



Annual Action Plan

City of Fullerton FY 2021-22

Prepared pursuant to 24 CFR Part 91
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For more information please contact:
Kellee Fritzel, Deputy Director of Community and Economic Development
(714) 738-6837

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Executive Summary

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

1. Introduction

In 1995, the U.S. Department of Housing and Urban Development (HUD) created the Consolidated Plan (CP) to serve as a planning document and an application for funding under the Community Planning and Development formula grant programs. 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.

In addition to preparing a CP every 5 years, the City is required to submit an Annual Action Plan (AAP) for each of the five years covered in the CP. This 2021-22 Annual Action Plan (the "Action Plan" or "Plan" or "AAP") addresses the second 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 2021-22. The City anticipates receiving \$1,345,723 in CDBG funding and \$539,238 in HOME funding for FY 2021-22.

The AAP 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. The 2020 census data is scheduled to be released later this spring. 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 2020-24 Consolidated Plan
- City of Fullerton, Housing Element
- Southern California Association of Governments (SCAG)
- 2012-16 Comprehensive Housing Affordability Strategy (CHAS) - HUD
- Orange County 2019 Point in Time Survey
- 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 CP and AAP are products 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.

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 makes every effort to address the needs identified in the CP by providing funding for public services, economic development, affordable housing and housing rehabilitation, code enforcement, and improvements of public facilities and infrastructure.

3. Evaluation of past performance

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

In the past, the City's performance has been satisfactory and superior in some cases. However, 2019-20 and 2020-21 have been very difficult years because of the COVID-19 pandemic. Several of the agencies providing services were forced to close their doors temporarily and projects were put on hold. The City

has seen programs reopening with safety measures in place such as social distancing, masks, and physical barriers.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Community Development Citizens' Committee (CDCC)

This five-member committee reviews all of the yearly 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 allocates funding to public services which are needed the most. Because CDBG funds are such a large part of the CP and AAP, the CDCC also 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, virtual public hearing was held on February 22, 2021 at 6:00 p.m. In addition, three virtual CDCC meetings followed for review and allocation of the CDBG funds. These meetings were held on March 15, 22, and 29, 2021. The public comment period for the draft Five-Year CP began on April 5, 2021 and ended on May 4, 2021. On May 4, 2021, a public hearing was conducted during the virtual meeting of the City Council where the Draft 2021-22 One-Year Action Plan was reviewed. All notices for the meetings and hearings were advertised and/or posted.

A formal review of the Draft began on April 5, 2021 and ended May 4, 2021. 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 1, 2021. In addition, the Draft Action Plan was posted on the City's Website. Because of the COVID-19 pandemic, limited hard copy drafts were available at City Hall but not at the Library where copies are usually made available.

The Action Plan was presented to the City Council at a noticed virtual/in-person public hearing on May 4, 2021. (Copies of the minutes of all meetings can be found on the City website at www.cityoffullerton.com.)

5. Summary of public comments

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

All comments will be included in the final version of this draft.

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

All comments received in response to the draft Action Plan will be accepted and will be included. No comments will be 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
- Code Enforcement
- COVID-19 (or other disasters)

PR-05 Lead and 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 Develop Depart, Housing Div
HOME Administrator		FULLERTON	Community and Economic Develop Depart, Housing Div

Table 1 – Responsible Agencies

Narrative (optional)

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 CP/AAP and are responsible for the administration of the CDBG and 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

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

1. Introduction

The City of Fullerton has consulted with numerous organizations regarding input into the preparation of the AAP. Most of the organizations consulted were related to homelessness activities, public services, and affordable housing opportunities. The participation process also consisted of 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

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

To help coordinate various programs in the past, the City has participated in the countywide Be-Well OC, Commission to End Homelessness and 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 is also a member of both the Orange County Housing Trust and the Orange County Financial Trust, which both focus on creating affordable housing. Because of COVID, many of the meetings were cancelled. 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 consults with the Orange County Continuum of Care (CoC) with regards to the homeless population and works with the OC North Service Planning Area (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 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).

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 jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BOYS AND GIRLS CLUB OF FULLERTON
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Service - Youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys and Girls Club of Fullerton provides after-school program activities for low/moderate-income Fullerton youth at three sites in the City. The agency has applied for 2021-22 funding.
2	Agency/Group/Organization	CARE Housing Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Care Housing Services provides a social services program at the Fullerton City Lights SRO. The social services program includes assistance to the very-low-income residents of the 134-unit complex. Before moving to the SRO, many were either homeless or at-risk of becoming homeless and several are afflicted with mental health issues. Care Housing did not apply for funding in 2020-21, but did apply this year to continue the program.
3	Agency/Group/Organization	Community SeniorServ, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Public Service - Elderly

	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 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 population. Because of COVID-19, the senior center has closed its doors to the public. Community SeniorServ has revised the program to a Grab and Go where seniors pick up their frozen meals and warm them when they are ready to eat. the agency applied for 2021-22 funds.
4	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
	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 fair housing services to the City of Fullerton. Fair Housing Foundation applied for 2021-22 funding to continue providing services to the City.
5	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 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 or at-risk of becoming homeless by providing backpacks filled with nutritious food each weekend during the school year. The agency applied for 2021-22 funds.

6	Agency/Group/Organization	Hart Community Homes, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development 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 for youth leaving the foster care system. Training includes food prep, serving, bussing tables, agriculture, and catering support. The agency recently acquired a new apartment complex near the Monkey Business Cafe to provide housing for the youth. The agency requested 2021-22 funding to provide job training.
7	Agency/Group/Organization	ICNA Relief USA
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Public Service - Medical
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ICNA Relief USA Programs operates a clinic that provides free medical and dental care for low/moderate-income residents.
8	Agency/Group/Organization	Lutheran Social Services of Southern California
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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 service. The agency applied for 2021-22 funding.
9	Agency/Group/Organization	MEALS ON WHEELS
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Public Service - Elderly
	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. It was noted that the number of clients has increased because of COVID. The agency applied for 2021-22 funds.
10	Agency/Group/Organization	Mercy House Living Centers
	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?	Mercy House Living Centers operates a 200-bed emergency shelter and offers services for the homeless. The facility is located in Anaheim, but serves a wider area including Fullerton. The agency has applied for 2021-22 funding.

11	Agency/Group/Organization	ORANGE COUNTY HEALTH CARE AGENCY
	Agency/Group/Organization Type	Services-homeless Services-Health 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
	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. In addition, Mental Health Outreach and Engagement work with our homeless offering services. The City does not provide funding to this agency.
12	Agency/Group/Organization	Orange County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless 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. The City participates in OCHA's Cities Advisory Committee which meets on a quarterly basis. During 2020 the OCHA had to stop quarterly meetings because of COVID. The City does not provide funding to this agency.
13	Agency/Group/Organization	Pathways of Hope, aka FIES
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	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?	Pathways continues to provide shelter and resources for homeless families and operates a food bank for homeless and at-risk residents. In addition to the food bank, Pathways maintain homeless shelters and transitional housing apartments. The agency has produced several homeless reports. The City continues to support Pathways' goals. The agency requested funding for 2021-22.
14	Agency/Group/Organization	Radiant Health Centers (Previously Aids Services Foundation)
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Nutrition
	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 residents living with HIV/AIDS through the Nutrition Services Program. The objectives of the program are to prevent hunger, provide high-quality nutritious food, enhance effectiveness of medical treatment, and serve as a gateway to other services. The agency applied for 2021-22 funding.
15	Agency/Group/Organization	YMCA of Orange County
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Service - Youth
	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 go low/moderate-income children in the Richman Park area. This free program provides a safe, structured environment that includes such activities as academic assistance, personal life skills development, and leadership development. The agency applied for 2021-22 funding.

16	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 join 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. Fullerton Collaborative did not apply for CDBG funding.
17	Agency/Group/Organization	Illumination Foundation
	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 Illumination Foundation provides services for the most vulnerable homeless adults and children in order to disrupt the cycle of homelessness. The City partnered with Illumination Foundation in developing a 150-bed Homeless Navigation Center and Recuperative Care Facility in Fullerton and other programs. The City continues to work with Illumination Foundation in addressing homeless needs.

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. Representatives from all entities are encouraged to participate during all points of the planning process.

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 Buena Park	The North Spa Task Force meetings align with the Fullerton CP goals as it relates to homelessness. The goal of the meetings 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 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 Fullerton CP. 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; 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 Fullerton CP, including pursuing/using grants for job creation/retention.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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 AAP, the City held virtual public hearing meetings on February 22 and May 4, 2021. In addition, three virtual meetings of the CDCC were held to review and make recommendations concerning the allocation of the City's CDBG funds. These meetings were held on March 15, March 22, March 29, 2021.

The public comment period for the Draft 2021-22 AAP began on April 5, 2021, and ended on May 4, 2021. On May 4, 2021, a public hearing will be conducted during the regular meeting of the City Council where the Draft FY 2021-22 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 will begin on April 5, 2021, and end May 4, 2021. A Public Notice and brief summary were published in the *Fullerton News Tribune*, *La Opinion*, and *Korea Daily* on April 1, 2021. In addition, a notice was posted on the City's website where copies of the Draft were also made available.

The 2021-22 AAP will be presented to the City Council at a noticed virtual Public Hearing on May 4, 2021. (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	Newspaper Ad	Non-profit agencies seeking funding	Notice of funding available and CDCC meetings. Notice was printed in three newspapers and posted on the City Website on January 1, 2021 (Fullerton Tribune, Korea Daily, La Opinion) and on the City Website.	N/A	N/A	
2	Internet Outreach	Non-profit agencies/City Departments	Individual Zoom meetings were held with each agency regarding the 2021-22 CDBG funding.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	The February 22, 2021, CDCC virtual public hearing meeting consisted of an overview of CDBG and HOME funding. The meeting included review of all non-profit applications and the 2019-20 CAPER.	No comments were received.	No comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad community	The March 15, 2021, the virtual 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. CARES Housing 3. Community SeniorServ, Inc. 4. Giving Children Hope 5. INCA Relief, 6. Hart Communities, 7. Lutheran Social Services 8. Meals on Wheels of Fullerton 9. Mercy House Living Center. 10. Pathways of Hope	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 March 22, 2021, the virtual CDCC meeting consisted of presentations by non-profit and City applicants for the purpose of receiving CDBG funding. The attendees included the following organizations: 1. Radiant Health Centers 2. YMCA 3. Fair Housing Foundation. 4. City Programs: Homeless Case Management Services, Administration, Housing Rehabilitation, Code Enforcement, ADA Transition Plan, Transportation Center, Street Reconstruction	Jose Trinidad Castaneda spoke in regards to Pacific Drive Park Improvements and Public Comment opportunities for the March 29, 2021 Community Development Citizens Committee. He also thanked the Committee Members for their work.	All comments were accepted. No comments were denied.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Non-targeted/broad community	On March 29, 2021, a virtual meeting was held with the CDCC to 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)
7	Newspaper Ad	Non-targeted/broad community	On April 1, 2021, a public notice was published announcing the availability of the Draft FY 2021-22 in the Fullerton News Tribune, Korea Daily and La Opinion and posted on the City Website. 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 4, 2021.	No comments were received.	No comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Hearing	Non-targeted/broad community	A virtual City Council public meeting is scheduled for May 4, 2021. A PowerPoint presentation addressing the FY 2021-22 AAP will be introduced 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 2021-22, the City of Fullerton will receive \$1,345,723 in CDBG (a decrease of \$47,116 from 2020-21) in addition, the City anticipates \$63,000 in carried forward funds from the Revolving Loan Account as well as \$152,196 in previously allocated funds for a total of \$1,560,919 in CDBG.

For Fiscal year 2021-22 the City will receive \$539,238 in HOME funds (a decrease of \$14,651 from FY 2020-21). In addition, the City anticipates there will be \$120,000 in Program income (\$90,000 in home improvement loans and \$30,000 in down payment assistance loans being paid back) and \$2,190,549 in unexpended carried over development funds, for a total of 2,849,787.

Programs and activities are intended to primarily benefit very-low and low-income households and individuals, including neighborhoods with

high-concentrations low-income residents as well as the City as a whole.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,345,723	63,000	152,196	1,560,919	5,200,000	The resources available include reallocated CDBG funds from previous years (\$152,196), predicted Revolving Loan Funds (\$63,000). Primary focus will include Admin and Planning, housing rehabilitation grants & loans, code enforcement, 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	539,238	120,000	2,190,549	2,849,787	1,760,000	The resources available include unexpended HOME funds/program income from previous years. FY 2014-15 through FY 2017-18. Primary focus will include multi-family rental acquisition/rehab, homeowner rehabilitation (family and seniors), and homeless prevention through the tenant based rental assistance.

Table 5 - Expected Resources – Priority Table

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

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. The City has approximately \$800,000 remaining of the 2010 Housing Bonds that will be utilized for very-low units on the City's surplus property.

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

The City of Fullerton reviewed all City and former Redevelopment Agency property. The City Council in 2020 has designated three parcels as surplus and will be making them available for affordable housing. The first property 1600 Commonwealth has been released and six proposals received for 50 to 65 affordable units from extremely-low- to low-income. The next two sites will be released for proposal in 2021. As part of the update to the Housing Element of The Fullerton Plan (commonly known as the City's General Plan) an inventory of land suitable for residential development will be created. In the last Housing Element cycle there were 34 vacant sites within the City that were available for potential residential development of affordable housing.

Of these 34 vacant sites, 17 are owned by the City. The City executed two Affordable Housing Agreements with Habitat for Humanity and Jamboree for construction of for-sale and rental affordable units.

Discussion

The City intends to apply for program year 2021-22 CDBG and HOME grant funds (see Appendix for grant applications and certifications) and intends to utilize those funds to assist in the development of rental and ownership units affordable to very low- and low-income households.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitation of Substandard Housing Units	2020	2024	Affordable Housing	Citywide	Housing Rehabilitation Program	CDBG: \$468,840	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Development of Affordable Housing	2020	2024	Affordable Housing	Citywide	Development of Affordable Housing	HOME: \$2,500,000	Rental units rehabilitated: 20 Household Housing Unit
3	Homeless Prevention, Emergency Shelters	2020	2024	Homeless	Citywide	Assistance to the Homeless, Homeless Prevention	CDBG: \$45,988	Homelessness Prevention: 250 Persons Assisted
4	Provide Support to Non-Profit Agencies	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services Assistance to the Homeless, Homeless Prevention Job creation and retention	CDBG: \$155,870	Public service activities other than Low/Moderate Income Housing Benefit: 865 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: \$0	Jobs created/retained: 0 Jobs
6	Fair Housing	2020	2024	Fair Housing	Citywide	Fair Housing	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 260 Persons Assisted
7	Neighborhood Revitalization	2020	2024	Affordable Housing Non-Housing Community Development	Citywide	Public Infrastructure Code Enforcement	CDBG: \$505,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1400 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 750 Household Housing Unit
8	Planning	2020	2024	Planning Studies	Citywide	Public Infrastructure	CDBG: \$71,077	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 142824 Persons Assisted
9	Natural Disaster	2020	2024	Natural Disaster			CDBG: \$0	Other: 0 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitation of Substandard Housing Units
	Goal Description	

2	Goal Name	Development of Affordable Housing
	Goal Description	
3	Goal Name	Homeless Prevention, Emergency Shelters
	Goal Description	
4	Goal Name	Provide Support to Non-Profit Agencies
	Goal Description	
5	Goal Name	Job Creation and Retention
	Goal Description	No applications were received for economic development or job creation/retention programs this fiscal year.
6	Goal Name	Fair Housing
	Goal Description	
7	Goal Name	Neighborhood Revitalization
	Goal Description	
8	Goal Name	Planning
	Goal Description	
9	Goal Name	Natural Disaster
	Goal Description	Natural Disaster category is included in the Action Plan in case of a natural disaster that needs to be addressed.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City has participated in the CDBG Program for over 40 years and intends to apply for \$1,345,723 in fiscal year FY 2021-22. Additionally, the City anticipates receiving \$30,000 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 29, 2021 the CDCC made recommendations that would address many of the social programs needed in the City. The City received 13 public service applications requesting 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/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 \$539,238 in HOME funds for program year 2021-22. This includes \$53,923 to be allocated for administration (10% maximum allowable), \$80,886 (15% Minimum) to be allocated for CHDO Reserves and the remaining \$404,429 to be allocated for development of affordable housing. In addition, there is approximately \$130,486 available in unspent administration funds. There is an additional \$2,190,549 available for

development costs to be used for acquisition/rehab.

Projects

#	Project Name
1	Public Facility Improvements
2	ADA Transition Plan
3	Fair Housing Services
4	HOME CHDO Allocation
5	Homelessness Prevention Services
6	Program Administration
7	Home Improvement Project
8	Residential/Acquisition/Rehabilitation Program
9	Senior Services
10	Special Needs Services
11	Youth Services
12	Code Enforcement
13	Medical 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 proposed to assist, the activity and the per person costs based on CP priorities. Discussion was held regarding the current situation and uncertainty of COVID-19 that continued 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	Public Facility Improvements
	Target Area	
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$505,000
	Description	Improve City of Fullerton public facilities and infrastructure to benefit low- and moderate-income residents by improving streets, alleys, and parks in CDBG eligible areas.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 700 households will be assisted through the street reconstruction project and 700 individuals will benefit from the Fullerton Transportation project.
	Location Description	Olive (111.011) and Iris-Roberta (18.024 and 18.25)
2	Planned Activities	Street reconstruction of Olive and Iris-Roberta. ADA accessibility updates at the Fullerton Transportation Center.
	Project Name	ADA Transition Plan
	Target Area	Citywide
	Goals Supported	Planning
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$71,077
	Description	Funding will be used to continue updating the ADA Transition Plan and Self-Evaluation. It will specifically address the City's public street right-of-way (Phase 4). CDBG funds will be used to project study costs including all professional and staff administration.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 142.824 persons will benefit from this study as it is being done throughout the City.

	Location Description	Citywide
	Planned Activities	Update of the ADA Transition Plan will address the public right-of-ways.
3	Project Name	Fair Housing Services
	Target Area	Citywide
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: \$20,000
	Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services to be allocated to the Fair Housing Foundation.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 260 households will be assisted.
	Location Description	Citywide
	Planned Activities	The Fair Housing Foundation (FHF) is dedicated to eliminating discrimination in housing and promoting equal access to housing choices for everyone. FHF offers a comprehensive Fair Housing Program that exceeds the HUD and CDBG requirement to affirmatively further fair housing and includes the following: 1) discrimination complaint counseling, intake, investigations, and resolutions; 2) education and outreach activities; 3) general housing (landlord/tenant) counseling, mediations, and assistance; and 4) affirmatively further fair housing activities.
4	Project Name	HOME CHDO Allocation
	Target Area	Citywide
	Goals Supported	Rehabilitation of Substandard Housing Units Development of Affordable Housing Neighborhood Revitalization
	Needs Addressed	Development of Affordable Housing
	Funding	HOME: \$503,923

	Description	Fifteen percent of HOME funds must be set aside for Community Housing Community Organization (CHDO). The City anticipates receiving \$539,238 in HOME funds for FY 2021-22 of which a minimum of 15 percent (\$80,886) is to be used on CHDO related projects. In addition to the FY 21-22 CHDO allocation, the City has CHDO carryover and Home entitlement allocations of \$2,849,787. This funding may be used for program/projects that include acquisition, rehabilitation, TBRA, or new construction. The City anticipates expending CHDO funds on acquisition/rehabilitation.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 new affordable units will be developed.
	Location Description	Location has not been identified. Project may be anywhere within the City boundaries. City-owned surplus properties will be considered.
	Planned Activities	CHDO funds will be used to acquire and/or rehab single-family and/or multi-family projects in the City of Fullerton. Staff is working with several CHDOs to identify suitable projects with the City.
5	Project Name	Homelessness Prevention Services
	Target Area	Citywide
	Goals Supported	Homeless Prevention, Emergency Shelters Provide Support to Non-Profit Agencies Job Creation and Retention
	Needs Addressed	Public Services Assistance to the Homeless, Homeless Prevention
	Funding	CDBG: \$80,788
	Description	Support of continuum of care services in Orange County to prevent and eliminate homelessness including, but not limited to: homelessness prevention programs, mental health care and addiction recovery, and emergency shelter programs and transitional housing.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 258 persons will benefit from the project.
	Location Description	Citywide
	Planned Activities	The CDCC recommended the City Homeless Case Management Services receive \$30,988 for case managers to provide homeless outreach services (100 persons) and Mercy Housing receive \$15,000 for the operation of Bridges at Kraemer Place (150 persons). To prevent homelessness the CDCC recommended funding Hart \$35,000 to provide job training for youth coming out of the foster care system (8 persons).
6	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Rehabilitation of Substandard Housing Units Development of Affordable Housing Homeless Prevention, Emergency Shelters Provide Support to Non-Profit Agencies Job Creation and Retention Neighborhood Revitalization Fair Housing Natural Disaster Planning
	Needs Addressed	Housing Rehabilitation Program Development of Affordable Housing Public Services Assistance to the Homeless, Homeless Prevention Job creation and retention Public Infrastructure Fair Housing Code Enforcement Natural Disaster
	Funding	CDBG: \$249,144 HOME: \$53,923

	Description	Fullerton Community and Economic Development Department funds include operation and staff costs. CDBG administration costs are capped at 20% of the CDBG annual allocation. Allowable administration total is \$269,144 (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 and Economic Development Department also administers the HOME Program and includes operation and staff costs. The HOME allocation for FY 2021-22 is \$539, 238. HOME citation 92.207 allows administration costs up to 10% of the HOME allocation (\$53,923) annually and unspent funds can be carried forward from previous years.
	Target Date	6/30/2022
	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 \$269,144 (includes Fair Housing Services). Administration HOME Program - HOME funding \$53.923 (FY 2021). Previous years' remaining administration funding will be expended prior to spending the 2021 funds.
7	Project Name	Home Improvement Project
	Target Area	Citywide
	Goals Supported	Rehabilitation of Substandard Housing Units Neighborhood Revitalization
	Needs Addressed	Housing Rehabilitation Program
	Funding	CDBG: \$426,193
	Description	Preservation of the quality of existing affordable housing stock occupied by low- and moderate-income households.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 households will benefit from the proposed project.
	Location Description	Citywide
	Planned Activities	Home Improvement Program (Loans and Grants) - CDBG funding \$368,840 (Anticipated Revolving Loan Fund \$63,000; \$305,840 entitlement funds). Unexpended funds as of June 20, 2021 from rehab programs will be carried over into the new program year. When HOME funds are used, related administration (operation and staff costs) of the Housing Rehabilitation Program will be included in the project directly.
8	Project Name	Residential/Acquisition/Rehabilitation Program
	Target Area	Citywide
	Goals Supported	Rehabilitation of Substandard Housing Units Development of Affordable Housing Neighborhood Revitalization
	Needs Addressed	Development of Affordable Housing
	Funding	HOME: \$2,849,787
	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 the area median income including units reserved to residents with special needs.
	Target Date	6/30/0023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 households will benefit from affordable rental housing that will include social services.
	Location Description	The location has not yet been determined. The City will solicit proposals from Community Development Organizations. Project may combine CHDO reserve with HOME entitlement funds.

	Planned Activities	Staff is working with several housing developers to determine suitable location(s)/project(s) for affordable housing development.
9	Project Name	Senior Services
	Target Area	Citywide
	Goals Supported	Provide Support to Non-Profit Agencies
	Needs Addressed	Public Services
	Funding	CDBG: \$40,870
	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	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 290 seniors will benefit from the project.
	Location Description	Citywide
	Planned Activities	Community SeniorServ. Inc. (Meals on Wheels Orange County) - Lunch Cafe Program (180 seniors); CDBG funds \$15,000 Meals on Wheels of Fullerton, Inc. (MOW) - Maintenance of Meals and Supportive Services (110 seniors); CDBG funding - \$25,870
10	Project Name	Special Needs Services
	Target Area	Citywide
	Goals Supported	Provide Support to Non-Profit Agencies
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	Provide special needs services including, but not limited to, those dealing with disabilities, domestic violence, substance abuse, and HIV/AIDS.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 persons will benefit from this program including domestic violence victims and their children.
	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.
11	Project Name	Youth Services
	Target Area	Citywide
	Goals Supported	Provide Support to Non-Profit Agencies
	Needs Addressed	Public Services
	Funding	CDBG: \$57,500
	Description	Provide services including, but not limited to, after-school care, summer school, and weekend nutritional programs.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 youth will benefit from this project.
	Location Description	Citywide
12	Project Name	Code Enforcement
	Target Area	
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Code Enforcement

	Funding	CDBG: \$145,000
	Description	Code Enforcement activities are provided to revitalize deteriorating neighborhoods by working in conjunction with other programs such as capital improvement programs and housing rehabilitation.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 750 will benefit from this project.
	Location Description	CDBG-eligible census tracts.
	Planned Activities	Code enforcement of deteriorated neighborhoods to improve the living situations of the residents.
13	Project Name	Medical Services
	Target Area	Citywide
	Goals Supported	Provide Support to Non-Profit Agencies
	Needs Addressed	Public Services
	Funding	CDBG: \$7,500
	Description	Public service to provide medical care to low- and moderate-income residents who might otherwise not receive medical attention.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately seen residents may receive assistance.
	Location Description	Citywide
	Planned Activities	Medical services including medical and dental will be available for local residents who are at low/moderate-income.

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/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 CP, the City will continue to allocate 100 percent of its non-administrative CDBG and HOME funds for program year 2021-22 to projects and activities that benefit low/moderate-income residents citywide. All programs will meet the HUD requirements/ regulations related to the funding programs.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Programs will be open to residents citywide who fall under the low/moderate-income guidelines or fall under an assumed category. Any funds used in a specific area are following the CDBG guidelines that prohibit funding those projects outside of a CDBG eligible area.

Discussion

The City's priority is to meet the needs of the community by allocating funds to community development, housing, and programs to low-income individuals needing assistance.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Since 1990, the City has been involved in the development/rehabilitation of over 1,000 affordable rental units and 45 affordable ownership units. 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. Habitat is on the final four for-sale units. The City will seek partnership with a CHDO in 2021-22 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. As previously stated, the City has declared three properties surplus to create affordable housing.

It is anticipated that a majority of HOME funds, will be expended for new construction located at 1600 Commonwealth (40-65 units). Funding includes unallocated carried forward entitlement funds previously held for development CHDO reserve, and program income.

There are approximately \$860,000 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 at least one affordable housing project in the City. The following affordable housing projects were recently completed or are under construction with the use of these funds:

1. A Community of Friends (ACoF) – developed a 36-unit affordable apartment building named Fullerton Heights located at 1220 E. Orangethorpe Avenue. Twenty-four (24) units will be for Mental Health Services Act (MHSA) tenants who are homeless with 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.
2. 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.
3. 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.

4. Jamboree Housing completed development of 46 affordable rental units named Compass Rose Apartments in various sites throughout Richman area for families and persons within 30%-60% range of area median income. City provided \$4,500,000 plus land valued at \$3,936,000 and prior City Relocation/Demolition Assistance of \$1,306,000. A Ribbon Cutting Ceremony was held April 2019.
5. Habitat for Humanity began construction on the final four units of the 12-unit affordable ownership project 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	350
Non-Homeless	1,055
Special-Needs	60
Total	1,465

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	601
The Production of New Units	65
Rehab of Existing Units	20
Acquisition of Existing Units	20
Total	706

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

Discussion

Homeless – It is anticipated that 1,173 individuals will be supported by emergency or transitional shelter through a partnership with Homeless Service Providers. This includes 128 households who will be assisted by Pathways of Hope and 8 transitional beds available through their New Vista Shelter; 45 domestic violence victims to receive emergency services from Lutheran Social Services; 150 to be sheltered by Mercy House at Bridges at Kraemer Place; 200 homeless will receive assistance through the City's Homeless Case Management Services; and in partnership with the North SPA, 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 per night for an estimate of 300 men/women served. Fullerton's Navigation Center in collaboration with Illumination Foundation of 90 shelter beds will provide service to 350 Fullerton men, women and couples.

Non-Homeless/Rental Assistance - A total of 1,571 units are included in the City of Fullerton's affordable Housing Portfolio. These include 707 rental units 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. The rental assistance number also include 601 households who receive vouchers/assistance from OCHA. 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. 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.

Production of New Units – Habitat for Humanity development of 12 affordable, ownership (single-family) units is still under construction and anticipated to be completed Summer 2021. The City is also looking at three 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 2021-2022. All properties must be owned and occupied by low/moderate-income persons and include seniors and families.

Acquisition of Existing Units - The City anticipates acquiring an existing multi-family property and rehabilitate it for low/moderate-income families. It is estimated that 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 August 8, 2020, OCHA was providing 449 Section 8 vouchers to Fullerton residents, of which, 124 were families, 90 disabled and 300 elderly. This data includes regular Housing Choice Vouchers, Family Unification Program (FUP), Family Self-Sufficiency (FSS), non-elderly disabled program, and Veterans Affairs Supportive Housing (VASH) program. There are no Fullerton non-elderly disabled households being assisted at this time.

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 August 2020, 12 households are being assisted (1 disabled household) 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 FUP 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 August 2020, there are 18 households (13 families, 3 disabled, 2 elderly) in the City of Fullerton.

The 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 active VASH vouchers, 38 are Fullerton residents, of which, 14 are families, 6 disabled, and 18 elderly.

In addition, the County provides portability-in vouchers to 65 households in Fullerton and Continuum of Care assistance to 63 households.

The City will continue to support the OCHA as they serve the needs of low-income households in

Fullerton including the programs as described above.

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 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. The 2021 Point-in-Time Count has been postponed due to Coronavirus.

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 addressing homelessness. In July 2019, a City Council Ad Hoc Homelessness Task Force developed a coordinated and collaborative response to homelessness in Fullerton. 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 City reports the plan's status bi-annually at public meetings.

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 continues to support through CDBG funding allocations to 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).

City Net currently provides homeless outreach, case management and shelter referral to homeless persons in the City. Over the course of two years, City Net has exited over 535 individuals from the street according to HUD's standards. Orange County Health Care Agency provides linkage to mental health services and refers homeless 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 Illumination Foundation and Pathways of Hope operated a Safe Parking Program for 11 months (ended 12/30/2020) to help meet the needs of homeless individuals living in their cars. All of these partner agencies are assisting Fullerton in reducing homelessness. The City is part of the new Be Well Mental Health program.

The City is in the process of hiring two Homeless Outreach Coordinators to ensure our residents are receiving individualized care and will be working with our Continuum of Care, which is currently not occurring with City Net. The City is beginning Project HOPE (Homeless Outreach Proactive Engagement). Project HOPE will have Homeless Case Managers, Mental Health Specialist, paramedics and social workers working together to provide whole person care.

The City also supports emergency shelter/navigation beds for Fullerton homeless individuals at Buena Park 150 beds and Placentia 80 beds Shelters and Fullerton/Illumination Foundation 90 emergency beds and 60 Recuperative Care beds. In addition, Bridges at Kraemer Place provides 200-shelter beds.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City Council adopted Resolution No. 2019-32, declaring a shelter crisis, and provided direction to seek funding to lessen the incidence of homelessness. The City of Fullerton has a partnership with Illumination Foundation that established 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. Fullerton/Illumination Foundation provides 90 emergency beds and 60 Recuperative Care beds.

The City also supports three other emergency shelter/navigation beds for Fullerton homeless individuals at Buena Park (150 beds), Placentia (80 beds), and Shelters and the Orange County Bridges at Kraemer (200 shelter beds).

The City currently has one transitional housing project with Pathways of Hope and is seeking out additional opportunities.

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 has a partnership with Illumination Foundation that established 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. Bridges at Kramer Place operated by Mercy House is 200-bed year-round shelter for single adults in North Orange County. Bridges 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 also financially supports emergency shelter/navigation beds for Fullerton homeless individuals at the Buena Park 150-bed navigation center and Placentia 80-bed shelter that provides comprehensive housing services.

The City allocated \$910,000 to Emergency Rental Assistance and Tenant Based Rental Assistance last year and will continue using HOME funds for Tenant Based Rental Assistance to keep our most vulnerable housed.

The City in partnership with Illumination Foundation and Pathways of Hope started a Safe Parking Pilot program. The Safe Parking Pilot Program provided 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'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. The City will be hiring two Homeless Case Managers and begin the Project HOPE (Homeless Outreach and Proactive Engagement) program. Project HOPE will be based on the Trauma Informed program.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,

employment, education, or youth needs.

The City works with non-profit agencies to assist those that 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. If clients are coming from corrections programs there is coordination between two (2) dedicated Homeless Liaison officers in the police department, with health care staff and those in other county agencies help maintain good lines of communication and coordinated services.

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 keep them in their housing and or to get them off the streets. Our new Homeless Case Managers and/or Homeless Liaison Officers do outreach with OC Health Care Agency clinicians, Orange County Mental Health outreach workers, and Comprehensive Health Assessment Teams for Homeless and Crisis Assessment and Psychiatric Emergency Response team (CAT/PERT), 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.

The two Homeless Case Managers positions were created to allow the City to have a presence at all meetings with the County, non-profits, faith-based groups and other cities. This includes attending the Continuum of Care Housing Meetings and all other relevant meetings. The City works with all non-profit organizations and others interested in developing solutions.

The City has numerous churches that provide assistance to keep those in-need housed and fed. This includes rental assistance, utility assistance and food pantries. Pathways of Hope provides 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.

The City Council allocated \$850,000 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 and Veterans city-wide. The program is a homelessness prevention program as seniors and veterans 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.

The Illumination Foundation is operating a shelter that will provide a variety of services to people experiencing homelessness. The facility is providing 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 Homelessness Task Force developed a Plan to coordinate a collaborative response to homelessness in Fullerton. The 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:

- 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 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.
- The City has surplused three parcels to develop affordable housing. The City will receive the response to the Request for Proposals in April, 2021 with the goal of awarding a project by July 2021.

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 2021-22 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. The City has designated three parcels as surplus for affordable housing to be constructed.

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

The ability to substantially meet the needs of the underserved 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 is working on a “by-right” housing overlay on a minimum of 15 properties that will provide developers a clear path to developing housing, including affordable housing. In addition, the City is finalizing a Zoning Overlay that would allow “by-right” the production of affordable housing on Church property. There are currently four churches interested. The City’s surplus property at 1600 Commonwealth will be 100% affordable and will be under construction next year. Production of New Units – There are 15 affordable units under construction 1) Habitat for Humanity Richman Park – development of the final four of the 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.

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) February 1, 2021, the federal poverty guideline for a family of four persons is \$26,500.

According to the US Census Bureau (July 1, 2019), 12.3% 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 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:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

The City will not use any other forms of investment beyond those identified in Section 92.205

including the following: atypical loans, grant instruments or non-conforming loan guarantees.

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

Although the City will not implement any HOME-assisted homebuyer activities in FY 2021-22, the City in the past has implemented this type of activity. The City's Downpayment Assistance Program (DAP) using HOME funds was implemented until 2003 and now involves only repayment of the original DAP loans (\$45,000/loan). The repayment of a DAP loan begins 15 years after acquisition of a property and consists of 15-year repayment term (\$250/month) beginning in Year 16 with zero percent interest. In addition, the DAP loan is repayable upon the sale or transfer of the property. The resale or recapture of funds for the City of Fullerton is based upon the resale and recapture guidelines outlined in §92.254.

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

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

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

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

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that

will be used under 24 CFR 92.206(b), are as follows:

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

- If under \$15,000, affordability period is 5 years;
 - Between \$15,000 and \$40,000, affordability period is 10 years; and
 - Over \$40,000, affordability period is 15 years. As part of the City's HOME DAP loan program, the \$45,000 loans require that the unit is to remain affordable for 15 years from the time the unit was acquired. The City uses recapture of HOME funds as a way to ensure the affordability of units acquired with HOME funds. Outstanding DAP loans that fail to complete their affordability period must repay the HOME funds to the City.
1. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable. The City in FY 2021-22 is not planning to use HOME funds to refinance any of the existing HOME loans for multi-family projects in the City of Fullerton.

See previous discussions.