	Basis for Relative Priority	Based upon prior discussion, there is a significant need for affordable housing in Fullerton. In addition, there is a lack of existing housing in the City that caters to tenants with special needs or veterans households. As indicated in this 5-Year CP approximately 44% of the households in Fullerton pay more than 30% of their household income for housing costs.
3	Priority Need Name	Public Service Programs
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Individuals Families with Children veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Provide Support to Non-Profit Agencies
	Description	Programs that support the needs of abused spouses, children, seniors and homeless facilities.
	Basis for Relative Priority	Funds are needed for many more programs than the number of dollars available. The City receives two times the amount of requests than can be funded. The maximum allowed by CDBG Program regulations (15%) will fund much-needed public services.
4	Priority Need Name	Assistance to the Homeless, Homeless Prevention
	Priority Level	High
	Population	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth

	Geographic Areas Affected	Citywide
	Associated Goals	Provide Support to Non-Profit Agencies Homeless Prevention, Emergency Shelters
	Description	The City continues to provide services to the homeless or those at-risk homeless through non-profit organizations such as Mercy House, Illumination Foundation, WTLC, and Pathways of Hope. The City of Fullerton continues to work with other adjacent jurisdictions in North Orange County on acquiring and developing a permanent, year-round homeless shelter.
	Basis for Relative Priority	As previously discussed, the homeless population in the City of Fullerton is estimated at over 470 individuals. There are limited shelters in Fullerton and the City's primary shelter, the Fullerton Armory, which is operated by Mercy House, is seasonal (November to March). Mercy House also operates Bridges at Kraemer Place in Anaheim that houses Fullerton homeless. With the partnership of Illumination Foundation, three new Navigation Centers will be operating this year in Buena Park, Placentia, and Fullerton.
5	Priority Need Name	Job creation and retention
	Priority Level	High
	Population	Extremely Low Low Moderate Unaccompanied Youth Other
	Geographic Areas Affected	Citywide
	Associated Goals	Job creation and retention
	Description	As part of the City's economic activity program, CDBG funds will be available to organizations that specialize in job training activities for low-income individuals in order to create full-time employment positions.

	Basis for Relative Priority	As of 2010, the unemployment rate for individuals 16-24 years of age in Fullerton is 29.45% compared to approximately 5.61% 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 16-24 population. Job training programs should focus on skills needed for growing industries that can be expected to offer decent pay and benefits to entry-level persons.
6	Priority Need Name	Public Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Neighborhood Revitalization
	Description	Improve the infrastructure (i.e., street improvements) within CDBG designated areas. In 2019-20, the City made final payment on the Section 108 Loan. The City will consider applying for an additional 108 loan to address the deteriorating neighborhoods and infrastructure in CDBG eligible areas. Based on the community survey, street and sidewalk improvements ranked high by over half of the participants.
	Basis for Relative Priority	The City lacks adequate resources to address the deteriorating infrastructure throughout the city. Survey results showed streets and sidewalks as the highest-ranking need with over half of the residents ranking them as high priority making them the first and second highest ranked need.
7	Priority Need Name	Fair Housing
	Priority Level	High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Other
Geographic Areas Affected	Citywide
Associated Goals	Support Fair Housing Choice
Description	Supporting fair housing practices is a HIGH priority of the City.
Basis for Relative Priority	It is necessary to assure that fair housing practices are being followed in the City and that tenants and landlords have specific services available to them.

Narrative

The overall goal of the City is to create a viable urban community for its residents and to improve the quality of life for all residents by providing programs and facilities. Recent Census ACS data indicates that 18.8% of all Fullerton households are extremely low income (30% and below median), 12.9% of all Fullerton households are very-low-income (31-50% of median) and 20% of all Fullerton households are low-income households (51-80% of median). This data provides the basis for the determination of high priority housing need for low-income households with significant cost burdens (>30% and >50%).

HIGH PRIORITY NEEDS - Based on the City's Survey

"High" Priority Need -

- Infrastructure – Streets/sidewalks was the highest rated category.
- Homeless Needs – All areas of homeless.
- Seniors – Rental assistance for seniors, and programs for frail elderly.
- Special Needs – Programs for residents with mental and developmental disabilities.
- Public Facilities – Park/Recreation Facilities.
- Youth – Youth Centers.
- Housing Rehabilitation – Rehabilitation of existing units.

- Crime Awareness – Programs addressing crime awareness.
- Fair Housing Counseling – Fair Housing assistance.
- Employment Training – Programs providing job training.

"High" Priority Need -

The Housing Needs Assessment indicates that there were substandard/physically defective units. Therefore, it is a "HIGH" priority need to assist homeowners residing in units with physical defects.

"High" Priority Need -

According to the Housing Problems Section of the CP: 3,625 extremely low, very-low- and low-income households are experiencing overcrowded conditions (more than 1.01 people per room). The construction of large, affordable rental units serving large families is a "High" priority.

LOW PRIORITY NEEDS

- Other Public Facilities – Libraries and other City-run facilities.

The housing needs rated as "Low" priorities are based on the Housing Needs Assessment. The number of elderly rental households experiencing overcrowding is not a significant problem in Fullerton. This is also true for homeowners. In addition, the need to alleviate excessive cost burdens for homeowner households is considered a low priority.

"Low" Priority Need -

- Owners residing in units that are overcrowded.
- Owners with a cost burden of greater than 30% and greater than 50%.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	8,270 of extremely low- and very-low-income renter households are cost burdened.
TBRA for Non-Homeless Special Needs	<p>Per the City's Housing Element, housing opportunities for those with special needs can be maximized through housing assistance. There are three housing developments located within the City that currently serve persons with disabilities; Casa Maria Del Rio (25 units) and Harbor View Terrace (25 units) will remain affordable until 2096. The recently developed Fullerton Heights a 36-unit affordable apartment building located at 1220 E. Orangethorpe Avenue has twenty-four (24) units for Mental Health Services Act (MHSA) tenants who are homeless with the remaining twelve (12) units for low-income tenants.</p> <p>In addition, the City will continue its tenant based rental assistance program for seniors/disabled individuals living in mobile homes and veterans throughout the City.</p>
New Unit Production	The Southern California Association of Government Regional Housing Needs Assessment approved March 5, 2020 for the City, from 2014-2021, is 13,180 housing units; 3,189 units for very-low-, 1,985 for low- and 2,267 for moderate income households.
Rehabilitation	Per the CP Housing Needs Summary Table, there are 790 rental housing units that are occupied by extremely low- and very-low-income households that are considered substandard housing. In addition, there are 69 owner housing units that are occupied by extremely low-income households that are considered substandard housing. The City's 2013 Housing Element indicated that there are 228 substandard units.
Acquisition, including preservation	A priority included in the City's Housing Policy Plan is to encourage affordable housing development, including the acquisition by non-profit agencies of housing units with 3 or more bedrooms since 11% of all tenant households consist of 5 or more persons.

Table 48 – Influence of Market Conditions

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

Introduction

The City has been notified that it will be eligible to receive Community Development Block Grant and HOME Investment Partnerships (HOME) grant funds. For fiscal year 2020-21, the City of Fullerton will receive \$1,393,052 in CDBG and \$554,018 in HOME program funds. It is anticipated that the City will receive funding at similar levels for each year of the additional four years covered by the Consolidated Plan (FY 2021-22 through FY 2024-25). Programs and activities are intended to primarily benefit very-low- and low-income households and individuals, including neighborhoods with high-concentrations of low-income residents as well as the City as a whole.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public – federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,393,052	46,000	350,401	1,789,453	5,600,000	The amount of resources available includes unexpended CDBG funds from FY 2019-20 (\$240,000), Revolving Loan Funds (\$111,401), and anticipated repayments (\$46,000). Primary focus will include Admin and Planning, housing rehabilitation grants & loans, public improvements, and public services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	554,018	132,194	936,278	1,622,490	2,200,000	The amount of resources available includes unexpended HOME funds/program income from previous years. Primary focus will include multi-family rental acquisition/rehab, homeowner rehabilitation (family and seniors), and homeless prevention through the tenant based rental assistance.

Table 49 - Anticipated Resources

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

Whenever possible, the City will leverage private and non-federal funds with Federal funds (HOME Program). Typically, the City requires private, for-profit housing developers receiving City financial assistance to fund at least 10% of the project development costs as an equity commitment. In March 2014, the City's remaining 2010 Housing Bond funds (approximately \$15.6 million) were committed to several affordable housing projects.

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 FY 2018-19, the City has Match credit in the amount of \$1,162,787 that was generated from previous affordable housing activities and projects.

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 34 vacant sites within the City that are available for potential residential development of affordable housing.

Of these 34 vacant sites, 17 are owned by the City. Between 2008 and 2011, the former Fullerton Redevelopment Agency purchased these 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 have been transferred from the Redevelopment Agency to the City as part of the redevelopment dissolution process. Any future development of these sites was on hold until the City fulfilled the requirements of AB 1484 and received its finding of completion from the State Department of Finance which occurred on May 10, 2013. The City Council on January 20, 2015 approved an Exclusive Negotiation and Acquisition Agreement with Habitat for Humanity. The last phase of the development should be completed in 2021. The 17 site addresses include the following:

- 401 S. Highland Avenue
- 308 W. Truslow Avenue
- 407 W. West Avenue
- 413 W. West Avenue

- 437 W. West Avenue
- 443 W. West Avenue
- 455 W. West Avenue
- 467 W. West Avenue
- 312 W. Valencia Drive
- 324 W. Valencia Drive
- 336 W. Valencia Drive
- 406 W. Valencia Drive
- 418 W. Valencia Drive
- 424 W. Valencia Drive
- 518 S. Ford Avenue
- 524 S. Ford Avenue
- 530 S. Ford Avenue

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Fair Housing Foundation	Non-profit organizations	Planning Rental	Region
Radiant Health Centers	Non-profit organizations	Non-homeless special needs	Region
Chrysalis	Non-profit organizations	Jobs	Region
Fullerton Collaborative	Non-profit organizations	Homelessness	Jurisdiction
We've Got Your Back	Non-profit organizations	Homelessness	Region
Hart Community Homes	Non-profit organizations	Jobs	Region
Lutheran Social Services	Non-profit organizations	Non-homeless special Needs	Region
Boys and Girls Club of Fullerton	Non-profit organizations	Public Services	Jurisdiction
Community SeniorServ, Inc.	Non-profit organizations	Public Services	Region
Council on Aging	Non-profit organizations	Public Services	Jurisdiction
Illumination Foundation	Non-profit organizations	Public Services	Region
Meals on Wheels	Non-profit organizations	Public Services	Jurisdiction
Mercy House Transitional Living Centers	Non-profit organizations	Homelessness	Region
Orange County Housing Authority	Government	At-risk Rental Assistance	Region
Pathways of Hope, aka FIES	Non-profit organizations	Homelessness	Region
Women's Transitional Living Center	Non-profit organizations	Homelessness	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
YMCA of Orange County	Non-profit organizations	Public Services	Jurisdiction
City of Fullerton	Government	Planning	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City participates in the Countywide Orange County Homeless Issues Task Force and has also established a local Task Force on Homelessness and Mental Health Services. The City does not have sufficient funding (Federal, State or Local) to address all of the City's affordable housing and community develop needs, therefore, there are gaps. The City will continue to meet with public and assisted housing providers and private and governmental health, mental health, and services agencies to use all available resources to their maximum levels of effectiveness to provide for very-low- and low-income residents.

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

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

Transportation	X		
Other			
Cold weather shelter	X	X	

Table 51 - Homeless Prevention Services Summary

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

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

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

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

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

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

The City tries to support all of the organizations that cater to the special needs population that apply for CDBG funding; however, due to the lack of funding in some cases not all organizations receive funding or even partial funding which ultimately may reduce the level of service that is provided. In addition, another obstacle is ensuring that the sub-recipients have a complete understanding of the program reporting

requirements. City staff meet with sub-recipients constantly to ensure they are providing accurate information when submitting reports.

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

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

Several hundred non-profit agencies share the responsibility for providing services to the homeless population in the region. Region-wide services, including access centers will continue to provide comprehensive services in a network of programs to close some of the existing gaps in service. The regional strategy is to move homeless households into permanent housing as quickly as possible and bringing necessary support services to participants within their own homes.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitation of Substandard Housing Units	2020	2024	Affordable Housing	Citywide CDBG Block Improvement Grant-Phases 1 and 2	Housing Rehabilitation Program	CDBG: \$1,500,000 HOME: \$1,500,000	Homeowner Housing Rehabilitated: 100 Household Housing Unit
2	Development of Affordable Housing	2020	2024	Affordable Housing	Citywide	Development of Affordable Housing	HOME: \$2,000,000	Rental units constructed: 100 Household Housing Unit
3	Homeless Prevention, Emergency Shelters	2020	2024	Homeless	Citywide	Assistance to the Homeless, Homeless Prevention	CDBG: \$500,000	Homeless Person Overnight Shelter: 1250 Persons Assisted Homelessness Prevention: 200 Persons Assisted
4	Provide Support to Non-Profit Agencies	2020	2024	Homeless Non-Homeless Special Needs	Citywide	Public Service Programs Assistance to the Homeless, Homeless Prevention	CDBG: \$500,000	Public service activities other than Low/Moderate Income Housing Benefit: 16000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Job creation and retention	2020	2024	Economic development opportunities	Citywide	Job creation and retention	CDBG: \$125,000	Jobs created/retained: 25 Jobs
6	Neighborhood Revitalization	2020	2024	Repayment of Section 108 Loan	Citywide	Public Infrastructure/Richman Park Area Improvements.	CDBG: \$2,250,000	Other: 5 Other Persons: 138,975 Persons Assisted
7	Support Fair Housing Choice	2020	2024	Fair Housing	Citywide	Fair Housing	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitation of Substandard Housing Units
	Goal Description	The City provides both loans and grants to owner-occupant units. Funding includes administrative costs.
2	Goal Name	Development of Affordable Housing
	Goal Description	The City proposes the development of affordable housing units using HOME funds. The project may include units for Supportive and Veterans housing for low-income households. Funding includes administrative costs.
3	Goal Name	Homeless Prevention, Emergency Shelters
	Goal Description	The City will continue to support its non-profit organizations such as Mercy House, Illumination Foundation, Pathways of Hope and Women's Transitional Living Centers in providing much-needed services to the homeless population. Mercy House currently operates the Fullerton Armory Cold Weather Shelter that provides over 200 beds to the homeless. However, this shelter only operates from November through March. In addition, Mercy House operates a 200-bed shelter facility in Anaheim. In partnership with the two Navigation Centers in Buena Park and Placentia two new Navigation Centers, Fullerton is building a 150-bed Navigation Center.
4	Goal Name	Provide Support to Non-Profit Agencies
	Goal Description	The City will fund public service activities that provide support to local children, seniors, abused spouses and homeless families. Funding includes administrative costs.
5	Goal Name	Job creation and retention
	Goal Description	As part of the Economic Development Program the initial focus was on job creation. A stronger effort will be initiated in this direction. With the COVID-19 pandemic economic development will become a high priority as many businesses will have to close their doors and residents will be unemployed. Small businesses will need loans/grants to reopen their doors and employees may have to retrain to fill the new positions available. Funding may include administrative costs.
6	Goal Name	Neighborhood Revitalization
	Goal Description	The City will consider the application for a new Section 108 loan to address the needs of deteriorating neighborhoods in the City. Public facility improvements, housing rehabilitation, and Code Enforcement will all be part of the revitalization.

7	Goal Name	Support Fair Housing Choice
	Goal Description	Continued financial support for the Fair Housing Foundation. Funding includes administrative costs.

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

The City anticipates assisting 662 households extremely low-income, low-income and moderate-income families through new construction and rental assistance (Section 8 Rental Vouchers) in FY 2020-21.

Rental Assistance - Section 8 Rental Voucher assistance program is tenant-based rather than project-based. This means that a tenant may take their assistance and rent any unit within the County, which meets Section 8 housing quality standards and meets that household's family size requirements. The tenant is allowed to pay up to 50% of their adjusted household income; the Orange County Housing Authority pays for the difference between the tenant's payment and the unit's fair market rent to the landlord. If the tenant wishes to move to a different unit, the rental assistance goes with the tenant to their next location; the rental assistance does not remain with the unit. Once a household obtains this voucher assistance, they may receive this assistance for up to 15 years if their household's very-low-income status does not change. As of April 27, 2020, OCHA was providing 459 Section 8 vouchers to Fullerton residents, of which, 131 were families, 90 disabled and 238 elderly.

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

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

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

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

Activities to Increase Resident Involvements

The Orange County Housing Authority (OCHA) administers a Family Self-Sufficiency (FSS) Program which consists of a network of employers, social service agencies and educational institutions that help participating households with job skills and other social services. The goal of the FSS program is to identify and remove economic barriers and make each household independent of the OCHA within five years. As of April 27, 2020, there were 14 signed contracts to assist households residing in the City of Fullerton (13 family and 1 disabled households). In addition, the OCHA provides a sequence of services to increase the household's income. These services may include education, employment training, language training, interviewing skills, childcare services and/or transportation services.

In addition, the Housing Authority has created a Family Unification Program that helps to unite families that have been separated by court order. As of April 2020, there are 21 households (16 family, 4 disabled, and 1 elderly) participating in the program that reside in Fullerton.

The HUD-VASH Program provides permanent housing subsidies and case management services to homeless veterans with mental and addictive disorders through a collaboration of HUD and Veterans Affairs. As of April 27, 2020, 40 households were being assisted (15 family, 7 disabled, and 17 elderly).

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

Not applicable.

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to Affordable Housing – 91.215(h)

Barriers to Affordable Housing

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

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

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

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

Moderate income: 11-30 dwelling units per acre minimum

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

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

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

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

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City encourages direct and indirect methods to remove barriers to affordable housing. Efforts include accessibility to City staff and development criteria, incentives for private sector development, participation in grant programs, development partnerships and land use management.

The City continues to seek greater flexibility in its Building and Zoning Codes and fee schedules to help facilitate the development of affordable housing. The Zoning Code has been organized to make it easier to understand and is accessible through the City's web site. In 2010, Fullerton modified its permitting process to fully integrate the Permit Streamlining Act to expedite processing for all projects.

Several improvements have been made to the City's housing, land use and building codes to promote affordable and workforce housing. These modifications allow flexibility through minor changes as well as authorized deviations in standards when necessary to accommodate affordable housing projects.

The City maintains an approved Housing Element which makes it easier for developers to apply for State funding.

Also, the City's planning staff has developed a list of potential affordable housing sites in the City that helps to identify the land available for multi-family housing.

SP-60 Homelessness Strategy – 91.215(d)

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

City Net provides homeless outreach, case management and shelter referral to homeless persons in the City of Fullerton. Over the course of two years City Net has exited 427 individuals from the street according to HUD's standards. The Health Care Agency provides linkage to mental health services throughout the week in Fullerton and can also refer a homeless person into emergency shelters. St. Jude Medical Center assists homeless individuals who visit the Emergency Room through their Community Care Navigators who provide case management and linkage to services when needed to help prevent another visit. Chrysalis provides job training and opportunities to individuals who walk-in or are connected to the emergency shelters. OC United's "Jobs For Life" program is offered at emergency shelters as a life skills and job readiness class. The City in partnership with the Illumination Foundation is operating a Safe Parking Pilot Program for up to 25 vehicles to help meet the needs of homeless individuals living in their cars.

Addressing the emergency and transitional housing needs of homeless persons

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. The Placentia facility has opened and Buena Park facility is scheduled to open in June.

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.

Lastly, 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. HHAP funds are one-time funding commitments through the state with a 5-year time frame to expend all funds. The funding through this opportunity is planned to be between 3 to 5 years in duration based upon the number of solicitation responses and at the discretion of the Continuum of Care Board.

According to the 2019 Point In Time Count Orange County has increased its number of emergency shelter beds by +120.97% since 2017. In addition there has been a -2.65% change in transitional housing due to the shift to the Housing First Model in the County.

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

The City will continue the Veterans TBRA program providing rental assistance to qualified senior Veterans.

The City is part of the North County SPA (from CoC) and has partnered with Illumination Foundation to open a 100-bed shelter in Placentia and is opening a second 150-bed shelter in Buena Park. In addition, The City is building a 150-bed Navigation Center in Fullerton.

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.

Pathways of Hope (formerly known as Fullerton Interfaith Emergency Service) has services homeless families. The shelter offers a life skills training program in money management, job search, parenting and developing better interpersonal skills. All of these services are related directly to improving a family's economic status to bring them above poverty.

The Women's Transitional Living Center is a shelter for victims of domestic violence. The supportive services that they provide are designed to help these households prepare financially and emotionally to secure permanent housing and jobs.

The Mercy House Cold Weather Armory - Emergency Shelter that provides emergency shelter, food and supportive services. Services are provided at the Fullerton National Guard Armory. The Program is a collaborative effort of Orange County, the State of California National Guard and the cities of Fullerton and Santa Ana. With the outbreak of the COVID-19 pandemic in early 2020, the Nation Guard Armory was no longer available for use by Mercy House. The City's Independence Park Community Center was then made available to continue the program through the spring months.

In addition, Bridges at Kramer Place operated by Mercy House is 200 bed year-round shelter for single adults in North Orange County. Bridges at Kraemer Place is a 24-hour emergency homeless shelter facility in the city of Anaheim that is ADA Accessible and serves homeless single men and single women in the North Orange County area. The shelter's primary focus is assisting program participants with creating a housing plan, making connections to housing resources and ending their homelessness as soon as possible.

The City of Fullerton in partnership with the Illumination Foundation started a Safe Parking Pilot program. The Safe Parking Pilot Program is a program providing Fullerton families or individuals who dwell in their vehicles with a safe place to park and sleep at night. In addition, case managers are assigned to program participants to connect them with supportive services and other resources via the Coordinated Entry System (CES).

In 2018, the City entered into an agreement with City Net to provide homeless outreach and case management services. City Net works closely with the City of Fullerton's Homeless Liaison Officers (HLOs). When a homeless individual connects with City Net they have an opportunity to receive shelter referrals, case management, and other resource referrals needed to assist them into some type of housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City 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. Pathways of Hope (formerly known as Fullerton Interfaith Emergency Service) has services homeless families. They provide shelter and resources for families at-risk of homelessness by offering a life skills training program in money management, job search, parenting and developing better interpersonal skills. All of these services are related directly to improving a family's economic status to bring them above poverty.

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. The program is 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 early 2020, the City's TBRA program for seniors living in mobile homes was expanded to assist disabled individuals living in mobile homes and Veteran seniors renting throughout the City.

SP-65 Lead Based Paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Although production of lead-based paint was stopped in 1978, it can still pose a serious health risk to today's families. The number of units in Fullerton that could contain lead-based paint hazards is estimated at 23,000. According to the State of California's Childhood Lead Poisoning Prevention Branch, there were 23 individual children living in Fullerton in 2019 that had elevated levels (BLLs of 4.5+) at the time of their blood lead test. Of the 23 children, all were between the ages of birth-6 years old. In addition, there were no cases in the birth-6 age group with a Fullerton address that received a Public Health Nurse (PHN) home visit or an Environmental Investigation (EI) by a registered environmental health specialist. In an effort to reduce the risk of lead poisoning, Congress mandated new regulations that became effective on September 15, 2000. These regulations implemented several major changes in the requirements of federal programs that fund housing. The City has a grant program to address the lead issue. The City has carefully reviewed the regulation and has made adjustments to existing programs to meet the mandates. The City has made every effort to confirm that its activities concerning lead-based paint will comply with the requirements of 24 CFR part 35, subparts A, B, J, K and R.

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

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

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

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

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

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

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

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

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

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

The City's primary objective is to reduce poverty within the City by enhancing employment opportunities for all residents. This includes creating job opportunities, creating additional tax revenue, seeking new investment opportunities and support of existing businesses. According to the US Census, 2010, 14.6% of all households in Fullerton are below the Federally-established poverty level (family of four earning less than \$23,550). Some of these households are currently assisted by County General Relief, AFDC and the emergency assistance programs that are at work in the County through the homeless and at-risk network of services. There are a few structured programs that are administered at the County level that target households in poverty. These households are assisted in improving their long-term financial and social positions, eventually bringing them out of poverty.

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

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

The City seeks to achieve its Anti-Poverty Strategy through co-operation with the Orange County Housing Authority (Family Self-Sufficiency, Family Unification, and HUD-VASH), the Continuum of Care Collaborative, the Orange County Homeownership Collaborative (OC HOPC) and the Orange County Workforce Investment Board (OCWIB) which has established One-Stop Centers which offer information and training services based on individual needs. The OCWIB has developed a successful system that increases its contribution by providing a competitive workforce to local businesses.

SP-80 Monitoring – 91.230

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

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

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

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

During the program year, the City staff will conduct formal on-site monitoring of the sub-recipients without problems or significant findings to review documentation such as the in-take application and ensure that income, household size and ethnicity data is collected properly. New sub-recipients may receive quarterly visits.

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

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

Project Monitoring

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

Program Specific Requirements

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

Introduction:

In the implementation of programs and activities under the 2020-2021 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(I)(1)

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

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

Other CDBG Requirements

	0
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 2020-21 (or remaining years of the 2020-24 Consolidated Plan), the City in the past has implemented this type of activity. The City's Downpayment Assistance Program (DAP) using HOME funds was implemented until 2003 and now involves only repayment of the original DAP loans (\$45,000/loan). The repayment of a DAP loan begins 15 years after acquisition of a property and consists of 15-year repayment term (\$250/month) beginning in Year 16 with zero percent interest. In addition, the DAP loan is repayable upon the sale or transfer of the property. The resale or recapture of funds for the City of Fullerton is based upon the resale and recapture guidelines outlined in §92.254.

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

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

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

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

to the homebuyer is included when determining the period of affordability.

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

- If under \$15,000, affordability period is 5 years;
- Between \$15,000 and \$40,000, affordability period is 10 years; and
- Over \$40,000, affordability period is 15 years.

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

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

Not applicable. The City in 2020-21 (or subsequent years) is not planning to use HOME funds to refinance any of the existing HOME loans for multi-family projects in the City of Fullerton.



Annual Action Plan

City of Fullerton
FY 2020

Prepared pursuant to 24 CFR Part 91
Draft Review Period: April 20, 2020 – May 19, 2020

City Council Approval: May 19, 2020
HUD Approval: Pending

For more information please contact:
Kellee Fritzel, Deputy Director of Community and Economic Development
(714) 738-6837

This page intentionally left blank.

Contents

Executive Summary.....	1
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	1
PR-05 Lead & Responsible Agencies – 91.200(b).....	7
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	9
AP-12 Participation – 91.105, 91.200(c)	27
Expected Resources	33
AP-15 Expected Resources – 91.220(c)(1,2)	33
Annual Goals and Objectives	40
AP-20 Annual Goals and Objectives.....	40
Projects	46
AP-35 Projects – 91.220(d).....	46
AP-38 Project Summary	48
AP-50 Geographic Distribution – 91.220(f)	57
Affordable Housing	58
AP-55 Affordable Housing – 91.220(g).....	58
AP-60 Public Housing – 91.220(h).....	61
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	63
AP-75 Barriers to affordable housing – 91.220(j)	71
AP-85 Other Actions – 91.220(k).....	72
Program Specific Requirements.....	79
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)	79

Executive Summary

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

1. Introduction

In 1995, the U.S. Department of Housing and Urban Development (HUD) created the Consolidated Plan (CP) to serve as a planning document and an application for funding under any of the Community Planning and Development formula grant programs. The CP is prepared every 5 years. Beginning in April 2012, HUD created new tools for the preparation of the CP and related documents (i.e., Annual Action Plan {AAP}) 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 CP submission templates. This requirement helps to make HUD's expectations clear and creates uniformity of CP review across all HUD Field Offices. The templates are part of HUD's Integrated Disbursement Information System (IDIS).

The City of Fullerton's 2020-2024 Five-Year CP, scheduled to be presented to City Council on May 19, 2020, reflects a unified vision for providing decent housing, addressing homeless issues and taking community development actions as determined by a collaborative effort of the community. The CP sets out to meet three basic goals set by HUD: 1) to provide decent housing; 2) to provide a suitable living environment; and 3) to expand economic opportunities for low/moderate-income people. The CP not only sets goals, but also defines the objectives and performance benchmarks for measuring progress. In addition to identifying the needs of the community and the resources available to address these needs, the CP assessed and evaluated future proposed programs and activities to ensure that the highest identified needs are being addressed.

In addition to preparing a CP every 5 years, the City is required to submit an AAP for each of the 5 years covered in the Five-Year CP. The 2020-21 AAP addresses the first 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 2020-21. The City anticipates receiving from HUD \$1,393,052 in CDBG funding and \$554,018 in HOME funding for FY 2020-21.

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
- American Community Survey (ACS Data Estimates)
- Orange County 2015-19 Consolidated Plan
- City of Fullerton, Housing Element – reviewed by HCD 11/20/2015
- Southern California Association of Governments (SCAG)
- 2006-2016 Comprehensive Housing Affordability Strategy (CHAS) - HUD
- Orange County 2019 Point in Time Survey
- City Net Stakeholders Report 2019
- 2020 Fullerton Homeless Plan Committee – Strategic Plan for Addressing Homelessness

2. Summarize the objectives and outcomes identified in the Plan

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

This 2020-21 AAP 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 AAP, which has been prepared for the 2020-21 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 2020-21.

3. Evaluation of past performance

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

During the meetings held to review the 2020-2021 priorities and applications, the Community Development Citizens' Committee reviewed the eligible activities that are included in the Consolidated Plan and the Annual Action Plan. A wide variety of programs can be funded from rental assistance, development of affordable housing, housing rehabilitation, economic development, code enforcement, capital improvement activities including ADA improvements, housing rehabilitation and public service programs that cover homeless issues, seniors, youth, special needs and general public service assisting the low-income residents of the community. The committee discussed and was concerned with the effect the current COVID-19 pandemic would have on the low-income residents and the community as a whole. Although the pandemic was not an issue when the process began, staff has included in the CP, the need to address all issues caused by the pandemic. The economy has already felt a huge hit, employees are

being laid off across the country, businesses are closing, medical assistance is needed, and the food banks are being overwhelmed. Staff will continue to monitor any funding sources that may be available to relieve some of the after effects of the pandemic.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

This AP was compiled by City staff. 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 was reduced to 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 City committee at a time. No current City employees may serve on a committee. Members may serve no more than two consecutive four-year terms as established by the City Council.

The CDCC 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)

Because CDBG funds are such a large part of the Five-Year CP and more specifically the AAP, the CDCC carefully reviews each request and is kept updated of the status of each program by City staff. The committee carefully then recommends funding to programs that are needed the most throughout the City. The recommendations for the use of CDBG funds in this draft are the recommendations of the CDCC.

Public Review

In an effort to broaden citizen participation in the development of the AAP, public meetings were held on January 14, 2020, January 28, 2020, February 11, 2020, February 25, 2020, and March 10, 2020 at 6:30 p.m. Because of coronavirus disease (COVID-19) pandemic, the final meeting of the CDCC scheduled for March 16, 2020, was postponed. The CDCC members submitted their recommendations to the Deputy Director of Community and Economic Development through a private email. This was followed up with a virtual meeting via WebEx on March 30, 2020, at 3:00 p.m. The public comment period for the Draft AAP began on April 20, 2020, and ended on May 19, 2020. On May 19, 2020, a public hearing will be conducted during the regular meeting of the City Council where the Draft FY 2020-21 AAP 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 April 20, 2020, and ended May 19, 2020. A Public Notice and brief summary were published in the *Fullerton News Tribune*, *La Opinion*, and *Korea Daily* on April 16, 2020. In addition, a notice was posted on the City's website as all public offices were closed due to the COVID-19 pandemic. The 2020-21 AAP will be presented to the City Council at a noticed Public Hearing on May 19, 2020.

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.

See Appendix B for Summary of Comments

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

No comments were received and therefore, no comments were rejected.

7. Summary

The City of Fullerton's 2020-21 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 2020-21), 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 Veterans) in the form of the tenant-based rental assistance program
- Assistance to non-profit organizations and City departments that provide public services
- Support of Fair Housing Practices
- Job creation and retention
- Code Enforcement efforts in extreme areas

- 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)

DRAFT

This page intentionally left blank.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

Within the City of Fullerton's Community and Economic Development Department, the Deputy Director of Community and Economic Development and the Housing Programs Manager are responsible for the preparation of the Five-Year CP, the AAP and the CAPER as well as the administration of the CDBG and HOME programs.

Consolidated Plan Public Contact Information

Kellee Fritzal
Deputy Director of Community and Economic Development
Community and Economic Development Department
303 W. Commonwealth Avenue, 2nd Floor
Fullerton, CA 92832
714-738-6837

This page intentionally left blank.

Dr.

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 AAP. 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
- Housing Rehabilitation including lead-based paint hazards
- Public assistance recipients
- Housing stock
- Assisting housing residents
- Fair Housing
- Capital Improvement Projects (i.e. streets, sidewalks, park improvements, ADA Transitional Plan)
- Code Enforcement
- Economic Development
- 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 continues to build relationships with numerous faith communities who are interested in volunteering to provide resources and services to those who are experiencing homelessness. The 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

The City has also partnered with all 13 Orange County Cities in the North Orange County Service Planning Area (SPA) through a Memorandum of Understanding for the planning, development and operation of two Homeless Navigation Centers. In addition, the City is developing with a non-profit a 150 bed-recuperative care and Homeless Navigation Center.

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.

Since 1998, the County of Orange has coordinated a comprehensive regional Continuum of Care (OC CoC) to develop and implement a strategy to address homelessness in Orange County. The OC CoC covers the Orange County jurisdiction, which includes Fullerton. Participation from County departments and agencies, local governments, homeless, housing and supportive service providers, community groups (including non-profits, faith-based organizations, interested business leaders, schools, individuals with lived experience and many other stakeholders) is welcomed and encouraged.

The CoC Board is the governing body for the OC CoC whose purpose and scope is to implement the projects and programs. The CoC Program is authorized by subtitle C of title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11381-11389). As noted in CFR 24 Part 578.1, the program is designed to:

- A. Promote communitywide commitment to the goal of ending homelessness through regional collaboration.
- B. Advocate for funding and resources to end homelessness and provide funding for proven efforts by non-profit providers, States, and local governments to quickly rehouse people experiencing homelessness, while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness.
- C. Promote access to and effective utilization of mainstream programs by homeless individuals and families.
- D. Promote implementation of best practices and evidence-based approaches to homeless programing and services.

The OC CoC has a number of committees aimed at coordination and collaborating on specific functions and programs associated with the CoC Program. All of Fullerton's homeless service agencies participate in these collaborative efforts. The committees contribute to the ongoing planning, coordination and collaboration of homeless services and programs to address the needs of individuals and families experiencing homelessness and preventing homelessness.

The City of Fullerton consults with the OC 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 and attends the CoC's monthly board meetings. Through this participation, the City can ensure barriers created by regional institutional structures that address the needs of the homeless are identified and addressed through the coordinated use of limited funds.

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

In 2011, the Emergency Solutions Grant (ESG) Program replaced the Emergency Shelter Grants Program and expanded the eligible activities to include homelessness prevention and rapid re-housing components (both previously eligible under the Homelessness Prevention and Rapid Re-Housing HPRP stimulus grant). 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. The City would like to be able to receive ESG funds directly, so as to not have to rely on the County for distribution of ESG funds. 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 SPA cities were awarded funding for the development, operation and oversight of two Homeless Navigation Centers. On February 3, 2020 the City of Fullerton submitted a RFI for the County's Homeless Housing, Assistance and Prevention (HHAP) and CESH Round 2 Services. Awards have not been announced.

As stated above, the North SPA (as created by the County of Orange) in partnership with the 13 SPA cities created and funded the North Orange County Public Safety Task Force. The Task Force is developing performance standards, and policies and procedures that will be used by all of the 13 cities to ensure consistency throughout the jurisdictions in regards to the Homeless Navigation Centers, Case Management and related issues. The standards, policies and procedures will utilize the HMIS system. The City also participates in a meeting with SPA leaders to discuss shelters and other collaborative efforts.

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 towards 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

The City's Housing Division consulted with other City departments including, Planning and Building, Code Enforcement, Police, Engineering, Parks and Recreation, and the Library. In addition to the City departments, the following agencies were contacted by postal mail, email, and/or telephone.



This page intentionally left blank.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BOYS AND GIRLS CLUB OF FULLERTON
	Agency/Group/Organization Type	Services-Children Services – Education
	What section of the Plan was addressed by Consultation?	After-School program
	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 Club requested \$50,000. The CDCC recommended funding at \$31,087 for program year 2020-21.
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 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 many with mental health issues. Care Housing did not request funds for 2020-21.
3	Agency/Group/Organization	Community SeniorServ
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services – Health Nutrition

	What section of the Plan was addressed by Consultation?	Services for the Elderly and Disabled 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?	Community SeniorServ provides services to over 160 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. Community SeniorServ requested \$25,000 for 2020-21. The CDCC recommended funding at \$17,000 for program year.
4	Agency/Group/Organization	Council on Aging-Southern California, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Ombudsman Services for Board and Care Residents
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs 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?	Council on Aging assists 130 senior residents through its Long-Term Care Ombudsman Service program. The Council has decided not to request CDBG funds for 2020-21 from any cities as they do not have staff to complete all of the required paperwork.
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. CDCC did not recommend funding in 2018 or 2019 due to the limited amount of success in 2018. Chrysalis did not submit an application for the 2020-19 program year.
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 provide fair housing services. The Fair Housing Council has submitted applications in the past, but did not submit an application for the 2020-21 program year.
7	Agency/Group/Organization	Fair Housing Foundation
	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 contracts with the Fair Housing Foundation to provide required fair housing services. The Fair Housing Foundation anticipates assisting 260 individuals funding the 2020-21 program year. The CDCC recommended funding in the amount of \$20,000.
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 provided services to at-risk youth. Fullerton Collaborative did not request funding for 2020-21.
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 anticipate serving 320 Fullerton youth. Because of a lack of CDBG funds, the CDCC did support funding Giving Children Hope for program year 2020-21.

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 Public Service - Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Hart provides job training that can lead to job retention in the food industry that include food prep, serving, bussing tables, agriculture, and catering support. Hart anticipates training 10 part time employees. Hart is requesting \$45,000 for the 2020-21 program year. The CDCC recommended funding Hart as a public service in the amount of \$25,000 for program year 2020-21.
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 100 low-income homeless domestic violence victims with outreach, screening, case-management, social services. Lutheran Social Services is requesting \$20,000 for program year 2020-21. The CDCC recommended fully funding the program.

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?	Services – Elderly and Disabled 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 110 clients. MOW requested \$25,870 for the 2020-21 program year. The CDCC recommended full funding.
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 Homeless Needs – Families with children 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 operated the Cold Weather Armory Shelter located in Fullerton for many years. Mercy House Living Centers is requesting funds to continue operations at Bridges at Kraemer Place emergency shelter that proposes to shelter 120 homeless individuals. Mercy House requested \$15,000 for the 2020-21 program year. The CDCC recommended full funding.

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 Clinician 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.
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 18 units restricted to Mental Health Services Act tenants. The City's contribution was \$3.0 million in 2010 Housing Bond proceeds funds while the County provided \$3.15 million in MHSA funds. The City of Fullerton also participates in 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 – Life Skills
	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?	The City has been working with Pathways of Hope regarding the homeless issue for many years. 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 a resource center, the Hub of Hope located in Fullerton. The first request provides life skills education to 300 individuals for homeless and low-income residents so they can be successful in obtaining and keeping a home. Pathways requested \$20,000 for the program. The CDCC recommended funding at \$12,500 for the Life Skills program year 2020-21. In addition, Pathways of Hope submitted a second application for Regional Services Coordinator that is proposing to assist 200 individuals with finding and keeping a home. Pathways requested \$25,000. The CDCC recommended \$20,000 for FY 2020-21.
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 33 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. Radiant Health Center requested \$7,500. The CDCC recommended full funding for program year 2020-21.
18	Agency/Group/Organization	Second Chance Orange County
	Agency/Group/Organization Type	Services – Homeless Services – Recovery from substance dependency Services – Life Skills
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless 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?	Second Chance provides a program for recovering addicts experiencing homelessness. The program would offer mentoring, life skills, and job placement. Second Chance requested \$40,000 to assist 40 clients. The CDCC did not recommend funding for the 2020-21 fiscal year.
19	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 assists approximately 40 homeless youth with outreach support, transitional housing, services and resources. The agency did not request funding for 2020-21.

20	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 program
	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 YMCA requested \$10,000 for the 2020-21 program year. The CDCC recommended full funding for the program.
21	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 assists 10 transitional aged youth living on the streets and connects them with trauma informed mental healthcare and addiction recovery. Young lives did not request funding for program year 2020-21.

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

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Orange	The CoC goals are consistent with Fullerton's 5-Year CP goals as it relates to homelessness. Specifically, regional collaboration around funding and resources such as year-round shelters.
Homeless Plan Committee	City of Fullerton	The Fullerton Homeless Plan Committee recommendations are consistent with the Fullerton CP goals as it relates to homelessness. The Fullerton Homeless Plan Committee was formed to help give direction to the City on its plan to address homelessness.
North SPA Task Force	City of Placentia	The North SPA Task Force meetings align with the Fullerton CP goals as it relates to homelessness. The goal of the meeting is for North SPA leaders to discuss shelters and other collaborative efforts.
Public Safety Task Force	Public Safety Task Force	The Public Safety Task Force goals are consistent with the Fullerton's 5-Year CP goals as it relates to homelessness. The task force contributes funding to support local homeless outreach.
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 2020-24 CP and this 2020-21 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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Fullerton Economic Development Element	City of Fullerton	As part of the City's General Plan various goals and policies have been established that are consistent with the 2020-2024 Consolidated Plan and this 2020-21 AAP, including pursuing/using grants for job creation/retention.
2020-2024 Five-Year Consolidated Plan	City of Fullerton	The goals identified in the 2020-2024 Five-Year Consolidated Plan are consistent with the goals identified within this 2020-21 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.

The City of Fullerton is also a member of the Association of California Cities-Orange County (ACC-OC) and a member of the Orange County Housing Finance Trust. The Trust is partnering with the United Way, cities and private and non-profit investors to collaborate on building 2,700 Affordable and 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 and 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 2020-21 AAP, public meetings were held on January 14, 2020, January 28, 2020, February 11, 2020, February 25, 2020 and March 10, 2020 at 6:30 pm. Because of coronavirus disease (COVID-19) pandemic, the final meeting of the CDCC scheduled for March 16, 2020, was postponed. The CDCC members submitted their recommendations to the Deputy Director of Community and Economic Development through a private email. This was followed up with a virtual meeting via WebEx on March 30, 2020, at 3:00 p.m. The public comment period for the Draft 2019-20 AAP began on April 20, 2020, and ended on May 19, 2020. On May 19, 2020, a public hearing will be conducted during the regular meeting of the City Council where the Draft FY 2020-21 AAP 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 April 20, 2020, and ended May 19, 2020. A Public Notice and brief summary were published in the *Fullerton News Tribune*, *La Opinion*, and *Korea Daily* on April 16, 2020. In addition, a notice was posted on the City's website where copies of the Draft were also made available.

The 2020-21 AAP will be presented to the City Council at a noticed virtual Public Hearing on May 19, 2020. (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 2020-21 AAP was available from April 20, 2020, through May 19, 2020. The purpose was to allow all residents and organizations the opportunity to review and comment on the Draft AAP.	No comments were received.	No comments were received.	
2	Public Meeting	Non-targeted/ broad community	On November 6, 2020, the City held a public meeting with 18 attendees from non-profit organizations to discuss the CDBG funding for 2020-21.	Comments received pertain to: 1) Fullerton's CDBG selection process; 2) CDBG funding available and guidelines; and 3) goals and priorities of the 2020-2024 Five-Year CP.	All 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)
3	Public Hearing	Non-targeted/ broad community	The January 14, 2020, CDCC public hearing meeting consisted of an overview of CDBG and HOME funding. The meeting included review of all non-profit applications and the 2018-19 CAPER. This meeting was attended by three individuals.	No comments were received.	No comments were received.	
4	Public Meeting	Non-targeted/ broad community	The January 28, 2020, 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. Community SeniorServ, Inc. 3. Giving Children Hope 4. Lutheran Social Services 5. Meals on Wheels of Fullerton 6. Mercy House Living Center. This meeting was attended by approximately 11 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)
5	Public Meeting	Non-targeted/broad community	The February 11, 2020, CDCC meeting consisted of presentations by non-profit applicants for the purpose of receiving CDBG funding. The attendees included the following organizations: 1. Pathways of Hope (2 Projects) 2. Radiant Health Center 3. Second Chance OC 4. YMCA of Orange County 5. Fair Housing Foundation 6. Hart Community Homes. This meeting was attended by 10 individuals.	No comments were received.	No comments were received.	
6	Public Meeting	Non-targeted/broad community	The February 25, 2020, meeting consisted of an overview of the City applications. No members of the public were in attendance.	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)
7	Public Meeting	Non-targeted/broad community	The March 10, 2020, meeting consisted of presentations by City Departments requesting CDBG funds: Public Works Department for Street improvements and an ADA Transition Plan; Community and Economic Development Department for Administration of Federal Programs, the Home Improvement Programs, Homeless Case Management Services, and Code Enforcement; Parks and Rec for park improvements. This meeting was attended by City staff and approximately 6 residents.	No comments were received.	No comments were received.	
8	Virtual Public Meeting	Non-targeted/broad community	On March 30, 2020, a virtual meeting was held with the CDCcto complete the recommendations of the committee regarding the CDBG funding.	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)
9	Public Notice	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	On April 16, 2020, a public notice was published announcing the availability of the Draft 5-Year 2020-24 CP, the Draft FY 2020-21 AAP, the draft of the revised Citizen Participation Plan, and the 2020-2024 Draft 5-Year Fair Housing Analysis to Impediments in the Fullerton News Tribune, 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 May 19, 2020.	No comments were received.	No comments were received.	
10	Public Hearing	Non-targeted/broad community	A City Council meeting is scheduled for May 19, 2020. A PowerPoint presentation will be made on the 5-Year CP, the FY 2020-21 AAP, the Revised Citizen Participation Plan, and the 5-Year Fair Housing Analysis to Impediments during the public hearing.	No comments were received.	No comments were received.	

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 2020-21, the City of Fullerton will receive \$1,393,052 in CDBG (an increase of \$7,893 from 2019-20) in addition, the City anticipates \$111,401 in carried forward funds from the Revolving Loan Account as well as \$240,000 in previously allocated funds for a total of \$1,744,453 in CDBG. It is anticipated that the City will also receive \$819,487 in the first allocation of Community Development Block Grant Coronavirus (CDBG-CV) funds. The City will review the effect of the virus on the community and the requirements attached to the CDBG-CV grant. The funds will then be used to best prevent the spread of the virus, prepare for continual attack of the virus and respond to the health and economic devastation the virus may bring.

For Fiscal year 2020-21 the City will receive \$554,018 in HOME funds (an increase of \$31,696 from FY 2019-20). In addition, the City anticipates there will be \$132,194 in Program income (\$98,000 in home improvement loans and \$34,194 in down payment assistant loans being paid back) and \$1,692,048 in unexpended carried over development funds, for a total of \$2,378,260.

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.

This page intentionally left blank.

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	1,393,052	46,000	350,401	1,789,453	6,500,000	The amount of resources available includes unexpended CDBG funds from FY 2019-20 (\$240,000), Revolving Loan Funds (\$111,401), and anticipated repayments (\$46,000). Primary focus will include Admin and Planning, housing rehabilitation grants & loans, public improvements, and public services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public – federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	554,018	132,194	1,692,048	2,378,260	2,200,000	The amount of resources available includes unexpended HOME funds/program income from previous years. Primary focus will include multi-family rental acquisition/rehab, homeowner rehabilitation (family and seniors), and homeless prevention through the tenant based rental assistance.

Table 5 - Expected Resources – Priority Table

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

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 minimum 10% of the project development costs as an equity commitment. In March 2014, June 2015, and March^[KF1] 2016, the City's committed all except approximately \$500,00 of the 2010 \$28.9 Taxable Tax Allocation Housing Bond ("2010 Housing Bond") proceeds (approximately \$15.6 million) to several affordable housing projects. The City will reach out to a CHDO and examine the use of the remaining Housing Bond funds and HOME dollars to develop an affordable housing project either through acquisition/ rehab or new construction. The following projects were funded with the Housing Bond proceeds.

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 the remaining twelve (12) units 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.

Related California – A Fullerton Family Housing developed 55-unit project named Citrea Apartments located at 336 E. Santa Fe Drive. This 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 was held in February 2019.

Habitat for Humanity – developed three for sale units located at 401 S. Highland Avenue and 308 W. Truslow Avenue. The first unit 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 single-family units were available to households at or below 80% of the median income. Completion on these units was November 2018.

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.

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

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 de-obligation 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 2010 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 were 70 vacant sites within the City that were available for potential residential development of affordable housing. 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 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 completed on 46 units of which 45 are 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 City is looking at four City owned sites for affordable housing.

Discussion

The City intends to apply for program year 2020-21 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.

DRAFT

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitation of Substandard Housing Units	2020	2021	Affordable Housing	Citywide	Housing Rehabilitation Program	CDBG: \$571,331 HOME: \$0	Homeowner Housing units rehabilitated: 20 Household/Housing Units
2	Development of Affordable Housing	2020	2021	Affordable Housing	Citywide	Development of Affordable Housing	HOME: \$1,692,048	Acquisition/rehab of rental units: 10 Household/Housing Units
3	Homeless Prevention Emergency Shelters	2020	2021	Homeless	Citywide	Assistance to the Homeless, Homeless Prevention	CDBG: \$72,500 HOME: \$200,000	Tenant-based rental assistance / Rapid Rehousing: 53 Households Homeless Person Overnight Shelter: 120 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 120 Beds Homelessness Prevention: 500 Persons Assisted Homeless services: 100 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	2020	2021	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: \$208,957	Public service activities for Low/Moderate Income Housing Benefit: 1,013 Households Assisted Homeless Person Overnight Shelter: 120 Persons Assisted Homelessness Prevention: 500 Persons Assisted
5	Job creation and retention	2020	2021	Economic Development Opportunities	Citywide	Job creation and retention	CDBG: \$0	Economic development will be encouraged citywide. No applications were received this fiscal year.
6	Support Fair Housing Choice	2020	2021	Fair Housing Services	Citywide	Fair Housing Five Year Plan	CDBG: \$20,000	Homelessness Prevention: 260 Persons Assisted
7	Code Enforcement	2020	2021	Neighborhood Revitalization	CDBG	Municipal and Building Code Complaints	CDBG: \$0	CDBG funding was not available for this goal. General funds were used to fund Code Enforcement activities citywide. Other: 139,640
8	Capital Improvement Projects	2020	2021	Infrastructure Improvements	CDBG	Capital Improvement Projects	CDBG: \$585,555	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8,324 Persons Assisted
9	Natural Disaster Funds	2020	2021	Natural Disaster Funds	Citywide	Natural Disaster Funds	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 53,485 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 AAP meet a strategic Goal. According to the American Community Survey, a majority of the City's housing stock (71.4%) 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 other funding as applicable, 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 over 11,200 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 2020-21. Funding is to come from Community Housing Development Organization Reserves and HOME entitlement funds.

3	Goal Name	Homeless Prevention Emergency Shelters
	Goal Description	<p>The City will continue to support its non-profit organizations such as Mercy House, 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 120 homeless from Fullerton with shelter beds. The City of Fullerton contributed \$500,000 towards the acquisition and development of this facility several years ago and continues to provide CDBG funds annually.</p> <p>The City and adjacent jurisdictions in the North Service Planning Area have implemented 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. A third center will be developed in Fullerton and offer 90 shelter and 60 recuperative beds. Placentia opened in April of 2020. Buena Park and Fullerton are scheduled to open later in 2020.</p> <p>City is working with Illumination Foundations for a 150-bed Homeless Navigation Center and Recuperative Care facility at 3535 W Commonwealth.</p> <p>In addition, in order to address tenants who are at risk of becoming homeless, the City will increase HOME funding to provide the Tenant Based Rental Assistance (TBRA) program for seniors and residents with disabilities living in mobile homes and expand the program to include senior veterans throughout the City.</p>
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: 1,633 Persons Assisted • Homeless Person Overnight Shelter: 120 Persons Assisted • Homelessness Outreach: 100 Persons Assisted • Homelessness Prevention (job training; life skills; resources): 510 Persons Assisted • Youth Services (Afterschool Programs): 500 Persons Assisted • Senior Services (Meals): 270 Persons Assisted • Special Needs (victims of domestic violence; persons with HIV) 133 Persons Assisted

5	Goal Name	Job creation and retention
	Goal Description	According to the State of California Employment Development Department, as of February 2020, the unemployment rate for Orange County was 2.8%. 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. Job training: It is anticipated that 10 persons will be trained at the Monkey Business Cafe through Hart Community Homes.
6	Goal Name	Neighborhood Revitalization-Section 108 Repayment
	Goal Description	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. The last payment of the Section 108 Loan was paid in 2019-20. The City will investigate the future use of a new Section 108 project.
7	Goal Name	Support Fair Housing Choice
	Goal Description	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. Persons: 260 Persons will be assisted
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. The 2020-21 recommendations include: Reconstruction of streets in CDBG eligible census tracts and block groups in the area of Hastings, Ash, and West. In addition, neighborhood parks have a need for improvements to update access and play equipment. Funding has been allocated for the improvements at Pacific Drive Park.
11	Goal Name	Natural Disaster Funds
	Goal Description	Infrastructure improvements in case of Natural Disaster



This page intentionally left blank.

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 \$1,393,052, in fiscal year FY 2020-21. Additionally, the City anticipates receiving \$46,000 in loan repayments during that fiscal year. All repayments received will be deposited into the Home Improvement Loan Program.

The City recognizes that housing/community development needs must be met. In order to meet these needs, the City has allocated CDBG funds in various areas of needs. The allocations have provided a mechanism to eliminate deficiencies in the existing housing stock and public improvements, while meeting the public service needs of the community. Priorities in the City are given to infrastructure and agencies providing needed social services. Because of the limited 15% public services allocation cap, these funds cannot be used to address all of the needed social programs identified within the City. On March 30, 2020, the CDCC made recommendations that would address many of the social programs needed in the City. There were 12 public service applications received for CDBG funding. Of those, the CDCC recommended funding 10 of the non-profit organizations.

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

HOME Investment Partnerships

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

The City is a long-time participant in the HOME program (since 1992) and intends to apply for \$554,018 in HOME funds for program year 2020-21. This includes \$55,401 to be allocated for administration (10% maximum allowable), \$83,103 (15% Minimum) to be allocated for CHDO Reserves and the remaining \$415,514 to be allocated for development of affordable housing. In addition, there is approximately \$130,486 available in unspent administration funds. There is an additional \$1,692,048 available for development costs to be used for acquisition/rehab.

Projects

#	Project Name
1	City of Fullerton Public Facility Improvements
2	ADA Transitional Plan
2	Fair Housing Services
3	HOME CHDO Allocation
4	Homelessness Prevention Services
5	Program Administration
6	Neighborhood Revitalization/Preservation
7	Residential Acquisition/Rehabilitation Program
8	Senior Services
9	Special Needs Services
10	Tenant Based Rental Assistance (TBRA)
11	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 CP priorities. A large concern of the committee was the situation and uncertainty of COVID-19 that was ongoing during the CDBG review process. 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 half of those that were recommended for funding were recommended to receive an amount less than the full amount of their request.

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

AP-38 Project Summary

Project Summary Information

1	Project Name	City of Fullerton Public Facility Improvements
	Target Area	CDBG
	Goals Supported	Capital Improvement Projects
	Needs Addressed	Capital Improvement Projects
	Funding	CDBG: \$585,55
	Description	Improve City of Fullerton public facilities and infrastructure to benefit low- and moderate-income residents by improving streets, alleys, and parks in CDBG eligible areas.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 108 households will benefit from the street project according to HUD data. 8,000 persons will benefit from the park improvements
	Location Description	Street Reconstruction: Hastings, West, Franklin, Ash, Meade Park Project: Pacific Drive Park
	Planned Activities	Reconstruction of existing streets and park improvements.
2	Project Name	ADA Transition Plan
	Target Area	Citywide
	Goals Supported	ADA Accessibility
	Needs Addressed	ADA Accessibility
	Funding	CDBG \$100,000
	Description	Funding will be used to continue the updated of the ADA Transition Plan and Self- Evaluation and will specifically address the City's parks and public street right-of-ways. Project study costs will be included in the plan and address all professional and staff administration.
	Target Date	6/30/21

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 139,640 persons will benefit from this study as it is being done throughout the City.
	Location Description	Citywide
	Planned Activities	
3	Project Name	Fair Housing Services
	Target Area	Citywide
	Goals Supported	Support Fair Housing Choice
	Needs Addressed	Support Fair Housing Choice
	Funding	CDBG: \$20,000
	Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services to be allocated to the Fair Housing Foundation.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 260 Fullerton residents will benefit from Fair Housing activity.
	Location Description	Citywide
4	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.
	Project Name	HOME CHDO Allocation
	Target Area	Citywide
	Goals Supported	Rehabilitation of Substandard Housing Unit Development of Affordable Housing
	Needs Addressed	Development of Affordable Housing

	Funding	HOME: \$423,037
	Description	Fifteen (15) percent of HOME funds must be set aside for Community Housing Development Organizations (CHDO). The City anticipates receiving \$554,018 in HOME funds for FY 2020-21 of which a minimum of fifteen percent (\$83,103) is to be used on CHDO related projects. In addition to the FY 2020-21 CHDO allocation, the City has CHDO carryover and HOME entitlement allocations of \$1,692,048. This funding may be used for programs/projects that include acquisition, rehabilitation, TBRA, or new construction. The City anticipates expending CHDO funds on acquisition/rehabilitation.
	Target Date	6/30/2021
	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 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 At-Risk of Homelessness
	Needs Addressed	Public Service Programs Assistance to the Homeless, Homeless Prevention
	Funding	CDBG: \$97,500

	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 City Homeless Case Management Services receive \$25,000 for case managers to provide homeless outreach services; Pathways of Hope (POH) to receive \$20,000 for Regional Services Coordination for housing navigation for people experiencing homelessness and \$12,500 for Life Skills Training; and \$15,000 to Mercy Housing for the operation of Bridges at Kraemer Place. To prevent homelessness the CDCC recommended funding Hart Communities \$25,000 to provide job training for youth coming out of the foster care system.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 730 Fullerton residents will benefit from the activity: 300 from prevention, 120 will have emergency beds and 300 homeless people on the streets will be offered assistance. In addition, 10 individuals will receive job training.
	Location Description	Citywide
	Planned Activities	<ul style="list-style-type: none"> • Homeless Case Management Services (100 persons) - \$25,000 • Mercy Housing - Emergency Shelter Program (120 persons) - \$15,000 • POH - Regional Homelessness Service Coordination (200 individuals). \$20,000 • POH - Life Skills Training (300 residents) - \$12,500 • Hart Communities (10 persons) - \$25,000
6	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Rehabilitation of Substandard Housing Units Development of Affordable Housing Homeless Prevention Emergency Shelters Provide Support to Non-Profit Agencies Job creation and retention Support Fair Housing Choice 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 Support Fair Housing Choices Capital Improvement Projects ADA Transition Plan ADA Improvements Natural Disaster Funds
	Funding	CDBG: \$258,610 HOME: \$55,401
	Description	Fullerton Community Development Department Funds include operation and staff costs and are capped at 20% of CDBG allocation. Allowable administration total is \$278,610 however, Fair Housing Services are included as administrative costs). Housing Administration includes: general management, oversight, and coordination of CDBG funds and the Community Development Citizens' Committee. Housing Administration also includes preparation of all CDBG reports, legal and consulting costs, and staff costs. Fullerton Community Development Department - Administration of HOME Program includes operation and staff costs. The HOME allocation for FY 2020-21 is \$554,018. HOME citation 92.207 allows administration costs up to 10% of HOME allocation (\$55,401) annually and unspent funds can be carried forward from previous years.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Citywide
	Planned Activities	Administration CDBG Program - CDBG Funding \$278,610 (Includes \$20,000 Fair Housing Services). Fair housing allocation is reflected in Project #2 labeled Fair Housing Services. Administration HOME Program - HOME Funding \$55,401 (FY 2020), Previous year's remaining administration funding will be expended prior to spending the 2020 funds.
7	Project Name	Neighborhood Revitalization/Preservation
	Target Area	Citywide
	Goals Supported	Rehabilitation of Substandard Housing Units

	Needs Addressed	Housing Rehabilitation Program
	Funding	CDBG: \$571,331 HOME: \$0
	Description	Preservation of the quality of existing affordable housing stock occupied by low- and moderate-income households.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 households will benefit from the proposed activities.
	Location Description	Citywide
	Planned Activities	Home Improvement Program (Loans and Grants) - CDBG Funding \$571,331 (Revolving Loan Funds \$111,40; \$459,930 entitlement funds). Unexpended funds as of June 30, 2020, from rehab programs will be carried over into the new program year. If HOME funds are used, administration (operation and staff costs) of the Home Improvement Program will be included in the project directly related to those costs.
8	Project Name	Residential Acquisition/Rehabilitation Program
	Target Area	Citywide
	Goals Supported	Rehabilitation of Substandard Housing Units Development of Affordable Housing
	Needs Addressed	Development of Affordable Housing
	Funding	HOME: \$1,692,048
	Description	In partnership with housing developers, the City intends to leverage HOME funds in support of the development of new rental housing units affordable to households earning less than 30, 60, or 80 percent of Area Median income, including units reserved to residents with special needs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10-20 households will benefit from affordable rental housing that will include social services.

	Location Description	The Location has not been determined. The City of Fullerton will solicit proposals from Community Housing Development Organizations. Project may combine CHDO reserve with HOME entitlement funds.
	Planned Activities	Staff is working with several housing developers to determine suitable location(s)/project(s) for affordable Housing development.
9	Project Name	Senior Services
	Target Area	Citywide
	Goals Supported	Provide Support to Non-Profit Agencies
	Needs Addressed	Public Service Programs
	Funding	CDBG: \$42,870
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 270 seniors will benefit from the activities.
	Location Description	Citywide
10	Planned Activities	Community SeniorServ, Inc. - Congregate Lunch Program (160 seniors). CDBG Funding - \$17,000. Meals on Wheels of Fullerton, Inc. (MOW) - Meals/Supportive Services (110 seniors). CDBG Funding \$25,870.
	Project Name	Special Needs Services
	Target Area	Citywide
	Goals Supported	Provide Support to Non-Profit Agencies
	Needs Addressed	Public Service Programs
	Funding	CDBG: \$27,500
	Description	Provide special needs services including, but not limited, to those dealing with disabilities, domestic violence, substance abuse, and HIV/AIDS.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 domestic violence victims and 33 individuals living with HIV 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. Radiant Health Centers - Nutrition Services Program provides groceries, vitamins, and nutritional supplements to low-income individuals living with HIV.
11	Project Name	Tenant Based Rental Assistance (TBRA)
	Target Area	Citywide
	Goals Supported	Homeless Prevention Emergency Shelters
	Needs Addressed	Assistance to the Homeless, Homeless Prevention
	Funding	HOME: \$200,000
	Description	Monthly rental reimbursements for low-income Fullerton residents, including seniors, disabled individuals living in mobile homes and senior veterans living throughout the City.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a total of 20 households would receive assistance.
	Location Description	Citywide
	Planned Activities	The TBRA program will provide monthly subsidy assistance to low-income seniors living in mobile homes and low-income veterans that pay more than 50% of their income on rent. By providing this service, residents do not pay more than 50% of their income into housing cost for a one-year period (renewable one time) that would allow them to have a better chance of succeeding in becoming self-sufficient. If funds are available assistance will be extended to qualified residents who pay more than 30% of their income on rent.
	Project Name	Youth Services

12	Target Area	Citywide
	Goals Supported	Provide Support to Non-Profit Agencies
	Needs Addressed	Public Service Programs
	Funding	CDBG: \$41,087
	Description	Provide services including, but not limited to, after-school care, summer school and weekend nutrition programs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 youth will benefit from the activity.
	Location Description	Citywide
	Planned Activities	Boys and Girls Club - After-School Program (450 families). CDBG funding \$31,087. YMCA of Orange County - Richman Youth Center Achievers (50 families). CDBG funding \$10,000.

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 citywide or within CDBG eligible areas. Maps of the boundary areas are shown in Appendix A.

Based on the Strategic Plan included in the Five-Year CP, the City will continue to allocate 100 percent of its non-administrative CDBG and HOME Investments for program year 2020-21 to projects and activities that benefit low- and moderate-income people citywide.

The distribution of anticipated CDBG funding resources in 2020-21 are shown in the table below:

Geographic Distribution

Target Area	Percentage of Funds
Citywide	43
CDBG	56
Block Improvement Grant	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. The Section 108 Loan final installment was paid in 2019-20. 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.

Discussion

The City's priority is to allocated CDBG funds to target (CDBG eligible) areas and to low-income individuals needing assistance.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Since 1990, the City has been involved in the development/rehabilitation of over 919 affordable rental units and 45 affordable ownership units (see Appendix C). The production of affordable housing has been primarily from two funding sources HOME Investment Partnerships funds and the 2010 Housing Bond, since the elimination of the Redevelopment Agency Housing Set-Aside funds. The City through Habitat for Humanity will be completing the ownership project that is currently under construction. The City will seek partnership with a CHDO in 2020-21 to increase affordable rental units. It is speculated that the number of affordable units needed will increase in the next year due to the effects of the COVID-19 pandemic.

It is anticipated that \$1,692,048 in HOME funds, will be expended for an acquisition/rehabilitation project (10-20 units). Funding includes unallocated carried forward entitlement funds previously held for development CHDO reserve, and program income.

There are approximately \$500,000 remaining of the \$28.9 million 2010 Housing Bond proceeds for development. The City will entertain combining the remaining funds with HOME funds to develop an affordable housing project in the City. The following affordable housing projects were recently completed or are under construction with the use of these funds:

4. 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 the remaining twelve (12) units 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.
5. Related California – A Fullerton Family Housing developed 55-unit project named Citrea Apartments located at 336 E. Santa Fe Drive. This 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 was held in February 2019.
6. Habitat for Humanity – developed three for sale units located at 401 S. Highland Avenue and 308 W. Truslow Avenue. The first unit 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 single-family units were available to households at or below 80% of the median income. Completion on these units was November 2018.
7. 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.

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

One Year Goals for the Number of Households to be Supported	
Homeless	1,053
Non-Homeless	1,571
Special-Needs	444
Total	3,068

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	2,243
The Production of New Units	23
Rehab of Existing Units	20
Acquisition of Existing Units	10
Total	2,296

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

Discussion

Homeless – It is anticipated that 1,053 individuals will be supported by emergency or transitional shelter through a partnership with Homeless Service Providers. This includes 500 households who will be assisted by Pathways of Hope through their CDBG funded programs and 8 transitional beds available through their New Vista Shelter; 100 domestic violence victims to receive emergency services from Lutheran Social Services; 120 to be sheltered by Mercy House at Bridges at Kraemer Place; 100 homeless will receive assistance through the City's Homeless Case Management Services; 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 in 2020. In addition, Fullerton's Navigation should also be completed this year adding an additional 150 beds.

Non Homeless/Rental Assistance - A total of 1,571 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 (12) throughout the Richman Park area. The City intends to continue the use of HOME funding for its Tenant Based Rental Assistance (TBRA) that will provide much needed rental assistance for seniors and disabled individuals living in mobile homes, as well as, senior veterans

throughout the city. Funding for the TBRA program is to be allocated from HOME funds (FY 2019-20, an estimated 23 households; FY 2020-2021, an additional 20 households). The rental assistance number also include 619 households who receive vouchers/assistance from OCHA. (The VASH numbers are not broken down by City so this number is not reflected in the total.) 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.

Special-Needs -A total of 444 units are available to those with special-needs (Domestic Violence Victims, Seniors, Disabled, Veterans). This includes those living in single room occupancy projects that provide wrap around social services (137 households) who will receive social services; nutrition and food services for those living with HIV (33 persons); an estimated 20 Veterans who will receive TBRA (estimated 5 of them may be disabled); and although Council on Aging did not request CDBG funds this coming program year, they will provide ombudsman services to 130 seniors 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.

Rental Assistance – Through the City's TBRA program 53 households are expected to receive assistance along with 707 rental units the City currently

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. City is looking at four (4) City owned sites for production of new units.

Rehab of Existing Units - the City anticipates completing 25 rehabilitation projects/loans for 20 households in FY 2020-2021. 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 for low- and moderate-income families. It is estimated that 10-20 units may be purchased and rehabilitated. Location and CHDO partner 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 January 21, 2020, OCHA was providing 454 Section 8 vouchers to Fullerton residents, of which, 133 were families, 92 disabled and 229 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 69 certificates provided under the CoC Program Permanent Supportive Housing Certificate Program (1 family, 55 disabled, 13 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 CoC approach which includes both private and public entities. The strategy used by the CoC is referred to as the System of Care. The System of Care is comprised of the following:

1. BEHAVIORAL HEALTH: • Outreach and Engagement Teams • Mental Health and Substance Use Services • Housing Navigation • Development of The Wellness Campus on Anita Drive
2. HEALTHCARE: • Whole Person Care • Recuperative Care • Comprehensive Health Assessment Teams – Homeless (CHAT-H)
3. HOUSING: • Emergency Housing • Expansion of Housing Assistance Programs • Housing Funding Strategy • Housing Finance Trust Fund • Landlord Incentive Program
4. COMMUNITY CORRECTIONS: • Proposition 47 Re-Entry Center Program • Stepping Up Initiative • Collaborative Courts • Integrative Services Strategy
5. PUBLIC SOCIAL SERVICES: • Enhanced Outreach for hard-to-reach populations • Access to Public Benefits • Countywide expansion - Restaurant Meals Program • Chrysalis Employment Program

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

The Fullerton City Council has received and filed the FHPC's Strategic Plan shared below:

Emergency Housing/Navigation Centers

1. Provide sufficient emergency shelter/navigation beds to meet the minimum requirement to allow enforcement of the anti-camping ordinance. (The Court set 60% of our 308 Point In Time estimated unsheltered homeless individuals, which is about 185 beds, as the minimum required additional shelter beds for Fullerton). It is our understanding that Fullerton will have 75 beds in the Placentia and Buena Park Shelters scheduled to open in 2020. The Illumination Foundation's Navigation and Recuperative Care Center planned for Fullerton should add at least another 110 beds bringing Fullerton to the required number of beds until those beds fill up.
2. Fast track the Illumination Foundation Navigation and Recuperative Care Center.
3. Create a SB2 "by-right" zoning for shelters and include the Illumination Foundation site.

4. Continually enforce the anti-camping ordinance as long as shelter beds are available and develop permanent housing to relieve the shelters when they fill up.
5. Support the Safe Parking Pilot Program that started November 12, 2019, in Fullerton.
6. Ensure that all shelters follow non-discrimination policies to prevent discrimination against individuals based on Race, Religion, Sexual Orientation, Gender, Disability, or other basis.

Permanent Housing

1. Develop and implement an affordable housing plan with milestones to:
 - a. Meet the 2021 Regional Housing Needs Assessment (RHNA) goal of 146 very low-income units, and 166 low-income units by 2021.
 - b. Meet the 2029 RHNA (Projected) goal of 2, 973 very-low- and low-income housing units by 2029 with quarterly milestones.
 - c. Identify city and other public land to encourage development of very-low- and low-income housing by March 2020. As developments are proposed, ease permits and density requirements to meet the RHNA goals.
 - d. Fast Track development of permanent supportive, very-low- and low-income housing as developments are proposed, to meet the RHNA goals.
 - e. Approve an Affordable Housing Incentive Overlay Zone that increases the density and “by right” development of mixed use with very-low- and low-income housing requirements in areas throughout the city to meet the RHNA goals by March 2020.
2. Amend the Fullerton General Plan Land Use Designation, to allow properties containing religious institutions to develop permanent supportive housing and/or affordable housing on those properties “by right”.
3. Adopt a Mixed Income Housing Ordinance for all new developments to provide housing for all Fullerton residents’ income levels. Require new developments to include 20% very-low- or low-income units or pay an “In Lieu of Fee” when the low-income housing is not feasible, creating a funding source to subsidize Very Low-Income housing units.
4. Promote Additional Dwelling Unit (ADU or “Granny Flats”) development by waiving fees, fast tracking development, and providing prefab plans.
5. Encourage hotel/motel conversions into low-income housing.
6. Pass a rent stabilization ordinance for mobile home parks to prevent the loss of this affordable housing, and the loss of homes by low-income owners who cannot move their older units.

Prevention/Diversion

1. Collaborate with non-profits and faith-based organizations to develop funds with a “No Wrong Door” system of access for emergency assistance and prevention of homelessness.
2. Actively encourage non-profits and educational institutions that provide job training and placement programs for the homeless in Fullerton.
3. Welcome re-entry programs in Fullerton that assist individuals coming out of jail to get housing, treatment if needed, and employment.

4. Encourage and facilitate public and private programs in Fullerton that assist those living with mental illness, such as the Be Well Center in Orange.
5. Promote public and private programs that assist those suffering from substance abuse to provide services and locate in Fullerton.
6. Require all organizations adopt non-discrimination policies to prevent discrimination based on: Race, Religion, Sexual Orientation, Gender, Disability, or other basis.

Public Safety/Outreach

1. Applaud Fullerton Homeless Liaison Officer Program's collaboration with Orange County Health Care Agency professionals and City Net community workers and consider enhancing it.
2. Ensure that all Fullerton Police are trained in dealing with the mentally ill and homeless.
3. Create a Fullerton Homeless Oversight mechanism to take suggestions and complaints about the shelters and homeless issues.
4. Recognize the Fullerton Collaborative's Homeless Task Force to monitor the implementation of the report recommendations, hold public forums in collaboration with the City, and evaluate the efficacy of homeless and affordable housing programs.

Regional Collaboration

1. Support a North County SPA oversight initiative to:
 - a. Act as a resource to the SPA cities, sharing best practices and encouraging regional collaboration,
 - b. Take suggestions and complaints from residents in shelters and the public,
 - c. Evaluate the efficacy of the homeless and affordable housing programs, and
 - d. Monitor the implementation of these recommendations and others.
2. Contribute to a staff position to support the North County SPA oversight effort that is funded by the SPA cities.
3. Support a countywide system of data sharing to increase the coordination of services between the County, cities, non-profits and faith-based organizations.
4. Support the OC CoC in their initiative to set standards for the operation of shelters. Understanding the need for flexibility to accommodate different approaches.

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 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. Utilizing CDBG funding, the City is seeking to create a Homeless Coordinator and Case Management program to focus on working with the homeless clients in creating a Housing First Plan and assisting in meeting the needs of each client. Additionally, the City is working towards implementing the FHPC's emergency

recommendations listed below in accordance to City Council's guidance and approval:

Emergency Recommendations

1. Support emergency shelter/navigation beds for Fullerton homeless individuals at:
 - a. Buena Park 150 & Placentia 80 Shelter beds for North SPA.
 - b. Fullerton/Illumination Foundation 90 Shelter and 60 Recuperative Care beds.
 - c. Orange County Bridges at Kraemer 200 shelter beds and multi-service center.
2. Approve use of city land for the development of permanent supportive housing and/or Very-Low & Low-Cost housing, and fast track the planning and approval process.
3. Develop an affordable housing plan by March 2020 with zoning to permit "by-right" development of very-low-income, low-income, and permanent supportive housing to meet our RHNA goals of 312 units by 2021.
4. Amend the Fullerton Municipal and General Plan Land Use Designation, to allow properties containing religious institutions to develop permanent supportive housing and/or affordable housing on those properties "by right".

The City has long supported and will continue to support through CDBG funding allocations various non-profit organizations that provide homeless services including Mercy House (homeless shelter), Pathways of Hope (transitional housing, life skills training), and the Women's Transitional Living Center (victims of domestic violence, at-risk homeless).

Lastly, City Net provides homeless outreach, case management and shelter referral to homeless persons in the City of Fullerton. Over the course of two years, City Net has exited 427 individuals from the street according to HUD's standards. The Health Care Agency provides linkage to mental health services throughout the week in Fullerton and can also refer a homeless person into emergency shelters. St. Jude Medical Center assists homeless individuals who visit the Emergency Room through their Community Care Navigators who provide case management and linkage to services when needed to help prevent another visit. Chrysalis provides job training and opportunities to individuals who walk-in or are connected to the emergency shelters. OC United's "Jobs for Life" program is offered at emergency shelters as a life skills and job readiness class. The City in partnership with the Illumination Foundation is operating a Safe Parking Pilot Program for up to 25 vehicles to help meet the needs of homeless individuals living in their cars. All of these partner agencies are assisting Fullerton in reducing and ending homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

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. The Placentia Homeless Navigation Center opened in April 1, 2020

and began accepting clients. Construction of the Buena Park facility is underway with expected completion date in July for the Buena Park facility.

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. The City of Fullerton has approved a partnership with the Illumination Foundation to establish a 150-bed facility in Fullerton that not only provides navigation center beds with wrap-around services but also provides recuperative care beds, which provide care for homeless patients after a hospital stay or emergency room visit.

Lastly, 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. HHAP funds are one-time funding commitments through the state with a 5-year time frame to expend all funds. The funding through this opportunity is planned to be between 3 to 5 years in duration based upon the number of solicitation responses and at the discretion of the CoC Board.

According to the 2019 Point In Time Count Orange County has increased its number of emergency shelter beds by +120.97% since 2017. In addition, there has been a -2.65% change in transitional housing due to the shift to the Housing First Model in the County.

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

The City will continue to support the on-going efforts of OC CoC program and strategies.

Pathways of Hope (formerly known as Fullerton Interfaith Emergency Service) provides services for homeless families. The shelter offers a life skills training program in money management, job search, parenting and developing better interpersonal skills. All of these services are related directly to improving a family's economic status to bring them above poverty.

The Women's Transitional Living Center is a shelter for victims of domestic violence. The supportive services that they provide are designed to help these households prepare financially and emotionally to secure permanent housing and jobs.

The Mercy House Cold Weather Armory - Emergency Shelter that provides emergency shelter, food and supportive services. Services are provided at the Fullerton National Guard Armory. The Program is a collaborative effort of Orange County, the State of California National Guard and the City of Fullerton. In Spring 2020, the National Guard Armory was no longer available to provide emergency shelter because of the COVID-19 pandemic. The Governor activated the National Guard, therefore, the Armory needed to be

available for emergency use regarding the pandemic. In response, the City worked with the County of Orange Emergency Operations Center to move and extend services to 24-hour Shelter with Services at the City's Independence Park Community Center. Mercy House is the non-profit operator that is continuing the operations of the shelter assistance to the homeless.

In addition, Bridges at Kramer Place operated by Mercy House is 200 bed year-round shelter for single adults in North Orange County. Bridges at Kraemer Place is a 24-hour emergency homeless shelter facility in the City of Anaheim that is ADA Accessible and serves homeless single men and single women in the North Orange County area. The shelter's primary focus is assisting program participants with creating a housing plan, making connections to housing resources and ending their homelessness as soon as possible. The City of Fullerton assisted in funding the shelter and is allowed access for Fullerton homeless clients.

The City of Fullerton in partnership with the Illumination Foundation started a Safe Parking Pilot program. The Safe Parking Pilot Program is a program providing Fullerton families or individuals who dwell in their vehicles with a safe place to park and sleep at night. In addition, case managers are assigned to program participants to connect them with supportive services and other resources via the Coordinated Entry System (CES).

In 2018, the City entered into an agreement with City Net to provide homeless outreach and case management services. City Net works closely with the City of Fullerton's Homeless Liaison Officers (HLOs). When a homeless individual connects with City Net they have an opportunity to receive shelter referrals, case management, and other resource referrals needed to assist them into some type of housing.

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.

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. Homeless Liaison Officers who do outreach OC Health Care Agency 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 coordinating efforts are in place. In some cases, staff from the different agencies have gone out in groups to ensure the needs of all are being identified.

Last year the Homeless Resources Coordinator 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 Task Force of Homelessness which is held monthly that includes the faith-community, schools, hospitals, Chamber of Commerce representatives, non-profit organizations and others interested in developing solutions. In addition, the position supports the FHPC tasked to give recommendation to the City on how to best address homelessness.

The City will continue to support the on-going efforts of OC CoC strategies. Pathways of Hope services homeless families. They provide shelter and resources for families at-risk of homelessness by offering a life skills training program in money management, job search, parenting and developing better interpersonal skills. All of these services are related directly to improving a family's economic status to bring them above poverty.

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. The program is 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. On March 17, 2020, the City Council approved the extension of the TBRA program to include senior veterans renting throughout the City, in addition, to residents living in Rancho La Paz and Rancho Fullerton who have disabilities regardless of age.

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

Discussion

The City's goals to address homelessness include, Preventing Homelessness; providing Outreach to those who are homeless and at-risk of becoming homeless; improving the efficiency of the emergency shelter and access system; strengthening regional collaboration; developing permanent housing options linked to a range of supportive services; ensuring that people have the right resources, programs and services to remain housed; improve data systems to provide timely, accurate data that can be used to define need for housing and related services and measure important outcomes; developing the systems and

organizational structures to provide oversight and accountability; and advocating for social policy and systemic changes necessary to succeed.

The City Council gave direction to the City Manager to establish an Ad Hoc Homelessness Task Force in order to develop a coordinated and collaborative response to homelessness in Fullerton. The FHPC's comprehensive recommendations addressed shelter, permanent housing, prevention, diversion, public safety, outreach and regional collaboration needs.

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 did not approve the proposals based on performance, develop experience, time frame and amount of funds needed from the City to develop the project. Staff will proceed in searching for an acceptable proposal and submit it to Council for approval.
- ☐ 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 (as described in the City's Housing Element) to provide policy guidance for the Five-Year CP and this FY 2020-24 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 2020-2024 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 2,296 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 January 21, 2020, Orange County Housing Authority was providing 454 Section 8 Rental Certificates and Vouchers to Fullerton residents. Of the 454 households assisted, 133 were families, 92 disabled and 229 elderly. In addition, as of April 22, 2019, 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 584 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.

Acquisition and Housing Rehabilitation -The City anticipates completing 20 rehabilitation projects through loans and grants in FY 2020-21 for seniors and families using CDBG Funds. All properties must be owned and/or occupied by low-or moderate-income persons. The City anticipates using \$571,331 of new CDBG entitlement funds and the balance of \$391,742 of HOME funds previously allocated (2019-20) to the Housing Rehabilitation Program.

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

Tenant Based Rental Assistance (TBRA) - The TBRA program provides rental reimbursements to low-income Fullerton seniors and disabled individuals living in mobile homes. On March 17, 2020, the City Council approved an additional \$200,000 and expanded the program citywide to assist senior veterans. 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. Approximately 30 households will be assisted with the HOME funding (\$350,000) approved in fall of 2019 and approximately an additional 20 will be assisted with the \$200,000 that was approved in early 2020.

Actions planned to reduce lead-based paint hazards

Although production of lead-based paint was stopped in 1978, it can still pose a serious health risk to today's families. The number of units in Fullerton that could contain lead-based paint hazards is estimated at 23,000. According to the State of California's Childhood Lead Poisoning Prevention Branch, there were 23 individual children living in Fullerton in 2019 that had elevated levels (BLLs of 4.5+) at the time of their blood lead test. Of the 23 children, all were between the ages of birth-6 years old. In addition, there were

no cases in the birth-6 age group with a Fullerton address that received a Public Health Nurse (PHN) home visit or an Environmental Investigation (EI) by a registered environmental health specialist. In an effort to reduce the risk of lead poisoning, Congress mandated new regulations that became effective on September 15, 2000. These regulations implemented several major changes in the requirements of federal programs that fund housing. The City has a grant program to address the lead issue. The City has carefully reviewed the regulation and has made adjustments to existing programs to meet the mandates. The City has made every effort to confirm that its activities concerning lead-based paint will comply with the requirements of 24 CFR part 35, subparts A, B, J, K and R.

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

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

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

Actions planned to reduce the number of poverty-level families

The Anti-Poverty Strategy requires taking into account factors affecting poverty over which the jurisdiction has control. Poverty thresholds are revised annually to allow for changes in the cost of living as reflected in the Consumer Price Index. As reported by the U.S. Department of Health and Human Services (HHS) January 21, 2020, the federal poverty guideline for a family of four persons is \$26,200.

According to the US Census Bureau in 2019, 13.4% of all total individuals in Fullerton were below the poverty level. Some of these households are currently assisted by General Relief (GR), Aid to Families with Dependent Children (AFDC), and the emergency assistance programs identified at work in the County and through the homeless and at-risk network services. There are few structured programs, usually

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

Actions planned to develop institutional structure

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

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

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

Actions planned to address the impediments to fair housing choice

The City along with the County of Orange and 20 other Orange County cities collaborated to develop the 2020 Five-Year Orange County Analysis of Impediments to Fair Housing Choice (AI). Although this was a county-wide AI, there are jurisdiction-specific versions that include goals specific to each jurisdiction.

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

of the 2020 Consolidated Plan. See Attachment #D of the Consolidated Plan. To provide a foundation for the conclusions and recommendations presented in this AI the following was reviewed and analyzed:

- Data from the U.S. Census Bureau and other sources about the demographic, housing, economic, and educational landscape of the County, nearby communities, and the broader Region;
- Various County planning document and ordinances;
- Data reflecting housing discrimination complaints;
- The input of a broad range of stakeholders that deal with the realities of the housing market and the lives of members of protected classes in Orange County.

The AI lists five regional goals and four goals specific to Fullerton. These goals will be addressed over the next five years.

Regional Goals

Goal 1: Increase the supply of affordable housing in high opportunity areas.

Goal 2: Prevent displacement of low- and moderate-income residents with protected characteristics, including Hispanic residents, Vietnamese residents, seniors, and people with disabilities.

Goal 3: Increase community integration for persons with disabilities.

Goal 4: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.

Goal 5: Expand access to opportunity for protected classes.

Fullerton Specific Goals

Goal 1: Create a Housing Incentive Overlay Zone (HOIZ).

Goal 2: Draft and Approve an Affordable Housing and Religious Institutions Amendment to the Municipal Code.

Goal 3: Work with the State to streamline or remove CEQA Requirements for Affordable Housing.

Goal 4: Require Affordable Housing in Surplus Property Sales.

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

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

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

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

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

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

Discussion:

The City of Fullerton will continue to meet with public and assisted housing providers and private and governmental health, mental health, and service agencies to use all available resources to their maximum levels of effectiveness to provide for all Fullerton residents. Meetings between these parties will occur

regularly throughout the fiscal year to review, award, and monitor the progress of various programs to discuss cooperative ventures as they present themselves. City staff meets regularly with those organizations mentioned in this Action Plan to carry out affordable and supportive housing programs and in order to monitor the progress of those organizations that receive City funding to conduct their programs.

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 2020-2021 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 (2020-2021).	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 2020-21, the City in the past has implemented this type of activity. The City's Down payment 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 2020-21 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.

This page intentionally left blank.

FY 2019-20 ANNUAL ACTION PLAN

APPENDICES

This page intentionally left blank.

APPENDIX A

MAPS

- CITY OF FULLERTON
- CDBG-ELIGIBLE AREAS
- BLOCK IMPROVEMENT GRANT (BIG) – Phase 1
- BLOCK IMPROVEMENT GRANT (BIG) – Phase 2

This page intentionally left blank.

City of Fullerton Housing Division
CDBG Eligible Areas
as of March 9, 2020

Shading indicates a contiguous Census Tract eligible area.
White boundaries separate Block Groups within Tracts.

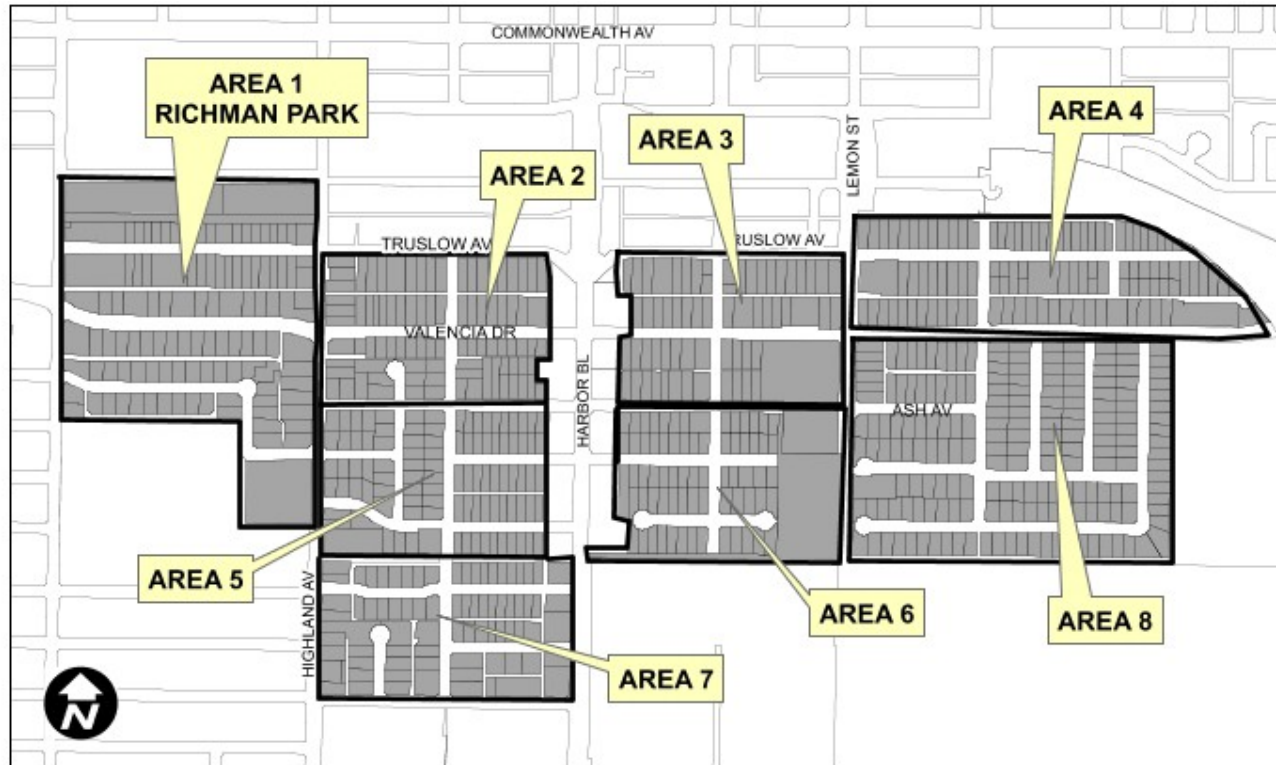
--- City Boundary

1
N
Distance

---- City Boundary

Distance

al O:_De/S.d\H



Block Improvement Grant (BIG) Phase 1 Areas

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



Annual Action Plan
2020



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 PARTICIPATION

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

This page intentionally left blank.

NOTICE OF PUBLIC HEARING AND AVAILABILITY OF FULLERTON'S 2020 DRAFT FIVE-YEAR CONSOLIDATED PLAN INCLUDING THE 2020 ONE-YEAR STRATEGY/ACTION PLAN, THE REVISED CITIZEN PARTICIPATION PLAN AND THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

NOTICE IS HEREBY GIVEN that the Fullerton City Council will hold a public hearing in the Fullerton City Council Chamber, 303 West Commonwealth Avenue, on Tuesday, May 19, 2020 at 6:30 p.m., or as soon thereafter as this matter can be heard, to receive and consider all evidence and reports presented at said hearing and/or obtained previously by all said Council relative to said petitions as submitted and covering the following items in the City of Fullerton:

2020-2024 CONSOLIDATED PLAN

The Five-Year Consolidated Plan (CP) required by the Federal Department of Housing and Urban Development (HUD) must be submitted by every jurisdiction receiving Federal community development and housing funds. The City receives both Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds.

The CP's (2020-2024 through 2024-2025) three basic goals are: 1) to provide decent housing; 2) to provide a suitable living environment; and 3) to expand economic opportunities. The Plan identifies the needs of the community, which include housing, code enforcement, shelter for the homeless, social services, economic development, and community development. The Plan sets forth goals, objectives, and performance benchmarks for measuring progress. Future proposed programs and activities would be assessed and evaluated to ensure that identified needs are being met.

2020-2021 ONE-YEAR ANNUAL ACTION PLAN

The One-Year Annual Action Plan will satisfy the minimum statutory requirements for application of CDBG and HOME funds with a single submission. The Action Plan describes available resources for housing activities and lists the proposed housing and community development activities. It includes the City's CDBG funding application to HUD in the amount of \$1,393,052 and \$351,401 of carryover funds from previous years for a total of \$1,744,453. In addition, the HOME funding application of \$554,018 is included. The recommendations of the Community Development Citizen Committee are as follows:

CDBG Recommendation

Administration/Fair Housing	\$ 278,610
Planning (ADA Transition Plan)	\$ 100,000
Capital Improvements	\$ 585,555
Housing Rehabilitation	\$ 571,331
Homeless Programs	\$ 72,500
Senior Programs	\$ 42,870
Special Needs/At-Risk	\$ 52,500
Youth Programs	\$ 41,087

REVISED CITIZEN PARTICIPATION PLAN

Annual Action Plan
2020

93

The Citizen Participation Plan (CPP) sets forth the policies and procedures for citizen participation in the planning, implementation and assessment of HUD-funded programs and projects. The Revised CPP will further encourage citizen participation, especially from low- and moderate-income citizens.

ANAYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

The Analysis of Impediments to Fair Housing Choice (AI) required by HUD must be submitted by every jurisdiction receiving Federal community development and housing funds and must be reviewed and updated every five years. The document outlines fair housing concerns, such as discrimination in lending practices or governmental barriers to housing, that disproportionately impact persons who belong to state and federally identified protected classes. The process includes examining these impediments and determining what actions may be taken to lessen or eliminate their impacts.

PUBLIC COMMENTS

The draft of Fullerton's 2020-2024 Consolidated Plan, which includes the 2020-2021 One-Year Annual Action Plan, the Revised Citizen's Participation Plan and the Draft Analysis of Impediments to Fair Housing Choice will be available on the City's Website at www.cityoffullerton.com and at City Hall at the front counter in the Community Development Department (303 W. Commonwealth Avenue, 3rd Floor, Fullerton, CA – subject to City Hall closures during COVID-19 protocols) The draft review period will be April 20, 2020 – May 19, 2020, with a Public Hearing to be held in the Fullerton City Hall Council Chamber on Tuesday, May 19, 2020, as stated above.

Citizen input is greatly encouraged. All written comments regarding the documents must be postmarked on or before May 19, at 5:00 p.m. Comments should be emailed to the City at LCordova@cityoffullerton.com or addressed as follows:

City of Fullerton
Housing Division
Attn: Consolidated Plan
303 W. Commonwealth Avenue
Fullerton, CA 92832

ALL INTERESTED PERSONS are invited to participate in said hearing and express opinions on proposed projects.

FURTHER INFORMATION may be obtained by contacting the Community and Economic Development Department – Housing Division at (714) 738-6544.

PROOF OF PUBLICATION

(To Be Inserted)

Fullerton Tribune

La Opinion

Korea Daily

This page intentionally left blank.

Public Participation Schedule for Program Year 2020

On October 3, 2019, 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 November 6, 2019.

On November 6, 2019, applicants attended the Non-Profit Mandatory Training where applications were given to all interested parties. A PowerPoint Presentation was shown that explained the program, the clientele to be serviced and the eligible activities.

On December 5, 2019, applications were due for all Public Service Agency Activities. Thirteen applications were received. Additionally, another seven applications from City Departments for other eligible activities.

On January 14th, 2020, a Public Hearing was held by the Community Development Citizen Committee (CDCC). An overview of CDBG and HOME funding was given. Applications from the non-profit agencies were reviewed. No public comments were received.

On January 28, 2020, 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. Community SeniorServ, Inc.
3. Giving Children Hope
4. Lutheran Social Services
5. Meals on Wheels.
6. Mercy House

This meeting was attended by approximately individuals from six organizations. No Public Comments were received.

On February 11, 2020, 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. Pathways of Hope (2 Projects)
2. Radiant Health Centers
3. Second Chance Orange County
4. YMCA of Orange County
5. Fair Housing Foundation
6. Hart Communities Homes

This meeting was attended by individuals from the six organizations. No public comments were received.

On February 25, 2020, a public meeting was conducted by the CDCC. Applications from City Departments were reviewed. No public comments were received.

On March 10, 2020, a public meeting was conducted by the CDCC. Presentations from City Departments were heard. No public comments were received.

1. Community Development
 - a. Code Enforcement
 - b. Homeless Case Management Services
 - c. Housing Administration
 - d. Home Improvement Program
2. Public Works
 - a. ADA Transition Plan
 - b. Street Reconstruction – Hastings/Ash/West
3. Parks and Recreation
 - a. Pacific Drive Park

On March 30, 2020, a public meeting was conducted by the CDCC via WebEx (due to the COVID- 19 pandemic the meeting was streamed with no public allowed at the site) public comments were solicited via e-mail or written comments prior to the meeting. The meeting consisted of the CDCC making its recommendations for the 2020-21 CDBG funds. The recommendations will be presented to City Council on May 19, 2020. No public comments were received.

On April 16, 2020, a public notice was published in the Fullerton News Tribune, La Opinion, and Korea Daily announcing the availability of the Draft 2020 Annual Action Plan. The plan was available April 20 – May 19, 2020 for a 30-day public review and comment period. The notice also announced a public hearing before the Fullerton City Council on May 19, 2020. No public comments were received.

On May 19, 2020, a Public Hearing will be held to consider the approval of the 2020-21 Annual Action Plan.

This page intentionally left blank.

APPENDIX C

AFFORDABLE HOUSING INVENTORY

This page intentionally left blank.

CITY ASSISTED PROJECTS- DESCRIPTION					ELI (0 < 30%)	Very Low to Low-Income (31% - 50%)			Low to Median Income (51% - 80%)		Moderate Income (81% - 120%)	
City Assisted Projects	Location	Type	Total Units	Total Assisted	<30%	35%	45%	50%	60%	80%	100%	120%
Allen Hotel (Jose Zepeda)	412 S. Harbor	F	16	16				16 SRO (studios)				
Casa Maria Del Rio (RIO)	2200 E. Chapman	H	25	25		20 1-Bdrm 3 2-Bdrm		1 1-Bdrm 1 2-Bdrm				
Citrea	336 Santa Fe		55	54	6	2	9	22	15			
Compass Rose	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			
Downpayment Assistance Program (DAP)	Various	F	212	212								
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				
Franklin Garden Apartment Homes (NHS)	3810 & 3830 Franklin Avenue	F	15	11				2-1 Bdrms		8-2 Bdrms		
Fullerton City Lights (A.D.I.)	224 E. Commonwealth	SO	137	116	20 studios	48 studios	48 studios					
Fullerton Courtyard Apts (Kaufman & Broad)	4119 W. Valencia	F	108	108		9 2-Bdrms 9 3-Bdrms	17 2-Bdrms 18 3-Bdrms		34 2-Bdrms 17 3-Bdrms 4 4-Bdrms			
Fullerton Heights	1220 E Orangethorpe	H	36	35	18 1-Bdrm			6 -2- Bdrm 11 3-Bedrm				
Garnet Lane Apts "A" (Civic Center Housing Corp)	1512-1518 N. Placentia 3012-3024 Garnet	F	20	20		4 2-Bdrms	14 2-Bdrms		2 2-Bdrms			
Garnet Lane Apts "B" (La Habra NHS) – Rehab	3125-3249 Garnet Lane	F	18	18		4 2-Bdrms	7 2-Bdrms 4 3-Bdrms	1 3-Bdrms	2 3-Bdrms			
Harbor View Terrace (The House of Triumph)	2205 N. Harbor	H	25	25		20 1-Bdrms 3 2-Bdrms		1 1-Bdrm 1 2-Bdrms				
Klimpel Manor	221 E. Amerige Ave.	S	59	59		22 1-Bdrms	36 1-Bdrms 1 2-Bdrms					
New Vista Shelter	504 W. Amerige Ave.	T	8	8				2 1-Bdrm 4 2-Bdrm 2 3-Bdrms				
Oxford Condo	2007 Oxford Avenue # 3	F	1	1				1 2-Bdrms				
Richman Court	466 W. Valencia Drive	F	16	16				16 1-Bdrm				
Richman Park Village I	436/442 W. Valencia	F	8	8				8 2-Bdrms				
Richman Park Village II	461 West	F	4	4				4 2-Bdrms				
Roberta Apartments	2320 Roberta Avenue	F	16	16				8 1-Bdrms 8 2-Bdrms				
Ventana	345 W. Commonwealth Ave	S	95	94				8 1-Bdrm 2 2-Bdrms	71 1-Bdrm 13 2-Bdrms			
CITY ASSISTED PROJECTS- DESCRIPTION			947	918	20 studios	48 studios	48 studios	16 studios				
						62 1-Bdrm	36 1-Bdrm	38 1-Bdrm	71 1-Bdrm			
						26 2-Bdrms	52 2-Bdrms	31 2-Bdrms	49 2-Bdrms	8-2 Bdrms		
		(598 w/o DAP)	(572 w/o DAP)			10 3-Bdrms	29 3-Bdrms	3 3-Bdrms	19 3-Bdrms			
						1 4-Bdrms	1 4-Bdrms		4 4-Bdrms			
Key: F: Family Housing H: Handicap Housing S: Senior Housing SO: Single Room Occupancy Residence (SRO) T: Transitional Housing V: Veteran Family												

NON-CITY ASSISTED PROJECTS-DESCRIPTION					ELI (0 < 30%)	Very Low to Low-Income (31% - 50%)			Low to Median Income (51% - 80%)		Moderate Income (81% - 120%)	
City Assisted Projects	Location	Type	Total Units	Total Assisted	<30%	35%	45%	50%	60%	80%	100%	120%
Truslow Village	220 West Truslow	F	13	2		2						
Amerige Villas	343 West Amerige	S	100	100				144				
Las Palmas Apartments	2500 Associated Road	F	259	52				52				
Malden Station	250 W. Santa Fe	F	200	10				10				
North Hills	570 Imperial Hwy.	F	204	204								
Red Oak	600 W Commonwealth 628 Williamson Ave	M	172 123					59				
Palm Garden Apartments	400 W. Orangethorpe	F	224	224					83 1-Bdrm 141 2-Bdrms			
NON-CITY ASSISTED PROJECTS-DESCRIPTION			796	592								
TOTAL (City & Non-City Assisted Projects)			W/O DAP	1,743	1,510				83 1-Bdrm 141 2-Bdrms			

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

Subsidized Affordable Housing - OWNERSHIP PROJECTS - DESCRIPTION					ELI (0 < 30%)	Very Low to Low-Income (31% - 50%)			Low to Median Income (51% - 80%)		Moderate Income (81% - 120%)	
City Assisted Projects	Location	Type	Total	Total Assisted	<30%	35%	45%	50%	60%	80%	100%	120%
Habitat for Humanity	409-439 W. Valencia	F	11	11				3 2-Bdrm 2 3-Bdrms 3 4-Bdrms	1 2-Bdrm 1 3-Bdrms 1 4-Bdrms			
Habitat for Humanity (Highland/Truslow)	401 S Highland 308 Truslow	F	3	3						2 3 Bdrms	1 5Bd	
Habitat for Humanity Richman Park	418,424 Valencia 437,443,455,467 West	F	12	12						12		
Heritage Walk	400-500 Block of W. West	F	34	34						28 3-Bdrms 6 4-Bdrms		
3801 Franklin	3801 Franklin	F	6	1						1		
Subsidized Affordable Housing - OWNERSHIP PROJECTS - TOTAL			66	61								
								3 2-Bdrm	1 2-Bdrm			
								2 3-Bdrms	1 3-Bdrms	28 3-Bdrms		
								3 4-Bdrms	1 4-Bdrms	6 4-Bdrms	1 4-Bdrms	

APPENDIX D

CITIZEN PARTICIPATION PLAN

This page intentionally left blank.



CITIZEN PARTICIPATION PLAN - REVISION

City of Fullerton

May 19, 2020

City Council Review: May 19, 2020

HUD Approval: Pending

This page intentionally left blank.

CITIZEN PARTICIPATION PLAN CITY OF FULLERTON

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

PURPOSE OF THE CITIZEN PARTICIPATION PLAN

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

APPLICABILITY AND ADOPTION OF THE CITIZEN PARTICIPATION PLAN

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

ENCOURAGEMENT OF CITIZEN PARTICIPATION

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

An emphasis is placed on the involvement of low- and moderate-income persons, particularly those living in a slum and blighted areas where CDBG funds are proposed to be used, and by residents of predominantly low- to moderate-income neighborhoods. (Definition of low- and moderate persons includes individuals and families at or below 80% of the median income and persons/groups who qualify under the federal definition of presumed benefit. The definition of low- and moderate-income neighborhoods relates to areas where 51% or more of the residents are at or below 80% of the median

income.) In addition, the City will encourage, in conjunction with the consultation of the public housing authority, if such projects exist, the participation of residents in public and assisted housing developments. Also, low-income residents of targeted revitalization areas in which developments are located will be encouraged to participate. The City is expected to take whatever actions are appropriate to encourage participation of minorities, persons who do not speak English, and persons with disabilities.

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

COMMUNITY DEVELOPMENT CITIZENS' COMMITTEE

The CDCC is responsible for the development of, evaluation of, and amendments to, but not limited to, the CDBG/HOME/CP programs and activities. The CDCC may also review other federal and local programs. Committee recommendations are made directly to the City Council.

May 1, 2018, City Council changed the make-up of the CDCC from a nine-member committee to a five-member committee. These changes were effective January 1, 2019. All members must be Fullerton residents but do not have a district residency requirement. However, every effort will be made 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 City committee at a

time. No current City employees may serve on a committee. Members may serve no more than two consecutive four-year terms as established by the City Council.

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

Residents' concerns and ideas may be articulated to the CDCC. The CDCC is an advisory body to the City Council regarding CDBG issues. The CDCC addresses itself to the development, review and adoption of the following areas:

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

CITIZEN PARTICIPATION OPPORTUNITIES

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

- Hold at least two public meetings at different times during the program year to receive citizen comments on the Needs, Strategies, Actions, Projects and Performance. The CDCC and staff will make every effort to have a public meeting within the targeted areas.
- Offer comment periods for the draft versions of the City's CP, AAP, CAPER, and any substantial amendment to the CP or AAP.
- Distribute notices regarding draft copies of the CP, AAP, and CAPER for citizen review.

- Review all public comments at meetings of the CDCC and all written comments received.

All documents requiring public notice will meet the following guidelines:

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

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

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

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

ANTI-DISPLACEMENT

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

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

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

DEVELOPMENT OF THE CONSOLIDATED PLAN AND ANNUAL ACTION PLAN

During the development of the documents, the City will make every effort to encourage the participation of local and regional institutions, Continuums of Care, health service providers, public housing agencies, affordable housing developers, businesses, non-profit organizations, philanthropic organizations, and community-based and faith-based organizations. Before the City adopts a CP or AAP the citizens, public agencies and other interested parties will have access to information that includes the amount of assistance expected to be received (including grant funds and program income) and the range of activities that may be undertaken. This information includes the estimated amount that will benefit persons of low- to moderate- income. Disclosed in the CP will be the City's plans to minimize displacement of persons and plans to assist any persons displaced, even if no displacement is expected to occur. The CP must state when and how the City will make this information available.

A series of CDCC public meetings will be held to develop the CP/AAP and review requests for CDBG funding. [KF6] Citizens, public agencies, and other interested parties will be encouraged to submit comments on the draft through mailings, as well as at all public meetings. Surveys and comment requests will be mailed to interested parties, including the CDCC. All comments and/or views of the citizens will be considered at the public hearing of the City Council. The CDCC's funding recommendations will also be discussed at a public hearing. A summary of all comments and/or views, including those not accepted and the reasons therefore shall be attached to the CP.

A 30-day formal public review period of the draft CP/AAP will be held no later than mid-April through mid-May, with submission to HUD scheduled by May 15, as required. Exceptions to this deadline will include the annual budget allocations are provided late by HUD or the submission date has been extended which in turn would delay the public review period. The City will then meet the federal required submission deadline of August 16. However, under no circumstances will the review of the draft be less than 30 days in length, unless authorized by HUD.

SECTION 108 PROJECTS

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

AMENDMENTS TO THE CONSOLIDATED PLAN

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

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

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

CRITERIA FOR A SUBSTANTIAL AMENDMENT

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

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

- A change in the allocation priorities or a change in the distribution of funds that affects 20% or more of the City's annual allocation.

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

In case of a local emergency such as a natural disaster or other large-scale emergencies funds may be allocated to eligible activities to assist in disaster relief without triggering a substantial amendment with approval of the authorized representative. In the case of using federal funds for such urgent need, the City will follow HUD regulations and may waive the need of a substantial amendment. These activities would provide emergency services and may be exempt from citizen participation, public notifications, and other federal requirements.

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

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

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

PERFORMANCE REPORTS

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

PUBLIC HEARINGS

A minimum of two (2) public hearings per year will be held to obtain citizens' views and to respond to proposals and questions. Together, the hearings address housing and community development needs, development of proposed activities, and review of program performance.

1. A public hearing will be held at the first meeting of the CDCC when the CDCC reviews the most current five-year CP, the most recent CAPER, and, if available, HUD's most recent evaluation (and the Section 108 update, if applicable). This meeting also allows the CDCC to hear from the public before making funding recommendations that will be in the AAP.
2. The second public hearing is held before the City Council when the proposed CP or AAP is presented for approval before it is submitted to HUD. Both hearings allow the public an opportunity to express their views on housing and community development needs, including priority non-housing community development needs. This also allows an opportunity to discuss any other issues the City may have to address and to gather and present information for the preparation of the CP, the disbursement of CDBG and HOME funds, and other related issues.

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

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

COMMUNITY MEETINGS

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

ADDITIONAL MEETINGS

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

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

PUBLIC NOTICES

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

NON-ENGLISH SPEAKING RESIDENTS

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

AVAILABILITY TO THE PUBLIC

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

ACCESS TO RECORDS

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

TECHNICAL ASSISTANCE

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

USE OF CITIZEN PARTICIPATION PLAN

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

CITIZEN COMMENT ON THE CITIZEN PARTICIPATION PLAN AND AMENDMENTS

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

JURISDICTION RESPONSIBILITY

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

QUESTIONS

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

COMPLAINTS

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

GRIEVANCE PROCEDURE

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

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

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

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

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

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

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

REGIONAL COORDINATION AND CONSULTATION

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

PUBLIC COMMENTS ON THIS CITIZEN PARTICIPATION PLAN AMENDMENT

A formal public comment period of this Citizen Participation Plan – Revision dated May 19, 2020 was held from April 20, 2020, through May 19, 2020. A public notice specifically relating to the availability of the draft for review and Notice of Public Hearing regarding the approval of the Plan was published in the “Fullerton News Tribune” on April 16, 2020, “La Opinion” (Spanish language-newspaper) and “Korea Daily” on April 16, 2020. Copies of the draft were distributed to all members of the CDCC. Because of the Covid-19 pandemic hard copies of the 2020 Plan were not available at City Hall or the Library. The Plan was available online on the City’s website during the entire public comment period.

APPENDIX E

FAIR HOUSING ANALYSIS OF IMPEDIMENTS

This page intentionally left blank.

**ORANGE COUNTY ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING
CHOICE**

DRAFT

CITY OF FULLERTON



**PREPARED BY THE JURISDICTIONS OF ORANGE COUNTY AND THE
LAWYERS' COMMITTEE FOR CIVIL RIGHTS UNDER LAW**

April 9, 2020

II. EXECUTIVE SUMMARY

Orange County’s Analysis of Impediments to Fair Housing Choice (AI) is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The AI also outlines fair housing priorities and goals to overcome fair housing issues. In addition, the AI lays out meaningful strategies that can be implemented to achieve progress towards the County’s obligation to affirmatively furthering fair housing. The Lawyers’ Committee for Civil Rights Under Law (Lawyers’ Committee), in consultation with Orange County jurisdictions and with input from a wide range of stakeholders through a community participation process, prepared this AI. To provide a foundation for the conclusions and recommendations presented in this AI, the following information was reviewed and analyzed:

- **Data from the U.S. Census Bureau, American Community Survey 2013-2017 and other sources about the demographic, housing, economic, and educational landscape of the County, nearby communities, and the broader Region;**
- **Various County planning document and ordinances;**
- **Data reflecting housing discrimination complaints;**
- **The input of a broad range of stakeholders that deal with the realities of the housing market and the lives of members of protected classes in Orange County.**

As required by federal regulations, the AI draws from these sources to conduct an analysis of fair housing issues such as patterns of integration and segregation of members of protected classes, racially or ethnically concentrated areas of poverty regionally, disparities in access to opportunity for protected classes, and disproportionate housing needs. The analysis also examines publicly supported housing in the city as well as fair housing issues for persons with disabilities. Private and public fair housing enforcement, outreach capacity, and resources are evaluated as well. The AI identifies contributing factors to fair housing issues and steps that should be taken to overcome these barriers.

The Orange County AI is a collaborative effort between the following jurisdictions: Aliso Viejo, Anaheim, Buena Park, Costa Mesa, Fountain Valley, Fullerton, Garden Grove, Huntington Beach, Irvine, Laguna Niguel, La Habra, Lake Forest, La Palma, Mission Viejo, Orange, Rancho San Margarita, San Clemente, San Juan Capistrano, Santa Ana, Tustin, Westminster, and the County of Orange. Although this is a county-wide AI, there are jurisdiction-specific versions that include goals specific to each jurisdiction.

Overview of Orange County

According to U.S. Census data, the population of Orange County have changed considerably from 1990 to present day. The population has grown from just over 2.4 million in 1990 to nearly 3.2 million people today. The demographics of the County have undergone even more dramatic shifts over this time period: the white population has gone from 76.2% in 1990 to 57.8% in 2010 Census, with corresponding increases in Hispanic (from 13.5% to 21.2%) and Asian (from 8.6% to 18.3%) populations in that same time period. These trends represent accelerations of the broader Los- Angeles-Long Beach-Anaheim, CA Metropolitan Statistical Area (the Region). In the Region, white population percentage has declined from 45.9% percent to under 31.6%, with substantial increases in the percentages of Hispanic (from 34.7% to 44.4%) and Asian (from 10.2% to 16%) from the 1990 to 2010 Censuses.

Within both Orange County and the broader Region, most racial or ethnic minority groups experience higher rates of housing problems, including but not limited to severe housing cost burden, than do non-Hispanic White households. In Orange County, Hispanic households are most likely to experience severe housing cost burden; in the Region, it is Black households.

There are 194,569 households in Orange County experiencing severe housing cost burden, with monthly housing costs exceeding 30 percent of monthly income. 104,196 of these households are families. However, Orange County has only 429 Project-Based Section 8 units and 33 Other Multifamily units with more than one bedroom capable of housing these families. Housing Choice Vouchers are the most utilized form of publicly supported housing for families, with 2,286 multi-bedroom units accessed. Large family households are also disproportionately affected by housing problems as compared with non-family households. Some focus groups have communicated that regulations and cost issues can make Orange County too expensive for families. The high percentage of 0-1 bedroom units in publicly supported housing and the low percentage of households with children in publicly supported housing support this observation.

The federal Fair Housing Act and the California Fair Employment and Housing Act provide Orange County residents with some protections from displacement and work to increase the supply of affordable housing. In addition, jurisdictions throughout Orange County have worked diligently to provide access to fair housing through anti-housing discrimination work, creating housing opportunities designed to enhance resident mobility, providing zoning flexibility where necessary, and working to reduce hate crimes. Even so, these protections and incentives are not enough to stem the loss of affordable housing and meet the housing needs of low- and moderate-income residents.

Contributing Factors to Fair Housing Issues

The AI includes a discussion and analysis of the following contributing factors to fair housing issues:

1. Access to financial services
2. Access for persons with disabilities to proficient schools
3. Access to publicly supported housing for persons with disabilities
4. Access to transportation for persons with disabilities
5. Admissions and occupancy policies and procedures, including preferences in publicly supported housing
6. Availability of affordable units in a range of sizes
7. Availability, type, frequency, and reliability of public transportation
8. Community opposition
9. Deteriorated and abandoned properties
10. Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking
11. Displacement of residents due to economic pressures
12. Impediments to mobility
13. Inaccessible public or private infrastructure
14. Inaccessible government facilities or services
15. Lack of access to opportunity due to high housing costs
16. Lack of affordable, accessible housing in a range of unit sizes
17. Lack of affordable in-home or community-based supportive services
18. Lack of affordable, integrated housing for individuals who need supportive services
19. Lack of assistance for housing accessibility modifications
20. Lack of assistance for transitioning from institutional settings to integrated housing
21. Lack of community revitalization strategies
22. Lack of local private fair housing outreach and enforcement
23. Lack of local public fair housing enforcement
24. Lack of local or regional cooperation
25. Lack of meaningful language access for individuals with limited English proficiency
26. Lack of private investment in specific neighborhoods
27. Lack of public investment in specific neighborhoods, including services or amenities
28. Lack of resources for fair housing agencies and organizations
29. Lack of state or local fair housing laws
30. Land use and zoning laws
31. Lending discrimination
32. Location of accessible housing
33. Location of employers
34. Location of environmental health hazards
35. Location of proficient schools and school assignment policies
36. Location and type of affordable housing

37. Loss of affordable housing
38. Occupancy codes and restrictions
39. Private discrimination
40. Quality of affordable housing information programs
41. Regulatory barriers to providing housing and supportive services for persons with disabilities
42. Siting selection policies, practices, and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs
43. Source of income discrimination
44. State or local laws, policies, or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing and other integrated settings
45. Unresolved violations of fair housing or civil rights law

Proposed Goals and Strategies

To address the contributing factors described above, the AI plan proposes the following goals and actions:

Regional Goals and Strategies

Goal 1: Increase the supply of affordable housing in high opportunity areas.

Strategies:

1. Explore the creation of a new countywide source of affordable housing.
2. Using best practices from other jurisdictions, explore policies and programs that increase the supply affordable housing, such as linkage fees, housing bonds, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, and expedited permitting and review.
3. Explore providing low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restriction on their property.
4. Review existing zoning policies and explore zoning changes to facilitate the development of affordable housing.
5. Align zoning codes to conform to recent California affordable housing legislation.

Goal 2: Prevent displacement of low- and moderate-income residents with protected characteristics, including Hispanic residents, Vietnamese residents, other seniors, and people with disabilities.

Strategies:

1. Explore piloting a Right to Counsel Program to ensure legal representation for tenants in landlord-tenant proceedings, including those involving the application of new laws like A.B. 1482.

Goal 3: Increase community integration for persons with disabilities.

Strategies:

1. Conduct targeted outreach and provide tenant application assistance and support to persons with disabilities, including individuals transitioning from institutional settings and individuals who are at risk of institutionalization. As part of that assistance, maintain a database of housing that is accessible to persons with disabilities.
2. Consider adopting the accessibility standards adopted by the City of Los Angeles, which require at least 15 percent of all new units in city-supported Low-Income Housing Tax Credit (LIHTC) projects to be ADA-accessible with at least 4 percent of total units to be accessible for persons with hearing and/or vision disabilities.

Goal 4: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.

Strategies:

1. Reduce barriers to accessing rental housing by exploring eliminating application fees for voucher holders and encouraging landlords to follow HUD's guidance on the use of criminal backgrounds in screening tenants.
2. Consider incorporating a fair housing equity analysis into the review of significant rezoning proposals and specific plans.

Goal 5: Expand access to opportunity for protected classes.

Strategies:

1. Explore the voluntary adoption of Small Area Fair Market Rents or exception payment standards in order to increase access to higher opportunity areas for Housing Choice Voucher holders.
2. Continue implementing a mobility counseling program that informs Housing Choice Voucher holders about their residential options in higher opportunity areas and provides holistic supports to voucher holders seeking to move to higher opportunity areas.
3. Study and make recommendations to improve and expand Orange County's public transportation to ensure that members of protected classes can access jobs in employment centers in Anaheim, Santa Ana, and Irvine.
4. Increase support for fair housing enforcement, education, and outreach.

The City of Fullerton's Goals and Strategies

- a. Create a Housing Incentive Overlay Zone (HOIZ).*
- b. Draft and Approve an Affordable Housing and Religious Institutions Amendment to the Municipal Code.*
- c. Work with the State to streamline or remove CEQA Requirements for Affordable Housing.*
- d. Require Affordable Housing in Surplus Property Sales.*

The AI lays out a series of achievable action steps that will help jurisdictions in Orange County to not only meet its obligation to affirmatively fair housing but to continue to be a model for equity and inclusion in Orange County.

APPENDIX F

HOMELESSNESS REPORTS

- COUNTY 2019 POINT IN TIME
- CITY NET STAKEHOLDERS REPORT 2019
- 2020 FULLERTON HOMELESS PLAN COMMITTEE
 - STRATEGIC PLAN FOR ADDRESSING HOMELESSNESS

This page intentionally left blank.



EVERYONE COUNTS

2019 POINT IN TIME SUMMARY

July 2019



EVERYONE COUNTS

2019 POINT IN TIME COUNT TOTALS

2019 POINT IN TIME COUNT BY THE NUMBERS

6,860

Individuals

North: 2,765 Individuals

Central: 3,332 Individuals

South: 763 Individuals

SUBPOPULATIONS

311

VETERANS

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

275

TRANSITIONAL AGED YOUTH

Individuals ages 18 to 24

612

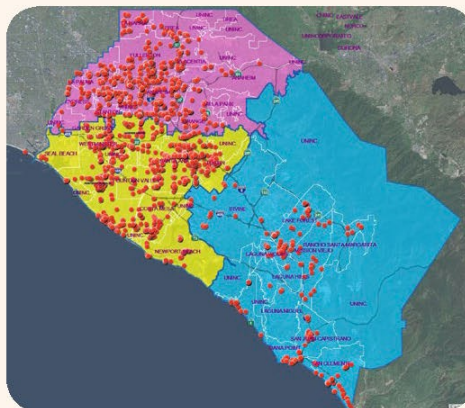
SENIORS

Individuals ages 62 and older

METHODOLOGY

The U.S. Department of Housing and Urban Development (HUD) requires that all Continuum of Care jurisdictions across the nation complete a biennial unsheltered count and an annual sheltered count of all individuals experiencing homelessness in the community on a single point in time during the last ten days of January.

Orange County's 2019 Sheltered Point In Time Count took place the night of Tuesday, January 22, 2019. Emergency Shelters and Transitional Housing Programs collected client-level demographic information from individuals and families staying the night in each program. The 2019 Unsheltered Count process took place over two days, Wednesday, January 23 and Thursday, January 24, to ensure the 800 square mile County jurisdiction was canvassed effectively. The change in methodology allowed the count teams to collect unique ID data points that were used to deduplicate records for the two day street count process. The survey data was collected with ArcGIS Survey 123, a phone application that captures GIS locations and provides vital information that guides the way the County responds to homelessness in Orange County. The results for the 2019 Everyone Counts process provide the most accurate data on the scope of homelessness in the County. Because of this improved process, methodology and data quality from the use of GIS technology, Orange County's 2019 Point In Time Count results ensure that Everyone Counts.



17



EVERYONE COUNTS

SHELTERED COUNT

99

VETERANS

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

117

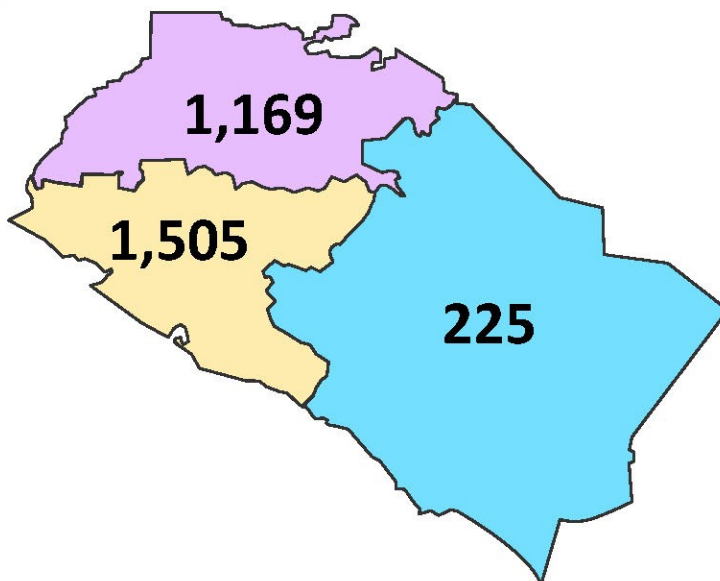
TRANSITIONAL AGED YOUTH

Individuals ages 18 to 24

255

SENIORS

Individuals ages 62 and
older



2,899

SHELTERED TOTAL



THANK YOU TO ALL THOSE INVOLVED

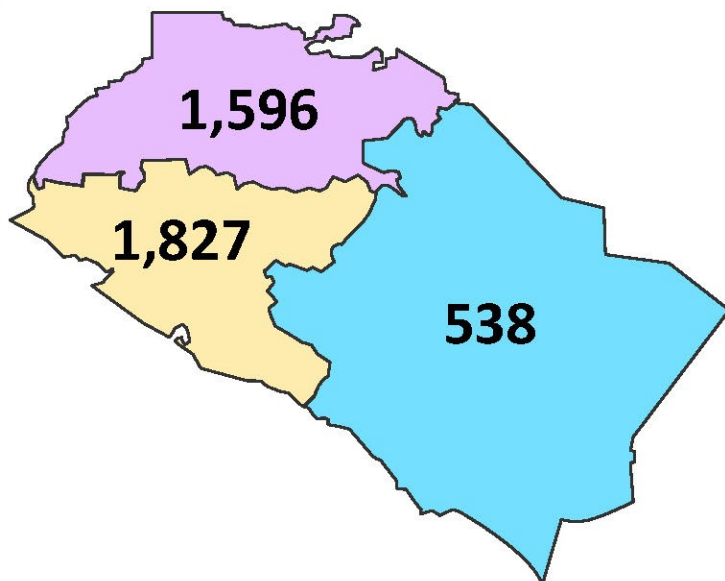
- **Hub for Urban Initiatives** – HUD methodology and survey tool design
- **City Net** – lead agency for unsheltered count
- **2-1-1 Orange County** – lead agency for sheltered count
- **County of Orange** – including Health Care Agency, Social Services Agency, OC Community Resources, OC Parks, OC Public Works and OC Information & Technology
- **Continuum of Care Agencies**
- **Nonprofit and faith-based service providers**
- **34 Cities and law enforcement agencies**
- **Community volunteers from every part of our county**

18



EVERYONE COUNTS

UNSHELTERED COUNT



3,961

UNSHELTERED TOTAL

212

VETERANS

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

158

TRANSITIONAL AGED YOUTH

Individuals ages 18 to 24

357

SENIORS

Individuals ages 62 and older

MAPS & VOLUNTEERS

1,167

Community volunteers, nonprofit and faith-based service providers including representatives from law enforcement, all 34 cities and County government.

244

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

239

Maps were canvassed at least twice during the 2019 Point In Time Count effort.



19



**EVERYONE
COUNTS**

**UNSHELTERED
Subpopulations &
Disabling Conditions**

Some individuals may identify with more than one subpopulation

CHRONIC HOMELESSNESS **52.02%**
1,932 Individuals

SUBSTANCE USE ISSUES **33.73%**
1,253 Individuals

PHYSICAL DISABILITY **31.17%**
1,158 Individuals

MENTAL HEALTH ISSUES **26.82%**
996 Individuals

DEVELOPMENTAL DISABILITY **14.03%**
521 Individuals

DOMESTIC VIOLENCE **9.50%**
353 Individuals

HIV/AIDS **1.80%**
67 Individuals

3,714 ADULTS

Revised October 2019

20



**EVERYONE
COUNTS**

**SHELTERED
Subpopulations &
Disabling Conditions**

*Some individuals may identify with more than one subpopulation**

CHRONIC HOMELESSNESS

26.26%

569 Individuals

SUBSTANCE USE ISSUES

26.64%

577 Individuals

PHYSICAL DISABILITY

14.82%

321 Individuals

MENTAL HEALTH ISSUES

31.21%

676 Individuals

DEVELOPMENTAL DISABILITY

4.85%

105 Individuals

DOMESTIC VIOLENCE

8.54%

185 individuals

HIV/AIDS

1.80%

39 Individuals

2,166 ADULTS

Revised October 2019

21



EVERYONE COUNTS

DEMOGRAPHICS

AGE

	UNSHELTERED	SHELTERED
Under 18	6.24% 247 Individuals	25.28% 733 Individuals
18-24	3.99% 158 Individuals	4.04% 117 Individuals
25-39	29.11% 1,153 Individuals	22.70% 658 Individuals
40-49	23.13% 916 Individuals	14.69% 426 Individuals
50-54	13.94% 552 Individuals	9.73% 282 Individuals
55-61	14.59% 578 Individuals	13.38% 388 Individuals
62+	9.01% 357 Individuals	8.80% 255 Individuals
Unknown*		1.38% 40 Individuals

RACE

	UNSHELTERED	SHELTERED
American Indian or Alaska Native	1.84% 73 Individuals	3.83% 111 Individuals
Asian	3.08% 122 Individuals	3.28% 95 Individuals
Black or African American	8.51% 337 Individuals	15.07% 437 Individuals
Native Hawaiian or other Pacific Island	1.62% 64 Individuals	1.21% 35 Individuals
White	72.63% 2,877 Individuals	72.47% 2,101 Individuals
Multiple Races or Other	12.32% 488 Individuals	4.14% 120 Individuals

GENDER

	UNSHELTERED	SHELTERED
Female	28.02% 1,110 Individuals	48.22% 1,398 Individuals
Male	71.75% 2,842 Individuals	51.61% 1,496 Individuals
Transgender	0.10% 4 Individuals	0.10% 3 Individuals
Gender Non-Conforming	0.13% 5 Individuals	0.07% 2 Individuals

ETHNICITY

	UNSHELTERED	SHELTERED
Hispanic or Latino	34.08% 1,350 Individuals	38.84% 1,126 Individuals
Non-Hispanic or Non-Latino	65.92% 2,611 Individuals	61.16% 1,773 Individuals

*One Domestic Violence Provider provided the ages of clients in ranges: under 18, 18 to 24 and 25 and older. There were 40 clients in the 25 and older range.

Revised October 2019



**EVERYONE
COUNTS**

Adults Surveyed
**OTHER UNSHELTERED
QUESTIONS**

2,146 UNSHELTERED ADULTS SURVEYED



JAN 2018 - JAN 2019

**819 (38.16%) Individuals
Reported Experiencing
Homelessness For The First
Time In The Past 12 Months**

**427 (19.90%) Individuals
Reported A Vehicle* As
Their Current Sleeping
Location**

***A vehicle is defined as a car, truck, van
or non-functioning recreational vehicle**





EVERYONE COUNTS

SHELTER INVENTORY & HOUSEHOLD STATUS

EMERGENCY SHELTERS INVENTORY



OF BEDS IN 2017 - 1,149

OF BEDS IN 2019 - 2,539

% CHANGE: +120.97%

79.2%

average occupancy in 2019

TRANSITIONAL HOUSING INVENTORY



OF BEDS IN 2017 - 1,166

OF BEDS IN 2019 - 1,135

% CHANGE: -2.65%

78.2%

average occupancy in 2019

HOUSEHOLD STATUS

Population	Description	Unsheltered (3,961)	Sheltered (2,899)	TOTAL (6,860)
Individuals	Individuals ages 18+	3,562	1,734	5,296
Families	Households with at least one adult and one child	110 FAMILIES 396 persons in households: 152 Adults 244 Children	356 FAMILIES 1,154 persons in households: 432 Adults 722 Children	466 Families 1,550 persons in households: 584 Adults 966 Children
Unaccompanied Youth	Minors (17 and younger without parent/guardian)	3	11	14



EVERYONE COUNTS

COMMUNITY TIES: UNSHELTERED ADULTS

REPORTED CITY WHERE MOST TIME SPENT WHILE HOMELESS

City in North Service Planning Area
822 Individuals (38.30%)

City in Central Service Planning Area
900 Individuals (41.94%)

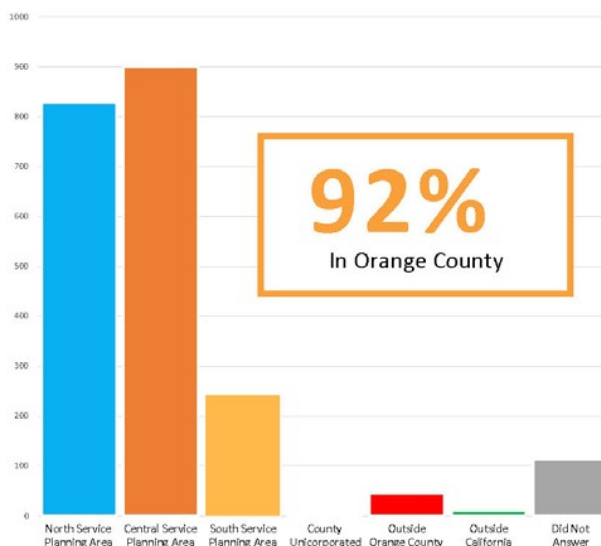
City in South Service Planning Area
244 Individuals (11.37%)

County Unincorporated
11 Individuals (0.51%)

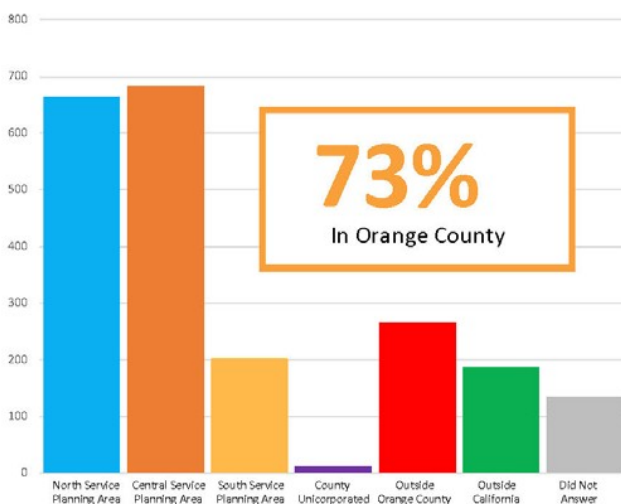
Outside Orange County
45 Individuals (2.10%)

Outside California
12 Individuals (0.56%)

Did Not Answer
112 Individuals (5.22%)



REPORTED CITY OF LAST PERMANENT ADDRESS



City in North Service Planning Area
663 Individuals (30.89%)

City in Central Service Planning Area
682 Individuals (31.78%)

City in South Service Planning Area
202 Individuals (9.41%)

County Unincorporated
12 Individuals (0.56%)

Outside Orange County
267 Individuals (12.44%)

Outside California
186 Individuals (8.67%)

Did Not Answer
134 Individuals (6.24%)



EVERYONE COUNTS

COMMUNITY TIES: UNSHELTERED ADULTS

2,146 UNSHELTERED INDIVIDUALS SURVEYED

51.63%

1,108 Individuals

HAVE FAMILY IN ORANGE COUNTY

51.72%

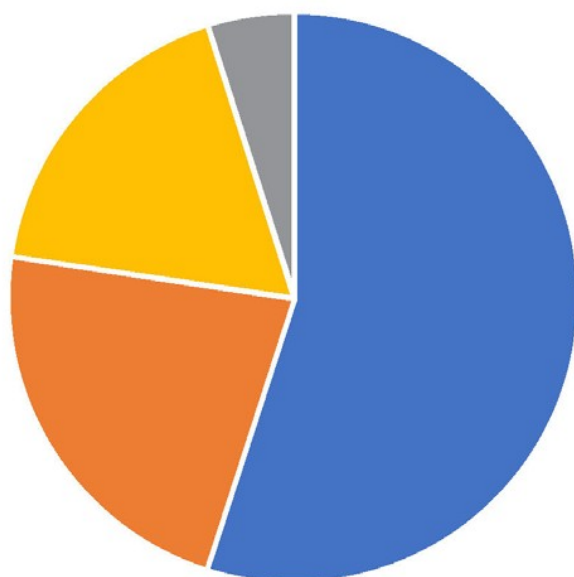
1,110 Individuals

ATTENDING OR HAVE ATTENDED
SCHOOL IN ORANGE COUNTY

72.09%

1,547 Individuals

CURRENTLY WORKING OR HAVE EVER
WORKED IN ORANGE COUNTY



CURRENT EMPLOYMENT STATUS

Unemployed

1,180 Individuals (54.99%)

Full-Time, Part-Time, Seasonally Employed

480 Individuals (22.37%)

Retired, Disabled

380 Individuals (17.71%)

Did Not Answer

106 Individuals (4.94%)



EVERYONE COUNTS

HOW ORANGE COUNTY IS ADDRESSING HOMELESSNESS

COUNTY OF ORANGE: SYSTEM OF CARE

What is the "System of Care" and the importance of it in addressing homelessness

The County of Orange is developing a System of Care that is responsive to the needs of the individuals and families experiencing homelessness in our community. The System of Care is comprised of five components that provide the needed resources and programs to prevent homelessness among individuals and families while transitioning others into permanent housing. The System of Care is focused on increased care coordination for each individual and in facilitating access and navigation within each system component.



BEHAVIORAL HEALTH

- Outreach and Engagement Teams
- Mental Health and Substance Use Services
- Housing Navigation
- Development of The Wellness Campus on Anita Drive



HEALTHCARE

- Whole Person Care
- Recuperative Care
- Comprehensive Health Assessment Teams – Homeless (CHAT-H)



HOUSING

- Emergency Housing
- Expansion of Housing Assistance Programs
- Housing Funding Strategy
- Housing Finance Trust Fund
- Landlord Incentive Program



COMMUNITY CORRECTIONS

- Proposition 47 Re-Entry Center Program
- Stepping Up Initiative
- Collaborative Courts
- Integrative Services Strategy



PUBLIC SOCIAL SERVICES

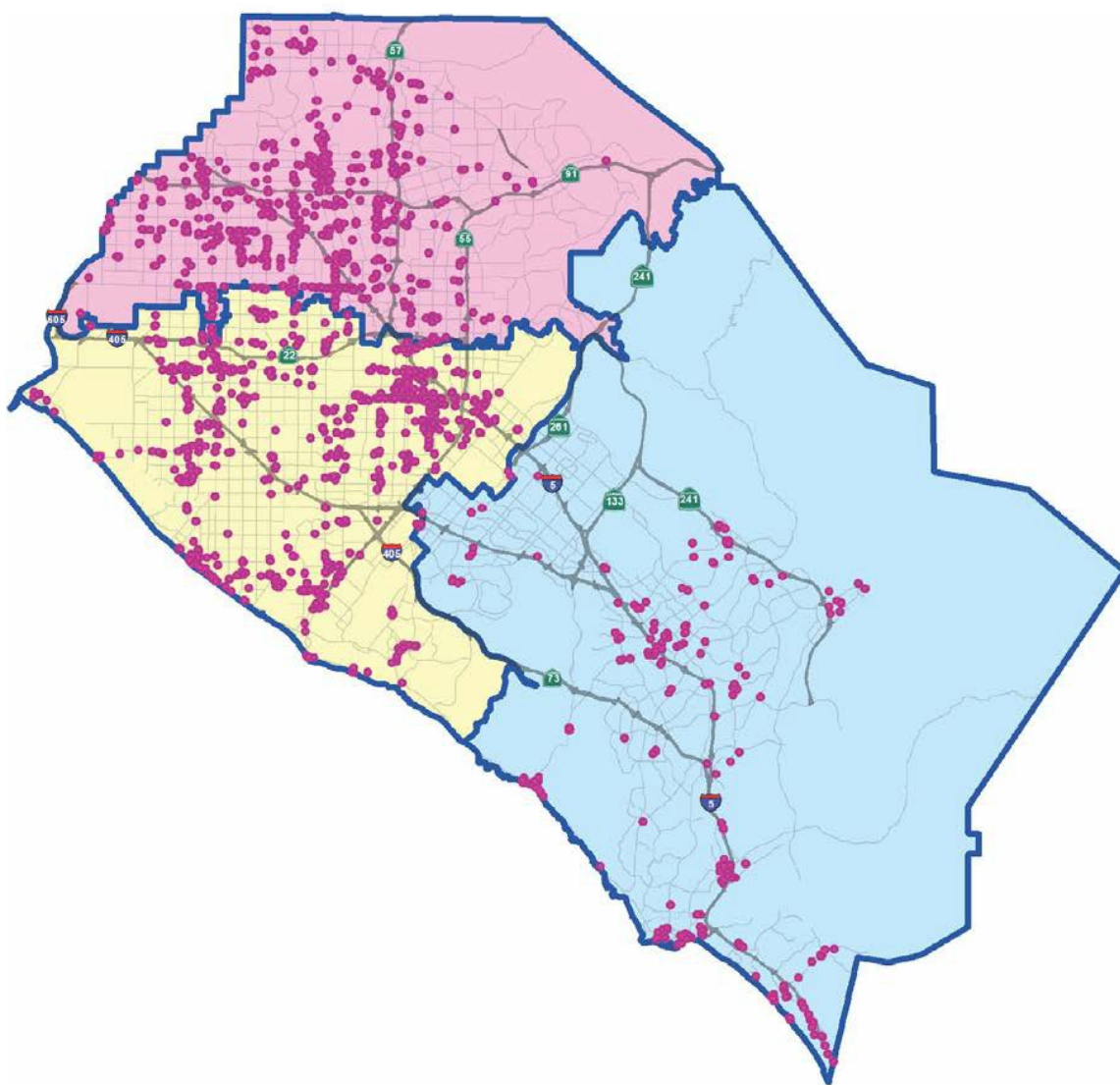
- Enhanced Outreach for hard-to-reach populations
- Access to Public Benefits
- Countywide expansion - Restaurant Meals Program
- Chrysalis Employment Program

27



EVERYONE COUNTS

Unsheltered Count
2019 POINT IN TIME COUNT



28



EVERYONE COUNTS

2019 POINT IN TIME COUNT: CITY BY CITY

CITY	UNSHelterED	SHelterED	TOTAL
Anaheim	694	508	1,202
Brea	30	0	30
Buena Park	142	145	287
Cypress	39	0	39
Fullerton	308	165	473
La Habra	45	0	45
La Palma	9	0	9
Los Alamitos	1	21	22
Orange	199	148	341
Placentia	55	108	163
Stanton	71	45	116
Villa Park	0	0	0
Yorba Linda	1	0	1
County Unincorporated	8	0	8
Domestic Violence Programs	N/A	29	29
NORTH SERVICE PLANNING AREA	1,596	1,169	2,765

CITY	UNSHelterED	SHelterED	TOTAL
Costa Mesa	187	6	193
Fountain Valley	28	14	42
Garden Grove	163	62	225
Huntington Beach	289	60	349
Newport Beach	64	0	64
Santa Ana	830	939	1,769
Seal Beach	8	0	8
Tustin	95	264	359
Westminster	159	25	184
County Unincorporated	4	31	35
Domestic Violence Programs	N/A	104	104
CENTRAL SERVICE PLANNING AREA	1,827	1,505	3,332

CITY	UNSHelterED	SHelterED	TOTAL
Aliso Viejo	1	0	1
Dana Point	32	0	32
Irvine	127	3	130
Laguna Beach	71	76	147
Laguna Hills	24	0	24
Laguna Niguel	7	3	10
Laguna Woods	5	0	5
Lake Forest	76	36	112
Mission Viejo	22	9	31
Rancho Santa Margarita	15	0	15
San Clemente	96	49	145
San Juan Capistrano	62	0	62
County Unincorporated	0	0	0
Domestic Violence Programs	N/A	49	49
SOUTH SERVICE PLANNING AREA	538	225	763



City Net

STAKEHOLDERS REPORT



2019

THE PRESIDENT'S LETTER

Dear Friends,

I am pleased to share this City Net 2019 Stakeholders Report with you. In partnership with stakeholders throughout southern California, City Net made significant progress in 2019 toward our goal of ending street-level homelessness. Among the many achievements you will read about in this report, in 2019 our team achieved:

- 11,114 street outreach interactions with homeless neighbors
- 14,675 interactions with homeless neighbors who called our Outreach Line
- 947 clients engaged in case management with City Net
- 1,864 exits from the streets and into shelter or housing.

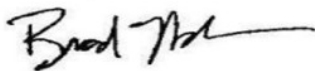
All of this is achieved by our first-class team of homeless services professionals. Together, we are creating an organization built to sustain excellent outcomes for homeless individuals and communities impacted by homelessness, marked by:

- 81 staff
- \$8 million annually in contracts and donations
- 31 contracts—including city, county, state, federal and corporate contracts.

We know there is much more to be done. City Net was founded on the premise that, working together, communities can solve the difficult problems they face, including homelessness.

This focus on solutions—ending homelessness by connecting homeless neighbors to housing—rather than on managing care makes our work especially challenging as homelessness continues to grow throughout the state. But we are encouraged every day by working together on solutions with our partners in city and county government, law enforcement, nonprofit organizations, the faith community, the business community, homeless advocates, and especially by the many homeless neighbors who are taking steps to overcome the enormous barriers they face in ending their episode of homelessness.

Sincerely,

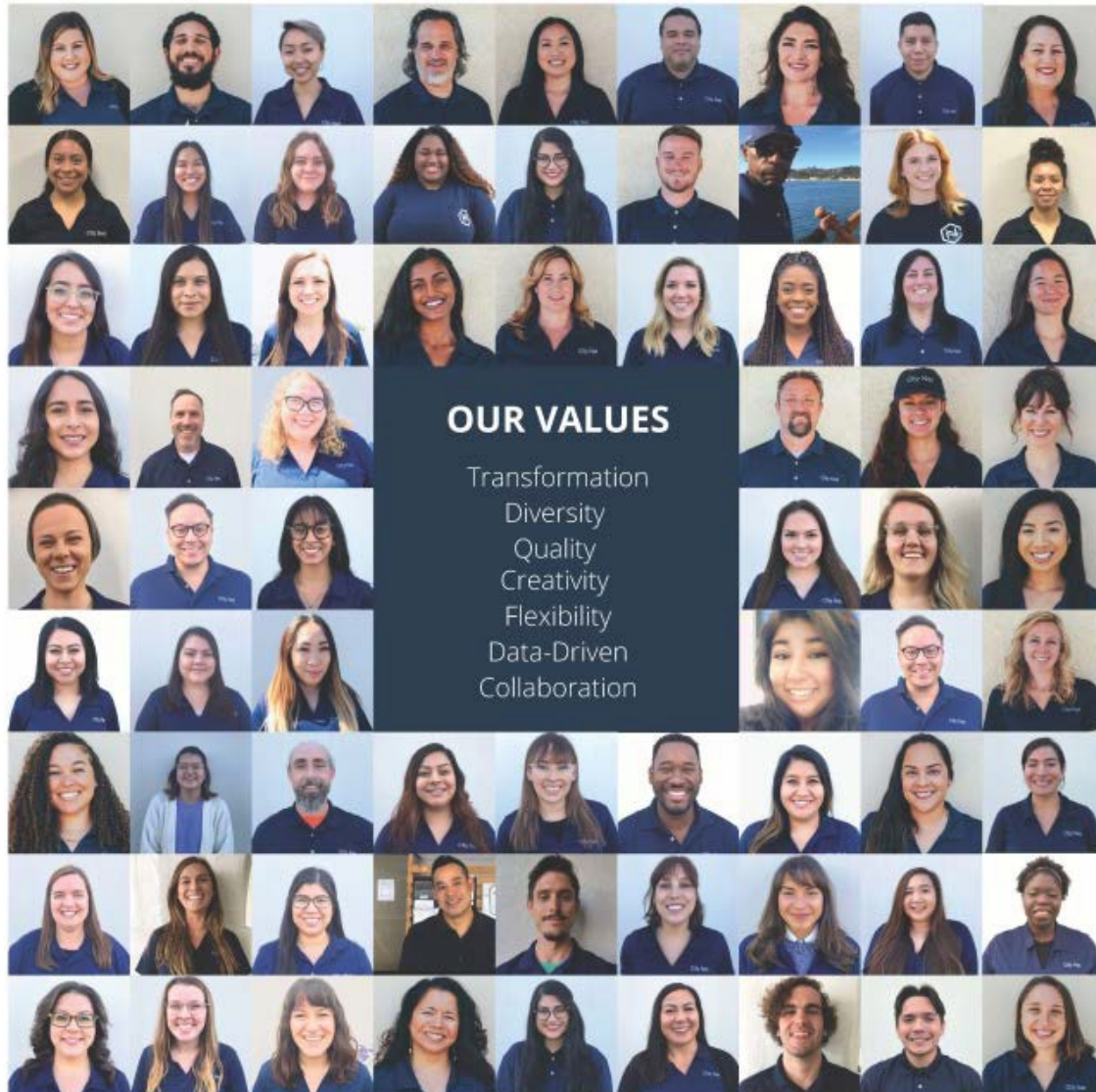


Dr. Brad Fieldhouse
President



OUR TEAM

We are team of nonprofit professionals dedicated to addressing homelessness, in a city or region, through the coordination of community efforts and activities. Since 2014, we have worked together to provide data-driven services that will result in ending street-level homelessness in communities. Our Vision: we are committed to reducing homelessness to functional zero through the means of collaboration and data-driven solutions. Functional zero is the state of a community where services and housing are available for every individual who may need them.



COMMUNITIES WE SERVE

- Anaheim
- Bellflower
- Brea
- Buena Park
- Corona
- Cypress
- Fullerton
- La Habra
- La Palma
- Lake Forest
- Newport Beach
- Placentia
- Riverside
- San Clemente
- Santa Barbara
- Stanton
- Tustin
- Westminster
- Courtyard Transitional Center Community Coordination and Case Management
- Housing and Disability Assistance Program in Orange County
- Homeless Emergency Assistance Program (HEAP), which covers the following cities:
 - Costa Mesa
 - Fountain Valley
 - Garden Grove
 - Huntington Beach
 - Newport Beach
 - Seal Beach
 - Tustin
- Union Pacific Railroad project in Southern California
- Westminster

PROJECTS COMPLETED TO DATE

- 2019 Orange County *Point In Time* count coordination project
- Orange County Flood Control Channel project
- City of Temecula
- Rapid Rehousing for the Southwest Region of Riverside funded through WRCOG. Serving (Temecula, Murrieta, Wildomar, Lake Elsinore and Menifee)



SERVICES PROVIDED IN 2019

- WEEKLY COLLABORATIVE STREET-OUTREACH
- CASE MANAGEMENT
- HOMELESS SERVICES OUTREACH PHONE LINE
- COLLABORATIVE IN-REACHES
- DATA MANAGEMENT
- REUNIFICATIONS
- HOUSING NAVIGATION
- VETERAN HOUSING SERVICES
- LAW ENFORCEMENT PARTNERSHIP
- CENSUS COORDINATION
- POINT IN TIME COORDINATION
- COMMUNITY COORDINATION

REGIONAL IMPACT

15,222

Outreach Contacts

14,675

Outreach Line Calls

313

Outreach Online Inquiries

947

Clients in Case Management

24,937

Volunteer Hours

\$954,925

Gift In-Kind Donations



1,864

Street-Exits in 2019

See appendix, on page 11, for program outcome definitions.

OC Marching Home Initiative: In late 2019, City Net partnered with the County of Orange, Orange County Housing Authority, Veteran Affairs-Long Beach, and local non-profit organizations seeking to collaboratively end veteran homelessness in Orange County. Our role is to provide housing navigation services to veterans with housing vouchers, which includes application assistance, navigating the rental market, liaising with landlords and assistance with the move-in process. For John, an Army Veteran who served in the Iraqi Freedom Operation, he began experiencing homelessness in 2010, while living in his vehicle after a divorce. John was matched with City Net's Veteran Housing Navigation services in September 2019. Shortly after, he was connected with the Veterans Affairs Office and was granted a HUD VASH voucher from the County of Orange. In collaboration, City Net was able to assist John with overcoming housing barriers and finding a landlord that would work with John in utilizing his voucher. He also was able to receive full deposit support from the Veterans Affairs offices to subsidize his move-in costs. On November 2, 2019, John received keys to his unit, his new home.



Courtyard Partner Appreciation Event on December 11, 2019

IMPACT STORY

MEET TONY

Tony is a 45-year-old who became homeless when he fell ill with an incurable disease, which prevented him from working. He couldn't sustain housing in Orange County and found himself experiencing homelessness. When we met Tony, he was already utilizing the winter shelter services in the City of Fullerton. He realized that his health was continuing to decline as he braved the elements of spending his days on the streets and evenings at the armory. With no family nearby, he accepted services from City Net at the City of Anaheim La Palma Park Check-In Center.

TONY'S JOURNEY TOWARDS HOUSING

STREET-OUTREACH

- 6-4-18 City Net case manager meets Tony during an outreach at La Palma Park in Anaheim. Tony was sleeping most nights at the Fullerton Armory emergency shelter and spending his days at the park

CASE MANAGEMENT

- 6-4-18 After learning of City Net's services, Tony was interested in working with us right away to get connected to housing. Our case manager began the intake process on the spot, including:
 - Completion of City Net intake forms and waivers
 - Assistance in getting Tony "document-ready" for housing:
 - Homeless Management Information System record entry
 - Confirmation of valid ID card, Social Security card and birth certificate
 - Location of short-term storage for Tony's personal items
 - Referral to medical services for Tony's medical needs, including connecting him to a new primary care physician
- 6-5-18 Case manager begins the process of submitting paperwork on his behalf so he can access housing resources within the County's Continuum of Care
- 6-18-18 Met with Tony to see if he was interested in moving to Bridges at Kraemer Place Transitional Shelter
- 6-19-18 Case Manager completed Tony's referral into Bridges and transported him from La Palma Park to Bridges.
- 9-12-18 City Net attended a County of Orange match meeting where we learned Tony got matched for a Section 8 housing voucher
- 9-14-18 Met with Tony to complete paperwork for his housing voucher
- 9-17-18 Case Manager submitted paperwork to the Orange County Housing Authority
- 10-16-18 Met with Tony to complete and submit remaining housing forms
- 10-29-18 Transported Tony to his housing appointment where he received his Section 8 housing voucher

HOUSING NAVIGATION

- 11-5-18 A warm handoff was provided by the Case Manager to City Net's Housing Navigator to find a location to use Tony's Section 8 voucher
- 11-19-18 Housing Navigator met with Tony to share unit availability and discuss his preference of location, apartment features and need
- 11-26-18 Supported Tony with the completion of multiple apartment applications and transportation to help him make his apartment interview appointments

2 Cities

Spent his time in the City of Anaheim and City of Fullerton while homeless

6 Months

Length of time from first Outreach Contact to permanent housing placement

8 Agencies

Collaborative partners that touched Tony's life in some facet on his journey to housing

HOME

- 12-5-18 Housing Navigator worked with Tony on these occasions to complete rental applications, tour apartments and engage landlords on his behalf until we located a suitable apartment.
- 12-30-18
- 1-2-19
- 1-4-19
- 1-7-19
- 3-21-19 Tony moved into an apartment, located in Anaheim with his Section 8 voucher.
- 4-1-19 A community contribution to our Hope Fund allowed for us to furnish Tony's apartment with a bed, bed frame, fridge and table. This turned his apartment into a home.

SPECIAL PROJECTS



Orange County Point In Time Count, **Everyone Counts OC**

1,167

Community volunteers, nonprofit and faith-based service providers including representatives from law enforcement, all 34 cities and County government.

244

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

239

Maps were canvassed at least twice during the 2019 Point In Time Count effort.

Censuses **Completed** in 2019

- CORONA
- BELLFLOWER
- SANTA BARBARA
- TUSTIN
- TEMECULA
- WHITTIER
- WESTMINSTER

Point In Time counts (PIT) **Completed** in 2019

- ORANGE COUNTY



Data & Transparency



City Net is proud to have reached a milestone within our organization's development and earned the GuideStar, Platinum level, Seal of Transparency for 2019 - a first for our agency. GuideStar is the most reputable sources of non-profit information and has only issued this seal to 0.5% of registered organizations.

City Net took this step as an agency in an effort to provide our stakeholders the opportunity to make educated decisions about supporting our mission to addressing homelessness with intentionality. Within our core values we strive to be data-driven, produce quality work and develop solutions collaboratively. City Net has taken an effort to represent those values within our GuideStar profile and live out our mission with a client-first perspective through our Data Collection Policy.

Read City Net's Data Collection Policy, visit www.citynet.org/datacollectionpolicy

THANK YOU PARTNERS

While we firmly believe investment in communities from a housing-first model is critically important for meeting our mission to end street-level homelessness, it is our innovative, inspiring and dedicated community partners that really move the needle of progress forward in the lives of those we serve. We lean on the collaborative approach and sponsorship to build solutions for those working towards their housing plans. Intentional and generous support from so many individuals, community organizations, foundations, corporation and other partners make our work possible across 4 Southern California regions. **THANK YOU.**



Regional Partners in Orange County, Riverside County, Santa Barbara County and Los Angeles County

- A Touch of Love Works
- Action Alliance Sober Living
- Amistad Orange County
- Anaheim Community Services
- Anaheim Community Foundation
- Anaheim Housing Authority
- Anaheim Lighthouse Recovery Center
- Anaheim Police Department
- Anaheim Poverty Task Force
- Anaheim Regional Medical Center
- Anaheim Religious Clergy Council (ARCC)
- Anaheim Tropic Inn
- Anaheim Vineyard Church
- Anaheim Regional Transportation Center (ARTIC)
- Better Way Anaheim
- Big Brothers Big Sisters
- Boys Town California
- Brea Police Department
- Breakfast Friends
- Build Futures
- Buena Park Police Department

COMMUNITY PARTNERS

Regional Partners in Orange County, Riverside County, Santa Barbara County and Los Angeles County

- Cal Optima
- Cal State University, Fullerton
- Cal State University, Dominguez Hills
- Cal State University, Long Beach
- Cafe Starz
- Calvary Church of Santa Ana
- Charity on Wheels
- Chrysalis
- Coachella Valley Rescue Mission
- Coast Hills Community Church
- Colette's Children's Home
- Compassionate Clouds Association
- Corona Police Department
- Corona Substance Abuse Center
- Courtyard Jaywalkers
- CPN Group
- Crossline Community Church
- Cypress Police Department
- Drug Free Anaheim
- Eagle Inn Anaheim
- Eastside Christian Church
- Families Forward
- Families Together Orange County
- Family Assistance Ministry (FAM)
- Feed for Change
- First Southern Baptist Church of Buena Park
- Friends of the Homeless
- From the Soul
- Fullerton First Methodist Church
- Fullerton Police Department
- Garden Grove Police Department
- Grace World Ministries
- Grandma's House of Hope
- Good Deed Workers
- Good Shepard Lutheran
- Good Stewards Korean
- Great Dane Bakery
- Hai and Friends
- Hand to Hand Relief Organization
- H.E.A.R.T. 4 Pets
- Helping Homeless Companions
- His House
- HomeAid Orange County
- Homeless Lives Matter
- Homeless Resource Database in the Cloud
- Hope4Restoration
- Housing is a Human Right OC
- Humanitarian Day
- Hurtt Mobile Clinic
- Illumination Foundation Jamboree Housing
- Ines and Friends
- Irvine Onnuri Church
- Islamic Center of Irvine
- Jewish Collaborative of Orange
- JMH-Anaheim
- Kettle Motor Inn Anaheim
- Kim and Friends
- Kindest Heart
- Kindred Church
- Knott Avenue Community Church
- Korean 1st Presbyterian
- La Habra CRRC
- La Habra Police Department
- La Palma Police Department
- Lamb of God Lutheran Church Anaheim
- Lazarus Foundation
- Love Anaheim
- Love, Hope, Together
- Low Rider Alliance
- LXGNDRY Clothing
- Magnolia Baptist Church
- Magnolia School District
- Maitribodh Parivaar
- Mary's Kitchen
- Mental Health Association of Orange County
- Mercy House
- Micah's Way
- Midnight Mission
- Mision El Camino
- Nachimban Church
- Newport Beach Police Department
- North Orange County Public Safety Taskforce
- Northrop Grumman Corporation
- One Accord Crusades Orange County
- Orange County Community Services
- Orange County Health Care Agency O&E
- OCHCA CHAT-H
- Orange County Regional Center
- Oasis Ministry
- OC Public Defenders
- OC Probation Department
- OC Rescue Mission
- OC Sheriff's Department
- OC United
- Olive Crest Safe Families
- One Global Family
- Operation Be Kind
- Operation Helping Hands
- Operation Home SAFE
- Orange Police Department
- Orangewood Foundation
- Our Lady Queen of Angels Newport Beach
- PACT
- PATH
- Path of Life Ministries
- Pathways of Hope
- People's Homeless Taskforce
- Placentia Police Department
- PIMCO Orange County
- Principe de Paz
- Project All Hands In
- Project Hope Alliance
- Project Touch
- Quoc Hoc Dong Khanh
- Radiant Health Care
- Rancho Santiago Community College
- Recovering Life Ministries
- Redhill Lutheran Church
- Relove Church
- Riverside Behavioral Healthcare Center
- Riverside Police Department
- Rock Church of Anaheim
- Roque Center
- Sa Rang Community Church Salvation Army
- Santa Ana Police Department
- Set Free Christian Fellowship
- Serve the People
- Seva Matters Foundation
- Shirley's Squad
- Sophia and Friends
- Social Services Mobile Resource Van
- South Hills Church of Corona
- Stanton Community Development
- St Cecilia Church Tustin
- St. Joseph Hospital Orange
- St. Jude Medical Center
- St. Vincent de Paul Catholic Church
- Streetlight Ministries Shelter
- Tabitha's Blessings
- Temecula Police Department
- Terra Nova Church
- The Majilis
- The Solace Foundation
- Tustin Police Department
- UCI Law School
- Unidos Para Ti
- Unidos Recovery Home
- United Sikhs
- United to End Homelessness Orange County
- Union Pacific Railroad
- Union Rescue Mission
- U-Turn Lives Inc.
- United Way Orange County
- VA Community Resource And Referral Center
- Veterans Administration Long Beach
- Viet Love Mission
- Vineyard Church
- Visit Anaheim
- Volunteers of America
- West Anaheim Medical Center
- Westminster Family Resource Center
- Westminster Police Department
- WISE Place
- Women's Transitional Living Center (WTLC)
- World Channel Mission

THANK YOU DONORS

2019 Hope Fund Contributors

\$125,353

Individual Donors

- Adriana Hernandez
- Alan Gonzalez
- Andrea Kelligre
- Angelina T Moran
- Armando Cendejas
- Audrey Brammer
- Becky Stone
- Cindy Nguyen
- Deborah Lelchuk
- Denise Schipper
- Elissa Thomas
- Farbod Samari
- Gabriela Soto
- Jose Luis Trujillo
- Julia Romey

Organizations and Foundations

- Ken Pearson
- Kevin Wright
- Laura Jinparn
- Leonardo Lopez
- Mark Allert
- Michael Daehn
- Michael Dubisz
- Michael Lyons
- Michael Villaire
- Naoko Gorsuch
- Polin Ung
- Susannn Ashabraner
- Tamara Erickson
- Theresa Waller
- Zachery Collar

Organizations and Foundations

- A Little Help Foundation
- Battery Systems Orange County
- Eastside Christian Church
- Imperial Sprinkler Landscaping
- Islamic Center of Corona

- Orange County Community Foundation
- Orange County United Way
- Relove Church
- Tarsadia Foundation
- United to End Homelessness Orange County
- Wells Fargo Foundation



DONATE HOPE

As an extension of our commitment to using community resources to create the greatest impact, the City Net Hope Fund adopts a "whatever it takes" approach to connecting unsheltered individuals/families. The Hope Fund is leveraged to directly meet the needs of our clients; transportation, documentation fees, housing program assistance and more.

www.citynet.org/donate



APPENDIX

Outreach Contacts - Reflect the number of interactions for the specific purpose of reaching out to unsheltered homeless neighbors in a process of building trust and offering support toward the long-term goal of connecting them with emergency shelter, housing, or critical services; and providing urgent, non-facility-based care. These activities are intended to help homeless neighbors to obtain appropriate supportive services, including assistance in obtaining permanent housing, medical health treatment, mental health treatment, counseling, supervision, and other services essential for achieving independent living; housing stability case management; and other Federal, State, local, or private assistance available to assist the program participant in obtaining housing stability. This number can be duplicated in any given reporting period.

Client Engagement - Reflects the current number of homeless neighbors who are voluntarily engaged in a formal case management relationship with City Net. Case managers work with clients to achieve progress on a mutually-agreed upon plan to attain housing and supportive services. Case managers follow-up with housed clients for 6 months after housing to ensure a successful placement. Active cases are engaged once a week on average, and are considered inactive after 90 days of no contact.

Outreach Line Calls - This service was initiated in Q2 of 2019 with the idea to capture leads via outreach phone numbers for neighbors experiencing homelessness that exceed the abilities or scope of our case managers and outreach specialists. The leads that are generated are followed up by our Outreach Line Specialists, which in turn are coordinated with and followed up by our case managers.

Outreach Online Requests - This service was initiated in Q4 of 2019 with the idea to capture leads via an automated chatbot assistant on our website for neighbors experiencing homelessness that exceed the abilities or scope of our case managers and outreach specialists. The leads that are generated are followed up by our Outreach Line Specialists, which in turn are coordinated with and followed up by our case managers. Street Exits Goal - Some contracts include a goal per month or quarter of street exits while others do not. This number reflects the aggregate of all street exit goals for all the cities that request it.

Actual Street Exits - HUD Street Exits are defined by HUD and enumerated in the HUD systems performance report, and City Net uses these designations for all street exits achieved through the efforts of two or more agencies working together within the context of the homeless collaborative in the city. HUD designates some of these street exits as "temporary" and some as "permanent", and City Net exercises discretion to count as exited those homeless neighbors who have a reasonable plan in place to move from temporary shelter to permanent housing.

"Homeless Services" - Typically include the following: street outreach, collaborative case management, housing navigation, system navigation, supportive services, community resource mobilization/alignment, law enforcement support, and community engagement activities.

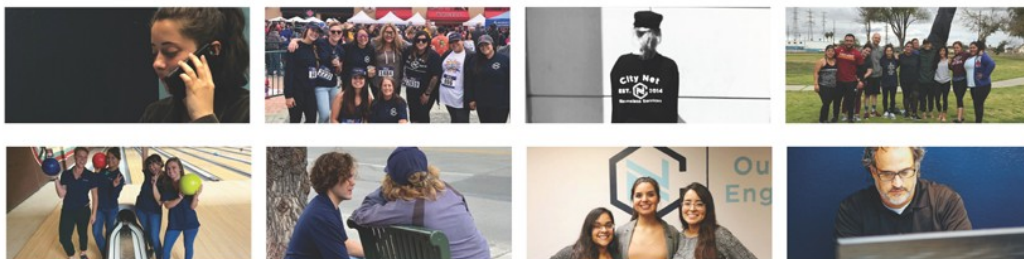
Societal Cost Savings - The average gross monthly cost for each homeless neighbor is \$1,446 per month, according to a landmark 2009 financial study of 9,186 homeless individuals in Los Angeles County ("Where We Sleep: Costs When Homeless and Housed in Los Angeles" Economic Roundtable, 2009, <http://www.economicrt.org/pub/>). The study derived this amount by examining the monthly cost burden shared by 16 public and private agencies and programs: Department of Public Health, Department of Mental Health, Probation Department, Homeless Services Authority services, Department of Health Services (DHS) hospital-inpatient, DHS outpatient clinic, DHS emergency room, Department of Public Social Services (DPSS) General Relief, DPSS Food Stamps, DPSS General Relief Housing Vouchers, Sheriff mental health jail facility, Sheriff general jail facility, Sheriff medical jail facility, private hospitals- emergency room, private hospitals-inpatient, and paramedics. There is still a cost burden when homeless neighbors are housed, because they continue to draw on these agencies, but the study found the costs were reduced by 50%, saving \$728 per month per person when a homeless neighbor is housed.

Courtyard Statistical Methodology - Meal values were historically calculated at \$3.25 per meal starting 1/1/18 as per <http://livingwage.mit.edu/counties/06059>. Volunteer hours only account for hours spent on site, and do not account for time shopping, preparing and transporting meals. The value of a volunteer hour in California is \$27.59 based on the hourly earnings (approximated from yearly values) of all production and nonsupervisory workers on private payrolls (based on yearly earnings provided by the Bureau of Labor Statistics). Independent Sector indexes this figure to determine state values and increases it by 12percent to estimate for fringe benefits. Per IRS guidelines, nonprofits may report this value in Form 990, Part III. Source: <https://www.independentsector.org/volunteer-time>.

Survey-Based Complete Census Count - An approved by HUD as legitimate methodologies for Point in Time Counts) using the following definitions:

1. A "point-in-time count" is an enumeration of unsheltered and sheltered homeless neighbors in a city, and can be based on sampling or census methodologies, or a combination of the two. It yields a number and limited demographic data of the total homeless population because it does not utilize surveys extensively.
2. Sampling and Extrapolation Methodologies take a statistically representative sample of the homeless population and projects estimates of the total population based on the findings of the smaller sample population through the usage of statistical sampling. These methodologies my survey some of the homeless population and extrapolate demographic information to the whole based on the findings from the limited surveys.
3. Survey-Based Complete Census Count. A census collects information on every member of the population by covering the entire geography. It yields a number, and, through surveys of the entire population without extensive sampling or extrapolation, demographic, housing, social, economic and other information on the total homeless population.

For additional information, please see <https://files.hudexchange.info/resources/documents/PIT-Count-Methodology-Guide.pdf>





citynet.org

ORANGE COUNTY HEADQUARTERS OFFICE

*Regional Email: Outreach@citynet.org
Homeless Services Outreach Line: 714.451.6198*

LOS ANGELES COUNTY FIELD OFFICE

*Regional Email: Outreach-la@citynet.org
Homeless Services Outreach Line: 562.231.7151*

RIVERSIDE COUNTY FIELD OFFICE

*Regional Email: Outreach-rc@citynet.org
Homeless Services Outreach Line: 951.390.3567*

SANTA BARBARA FIELD OFFICE

*Regional Email: Outreach-sb@citynet.org
Homeless Services Outreach Line: 805.203.6588*



CONSTITUENT SERVICES

Email: Info@Citynet.org
PO BOX: 4508 Atlantic Ave., Suite 292
Long Beach, CA 90807

COVER PHOTO: *In late 2019, City Net received an invitation to partner with the Union Pacific Railroad corporation in an effort to prevent rail accidents, encouraging the health and safety of vulnerable populations in the Southern California communities. Pictured is a City Net Collaborative Case Manager presenting an individual with supportive services options and resources.*



This page intentionally left blank.

Fullerton Homeless Plan Committee

Strategic Plan for Addressing Homelessness

Report to the Fullerton City Council



January 24, 2020

Fullerton Homeless Plan Committee
Strategic Plan for Addressing Homelessness
 Report to the Fullerton City Council

Table of Contents

	PAGE
Acknowledgements	1
Executive Summary	2
Comprehensive Recommendations	3
Key Findings	5
Homeless Plan Committee Process	9

Acknowledgements

City Council

Jennifer Fitzgerald, Mayor

Jesus Silva, Council Member

Ahmad Zahra, Council Member

Bruce Whitaker, Council Member

Jan M. Flory, Council Member

Ken Domer, City Manager

Homeless Plan Committee Members

Rusty Kennedy, Chair, Fullerton Resident, former Chair of Fullerton Mentally Ill Homeless Task Force, retired non-profit CEO.

Allison Howell –Fullerton Resident, Local Business Owner

Barbara Johnson –Fullerton Resident, Pathways of Hope Founder, Full. Interfaith Ministerial Assn.

Barry Ross -Providence St. Joseph Health Regional Director, Fullerton Collaborative Board

David Gillanders, -CEO Pathways of Hope, Executive Comm. Family Solutions Collaborative

Deacon Richard Doubledde- Deacon, St. Philip Benizi, Tri-Parish Homelessness Collaborative

Harry Langenbacher -Fullerton Resident, Housing Is a Human Right OC

Rev. Jason Philips -Fullerton Resident, Fullerton ACT, Full. Collaborative Homeless Task Force

Rev. Jay Williams -Fullerton Resident, Executive Director of OC United

Karen Sharma -Fullerton Resident, Substitute School Teacher, FJUHSD, Business Owner

Lisa McPherson - Director of Campus Communications, Fullerton College

Matt Bates -VP, City Net, Continuum of Care Board, Commission to End Homelessness Board

Mitch Fierro -Fullerton Resident, Fullerton Free Church, OC United Board Member

Rev. Dr. Mandye Yates -Pastor of First Christian Church Fullerton, Chair, Fullerton Interfaith Ministerial Assn, Fullerton Collaborative Task Force on Homelessness

Theresa Harvey/Natalie Nuesca -North OC Chamber of Commerce

City Support Staff

Briana Stickney, Homeless Resources Coordinator

Executive Summary

Introduction

Throughout Orange County and the State, local governments are struggling with how to best address rising homelessness. According to the 2019 Point in Time Count, the City of Fullerton has an estimated 473 homeless residents with 308 unsheltered on a given night. On July 2, 2019, the City Council declared a “shelter crisis” due to the lack of emergency shelters and has embarked upon a series of efforts to best address the issue.

Homeless Plan Committee Created

City Council authorized the City Manager to appoint a committee focused on creating a comprehensive strategic plan on how to address homelessness in Fullerton in coordination with the region. The Fullerton Homeless Plan Committee (FHPC) was comprised of a spectrum of individuals ranging from residents, service providers, faith leaders, business community, hospitals, and colleges. The Committee met every other week between 8.20.19 and 11.26.19.

The FHPC identified the basic causes of homelessness, learned of the interdependent actions that would need to be taken to address those causes, called out emergency recommendations that should be taken, and identified a more comprehensive set of recommendations for Fullerton City Council. The Committee believes that to impact homelessness significantly it is critical to not only address emergency shelter but to ensure there is adequate affordable housing for those coming out of emergency shelter, otherwise many will be back on the street.

Causes of Homelessness in Fullerton

1. Lack of housing affordable to very low-income residents.
2. Lack of Permanent Supportive Housing for individuals living with mental illness.
3. Growing numbers of opioid addicted individuals reduced to living on the streets.
4. Lack of jobs with sufficient pay to afford food and shelter in our community.

Interdependent Actions Required to Address Homelessness in Fullerton

- Emergency Shelter/Navigation Centers
- Permanent Supportive and Affordable Housing
- Prevention and Diversion Programs
- Public Safety and Outreach Programs

Emergency Recommendations

1. Support emergency shelter/navigation beds for Fullerton homeless individuals at:
 - a. Buena Park 150 & Placentia 80 Shelter beds for North SPA.
 - b. Fullerton/Illumination Foundation 90 Shelter and 60 Recuperative Care beds.
 - c. Orange County Bridges at Kraemer 200 shelter beds and multi-service center.
2. Approve use of city land for the development of Permanent Supportive housing and/or Very-Low & Low-Cost housing, and fast track the planning and approval process.
3. Develop an affordable housing plan by March 2020 with zoning to permit “by-right” development of Very Low-Income, Low-Income, and Permanent Supportive Housing to meet our RHNA goals of 312 units by 2021.
4. Amend the Fullerton Municipal and General Plan Land Use Designation, to allow properties containing religious institutions to develop permanent supportive housing and/or affordable housing on those properties “by right”.

Comprehensive Recommendations

Emergency Housing/Navigation Centers

1. Provide sufficient emergency shelter/navigation beds to meet the minimum requirement to allow enforcement of the anti-camping ordinance. (The Court set 60% of our 308 Point In Time estimated unsheltered homeless individuals, which is about 185 beds, as the minimum required additional shelter beds for Fullerton). It is our understanding that Fullerton will have 75 beds in the Placentia and Buena Park Shelters scheduled to open in 2020. The Illumination Foundation's Navigation and Recuperative Care Center planned for Fullerton should add at least another 110 beds bringing Fullerton to the required number of beds until those beds all fill up.
2. Fast track the Illumination Foundation Navigation and Recuperative Care Center and include their site in the SB2 "by-right" zoning for shelters in March 2020.
3. Continually enforce the anti-camping ordinance as long as shelter beds are available and develop permanent housing to relieve the shelters when they fill up.
4. Support the Safe Parking Pilot Program that started 11.12.19 in Fullerton.
5. Ensure that all shelters follow non-discrimination policies to prevent discrimination against individuals based on Race, Religion, Sexual Orientation, Gender, Disability, or other basis.

Permanent Housing

1. Develop and implement an affordable housing plan with milestones to:
 - a. Meet the 2021 Regional Housing Needs Assessment (RHNA) goal of 146 Very Low-Income units, and 166 Low Income Units by 2021.
 - b. Meet the 2029 RHNA (Projected) goal of 2, 973 Very Low and Low-Income housing units by 2029 with quarterly milestones.
 - c. Identify city and other public land to encourage development of Very-Low and Low-income housing by March 2020. As developments are proposed, ease permits and density requirements to meet the RHNA goals.
 - d. Fast Track development of permanent supportive, Very-Low and Low-income housing as developments are proposed, to meet the RHNA goals.
 - e. Approve an Affordable Housing Incentive Overlay Zone that increases the density and "By Right" development of mixed use with Very-Low and Low-income housing requirements in areas throughout the city to meet the RHNA goals by March 2020.
2. Amend the Fullerton General Plan Land Use Designation, to allow properties containing religious institutions to develop permanent supportive housing and/or affordable housing on those properties "by right".
3. Adopt a Mixed Income Housing Ordinance for all new developments to provide housing for all Fullerton residents' income levels. Require new developments to include 20% Very Low or Low-Income units or pay an "In Lieu of Fee" when the low-income housing is not feasible, creating a funding source to subsidize Very Low-Income housing units.
4. Promote Additional Dwelling Unit (ADU or "Granny Flats") development by waiving fees, fast tracking development, and providing prefab plans.
5. Encourage hotel/motel conversions into low income housing.
6. Pass a rent stabilization ordinance for mobile home parks to prevent the loss of this affordable housing, and the loss of homes by low income owners who cannot move their older units.

Comprehensive Recommendations *Continued*

Prevention/Diversion

1. Collaborate with non-profits and faith-based organizations to develop funds with a “No Wrong Door” system of access for emergency assistance and prevention of homelessness.
2. Actively encourage non-profits and educational institutions that provide job training and placement programs for the homeless in Fullerton.
3. Welcome re-entry programs in Fullerton that assist individuals coming out of jail to get housing, treatment if needed, and employment.
4. Encourage and facilitate public and private programs in Fullerton that assist those living with mental illness, such as the Be Well Center in Orange.
5. Promote public and private programs that assist those suffering from substance abuse to provide services and locate in Fullerton.
6. Require all organizations adopt non-discrimination policies to prevent discrimination based on: Race, Religion, Sexual Orientation, Gender, Disability, or other basis.

Public Safety/Outreach

1. Applaud Fullerton Homeless Liaison Officer Program’s collaboration with Orange County Health Care Agency professionals and City Net community workers and consider enhancing it.
2. Ensure that all Fullerton Police are trained in dealing with the mentally ill and homeless.
3. Create a Fullerton Homeless Oversight mechanism to take suggestions and complaints about the shelters and homeless issues.
4. Recognize the Fullerton Collaborative’s Homeless Task Force to monitor the implementation of the report recommendations, hold public forums in collaboration with the city, and evaluate the efficacy of homeless and affordable housing programs.

Regional Collaboration

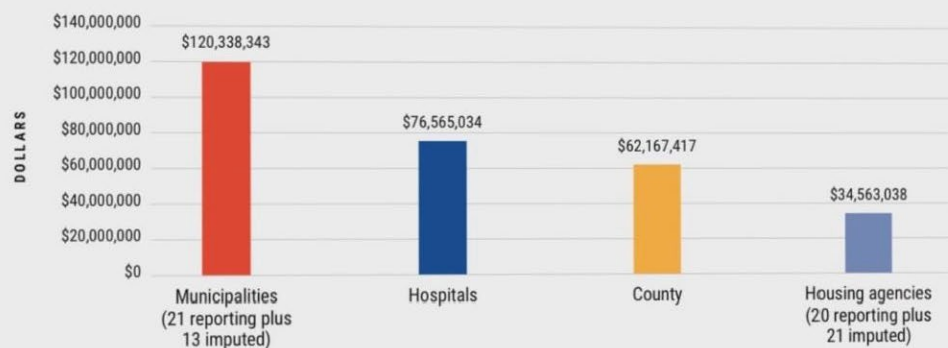
1. Support a North County SPA oversight initiative to:
 - a. Act as a resource to the SPA cities, sharing best practices and encouraging regional collaboration,
 - b. Take suggestions and complaints from residents in shelters and the public,
 - c. Evaluate the efficacy of the homeless and affordable housing programs, and
 - d. Monitor the implementation of these recommendations and others.
2. Contribute to a staff position to support the North County SPA oversight effort that is funded by the SPA cities.
3. Support a countywide system of data sharing to increase the coordination of services between the County, cities, non-profits and faith-based organizations.
4. Support the OC Continuum of Care in their initiative to set standards for the operation of shelters. Understanding the need for flexibility to accommodate different approaches.

Key Findings

The three-month process of the Committee composed of important learning opportunities, exchange of information and ideas, and much discussion and deliberation. Here are some of our key findings.

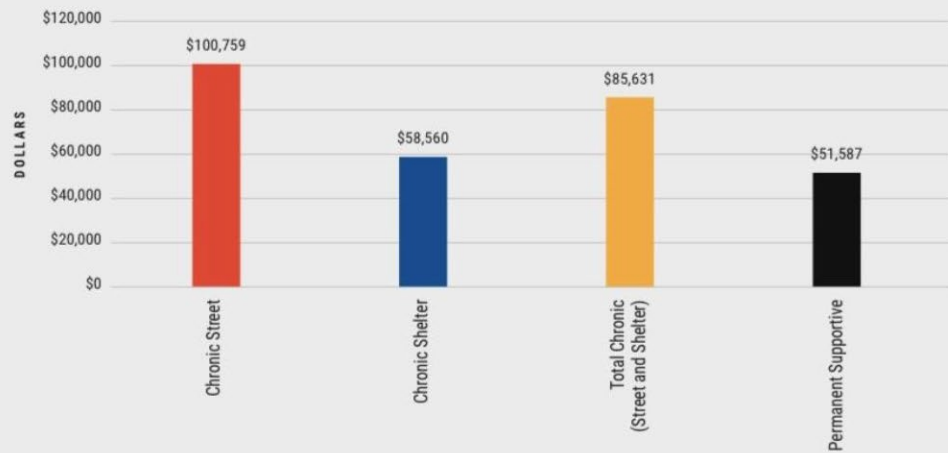
1. **Cost Benefit Analysis:** Housing a homeless individual is less expensive than leaving them on the street. *United Way of OC – Homelessness in Orange County: The Cost to Our Community 2017*. (See graphs below)

Figure 2. Annual Cost of Addressing Homelessness Across Four Institutional Sectors in OC



Notes: Housing agencies are agencies providing overnight shelter, bridge housing, rapid re-housing, or permanent supportive housing services, and the figure provided totals the program budget spent on homelessness across these agencies.

Figure 10. Mean Cost Per Person for Service Utilization in Last Year, Comparing Permanent Supportive Housing Clients to the Chronically Homeless



Note: See notes in Figure 9.

Key Findings Continued

2. The Anti-Camping Ordinance cannot be enforced until Fullerton can provide year-round shelter for 60% of the unsheltered homeless population.

North SPA Federal Court Settlement Agreement

3. After the Buena Park, Placentia, and Fullerton Navigation Center shelter beds are all available, the City of Fullerton should be able to enforce the Anti-Camping Ordinance.

Ken Domer –City of Fullerton: City Manager

4. Homelessness cannot be solved through arrests and requires a system of care.

Robert Dunn –City of Fullerton Police Chief



Source: Orange County Point-In-Time Report 2019

Key Findings Continued

5. Bridges at Kraemer Place, the only available year-round shelter accessible to Fullerton, is close to or at capacity the majority of the year.

City Net—City of Fullerton Outreach Contracted Agency

North Service Planning Area Demographics

CITY	UNSHelterED	SHelterED	TOTAL
Anaheim	694	508	1,202
Brea	30	0	30
Buena Park	142	145	287
Cypress	39	0	39
Fullerton	308	165	473
La Habra	45	0	45
La Palma	9	0	9
Los Alamitos	1	21	22
Orange	193	148	341
Placentia	55	108	163
Stanton	71	45	116
Villa Park	0	0	0
Yorba Linda	1	0	1
County Unincorporated	8	0	8
Domestic Violence Programs	N/A	29	29
NORTH SERVICE PLANNING AREA	1,596	1,169	2,765

Source: Orange County Point-In-Time Report 2019

North Orange County Homeless Census

Data Summary - Prepared by City Net for the City of Fullerton

Homeless Adults Encountered in Fullerton*: 352 (233 unsheltered, 112 in adult shelters, 7 in family shelters)

Ages (MoE 0%)			Primary Language (MoE 0.73%)			Mental Health Concern (MoE 1.83%)			Usually Sleeps in (all sheltered & unsheltered respondents surveyed during census) (MoE 1.37%)		
	Count	% of 135		Count	% of 134		Count	% of 129		Count	% of 1283
18-19	1	0.7%	English	122	91.0%	No	70	54.3%	Anaheim	622	48.5%
20s	17	12.6%	Spanish	10	7.5%	Yes	59	45.7%	Brea	14	1.1%
30s	27	20.0%	Vietnamese	1	0.7%				Buena Park	93	7.2%
40s	31	23.0%	Other	1	0.7%				Cypress	17	1.3%
50s	41	30.4%							Fullerton	183	14.3%
60s	16	11.9%							La Habra	39	3.0%
70s	2	1.5%							La Palma	5	0.4%
80s	0	0.0%							Los Alamitos	10	0.8%
									Orange	93	7.2%
									Placentia	53	4.1%
									Stanton	52	4.1%
									Yorba Linda	7	0.5%
									Other (inside OC)	59	4.6%
									Other (outside OC)	21	1.6%
									Other (unspecified)	15	1.2%

*Regardless of sheltered/unsheltered status or typical sleeping location.

1. Unless otherwise noted, the data contained represents unsheltered adult survey respondents who usually sleep in the City.

2. All data was self-reported by the survey respondents.

3. MoE: Margin of Error, assuming a 95% confidence level.

4. See the full Census Report 2018 for methodology, limitations, and analysis.

For questions regarding the census or this data set please contact matt@citynet.org.

Key Findings Continued

6. Shelters are important, but affordable housing is critical to solving homelessness.

Cesar Covarrubias –The Kennedy Commission

7. Fullerton is falling behind in the Low and Very Low Regional Housing Needs Assessment goal for 2021.

SCAG, Regional Housing Needs Assessment

1. City of Fullerton progress on current 2014-2021 Housing Element Regional Housing Needs Assessment (RHNA)

Fullerton

Income Level		RHNA	2014 Year 1	2015 Year 2	2016 Year 3	2017 Year 4	2018 Year 5	Total Units to Date	Remaining RHNA	Percentag e to RHNA
Very Low	Deed	411	9	0	43	39	26	265	146	64%
	Non-deed		0	0	148	0	0			
Low	Deed	299	0	0	97	17	19	133	166	44%
	Non-deed		0	0	0	0	0			

Committee Process

To provide a foundation for understanding the current efforts on a city, region, and county level, guest speakers were invited to address the FHPC, members of the public were invited to share their ideas and opinions at each meeting, recommendations were brainstormed with the committee members and public, recommendations were prioritized, and a report was issued.

August 20th, 2019 –Topic: Fullerton Homeless Effort

Rebecca Leifkes, City of Fullerton (Housing and Homeless Resources Manager) –Presented information on the efforts the City of Fullerton has worked on around homelessness. The presentation included an overview on the context of homelessness in Fullerton, current funding available, potential funding, the North Service Planning Area, housing progress and the anticipated Navigations Centers.

September 17th, 2019 –Topic: Fullerton Police Department and Homelessness

Robert Dunn, Fullerton Police Chief –Presented on the Fullerton Police Department's involvement around homelessness. Chief Dunn spoke on how the Police Department cannot arrest their way out of the issue and have had to relearn how to engage with the homeless population. The presentation included information on the no-camping ordinance, changes the police department have implemented, and the challenges that have come with losing the ability to enforce of anti-camping ordinance as well as, minor drug and loitering misdemeanors.

October 1st, 2019 – Topic: Homeless Lawsuit Settlement

Ken Domer, Fullerton City Manager –Presented information on the Settlement Agreement the City of Fullerton entered into with the Federal Court. Ken Domer spoke on regional efforts, Navigation Centers, police enforcement, Federal Judge Carter and upcoming resources.

October 15th 2019 – Topic: Affordable Housing in Orange County

Cesar Covarrubias, Kennedy Commission –Presented on affordable housing in Orange County and information on Fullerton's Regional Housing Needs Assessment. During the presentation Cesar Covarrubias provided insight on the unique challenges and opportunities around affordable housing.

October 29th 2019 – Topic: Homelessness in Orange County

Susan Price, OC Director of Care Coordination –Presented on the current status of homelessness in Orange County. In her role she worked to develop a countywide System of Care to help address homelessness with a holistic approach. In addition to a System of Care, Susan Price spoke on the County the Point in Time Count, the Service Planning Areas, and setting the goal of ending Veterans Homelessness. The strategies the County is focusing on to end homelessness are the following:

- Implementing prevention and diversion
- Employment
- Housing Development.

November 12 and November 26 – Topic: Developing Recommendations

In the last two meetings the committee focused on discussing the strategies for addressing homelessness and agreed upon a series of recommendations to the Fullerton City Council as well as next steps. The Chair was authorized to edit the final draft to reflect the committee's agreements and request a Study Session with the City Council to present the report.

APPENDIX G

SURVEY / PUBLIC COMMENTS

- SURVEY RESULTS
- PUBLIC COMMENTS FROM SURVEY

This page intentionally left blank.



Total Survey Results (417 Responses)

Please rate each category according to what you deem its needs are in the Fullerton communities. (i.e., If you feel there is a great need to support Senior Centers you would give it a 'High' Rating.)

COMMUNITY DEVELOPMENT NEEDS

HIGH MED LOW N/A

Public Facilities (Structures)

Senior Centers	78	101	48	13
Youth Centers	109	85	35	8
Neighborhood/Community Facilities	97	90	39	10
Child Care Facilities	65	93	66	16
Parks/Recreational Facilities	136	79	18	7
Health Facilities	79	99	53	9
Parking Facilities	68	89	64	11
Other Public Facilities _____	2		1	

Infrastructure Improvement

HIGH MED LOW N/A

Solid Waste Disposal	46	108	72	7
Flood Drainage	76	104	53	3
Water	12	91	31	4
Street	214	17	10	4
Sidewalk	212	17	11	4
Sewer	90	101	40	5
Asbestos	48	69	96	22
Other _____	1			1

Public Services (Programs)

HIGH MED LOW N/A

Senior Services	90	91	46	10
Disabled Services	79	105	45	8
Youth Services	104	90	36	7
Transportation Services	79	85	65	11
Substance Abuse Services	94	69	65	12
Employment Training	59	109	59	13
Crime Awareness	134	68	33	5
Fair Housing Counseling	103	86	79	10
Tenant/Landlord Counseling	57	73	94	13
Child Care Services	64	97	66	11
Health Services	72	105	50	8

Domestic Violence	79	93	53	12
Other			1	

COMMUNITY DEVELOPMENT NEEDS

Miscellaneous	HIGH	MED	LOW	N/A
Accessibility	56	95	55	17
Residential Historic Preservation	68	88	79	7
Non-Residential Historic Preservation	63	83	88	9
Economic Development Needs	96	99	38	10
Other Community Development Needs	57	87	58	29
Planning (i.e., Study of City Needs, etc.)	86	81	59	13

AFFORDABLE HOUSING NEEDS

	HIGH	MED	LOW	N/A
New construction	72	63	97	4
Rehabilitate existing units	127	65	47	3

Rental Assistance

Elderly	117	79	38	8
Families	98	84	46	1
Emergency Rental Assistance	89	72	65	13

Ownership Housing

First time buyer assistance	78	85	67	10
Home improvement assistance	77	100	58	6

Special Categories

Elderly	88	101	33	17
Frail Elderly	120	77	25	16
Persons with Severe Mental Illness	133	69	24	11
Developmentally Disabled	104	85	37	12
Physically Disabled	96	92	36	12
Alcohol/Other Drug Addicted	97	68	60	13
Persons with HIV/AIDS and their families	60	69	93	14

HOMELESS NEEDS

	HIGH	MED	LOW	N/A
Emergency Shelters	115	55	64	5
Housing	102	58	74	6
Job and Life Skills Training	137	58	40	6
Mental Health	153	55	29	6
Substance Abuse Treatment	126	51	56	7

Community Development Needs Comments

Public Facilities

Other:

- Public Restrooms- High Rating
- Street repair
- Roads
- Horrible
- Replace water wells that are 50 years and older
- Garages near transit centers + more frequent transit
- residential parking
- Affordable Housing. Socio-Economic society where the wages and cost of living equal each other.
- The Gilbert Park community center is not sufficient. The city, especially the abhorrent Parks and Rec Director Hugo Curiel, needs to stop calling it one because I guarantee if you dropped a dumpy little portable in front of the President Homes track off Bastanchury, the entire northern part of the city would throw a fit. Build a permanent building and provide very low cost rates to rent the space. Knock it off charging residents high fees for a dump.

Infrastructure Improvement

Other:

- Lighting (brighter light fixtures in women RR's) Restrooms too dim.
- Streets
- Water wells, ground water spaces and address flooding schools and public areas
- New Street Light on Houston Ave/Richman Ave
- Some areas do not have ADA compliant sidewalks, like near Pritchard and Magnolia.
- High priority to have all decisions consider their environmental and climate change impact and be made thoughtfully, and environmentally responsibly. Become a green city.
- Our streets are full of potholes, better drainage so when it rains the streets do not flood
- Pave streets; affordable housing
- Remove the vendors that don't need a permit to sell food on streets, they are not abiding by sanitation rules. No hot or cold water to clean hands Utensils etc.
- Electrical upgrades
- Fix our Roads!! It's a disgrace.

Public Services

Senior Services-

- Meals on Wheels
- High Rating

Child Care Services-

- Churches and Schools
- Low Rating

Health Services

- St. Jude

- Low Rating

Other:

- human trafficking, school shooting, gun safety, and funding for public schools
- Water conservation, where is our rain water going?
- Mental health services
- Library services
- Police action against criminal of any kind
- Cleanup your water that you drink, protect Los coyotes hills, protect our nature it was hear first, no more drilling for oil, help the homeless, oil buffer zone. Have more parking available as be more relax on parking enforcement
- High priority to save all of West Coyote Hills as a nature preserve.
- Dog parks, neighborhood parks, greenbelts, safe walking trails,
- Fix the homeless problem around St Philips and the Nat'l guard armory
- Pave streets, affordable housing
- Libraries
- Skate park on west end
- Shelter for Homeless
- Fix our Roads!! It's a disgrace.
- Roads-Roads-Roads!!!
- HOMELESS!
- mental health facilities

Miscellaneous

Other:

- Only if it listens to citizens!
- No Rating

Homeless Needs

Job and Life Skills Training-

- County
- Low Rating

Survey Comments

- Our streets are the worst in Orange Co. instead of spending money on traffic circles, spend it on our roads.
- The city's limited funds should not be used for nation-wide problems such as homeless issues. Other agencies are charged with those responsibilities and have their own funding sources.
- Many of the items can be handled at a county level so that there is no duplication of services. Also funding can be expanded at that level.
- Homeless issues should not be allowed to deplete the city's financial resources.
- United We Stand- Divided We fall. Peace!
- Justice for Kelly Thomas put those cops who killed Kelly Thomas in jail and then you'll actually show you want to help the homeless! It has taken the city far too long to properly address the issue of homelessness! Shame on those that haven't done ***! There is no homeless efforts being done currently by the city. You're kidding yourselves if you think you're helping homeless people in any capacity! Public restrooms should be created more throughout the city as well. Justice for Kelly Thomas

- we need to fix our streets and avoid projects like the bridge to nowhere, money to fix Hillcrest park where the kids used to play rather than a bridge with no parking that you can see if you look quickly when you drive down Harbor, Heard the funds were earmarked, but could have spent it on the rest of the park
- This survey is highly unclear what you are asking. My N/A answers mean we don't need it at all usually because we already spent too much or the need should go or be sent elsewhere. Mental hospital or treatment is very high but homeless shelters not. We should move homeless (vagrants) out period. I'm not voluntarily (my city should not) f paying any thing for them. Fullerton should have a backbone.
- De-militarization of police and public oversight committee. Transparency in pension negotiations and commitments.
- Fixing the roads I'd the biggest priority! Next is enforcing the no overnight camping law.
- County should be providing more of the needs of homeless, mental needs, and drug abuse needs.
- The law needs to be changed to be able to help the mentally ill & drug addicted. They are not in a mental capacity to understand, that they are incapable of meeting their basic needs.
- Eviction Prevention measures, programs and city projects are very crucial to reducing having Fullerton families from losing their shelter/ home. Include language in city ORDINANCES to help tenants from crazy rent increases. Work to combat abusive and slum landlord rent hikes and poor conditions of dwellings.
- Promote the use of ADU for current and future home owners; plus require it for new housing construction and rezoning measures and steps.
- Become a community priced city where City Hall requires that each new developments like condo, apartment or housing strips have a minimum, of 10% community prized dwellings - for firefighters, teachers, nurses, social workers, to qualify and sell it for a cheaper price. This way, we keep hardworking professionals that currently can't afford rents or mortgages in Fullerton.
- We also suggest that water rate fees collected must be earmarked specifically for city water pipe maintenance, restoration and evaluations; demolition, construction and maintenance of new/old city water wells; and for the replacement of deteriorating water system infrastructure. Revenue and excess revenue should not be redirected to other non-water system city projects. We expect the quality of water to improve and for water fees to be used appropriately.
- Funding related to the water system should also come from the general fund and other unidentified funding sources, like monies from the state, county, federal grants, green energy, water company, and federal infrastructure projects. Pending infrastructure legislation can be accessed and taken into account, as well. Also, please work to retain your City Hall staff.
Thank you
- Homelessness needs to be addressed.
- I encourage the City to reconsider existing policies of the city swim program/services at the Fullerton Community Center and the Janet Evans Swim Complex. Specifically, the City implementing the policy of not allowing competent swimmers under 18 years of age to swim laps in lane lines is certainly not community-friendly, is definitely discriminatory (as age has nothing to do with ability to lap swim), and puts the city at risk of being sued if a child gets injured while swimming laps without the protection of lane lines. Other cities in California have had similar policies legally challenged and, subsequently, those cities have

eliminated arbitrary lap swimming age requirements. Another City swimming pool policy that is unfriendly to our community is the charging of entrance fees for non-swimmers (e.g., parents/guardians not swimming), particularly at the Community Center where the deck is small with concrete for seating. Such a policy can make recreation swimming unaffordable for some families in Fullerton and is a deterrent for families. Any program offered at our

- City's Community Center should be designed with the needs of and for the benefit of the residents of Fullerton, including the children who live in Fullerton. Programs should not burden families in Fullerton nor should they have discriminatory policies.
- Fix out roads
 - He
 - How about we start by cleaning the corruption in our city... Starting with the City Council... 2nd... Please fix our streets...
 - Provide homeowners assistance for maintenance.
 - Legalize Cannabis
 - Help create a more resilient and networked community so we can help each other.
 - Resources, such as transitional living and shelters for people who are disabled and cannot work. As well as more 1 story residences with 1 level floor plans.
 - Yes. Provide crosswalks and push button activated caution lights at ALL crosswalks AT OCTD pick up and drop off locations, i.e. Commonwealth and Annin. Thank you for expediting attention to this safety issue.
 - Who pays for all homeless needs?
 - Traffic control for Beechwood Elementary. At minimum, NB Brea Blvd needs a protected turn signal for turning left onto Rolling Hills. Puente needs marked parking bars along the street to keep from blocking driveways. The school was built for 500 students but currently has 900. Parking is inadequate for that many students being dropped off and picked up. My suggestion is make Puente one way going NB and funnel traffic north. Two lanes going in during drop/pick up hours. This would allow younger student parent parking and older students to be dropped off up front without having to worry about them crossing the road. All traffic would exit East onto Rolling Hills. The school has too many students to continue with the traffic as it is.
 - Español
 - Homelessness isn't a housing issue, it's a mental health / substance abuse issue. (really should be rebranded to something other than homelessness)
 - We as a City have met the quota with beds and the Illumination. We don't need to spend any more money. We need to enforce the laws. We are not doing so. Enough is enough. Spending more won't help.
 - Fix the roads and cities failed significantly in maintaining all the major roads and residential streets.
 - Regional efforts not city. County
 - Fix the streets. Get rid of the homeless. Send the city workers out to clean the city not just city hall. Go WALK the streets outside the bubble of city hall to see the mess.
 - I don't think our city has a clue about what to do with the homeless situation. The city is so afraid to take a stand and do right by residents and tax-payers. They are more concerned about transient, mentally ill people, substance abusers and their rights to defecate in public, sleep on the streets, damage personal property and cause residents to feel unsafe in their own community. What has happened to what is good and honorable for all? There is a great imbalance and injustice to the way the situation has been handled to date.
 - The city has been willfully ignoring District 4 needs for decades. Councilmember Bruce Whitaker's house is a dump and he says he represents us on Nextdoor.com. Send code enforcement after him for lowering our home values. The trees here are about to break and kill one of us. Taking my wheelchair out of my house and going down the street is impossible because the sidewalks are buckling from these tree roots. Plant better trees. There are single family homeowners that should extend their garages as homes for some of the

apartment renters to live in. It's very crowded in those apartments.

- 1. I strongly encourage the saving of all 510 acres of West Coyote Hills. 2. I would like to see development of a local bus transportation system in Fullerton similar to COW in Cerritos. There is a large area of Fullerton devoid of efficient public transportation. For example, a way to get from District 1 to Downtown and the Community Center.
- Streets need immediate repairs, not patching. Patches are such a waste of time, money & resources.
- More hiking trails as have them more protected, no more Columbus day it should be indigenous day, support climate crisis, be more bicycle friendly city, support the Paris agreement,
- Start enforcing the no camping laws now that adequate shelter is available. Enforce traffic laws such as red lights. FIX THE ROADS!!!! You can tell by the road conditions when you cross the border into Fullerton
- So tired of the Band-Aid on our streets, Repave them already. Other cities dumping homeless here is ridiculous! The mentally disabled need assistance and should be off the streets before someone is hurt not after as well as the drug addicts. We have such a wonderful city and we can't afford the rents and the sky rocketing prices!
- We need housing for people at all levels of income to have a well-working city. People with special problems and/or living in poverty need additional services.
- Please spend less time and money on the homeless that don't want the help they've already been offered again and again. Programs for children and the elderly or disabled would be more welcomed and helpful for the community.
- Increased compassionate outreach for homeless. Make an extremely high priority the saving of all of West Coyote Hills (no development) as a nature preserve because it is environmentally responsible and a treasure that is priceless for the health and benefit of everyone (including the earth, humans, endangered plants, birds, and wildlife, habitats). Increase and maintain parks/ urban forest throughout Fullerton. Have a program for increasing and properly maintaining our urban forest. Tree give away programs for homeowners. Community gardens. Housing is needed but not high rise (not over 2-3 stories). Need to consider the current surrounding neighborhood for appropriate design and impacts (e.g., blocks sunlight/views, parking). High priority when
- Planning/developing housing to consider aesthetics, health of neighborhoods by having green setbacks from street, green natural walking paths. Developers need to provide additional parking as not to impact surrounding neighborhoods. High priority to increase bike paths throughout the city. I am strongly against any paid parking programs.
- I would like the city to stop the approval of more apartments in our city. Traffic is as terrible as our roads, let more people move elsewhere.
- An abundance of mentally ill on the streets are they safe to be in housing, need more mandatory mental facilities and mandatory drug rehab facilities and no excuses for the mentally ill homeless wanting to be out in the streets they are not safe nor are they stable to be amongst children! Sanitary reasons alone is enough to get them out of the parks and off the sidewalks ugh!!!
- One of our highest priorities is street maintenance. Our streets are falling apart and many are beyond repair.
- Fix the streets.
- Homelessness is out of control in Fullerton
- Homeless and rehab housing away from residential areas please!
- Pave streets; affordable housing; stop building multi-family units - traffic and streets are suffering the population

- Fix basic infrastructure, like road quality before all else

- Our city desperately needs to not just repair the streets but completely repave them. Sidewalks are also a mess. I sent a picture of a sidewalk my elderly father tripped and nearly fell on. The city sent out someone to sand it down, which made it worse. The city needs to put funds into improving the look of the city and updating it. Also we cannot continue to allow Cal State Fullerton students to take up parking in the streets of the parks and neighborhoods. They drive dangerously, litter and block the streets. There are parking structures, maybe they need to encourage campus parking by lowering the cost of the permit. But we cannot continue to let them park here and make a dangerous situation for our children and families.
- Improvement of roads especially Orangethorpe, Euclid, Harbor. Very important on moving forward with a grocery store or something similar to replace the Fresh n' Easy that was in the shopping center on the corner of Orangethorpe & Euclid.
- Keep homeless shelters and rehabilitation centers away from daycares/preschools/schools!!
- Our streets are in terrible condition. I work as a territory sales rep and cover the entire state of CA, and our streets tend to be some of the worst that I drive in the entire state. It's really sad and disappointing.
- Roads need the most work in Fullerton
- Please fix the roads!!!
- Many areas listed on this survey should not be Fullerton Community needs, rather County needs. Also, many areas should be addressed through an individual's health care provider, not the city.
- What ever happened to the 10 yrs., fix up the West end improvements. Been well over 10 yrs., still some dumpy areas. Bldgs. behind taco bell and burger basket liquor store, illegal activity, I watched a homeless guy rob a passed out guy fee ace down in parking lot, drug deals behind Burger joint.
- Get homeless under control. Quit catering to this issue.
- Don't see any mention of maintaining our roads?
- City personal employees to be responsible for maintaining of a viable city. Some policies that the city has to be changed for the better community. For example look at the roads. I will be ashamed if I was part of the city employee pool.
- Fix the roads before embarking on more vanity projects and programs.
- I am concerned about the amount of homeless persons that regularly station themselves in the public park area close to the children's equipment. I understand that it's a public space, but I want to be able to bring my child to the park to play without having a homeless community just a few yards away.
- I feel the city should avoid enabling homeless people. Public no-camping ordinances should be enforced or enacted, then enforced! Clean up Fullerton by directing these people elsewhere. Enforce local theft laws to the fullest. The taxpayers (and voters) in our city are sick and tired of living in fear in their own homes. Also fix our miserable roads and quit spending money on silly roundabouts.
- Why do we insist on catering to people when do not contribute to society in a positive manner?
- Please just fix our streets. Fullerton has the worst streets in Orange County.
- Get them the **** out of Fullerton
- Could use more police substation. A substation at Lemon Park.
- Please locate homeless facilities in industrial areas if you must build them. I don't have any faith in our city leadership based upon passed performance.
- FIX the ROADS

- If substance abuse treatment worked, I would increase its importance. sadly, have yet to see a program do more than generate profit - unfortunately, addicts seem to need to hit rock bottom before they can benefit from treatment

Service Providers/Developers only

- Meals on Wheels- Volunteers deliver meals to homebound residents of Fullerton who can't prepare their own meals or shop for groceries. The majority of our clients are elderly and frail dealing with a variety of physical and mental issues.
- I just so happen to be a petitioner... I provide a way out of no way to all, including the homeless & all I ask is that you PLEASE put the homeless list on your planning list. If it mean you are able to put them to work list, so be it, No one deserve such torcher and what goes around could be coming back around in ways we could all be unaware of... I wrote and published a self-help book regarding togetherness, how we treat

APPENDIX H

CDBG BUDGET

This page intentionally left blank.

Annual Entitlement FY 2020-21	\$1,393,052	Limits		
Reprogrammed Funds	\$240,000	Public Service (15%) Maximum: \$208,957		
Housing Rehab Carryover	\$111,401	Administration (20%) Maximum: \$278,610		
TOTAL CDBG AVAILABLE	\$1,744,453	CIP Projects (40%) Minimum: \$557,220		
PROGRAM NAME	19-20 Request	19-20 Awarded	20-21 Request	20-21 Recommended
PUBLIC SERVICE ACTIVITIES				
Non-Profit Agencies				
Boys & Girls Club of Fullerton				
After-School Program	\$ 40,000	\$ 33,527	\$ 50,000	\$ 31,087
CARE Housing Services				
Fullerton SRO Social Services	\$ 30,000	\$ 19,158	\$ -	\$ -
Chrysalis				
North OC SPA Job Training	\$ 20,000	\$ -	\$ -	\$ -
Community SeniorServ				
Congregate Lunch Program	\$ 25,000	\$ 19,158	\$ 25,000	\$ 17,000
Council on Aging - Orange County				
Long Term Care Ombudsman Service	\$ 28,000	\$ 19,158	\$ -	\$ -
Fullerton Collaborative				
Next Gen-Youth Empowerment	\$ 20,000	\$ 14,369	\$ -	\$ -
Giving Children Hope				
We've Got Your Back Program	\$ 9,000	\$ -	\$ 11,370	\$ -
Hart Community Homes				
Monkey Business Café	\$ 45,000	\$ 43,106	\$ 45,000	\$ 25,000
Lutheran Social Services of So CA				
Victims Intervention Project	\$ 20,000	\$ 19,158	\$ 20,000	\$ 20,000
Meals on Wheels/Fullerton				
Maintenance of Meals/Supportive Services	\$ 27,000	\$ 25,864	\$ 25,870	\$ 25,870
Mercy House Living Centers, Inc.				
Bridges at Kraemer Place	\$ 15,000	\$ 14,369	\$ 15,000	\$ 15,000
Pathways of Hope				
New Vista LifeSkills Program	\$ 20,000	\$ 14,274	\$ 20,000	\$ 12,500
Pathways of Hope				
Regional Homeless Services Coordination	\$ 25,000	\$ 19,158	\$ 25,000	\$ 20,000
Radiant Health Centers				
Nutrition Services Program	\$ 7,500	\$ -	\$ 7,500	\$ 7,500
Second Chance OC				
More Second Chances	\$ -	\$ -	\$ 20,000	\$ -
Young Lives Redeemed				
Homeless Wellness Program	\$ 10,000	\$ -	\$ -	\$ -
YMCA OF OC - North OC Family YMCA				
Richman Center Youth Achievers	\$ 10,000	\$ 9,580	\$ 10,000	\$ 10,000
City Programs				
Community & Economic Development				
Homeless Case Management Services	\$ -	\$ -	\$ 50,000	\$ 25,000
PUBLIC SERVICE ACTIVITIES SUBTOTAL: \$ 351,500 \$ 250,879 \$ 324,740 \$ 208,957				
ADMINISTRATION/FAIR HOUSING				
City Programs				
Community & Economic Development				
HCD Administration	\$ 271,232	\$ 257,031	\$ 258,610	\$ 258,610
Non-Profit Agencies				
Fair Housing Council of Orange County				
Tenant/Landlord Counseling	\$ 18,000	\$ -	\$ -	\$ -
Fair Housing Foundation				
Fair Housing Program	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
ADMINISTRATION SUBTOTAL: \$ 309,232 \$ 277,031 \$ 278,610 \$ 278,610				
ECONOMIC DEVELOPMENT ACTIVITIES				
Non-Profit Agencies				
Chrysalis				
Job Training	\$ 25,000	\$ -	\$ -	\$ -
ECONOMIC DEVELOPMENT SUBTOTAL \$ 25,000 \$ - \$ - \$ -				

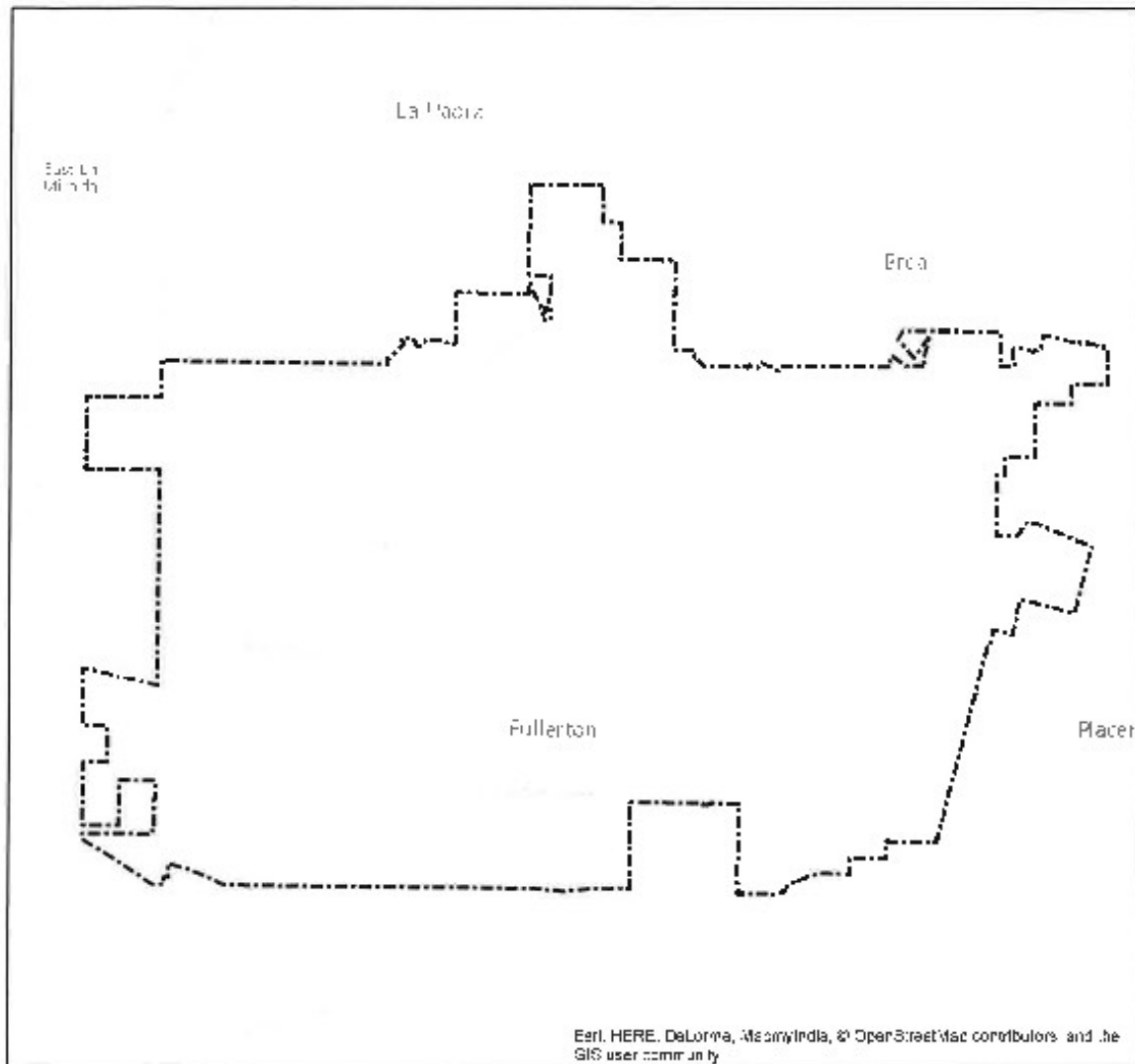
HOME IMPROVEMENTS			
City Programs			
Community & Economic Development			
Home Improvement Program Admin	\$ 110,000	\$ 37,707	\$ 105,840
Loan and Grants	\$ 137,000	\$ 100,664	\$ 354,090
Loan and Grants (carryover)	\$ 109,068	\$ 109,068	\$ 111,401
HOME IMPROVEMENT ADMIN/PROGRAMS SUBTOTAL			
	\$ 356,068	\$ 247,439	\$ 571,331
OTHER ELIGIBLE ACTIVITIES			
City Programs			
Community & Economic Development			
Special Code Enforcement	\$ -	\$ -	145,000
Community & Economic Development			
Section 108 - Richman Park Area Payment	\$ 504,700	\$ 504,700	-
Parks & Recreation			
Pacific Drive Park Improvements	\$ -	\$ -	\$ 250,000
Public Works			
ADA Transition Plan			\$ 100,000
Public Works			
Alley Reconstruction-Valencia/Balcom	\$ 240,000	\$ 240,000	\$ -
Public Works			
Street Reconstruction- Hastings/Ash/West	\$ -	\$ -	\$ 590,000
OTHER ELIGIBLE ACTIVITIES SUBTOTAL			
	\$ 744,700	\$ 744,700	\$ 1,085,000
GRAND TOTAL			
	\$ 1,786,500	\$ 1,520,049	\$ 2,259,681

APPENDIX I

CDBG / HOME APPLICATIONS AND CERTIFICATIONS

This page intentionally left blank.

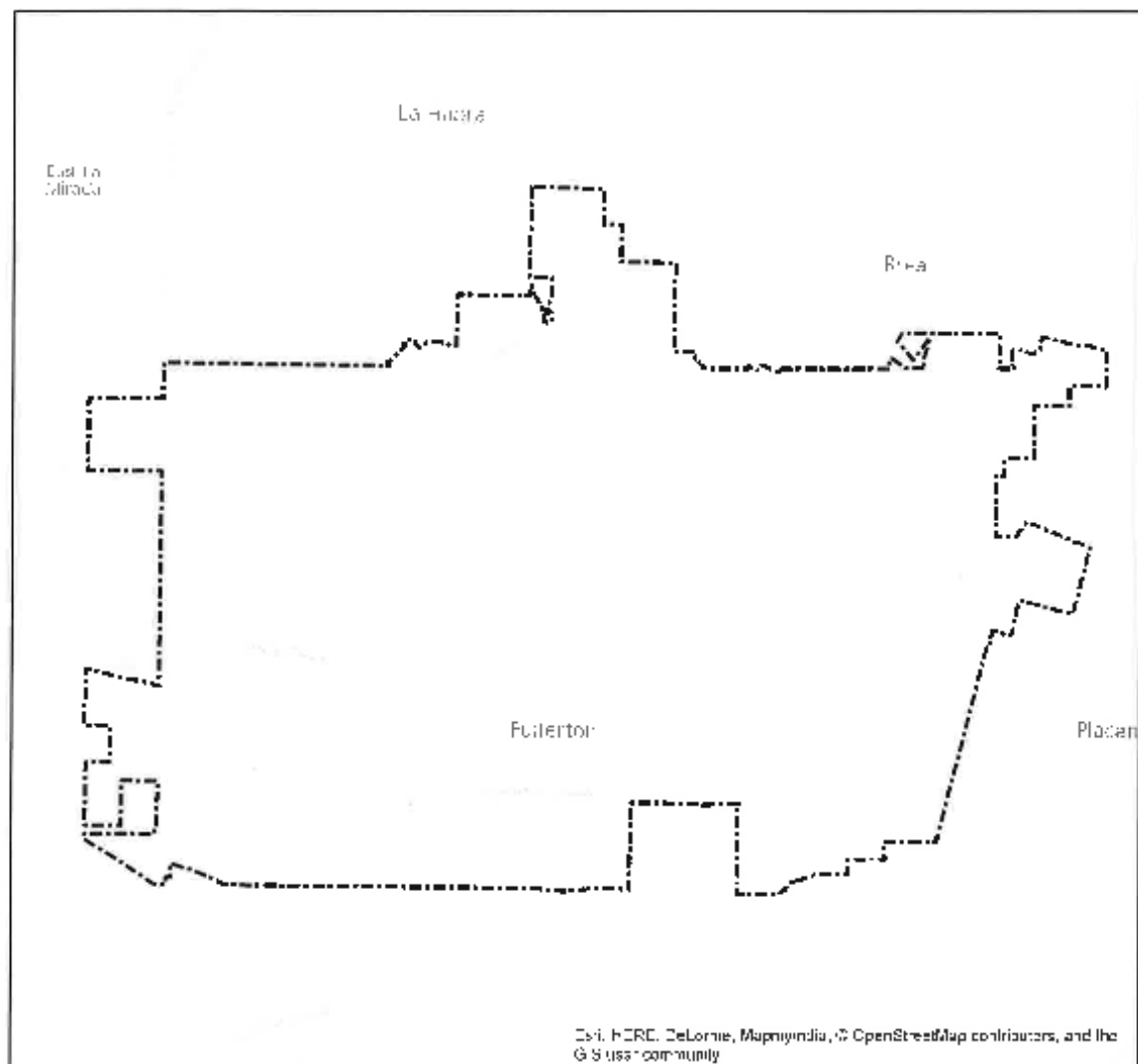
CDBG APPLICATION TO BE INSERTED UPON
SUBMISSION TO HUD



 City Boundary

[KF9]

HOME APPLICATION TO BE INSERTED UPON
SUBMISSION TO HUD



 City Boundary

CERTIFICATIONS TO BE INSERTED UPON
SUBMISSION TO HUD

This page intentionally left blank.