



Consolidated Plan

City of Fullerton FY 2010

City Council Approval: Scheduled May 4, 2010

HUD Approval: Pending

Prepared pursuant to 24 CFR Part 91

Draft Review Period: March 29, 2010 – May 3, 2010

**For more information please contact:
Linda R. Morad, Housing Programs Supervisor (714)738-6878**

Application for Federal Assistance SF-424

Version 02

*1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

*2. Type of Application

- New
- Continuation
- Revision

* If Revision, select appropriate letter(s)

*Other (Specify) _____

3. Date Received:

4. Applicant Identifier:

B10MC060504

5a. Federal Entity Identifier:

14-218

*5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: City of Fullerton

*b. Employer/Taxpayer Identification Number (EIN/TIN):

95-6000711

*c. Organizational DUNS:

08-181-4881

d. Address:

*Street 1: 303 W. Commonwealth Avenue

Street 2: _____

*City: Fullerton

County: Orange

*State: CA

Province: _____

*Country: USA

*Zip / Postal Code 92832

e. Organizational Unit:

Department Name:

Community Development

Division Name:

Housing and Community Rehabilitation

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms. *First Name: Linda

Middle Name: R

*Last Name: Morad

Suffix: _____

Title: Housing Programs Supervisor

Organizational Affiliation:

*Telephone Number: (714) 738-6878

Fax Number: (714) 738-3110

*Email: LindaM@ci.fullerton.ca.us

Application for Federal Assistance SF-424

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***9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

US Department of Housing and Community Development

11. Catalog of Federal Domestic Assistance Number:

14-218 _____

CFDA Title:

Community Development Block Grant _____

***12 Funding Opportunity Number:**

*Title:

13. Competition Identification Number:

Title:

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

City: Fullerton County: Orange State: California

***15. Descriptive Title of Applicant's Project:**

Thirty-sixth year of CDBG Program. Request to fund Fair Housing Council, HCD Administration, Housing Rehabilitation, Code Enforcement, and public services.

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant: CA 040 / CA-047

*b. Program/Project: CA-040 / CA-047

17. Proposed Project:

*a. Start Date: 07/01/10

*b. End Date: 06/30/11

18. Estimated Funding (\$):

*a. Federal	_____	\$1,633,905
*b. Applicant	_____	
*c. State	_____	
*d. Local	_____	
*e. Other	_____	
*f. Program Income	_____	
*g. TOTAL	_____	\$1,633,905

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

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

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

- Yes No

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

** I AGREE

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

Authorized Representative:

Prefix: Mr. *First Name: Chris

Middle Name: _____

*Last Name: Meyer

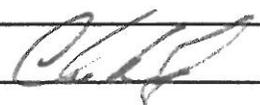
Suffix: _____

*Title: City Manager

*Telephone Number: (714) 738-6310

Fax Number: (714) 738-6758

* Email: ChrisM@ci.fullerton.ca.us

*Signature of Authorized Representative: 

*Date Signed: 05/11/10

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f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms. *First Name: Linda

Middle Name: R

*Last Name: Morad

Suffix: _____

Title: Housing Programs Supervisor

Organizational Affiliation:

*Telephone Number: (714) 738-6878

Fax Number: (714) 738-3110

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US Department of Housing and Community Development

11. Catalog of Federal Domestic Assistance Number:

14-218 _____

CFDA Title:

HOME Program _____

***12 Funding Opportunity Number:**

*Title:

13. Competition Identification Number:

Title:

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

City: Fullerton County: Orange State: California

***15. Descriptive Title of Applicant's Project:**

Nineteenth year of HOME Program. Request to fund affordable housing projects and HOME administration.

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant: CA 040 / CA-047

*b. Program/Project: CA-040 / CA-047

17. Proposed Project:

*a. Start Date: 07/01/10

*b. End Date: 06/30/11

18. Estimated Funding (\$):

*a. Federal	_____	\$802,722
*b. Applicant	_____	
*c. State	_____	
*d. Local	_____	
*e. Other	_____	
*f. Program Income	_____	
*g. TOTAL	_____	\$802,722

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

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

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

Yes No

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Authorized Representative:

Prefix: Mr. _____ *First Name: Chris _____
Middle Name: _____
*Last Name: Meyer _____
Suffix: _____

*Title: City Manager

*Telephone Number: (714) 738-6310

Fax Number: (714) 738-6758

* Email: ChrisM@ci.fullerton.ca.us

*Signature of Authorized Representative:



*Date Signed: 05/11/10



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City of Fullerton Consolidated Plan (2010-2014)

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Executive Summary

INTRODUCTION

The U. S. Department of Housing and Urban Development (HUD) requires that every jurisdiction receiving federal community development and housing funds submit a five-year "Consolidated Plan" (CP). The City of Fullerton is anticipating the receipt of \$1,633,905 in Community Development Block Grant (CDBG) and \$802,722 of HOME Investment Partnerships (HOME) funds in Fiscal Year 2010 (July 1, 2010 - June 30, 2011). Previous to the first CP required in 1995, the various Federal community development and housing programs required independent applications and analysis at different times of the year on an annual basis. This plan satisfies the statutory requirements for CDBG and HOME Funds with a single-submission.

The City of Fullerton's Five-Year Consolidated Plan (CP) for 2010 reflects a unified vision for housing, homeless, and community development actions determined by a collaborative effort of the community and economic development. 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 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 be used to assess and evaluate future proposed programs and activities to ensure that identified needs are being addressed.

The CP includes an assessment of Fullerton's current housing supply, demand and corresponding need, and the City's strategies for addressing the need. Needs identified in Fullerton's CP include housing and shelter needs of the homeless, needs of extremely-low-income, low-income, moderate-income and middle-income families, as well as social, economic development and anti-poverty needs of low-income households. The CP proposes to address the identified needs by:

- assisting in the development of affordable housing,
- rehabilitating substandard housing,
- providing assistance to first-time homebuyers, and
- by providing funds to community based non-profit organizations and City departments who provide services and infrastructure improvements benefiting low-income elderly and family households.

The CP has been prepared pursuant to Rule 24 CFR Part 91 and instructions prepared by HUD. The most recent information available was used. However, much of the information has not been updated and repeats the 2005 CP information that reflects numbers from the 2000 Census and CHAS data. The information, presented both through narrative and required HUD CP tables, originates from a variety of sources including:

- 2000 Census Data
- 2006/08 Census Data Estimates
- California State Department of Finance Population and Housing Estimates
- Fullerton's 2005 Consolidated Plan
- Orange County's 2010 Consolidated Plan
- Fullerton's Housing Element adopted in 2010
- State of Cities Data System – 2000 Comprehensive Housing Affordability Strategy (CHAS) Data Report

BACKGROUND

Fullerton is situated in the northern section of Southern California's Orange County. The 22.3 square mile city has easy access to three primary freeways and the Fullerton Municipal Airport. The community of 137,624 residents has attracted prominent corporations such as Kimberly-Clark, Raytheon Systems Company, Alcoa fastening Systems, and Foxconn.

Fullerton is home to five accredited colleges and universities. The City has an excellent public school system consisting of 17 elementary, 3 junior high, and 5 high schools.

Information shown in the County of Orange's 2010 Consolidated Plan states that the Orange County is the second largest county in California. The population of Orange County has increased 25 percent every decade in the space of 30 years (1970 – 2000). Cited from the Southern California Association of Governments (SCAG), the report goes on to state that growth is expected to continue with the population projected to rise 16 percent by 2010, more than double the rate experienced during the 1990s. Between 2000 and 2008, the total population of Fullerton increased by over 11,400, reaching 137,624 in 2009. The City's population growth of 9.1 percent was below the Orange County rate of 9.7 percent.

The proportion of elderly is expected to increase significantly as the Baby Boomers begin to reach retirement age. As they pass the family rearing years, their housing preferences may change. They will no longer need a large home to raise a family and may look towards smaller single-family homes or even apartment or condominium living. Fullerton's elderly population has grown 3% over the last two decades.

The nation is experiencing a trend towards greater diversity. Orange County is no exception. Over the past ten years, Orange County became increasingly diverse in race/ethnicity, with an increase in the number of minority residents by 63% while the white population decreased 7%; according to the Southern California Association of Governments (SCAG),

The average household size increased slightly in Fullerton over the last 20 years. In 1990 the average household size was 2.74, while in 2000 it was 2.83, and in 2008, the average household size rose to 2.9. This is lower than the County average of 3.1 persons per household and the state (2.92). However, it is higher than the national (2.61) person per-household number. It is believed that high housing prices have contributed to overcrowding in Orange County.

HOUSING AND COMMUNITY DEVELOPMENT NEEDS ASSESSMENT

The City's affordable housing need is driven by market supply and demand factors such as the number, size, income, and special needs of households looking to reside in the City and the type of housing (rental vs. ownership) they are seeking. Additional factors include the type of housing and financing that is available at any given time. The need is determined by the demand that is not met by the supply.

The demand for housing in the City is driven primarily by the number, size, income, and special needs of households seeking residency in the City and the type of housing they are searching to obtain. Households living in substandard or overcrowded conditions create an important component of housing demand.

As seen across the nation, the recent recession has affected the American public. So too has Fullerton experienced the effects of the downward economy. Businesses have left the City, jobs have been lost, and homes have gone into foreclosure. In 2008-09 staff was very much aware of the situation and kept a watchful eye on new programs available to combat the economic downfall. Fullerton applied to and received funding from federal and State

programs such as the Neighborhood Stabilization Program (NSP), the Homelessness Prevention and Rapid Re-Housing Program (HPRP), and the additional Community Development Block Grant Program under the Recovery Act.

The following housing priorities have been identified in the City: 1) Homelessness; 2) Households living in substandard conditions; 3) Households living in overcrowded conditions; 4) Households overpaying for shelter; 5) First-time homebuyers; and 6) Non-homeless persons with special needs.

ACTION PLAN (2010 – 2011)

In order to meet the identified needs of the community and benefit low/moderate-income elderly, individuals, and families, financial assistance and support of the community must be directed towards the following areas:

- Development of affordable housing
- Rehabilitation of substandard housing
- Assistance to first-time homebuyers
- Assistance to community based non-profit organizations and City departments who provide services and infrastructure improvements
- Assistance to homeless or those at risk of becoming homeless
- Acquisition/Rehabilitation of foreclosed properties

The City will fund projects in the areas of infrastructure, accessibility, housing, public facilities, and services for frail elderly and homeless persons in compliance with the needs identified in the 2010 CP. A portion of these funds will be spent on the following projects:

CDBG FUNDS

\$750,880	Repayment of Section 108 Loan was used for the reconstruction of deteriorated alleys, sidewalks, and streets in low/moderate-income area of Richman Park. In addition, the loan was utilized to upgrade the park facilities.
\$94,540	Administration of a housing rehabilitation program. Rehabilitation through loans and grants for low/moderate-income residents and property owners of affordable rentals will be funded with carryover funds.
\$20,000	Operation of an ombudsman service for frail elderly persons in long-term care facilities.
\$41,000	Operation of a meals program for the elderly and persons with AIDS.
\$12,000	Operation of self-sufficiency programs for the residents at the New Vista Shelter.
\$10,000	Operation of a homeless shelter for adults.
\$320,000	Operation of a code enforcement program.
\$28,000	Provision of landlord/tenant services.
\$10,000	Operation of programs and shelter for abused spouses.
\$66,000	Operation of youth programs.

HOME FUNDS

\$772,664	Development of a rental or homeownership projects.
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**To comment on Fullerton's Five-Year Consolidated Plan or One-Year Action Plan,
please contact:**

Linda R. Morad
Housing Programs Supervisor
City of Fullerton
303 W. Commonwealth Avenue
Fullerton, CA 92832
E-mail address: LindaM@cityoffullerton.com

Citizen Participation/Development Process

The CP was compiled by City staff. This document was completed with the assistance of local non-profit agencies who deal with housing issues and community needs, interested residents, and the Community Development Citizens' Committee (CDCC).

Community Development Citizens' Committee (CDCC)

This nine-member committee reviews all of the applications and makes recommendations to the City Council regarding the distribution of CDBG funds. Eight of the members are residents chosen from the four areas of Fullerton and the ninth member is a Chamber of Commerce representative. The CDCC lost two members this year due to professional commitments that conflicted with the CDCC meetings

The committee carefully reviews each request and tries to distribute the funds to areas which need it most. Because CDBG funds are such a large part of the CP, the CDCC carefully reviews the CP and is kept updated of the status. In addition, the CDCC was the first in-house body to review the Section 108 project for the Richman Park Area and recommended its approval to the City Council.

Public Review

In an effort to broaden citizen participation in the development of the CP, a public hearing was held on January 11, 2010 at the Hunt Branch Library. Five CDCC meetings followed for review and allocation of the CDBG funds. The public comment period ended on May 3, 2010 and on May 4, 2010 a public hearing was conducted during the regular meeting of the City Council where the Draft 2010 CP and Action Plan were reviewed. All notices for the meetings and hearings were advertised and/or posted.

The City mailed notices regarding public meetings and surveys related to the CP to approximately 140 individuals and organizations interested in housing and community issues. This list included non-profit and social service agencies, as well as interested parties, and CDCC members. (See Appendix A for complete mailing list and results of the survey. The list does not include surveys that were handed to interested parties who attended meetings or replied via the internet).

Citizens were also encouraged to submit input and comments on the Draft through mailings as well as the above-mentioned meetings. Comments received through the survey and the draft review process can also be found in Appendix A.

A formal review of the Draft began on March 29, 2010, and ended May 3, 2010. A Public Notice and Summary were published in the *Fullerton News Tribune* on April 1, 2010, and in *La Opinion* (a Spanish language newspaper) on April 2, 2010. In addition, a notice was posted in both languages at City Hall and the Main Library; where copies of the Draft were also made available.

The CP was presented to the City Council at a noticed Public Hearing on May 4, 2010, held in the Fullerton City Council Chambers. (Copies of the minutes of all meetings can be found on the City website at www.cityoffullerton.com)

**FIVE YEAR
CONSOLIDATED PLAN**

2010-2014

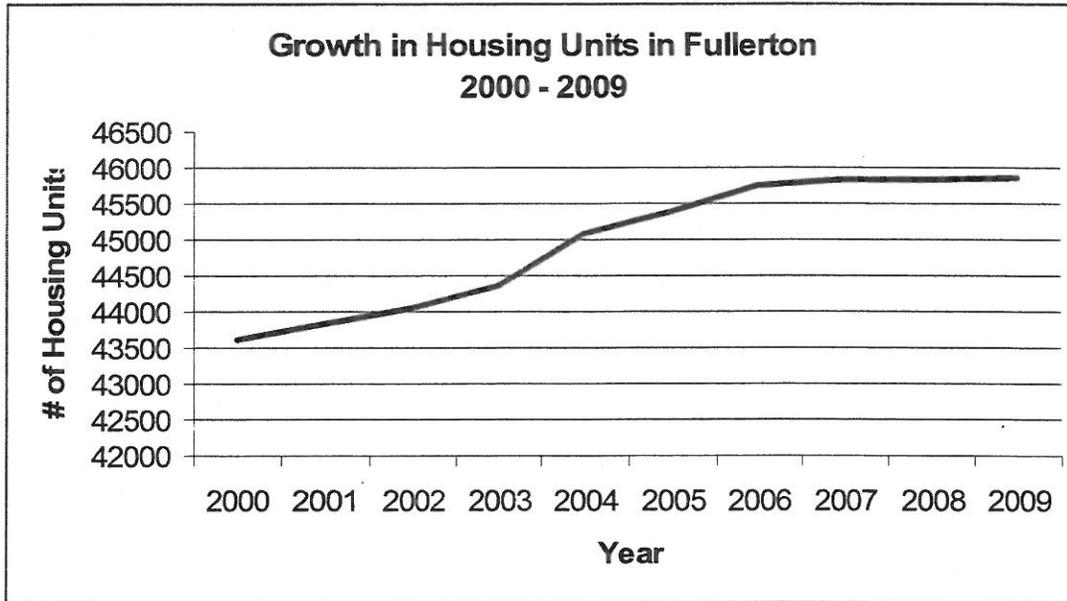
SECTION A

HOUSING NEEDS ASSESSMENT

Housing Needs Assessment

The City's affordable housing need is driven by market supply and demand factors, such as the number, size, income, and special needs of households seeking to reside in the City and the type of housing (rental vs. ownership) they are looking for, as well as the type of housing and financing available at any given time. From 2000-06, the City experienced a steady increase in the supply of housing available. Since 2006, the supply has been almost flat as seen in *Graph 1* below:

Graph 1



Source: California Department of Finance

The following sections provide an assessment of Fullerton's current affordable housing supply, demand, and corresponding need and the City's strategies for addressing the need. An important component of housing demand is created by households living in substandard or overcrowded conditions.

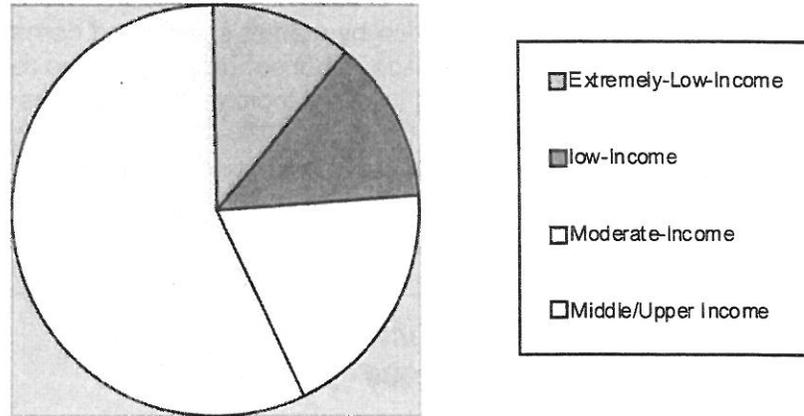
The following section summarizes available trends on the housing needs of extremely-low and low-income households as well as households living in substandard or overcrowded conditions, and projects those needs over the next five years. Supportive housing needs of homeless persons, persons with AIDS, and other special need groups such as disabled, elderly, large, and single-parent households are also discussed.

Current Needs Estimates By Household Type and Characteristics

The 2006/08 estimates from the Census reported a total of 45,258 households in Fullerton. Of these households, 24,409 (53.9%) were owners and 20,849 (46.1%) were renters. This is a 3.1% decrease in owners and a 3.1% increase in renters over the last ten years. This change is largely contributed to the rising cost of housing. Of the total Fullerton households, 11% were extremely-low-income (30% or less of Median Family Income), 13% were low-income (31% to 50% MFI), 19% were moderate-income (51% to 80% MFI), and 57% were middle/upper income (80% plus of MFI). *Chart 1* below shows the income distribution within the City of Fullerton.

Chart 1

2000 Income Distribution in Fullerton



Source: 2000 Census

Income Categories/Need Groups

The 1990 Census Orange County median income (100%) for a family of four, as published by HUD, was \$51,269/year. According to the 2006/08 Census estimates, the median rose to \$77,343. Using HUD guidelines for income categories results in the following maximum incomes for the same four-person household:

Table 1 - Maximum Income for Various Income Categories for a Family of Four

Income Categories	Maximum Income in 2000	Maximum Income in 2005	Maximum Income in 2009
Extremely-Low-Income (30% and Less of County Median Family Income)	\$20,900	\$23,050	\$27,900
Low-Income (31% - 50% of County Median Family Income)	\$34,800	\$38,400	\$46,500
Moderate-Income (51% - 80% of County Median Family Income)	\$55,700	\$61,450	\$74,400
Middle-Income (81% - 95% of County Median Family Income)	\$66,120	\$71,915	N/A
Upper-Income (96% and above of County Median Family Income)	Over \$66,120	Over \$71,915	N/A

Source: U.S. Department of Housing and Urban Development

Affordability is a relative term. While an upper-income household may feel comfortable paying half of their monthly income on housing, households with lower incomes (and therefore less money left over after paying monthly housing cost for basic necessities such as food and clothing) do not have the same option. A common affordability standard is 30%

of gross monthly income. Table 2 below shows the distribution of over payment by renters in all income categories:

Table 2

Overpayment by Tenure and Income in Fullerton (2007)

% of Median Income	Owners		Renters		Total	
	Households	% of Overpaying	Households	% of Overpaying	Households	% of Overpaying
< 30%	880	15.3%	2,235	37.6%	3,115	26.6%
30% - 50%	870	15.1%	1,995	33.6%	2,865	24.5%
51% - 80%	1,300	22.6%	1,395	23.5%	2,695	23.0%
81% - 95%	880	15.3%	170	2.9%	1,050	9.0%
> 95%	1,830	31.8%	150	2.5%	1,980	16.9%
Total	5,760	100%	5,945	100%	11,705	100%

Source: City of Fullerton Housing Element

Extremely Low-Income

The 2000 CHAS Data Report indicates that there were a total of 4,156 extremely-low-income (ELI) households. Seventy-nine point nine per cent (79.9%) of the ELI renter households experienced extreme cost burden for housing with 68.7% of renters in this income category paying over 50% of their income to housing.

Low-Income Households

According to the 2000 CHAS Data Report, Fullerton has a total of 5,437 low-income households, of which, 1,829 are owners and 3,608 are renters. Of the low-income renter households, 77.3% are considered to be overpaying for shelter. This 77.3% includes 56.5% of the large families, 76.3% of the elderly, 82.6% of the small households, and 87.7% of all other/individual households. In addition, CHAS information indicates that low-income large family renter households are significantly more overcrowded (100% of large families) than other households.

Moderate-Income Households

The 2000 CHAS Data Report showed that of the total 24,482 moderate-income households, 7,474 were renters and 17,008 were owners. While 13.1% of the moderate-income owner households were paying too much for shelter, 4.5% of the moderate-income renter households were overpaying.

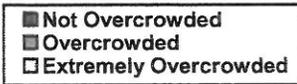
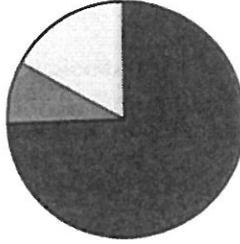
Households Living in Overcrowded Conditions

Overcrowding is technically defined by the Federal Government as 1.01 or more persons per room per housing unit. This is purely a technical definition without offering a more subjective, but perhaps more helpful, "quality of life" type analysis. Fullerton's technical incidence of overcrowding, according to a 2007 SCAG report, was 6,630 households, or 15.5% of all Fullerton households.

The two charts below (*Chart 2* and *Chart 3*) show the drop in overcrowding in ownership housing as opposed to rental units. A total of 7.3% of the owner-occupied units had some level of overcrowding while 25.5% of the rental units were overcrowded (17% being extremely overcrowded – a total 3,423 units).

Chart 2

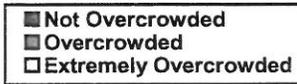
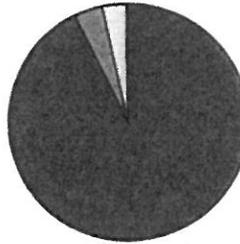
**Overcrowding of Rental
Housing in Fullerton**



Source: 2000 Census

Chart 3

**Overcrowding of Ownership
Housing in Fullerton**



Source: 2000 Census

Housing Problems Faced By All Households

The following tables indicate the number of renters and owners falling in the extremely-low-, low-, and moderate-income ranges who are paying more than 30% of their income into housing and/or living in inadequate conditions. Inadequate conditions include overcrowding and/or without complete kitchen or plumbing facilities.

The following definitions are used in reading these tables:

Housing Cost: The fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Households

Elderly 1 or 2 person household; either person 62 years or older

Small 2 to 4 related members

Large 5 or more related members

Any housing problems that relate to the inadequate conditions mentioned above.

Table 3

Housing Problems Faced by Renters at 30% or Below MFI

Household Income	Elderly	Small	Large	Others	Total
Earning up to 30% MFI	622	1,410	599	1,525	4,156
% with any housing problems	71.9	88.3	100	80	84.5
% paying over 30% of income to housing	67	82.3	91	78.7	79.9
% paying over 50% of income to housing	58.5	71.3	66.8	71.1	68.7

Table 4

Housing Problems Faced by Owners at 30% or Below MFI

Household Income	Elderly	Small	Large	Others	Total
Earning up to 30% MFI	703	379	89	220	1,391
% with any housing problems	62.4	71	95.5	79.5	69.6
% paying over 30% of income to housing	61	71	95.5	79.5	68.9
% paying over 50% of income to housing	46.2	68.3	84.3	79.5	60

Table 5**Housing Problems Faced by Renters at 30% to 50% MFI**

Household Income	Elderly	Small	Large	Others	Total
Earning between 30-50% MFI	393	1,320	840	1,055	3,608
% with any housing problems	78.4	92.4	100	89.6	91.8
% paying over 30% of income to housing	76.367	82.6	56.5	87.7	77.3
% paying over 50% of income to housing	40.7	23.9	14.9	34.6	26.7

Table 6**Housing Problems Faced by Owners at 30% to 50% MFI**

Household Income	Elderly	Small	Large	Others	Total
Earning between 30-50% MFI	889	524	279	137	1,829
% with any housing problems	39.9	73.3	92.8	89.1	60.9
% paying over 30% of income to housing	38.1	70.4	78.5	89.1	57.4
% paying over 50% of income to housing	21.8	59	60.9	68.6	41.9

Table 7**Housing Problems Faced by Renters at 50% to 80% MFI**

Household Income	Elderly	Small	Large	Others	Total
Earning up to 50-80% MFI	256	1,879	915	1,835	4,885
% with any housing problems	47.3	59.3	9138	46.9	60.1
% paying over 30% of income to housing	45.7	36.4	13.7	40.1	34
% paying over 50% of income to housing	13.3	1	0	1.6	1.7

**Table 8
Housing Problems Faced by Owners at 50% to 80% MFI**

Household Income	Elderly	Small	Large	Others	Total
Earning up to 50-80% MFI	1,294	1,013	550	344	3,201
% with any housing problems	27.4	70.4	76.4	72.4	54.2
% paying over 30% of income to housing	27.4	69	50	68	48.8
% paying over 50% of income to housing	9.6	14.7	12.7	24.7	13.4

Source: CHAS Data Report 2000

Racial or ethnic groups with disproportionate greater need (more than 10% than households in that category)

Census and CHAS data indicate that low-income large families of Hispanic origin may have greater incidence of overcrowding than the general large family population.

First-Time Homebuyers

In response to the large demand for down payment assistance, Fullerton developed a program in 1992. The program offered \$45,000, 15-year deferred loans with no interest. Although the program was very successful in the 1990s, like many other Orange County cities, Fullerton had to terminate the program in 2004 because the rising housing costs had become unreachable for low/moderate-income residents even with the City's assistance. In early 2009, the average purchase price of a home in Orange County was around \$425,200.

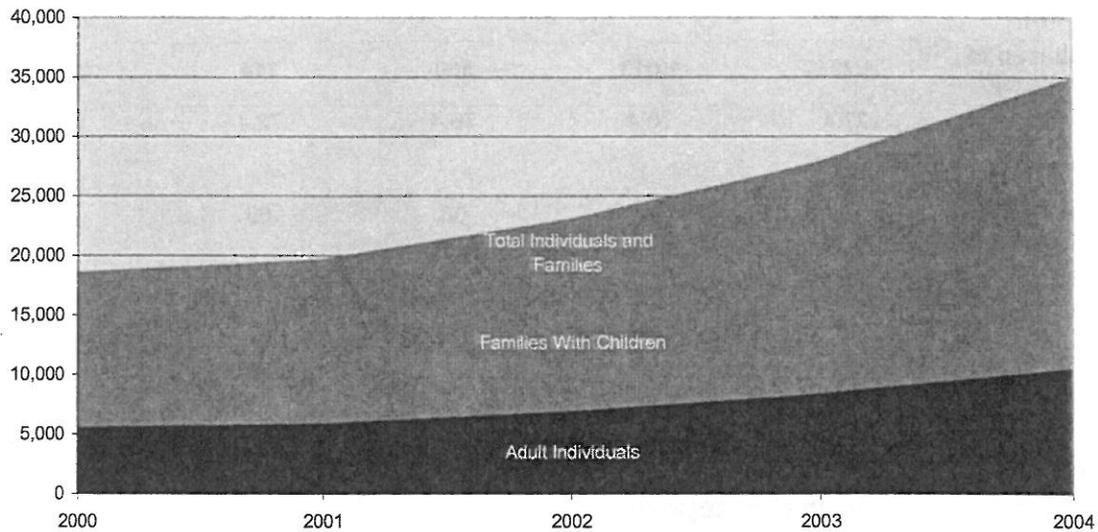
Nature and Extent of Homelessness

At-risk groups include, but are not limited to, those who may presently be housed but could possibly become homeless because of spousal/child abuse, unemployment, mental or physical disability, or alcohol or drug abuse. Because there is no reliable source to document this information, this plan is based on the 2005 Continuum of Care application. According to the Orange County 2010 Consolidated Plan, there are approximately 21,479 homeless persons in the County.

From 2003 to 2004, the County's homeless population increased 25 percent. It is believed that this large increase is due to low wages and high housing costs. The following graph was prepared by the County of Orange.

Graph 2

Estimated Number of Homeless in Orange County
2000-2004



Fiscal Year	Growth #	Growth %	Total
FY 1998	DNA	DNA	11,946
FY 1999	2,140	18%	14,086
FY 2000	4,517	32%	18,603
FY 2001	1,138	6%	19,741
FY 2002	3,391	17%	23,132
FY 2003	4,815	21%	27,947
FY 2004	7,051	25%	34,998
		20% Avg. Growth	

Needs of the Sheltered and Unsheltered Homeless

The County's Consolidated Plan identifies the need of 12,600 emergency shelter beds, 12,600 additional transitional beds, and 84,100 permanent supportive housing units. The County's Plan also states that more than 119,695 supportive service slots are needed.

Numerous programs operated by the public and private sector are provided within the City. Some are assisted by CDBG funds channeled through the City.

Needs of Persons Threatened with Homelessness

Census data identifies more than 15,000 households earning 49% or less of MFI category. This income category, more than any other indicator, represents the extent to which a large portion of the population is "only a paycheck away" from homelessness.

Populations with Special Needs (Other Than Homeless) Elderly/Frail Elderly

The elderly/frail elderly form a special-needs group due to their typically fixed-income and high medical costs, although many seniors own their homes and have relatively low mortgage payments, if any. Elderly mobile home owners, for example, are faced with potential increases to their land leases.

The 2006/08 Census shows that 23.8% of the households (10,376) in Fullerton have individuals over 65 years of age. According to the 2000 Census, there are approximately 735 elderly persons in Fullerton living under the poverty level.

Disabled/Developmentally Disabled

The Mental Health Association of Orange County describes mental illness as a group of disorders causing severe disturbances in thinking, feeling, and relating. The result is a diminished capacity for coping with ordinary demands of life.

According to the 2000 Census, 19,323 Fullerton residents indicated that they had some form of mobility impairment or self-care limitation. Those between the ages of 21 – 64 numbered 12,870, while total seniors with disabilities were under 5,000. A county-wide needs assessment study conducted by the Dayle McIntosh Center revealed that among the County's disabled population, housing was rated the number two concern, with the major issues being accessibility and affordability. A majority of the disabled population have incomes below 50% of the County's median. Many are Social Security recipients who receive an average income of \$790 per month. Many others receive limited Aid for Families with Dependent Children, Veterans Benefits, or State Disability incomes.

Single Individuals with Dependent Children

Single individuals with dependent children face a variety of housing problems. Single-parent renters often have difficulty finding suitable housing due to prohibitive rent costs and discriminatory housing practices. The 2006/08 census indicates that 2,237 households have single-female heads of household with dependent children. Eight hundred and eighty of them are living below the poverty level.

Although housing discrimination against children is prohibited by law, many landlords are unaware and continue to refuse to rent to families with children. Single-parent families are further hampered in finding housing because of discrimination based upon marital status. In order to address these problems, the City contracts with the Fair Housing Council (FHC) of Orange County to provide discrimination and tenant/landlord counseling. Through the continuing efforts of FHC in conjunction with the City's Housing Programs, single-parent renters who are victims of discrimination will be assisted.

Large Households

The 2006/08 Census indicated that 16%, or 7,241 of Fullerton's households had five or more members, while 54.3%, or 25,808 of Fullerton's total units had five or more rooms. Although the City has an ample supply of large dwelling units, a trend towards smaller units in new construction over the years, combined with housing costs that continue to out pace wage increases, has resulted in some large families living in overcrowded conditions.

Large units are typically higher-cost units; and therefore, are less attainable by moderate-income large families. Large households may also encounter difficulties when landlords place restrictions on the number of persons allowed per room. Low-income large families also experience a greater incidence of overcrowding than the community as a whole. One hundred percent of the extremely-low-income large family households were considered overcrowded or had some housing problem according the 2000 CHAS data as opposed to only 84.5 % of the total low-income households in Fullerton.

Persons with HIV/AIDS

The following information on persons living with HIV/AIDS was reported in the 2010 Updated Orange County Strategic Plan. As of December 31, 2007, 7,127 cases of persons living with AIDS (this does not include those with HIV) had been reported in the County since 1981. As of that date, 3,662 persons with AIDS were known to be living in the County. Approximately 2,912 persons living with HIV but not diagnosed with AIDS were also living in the County. Fullerton had a cumulative total of 208 reports with 99 persons living in the City.

Of the 3,662 persons with AIDS living in the County, 40% lived in the cities of Santa Ana, Anaheim, and Laguna Beach with each city reporting more than 200 persons. The cities of Costa Mesa, Garden Grove, and Huntington Beach reported 17%, and the remaining 44% (1,185) lived in other Orange County cities. A total of thirteen cities reported numbers higher than 50 persons.

Housing assistance, at the time, was available for only approximately 502-524 persons, leaving the County gap at over 3,000. (See Table below.)

Table 9

HIV/AIDS - Dedicated Housing Resources, By Type of Housing Assistance

TYPE/PROGRAM	NUMBER OF UNITS (2005-2010)
Emergency Housing (Financial Assistance)	282
Transitional Housing (Units and Vouchers)	92 - 94
Permanent Housing (Units and Vouchers)	128 - 148
Specialized Housing Facilities	0
TOTAL AVAILABLE	502 - 524

The City continues to support the County of Orange in its Housing Opportunities for People with AIDS (HOPWA) applications to HUD. In an agreement with the County, the City of Santa Ana has been appointed the responsibility of administering the HOPWA Program on behalf of all Orange County jurisdictions.

HOMELESS POPULATION AND GAPS ANALYSIS

There is no reliable source to determine the homeless profile in Fullerton. The City must rely on the County information, but this is not broken into jurisdictions at this time. In 2009, the Continuum of Care Collaborative conducted a homeless census project counting homeless in shelters, in voucher hotel rooms, and on the street. This survey also included those that were scheduled to be released from institutions such as hospitals, jails, and residential treatment centers. (Refer to Appendix E for the full report.)

Table 10 - Summary of Five-Year Objectives for Special Needs Population—Urban County

Special Needs Category	Priority	Unmet Need ¹	Estimated Dollars	Five-Year Quantified Objectives
Elderly/Frail Elderly ²	H	27,270 elderly households	\$500,000	Assist 1,000 elderly and frail elderly persons through a variety of senior programs and services
Physically Disabled	H	66,595 persons	\$600,000	Assist 1,200 mentally disabled persons (The County Department of Health Services is the primary agency for providing assistance to persons with disabilities. Physically disabled persons also receive assistance from the County Department of Housing and Community Services through various housing programs.)
Severe Mental Illness	H			
Developmentally Disabled	H			
Persons with Alcohol/Other Drug Addictions ³	H	44,000 persons	\$600,000	Assist 1,200 persons with substance abuse problems through various supportive services and programs
Homeless/At-Risk Homeless	H	35,000 persons countywide	\$500,000	Assist 1,000 victims of domestic violence
			\$760,000	Assist 1,520 persons with emergency services
			\$1,400,000	Assist 2,800 persons with transitional, preventive, and supportive services
Persons w/HIV/AIDS	H	3,100 persons countywide	Addressed as part of the Countywide HOPWA Strategy to be coordinated by the City of Santa Ana	

Notes:

1. Unmet needs based on Census and other estimates of the special needs populations.
2. Elderly persons with special needs based on CHAS estimates of lower and moderate income elderly households.
3. National estimates indicate 14-16 percent of adult males and 6 percent adult females have drug and alcohol problems.

Table 11 - Homeless Population – County of Orange

Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	962 (N)	1,647 (N)	5,724 (E)	8,333
2. Homeless Families with Children ⁶	76 (E)	384 (E)	8,290 (E)	8,750
2a. Persons in Homeless Families with Children	214 (N)	1,074 (N)	23,211 (E)	24,499
Total (lines 1 + 2a)	1,252	3,105	35,225	41,582
Homeless Subpopulation	Sheltered		Unsheltered	Total
1. Chronically Homeless ⁷		205 (A)	3,578 (A)	3,783
2. Severely Mentally Ill		488 (A)	1,904 (E)	2,392
3. Chronic Substance Abuse		392 (A)	2,683 (E)	3,075
4. Veterans		178 (A)	1,104 (E)	1,282
5. Persons with HIV/AIDS		7 (A)	68 (E)	75
6. Victims of Domestic Violence		175 (A)	475 (N)	650
7. Youth/Emancipated Youth		125 (A)	24 (E)	149

Data Sources: (A) Administrative Records (N) Enumerations (S) Statistically Reliable Sample (E) Estimates
Source: California State, University, Fullerton Social Science Research Center, 2007 *Point in Time Count and Survey of the Homeless: Final Report, 2007*. Applied Survey Research, 2009 *Orange County Homeless Census and Survey, 2009*.

SECTION B

HOUSING MARKET ANALYSIS

Housing Market Analysis

General Characteristics

The City of Fullerton is a well-established, ethnically diverse city of approximately 137,437 people located 22 miles southeast of downtown Los Angeles in north Orange County. While primarily a residential community, the City also has significant industrial and commercial employment opportunities, and is home to five colleges and universities. City residents enjoy considerable open space, recreational and cultural opportunities, two transportation facilities, excellent regional freeway access, a wide variety of job opportunities, and a multitude of City services including full-service Library and Museum facilities and a bi-annual City newsletter.

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

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

Various studies place the City's ultimate population at approximately 138,000. The City has traditionally experienced an approximate 1% annual population and household growth rate. The Center for Demographic Research at Cal State Fullerton forecasts a leveling population growth rate over the next 20 years with a forecast population of approximately 152,500 in 2030.

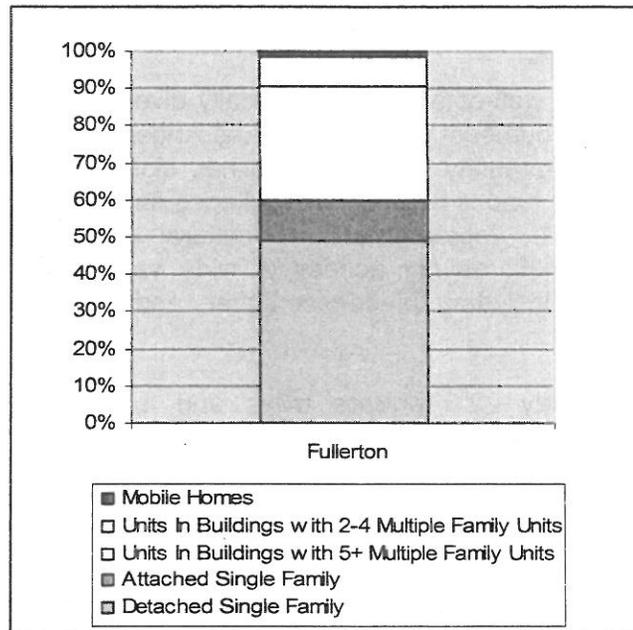
General Market Inventory/Overall Housing Stock Characteristics

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

Number and Type

The 2006-08 Census estimated a total of 47,530 dwellings within the City. Just over half are single-family dwellings. The following 2006/08 Census data shows the breakdown of Fullerton's occupied housing units by unit and household type. The graph below shows the mix of residential types which can be found in Fullerton.

Graph 3 - Type of Housing in the City of Fullerton 2006-2008



Source: 2006/08 Census

Availability

The available 2006/08 Census information shows that 2,272 units were vacant. The rental vacancy rate was 3.6%.

Substandard Housing Conditions

Housing is considered substandard when conditions are found to be below the minimum standards of living defined by Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered as being in need of housing assistance even if they are not seeking alternative housing arrangements due to the threat to health and safety (presumably they would if they could afford it).

The majority of the substandard units and the units needing replacement are in Fullerton’s central residential areas, located near Harbor Boulevard. Approximately 53% of the substandard housing stock is occupied by low- or extremely-low-income households.

Table 12: Estimate of Substandard Housing

HOUSING STOCK CONDITIONS	
Location	Estimated Substandard Units
300 & 400 blocks of W. Valencia and West Ave. and 500 block of Ford Ave.	171
2300 Block of Iris Court	48
2300 Block of Roberta Ave.	52
1201 S. Gilbert St.	44

Source: City of Fullerton Housing Element

In addition to structural deficiencies, the lack of certain infrastructure and utilities often serves as an indicator of substandard conditions. According to the 2006-08 Census, 119 units in the City lacked complete plumbing facilities, 752 lacked complete kitchen facilities.

Cost

Using the HUD 30% of gross income as a standard of affordability, a moderate-income four person Orange County household can "afford" the following monthly rent/mortgage payment:

Table 13: Fair Market Rents

Bedrooms	Fair Market Rent	Income needed to afford	% of Family Area median income	Hourly wages needed to afford	Work hours / week necessary at minimum wage
0 Bedrooms	\$1,147	\$45,880	53%	\$22.06	110
1 Bedrooms	\$1,296	\$51,840	60%	\$24.92	125
2 Bedrooms	\$1,546	\$61,840	72%	\$29.73	149
3 Bedrooms	\$2,188	\$87,520	102%	\$42.08	210
4 Bedrooms	\$2,518	\$100,720	117%	\$48.42	242

Source: HUD 2009 Fair Market Rents

http://www.huduser.org/databases/fmr/fmr2009f/schedule%20B_final_091108R.pdf

The above table indicates that there is a considerable affordability gap between what is available in today's market place and what an extremely-low-income household can afford.

According to the National Low Income Housing Coalition's website (www.nlihc.org), in 2009, California ranked as the number one state having the least affordable housing and showing that the average household needed to earn a minimum of \$24.01 an hour to be able to afford a two-bedroom unit (based on the State FMR \$1,249.)

Orange County ranked number six as one of the least affordable metropolitan statistical areas in the nation. A household renting a two-bedroom unit (\$1,546 County FMR) needed an income of \$29.73 an hour (\$61,840 a year) to afford the unit. This means that a worker earning Minimum Wage (\$8.00 an hour) must work 153 hours per week in order to afford a two-bedroom unit in Orange County. According to the 2006-2008 Census, 38.2% of Fullerton families earned under \$50,000.

Impediments/Opportunities

Impediments to creating affordable housing, alleviating overcrowding and promoting new home ownership opportunities in Fullerton include:

1. High land acquisition costs
2. Limited raw land availability (City is 90% developed)

Opportunities to create affordable rental and ownership housing in the City exist through the infill potential areas zoned for higher residential density. Development of the infill areas are supported by the City's density bonus program, affordable housing developer assistance program and favorable density and site development standards of the City's zoning code. Favorable attributes of Fullerton's zoning code include "unlimited density" in the highest

multifamily zone designation, mixed use (commercial/residential) in the downtown area, and single room occupancy hotel development standards, as well as, use of surplus City properties for affordable housing purposes.

Demographics/Low- and Moderate-Income and Racial

The City's 2000 Census population was 126,003, an 11% increase from the 1990 Census of 114,144. The number of households increased 6% during the same period, from 41,025 to 43,581. The following comparison of 1990, 2000, and 2006/08 Census population and household data shows a population that is increasingly diverse ethnically and racially, and older on average.

Table 14: Demographic Profile and Household Characteristic

	1990 Census	% of total	2000 Census	% of total	2006/08 Census	% Of total
Population	114,144	100%	126,003	100%	133,484	100%
- Under 18 years	25,793	23%	31,683	25%	33,177	24%
- 18 through 64 years	76,683	67%	80,046	64%	85,180	63%
- 65 years and over	11,668	10%	14,274	11%	15,127	11%
- Of Black Heritage	2,348	2%	2,681	3%	3,730	3%
- Of Hispanic Heritage	24,304	21%	30,014	30.2%	44,088	33%
- Of Asian Heritage	13,552	12%	20,555	17%	27,393	21%
Households	41,025	100%	43,581	100%	45,258	100%
- 1 person	9,165	22%	10,221	24%	N/A	N/A
- 2 persons	13,835	34%	13,396	31%	N/A	N/A
- 3 persons	6,868	17%	7,099	16%	N/A	N/A
- 4 persons	5,770	14%	6,422	15%	N/A	N/A
- 5 persons	2,687	7%	3,203	7%	N/A	N/A
- 6+ persons	2,547	6%	3,240	7%	N/A	N/A
Persons per household	2.79	N/A	2.83	N/A	N/A	N/A
Overcrowded (1.01+ persons/room)	4,518	(11%)	6,842	16%	N/A	N/A
Male Head of household	30,426	(74%)	N/A	N/A	N/A	N/A
Female Head of household	10,446	(26%)	N/A	N/A	N/A	N/A

Source: 2006/08 Census

Table 15 below, also derived from the 2000 Census, lists all of the racial/ethnic categories for Census Tract Block Groups that have greater than 50% very low-income households and greater than 20% minority ethnic/racial concentrations. Table 15 indicates that very low-income block groups with high ethnic concentrations occur in the central and southwest portions of Fullerton and indicates the racial/ethnic concentrations by Census Tract for the City of Fullerton. Areas with more than 20% minority ethnic/racial households are considered "concentrated."

According to the 2000 Census, approximately 61.9% of Fullerton's population are White, 16.1% are Asian, 2.3% are Black, 0.7% is American Indian or Alaska Native, 0.2% are

Native Hawaiian or other Pacific Islander, 14.8 are some other race, and 4% reported as two or more races. Those reported to be of Hispanic descent equal 30.2%.

Table 15: City of Fullerton Racial Concentrations by Census Tract

2000 Census Block Group	Block Group	White	Black	American Indian & Alaska Native	Asian	Hawaiian & Pacific Islander	Hispanic	Other Race Alone	Two Or More Races
16.01	1	37.84%	0.00%	3.54%	7.53%	0.00%	44.01%	1.00%	6.08%
18.01	1	32.14%	4.62%	0.00%	16.32%	0.00%	40.55%	0.36%	6.01%
18.01	2	20.83%	2.51%	0.99%	4.83%	0.00%	69.05%	0.00%	1.79%
18.01	4	37.08%	9.75%	0.00%	14.94%	0.00%	31.67%	0.00%	6.57%
18.02	1	25.79%	0.76%	0.00%	10.40%	0.00%	59.96%	0.00%	3.09%
18.02	2	55.43%	0.71%	0.49%	7.51%	0.00%	34.43%	0.00%	1.43%
18.02	3	34.06%	3.03%	2.05%	9.24%	0.00%	50.99%	0.00%	0.63%
18.02	4	10.36%	4.57%	0.00%	8.73%	4.32%	66.88%	0.00%	5.14%
18.02	5	31.13%	7.13%	0.00%	4.38%	0.00%	52.53%	1.56%	3.27%
19.02	1	53.19%	1.40%	1.54%	11.44%	0.00%	27.65%	0.00%	4.77%
19.03	1	48.00%	2.07%	0.00%	24.69%	0.00%	23.24%	1.66%	0.34%
19.03	2	38.82%	0.39%	0.00%	11.11%	0.00%	48.00%	0.00%	1.68%
110.00	4	55.01%	2.65%	0.91%	19.08%	0.00%	22.35%	0.00%	0.00%
111.01	1	6.11%	1.68%	0.00%	0.00%	0.00%	91.16%	1.05%	0.00%
111.01	3	34.02%	3.08%	0.00%	8.21%	0.00%	50.00%	0.00%	4.69%
111.02	2	23.25%	0.29%	0.68%	18.09%	0.00%	53.99%	0.00%	3.70%
112.00	2	49.68%	2.53%	0.76%	12.14%	0.00%	30.34%	0.00%	4.55%
112.00	3	49.71%	0.00%	0.84%	2.32%	0.00%	40.87%	0.32%	5.94%
114.01	1	49.34%	2.62%	0.00%	1.71%	0.00%	42.78%	0.00%	3.54%
114.03	2	42.54%	2.58%	0.00%	3.67%	0.00%	50.22%	0.00%	0.99%
114.03	4	21.86%	1.40%	0.00%	4.07%	0.00%	72.67%	0.00%	0.00%
114.03	5	65.68%	0.47%	1.87%	3.74%	0.00%	25.14%	0.00%	3.11%
115.02	1	51.54%	4.10%	0.00%	12.51%	0.00%	30.49%	0.00%	1.37%
115.02	4	33.08%	1.41%	0.00%	2.91%	0.00%	62.61%	0.00%	0.00%
115.04	2	39.31%	6.63%	0.69%	30.29%	0.00%	16.11%	0.91%	6.06%
115.04	3	65.81%	3.50%	0.00%	4.86%	1.06%	21.43%	0.91%	2.43%
115.04	4	49.21%	7.48%	2.90%	8.71%	0.00%	28.79%	0.00%	2.90%
115.04	5	31.93%	3.80%	0.00%	38.80%	0.00%	19.91%	2.61%	2.95%
116.01	1	22.99%	0.00%	0.76%	1.27%	1.10%	73.88%	0.00%	0.00%
116.01	2	17.11%	0.00%	3.76%	3.59%	0.00%	66.86%	0.00%	8.68%
116.01	3	37.53%	4.11%	0.00%	16.66%	0.00%	37.64%	0.00%	4.06%
116.01	4	31.92%	1.25%	0.00%	10.39%	0.00%	52.04%	0.00%	4.41%
116.01	5	20.57%	16.98%	0.00%	7.18%	0.00%	52.77%	0.00%	2.50%
116.01	6	3.44%	0.00%	0.00%	0.57%	0.00%	95.98%	0.00%	0.00%
116.02	2	37.85%	0.00%	0.00%	3.89%	0.00%	58.26%	0.00%	0.00%
116.02	3	14.17%	3.97%	0.71%	3.38%	0.00%	77.77%	0.00%	0.00%
117.08	1	50.07%	2.75%	0.00%	16.54%	1.35%	24.84%	0.87%	3.58%
117.08	2	51.76%	4.13%	0.00%	22.97%	0.00%	20.75%	0.00%	4.52%
117.08	3	84.05%	0.00%	0.00%	1.85%	0.00%	12.73%	0.00%	1.36%
117.11	2	54.32%	0.62%	0.51%	17.56%	0.40%	22.87%	0.00%	3.73%
117.11	3	50.22%	3.33%	0.00%	23.28%	0.00%	21.40%	0.00%	1.77%
117.11	4	42.39%	0.00%	0.00%	14.40%	0.00%	41.06%	0.00%	2.14%
117.11	5	8.60%	0.00%	0.00%	0.00%	0.00%	91.40%	0.00%	0.00%
117.12	2	29.24%	2.24%	0.00%	14.68%	0.00%	50.23%	0.34%	3.27%
867.01	3	20.77%	2.46%	0.00%	5.29%	0.00%	68.13%	0.00%	3.35%
1106.05	2	12.40%	1.35%	1.10%	64.92%	0.00%	13.41%	0.00%	6.80%

Source: 2000 Census

Table 16: Moderate Income 2000 Census Block Groups by Ethnic Concentrations

2000 Census Tract	White	Black	American Indian & Alaska Native	Asian	Hawaiian & Pacific Islander	Hispanic	Other Race Alone	Two Or More Races
15.03	62.30%	1.02%	0.00%	3.38%	0.00%	30.90%	0.00%	2.40%
15.05	68.33%	0.90%	0.00%	10.65%	0.64%	16.54%	0.14%	2.80%
16.01	73.53%	0.88%	1.36%	8.10%	0.16%	12.78%	0.16%	3.02%
16.02	74.81%	1.12%	0.00%	13.51%	0.00%	7.81%	0.00%	2.75%
17.04	51.59%	0.24%	0.00%	34.33%	0.31%	11.52%	0.00%	2.01%
17.05	50.75%	0.30%	0.18%	11.84%	0.00%	34.09%	0.46%	2.39%
17.06	74.84%	1.24%	0.16%	15.90%	0.91%	6.05%	0.00%	0.89%
18.01	28.51%	5.35%	0.29%	14.41%	0.00%	47.00%	0.14%	4.30%
18.02	33.09%	2.97%	0.51%	8.09%	0.72%	51.74%	0.28%	2.58%
19.01	47.58%	1.79%	0.00%	11.25%	0.26%	37.22%	0.78%	1.18%
19.02	48.65%	2.39%	0.75%	13.50%	0.00%	32.39%	0.00%	2.32%
19.03	43.26%	1.20%	0.00%	17.68%	0.00%	36.02%	0.80%	1.03%
110.00	59.95%	0.81%	0.25%	11.72%	0.14%	24.76%	0.00%	2.37%
111.01	44.49%	1.69%	1.33%	7.35%	0.00%	42.55%	0.13%	2.47%
111.02	32.00%	1.97%	0.15%	12.26%	0.00%	48.90%	0.00%	4.73%
112.00	62.34%	0.50%	0.63%	4.79%	0.00%	27.09%	0.13%	4.54%
113.00	68.02%	2.47%	0.49%	3.38%	0.00%	20.72%	0.13%	4.79%
115.02	42.65%	3.84%	0.12%	11.58%	0.77%	39.88%	0.00%	1.15%
116.01	21.94%	2.99%	0.65%	6.90%	0.16%	64.28%	0.00%	3.09%
116.02	17.32%	1.65%	0.49%	2.66%	0.10%	77.54%	0.00%	0.24%
117.07	70.72%	1.58%	0.00%	10.37%	0.00%	13.20%	1.30%	2.83%
117.08	56.81%	2.66%	0.00%	15.75%	0.70%	20.18%	0.45%	3.45%
117.11	37.63%	0.57%	0.25%	11.40%	0.10%	47.92%	0.36%	1.77%
117.12	39.96%	2.41%	0.13%	11.07%	0.00%	42.54%	0.26%	3.63%
867.01	70.35%	1.47%	0.00%	14.55%	0.00%	45.95%	0.00%	2.57%
1106.05	28.70%	0.22%	0.28%	61.51%	0.00%	7.37%	0.00%	1.92%

Source: 2000 Census

With the large number of minority ethnic/racial households in the City, only 55.6% of the households speak English at home as their primary language.

Primary Language Spoken at Home	%
English	55.6
Spanish	24.9
Asian	15.5
Other	4.0

Public and Assisted Housing

Staff is aware of the following government-sponsored affordable and/or assisted housing units. Availability of the units is limited, as people tend to stay and vacancies do not last long.

City staff knows of two complexes providing affordable housing for the disabled population in town. Between the two complexes, 49 housing units are provided. There are also two group homes that provide 12 beds. In addition, the City has two affordable senior complexes providing 160 units.

Section 8 /Households Meeting Federal Preference Standards

As of December 31, 2009, 560 households in Fullerton were being assisted through Section 8 rental assistance. There is currently a two-year waiting list for Section 8 certificates and to the City's knowledge, no unused tenant based rental certificates. At this time no new applications are being accepted. For those who apply for Section 8 assistance HUD has established the following preference for households receiving federal housing assistance:

1. Households paying more than 50% of gross monthly income for shelter
2. Households living in substandard units
3. Households involuntarily displaced

The Orange County Housing Authority (OCHA), which administers the HUD Section 8 Rental Assistance Program for the City of Fullerton, indicates that 90% of all Fullerton households receiving Section 8 assistance meet the federal preference requirements as follows:

Table 17: Households Qualifying for Federal Preferences as of December 2009

Households Qualifying for Federal Preferences	
As of December 2009	
Elderly	196
Disabled/Handicapped	174
FAMILIES	190

Vacant Section 8 Units

The City does not have any public housing units. Therefore, no estimate is required for vacant project based Section 8 units:

Public Housing

There are no public housing units in the City of Fullerton; as such, the City is not required to provide an assessment of whether any such units are expected to be lost from the public housing inventory.

Assisted/Affordable Housing **Federal Programs**

Amerige Villas

This 101-unit senior apartment complex was rent restricted for 20 years. The run out date was in 1999. However, the owner offers single bedroom units at 30% of income, and voluntarily accepts Section 8 vouchers. It is not anticipated that this project will convert to market rate units since the existing conditions of approval on the project require the project to be brought up to full current development standards if the project ever converts to market rate. Since the project was granted significant development concessions, conversion to market rate units would require very costly improvements.

Casa Maria Del Rio

The Rehabilitation Institute of Orange County (RIO), a non-profit corporation, developed 25 very low-income rental housing units for people with disabilities. The project offers two and one bedroom units at 30% of median income or less and accepts Section 8 vouchers. RIO has received \$1.7 million capital grant and a \$1.9 million operating subsidy from the U.S. Department of Housing and Urban Development Section 811 Program. The Redevelopment Agency participated in the development by purchasing the land (at a cost of \$850,000),

writing down the land to \$0 and selling the land to RIO. The Agency also provided a \$65,000 predevelopment loan to expedite the project. Units are rent restricted in perpetuity. The project is located at 2200 East Chapman.

Harbor View Terrace Apartments

The House of Triumph (THOT), a non-profit housing developer for persons with severe brain injuries, was awarded a \$3.5 million grant to build 25 one and two bedroom units for 30% of median income for people with severe brain injuries. The City participated by initiating the zoning/general plan changes necessary to develop the site and the Redevelopment Agency purchased the land (for \$750,000), writing it down to \$1, and selling to THOT. The agency also provides predevelopment loan and construction cost subsidies. The project is located at 2205 North Harbor Boulevard.

City Rental Housing Programs

Las Palmas Apartments

This 259-unit apartment complex located at 2500 Associated Road includes 52 units available for low to medium income renters, with 26 units for low-income households and 26 units for extremely-low-income households. The units were rent restricted for 15 years with restrictions due to expire in 2004. However, they have carried over the rent restrictions and are still providing 52 units of affordable housing.

Klimpel Manor Senior Housing Project

This 59 unit low and extremely-low-income senior housing project (221 - 223 E. Amerige) received \$1.4 million in low-income housing Federal Low-income Housing Tax Credits and \$1.71 million of housing funds from the Redevelopment Agency. This project consists of one bedroom units which are available at 35% to 45% of median income or lower. The units are rent restricted for 99 years.

Allen Hotel

This mixed-use development (commercial/residential), assisted by the Fullerton Redevelopment Agency, contains 16 units of low-income small family apartments at 50% of median income, with affordability covenants in perpetuity. These units are located at 412 South Harbor Boulevard.

Garnet Apartments - Civic Center Barrio Housing Corporation (CCBHC)

CCBHC, a non-profit developer, received \$845,000 of HOME funds and \$10,000 from the Fullerton Redevelopment Agency to rehabilitate 20 low and moderate-income family rental units at 1512 North Placentia. The units are rent restricted in perpetuity at 60% of median income or lower.

Franklin Garden Apartment Homes

The 15-unit apartment complex located at 3810 and 3830 Franklin Avenue includes one and two-bedroom units. Three of the units are available to families/individuals that are below 50% of the median income and eight units are available to those who are at 80% of the median income. The remaining four are rented at market rate. The City provided HOME dollars in the amount of \$1,650,000 to obtain the affordable covenants until 2030.

Fullerton Courtyard Apartments

Kaufman and Broad built 108 units of low and moderate-income family rental units at 4119 W. Valencia. The Agency assisted with a \$1.6 million grant/loan and the developer was awarded Federal Low-income Housing Tax Credits. The development offers two and four bedroom units at 60% of median income and lower and will be rent restricted for at least 55 years.

East Fullerton Villas

Fullerton Interfaith Housing Corporation (FIHC), a non-profit housing corporation, received HOME funds and a Redevelopment Agency loan, and a grant to develop 27 low-income family housing units with two and four bedroom units offered between 35% - 45% of median income. The development is located at 2200 E. Chapman Ave.

Garnet Lane Apartments – La Habra Neighborhood Housing Services

La Habra Neighborhood Housing Services, a non-profit housing corporation, received funds from the City of Fullerton Redevelopment Agency and HOME funds to rehabilitate and reconstruct 18 apartments (15 are low-income units and three are moderate-income units).

Fullerton City Lights - Single Room Occupancy (SRO)

The Redevelopment Agency provided \$1,000,000 towards the development of a 137-unit single room occupancy hotel next to the Fullerton multi-modal transportation center. The project is rent restricted for 55 years with the following rent limitations:

- 20 units for extremely-low-income households (30% or less of Median Income)
- 21 units are unrestricted (plus one manager unit)
- 96 units for low-income households (48 for households with less than 35% of MFI and 48 for households with less than 45% MFI)

Richman Park Apartments

This facility is comprised of three four-plexes totaling 12 two-bedroom units. The project is located at 436/442 W. Valencia and 461 West Avenue. All units are rented to families/individuals below 50% of the median income. The City invested \$402,051 to obtain a 99 year covenant.

Table 18: Existing Subsidized Affordable Housing

PROJECT DESCRIPTION				INCOME CATEGORIES							CITY FUNDING SOURCES				
Name	Location	Type	Total Units	Total Assit'd	Extremely Low Income <30%	Very Low to Low-Income (31% - 50%)				Low to Median Income (51% - 80%)		Unrestricted	Agency	HOME Funds	Type of Funding
						35%	45%	50%	60%	80%					
Allen Hotel (Jose Zepeda)	412 S. Harbor	F	16	16				16 SRO					\$1,213,381		Loan
Casa Maria Del Rio (R/O)	2200 E. Chapman	H	25	25		20 1-Bdrm 3 2-Bdrm		1 1-Bdrm 1 2-Bdrm					\$617,590		Grant
Downpayment Assistance Program (DAP)	Various	F	212	212									\$7,515,270	\$1,648,630	Loans
East Fullerton Villas (Chapman Ventures & Interfaith Housing Corp.)	2200 E. Chapman	F	27	27		3 2-Bdrms 1 3-Bdrms 1 4-Bdrms	13 2-Bdrms 7 3-Bdrms 1 4-Bdrms	1 2-Bdrm					\$649,410	\$165,000	Loan/Grant
Franklin Garden Apartment Homes (NHS)	3810 & 3830 Franklin Avenue	F	15	11				2-1 Bdrms 1-2 Bdrms		8-2 Bdrms				\$1,650,000	Loan
Fullerton City Lights (A.D.I.)	224 E. Commonwealth	SO	137	116	20 studios	48 studios	48 studios				21 studios		\$1,000,000		Loan
Fullerton Courtyard Apts (Kaufman & Broad)	4119 W. Valencia	F	108	108		9 2-Bdrms 9 3-Bdrms	17 2-Bdrms 18 3-Bdrms						\$1,600,000		Loan
Garnet Lane Apts "A" (Civic Center Housing Corp)	1512-1518 N. Placentia 3012-3024 Garnet	F	20	20		4 2-Bdrms	14 2-Bdrms						\$10,000	\$845,000	Grant/Loan
Garnet Lane Apts "B" (La Habra NHS) - Rehab	3125-3249 Garnet Lane	F	18	18		4 2-Bdrms	7 2-Bdrms 4 3-Bdrms	1 3-Bdrms					\$40,000	\$565,000	Loan
Harbor View Terrace (The House of Triumph)	2205 N. Harbor	H	25	25		20 1-Bdrms 3 2-Bdrms		1 1-Bdrm 1 2-Bdrms					\$922,014		Grant
Klimpel Manor	221 E. Amerige	S	59	59		22 1-Bdrms	36 1-Bdrms 1 2-Bdrms						\$1,770,000		Grant
Richman Park Village I	436/442 W. Valencia	F	8	8				8 2-Bdrms						\$487,574	Loan/Grant
Richman Park Village II	461 West	F	4	4				4 2-Bdrms						\$314,477	Loan
Truslow Village	220 West Truslow	F	13	2		2									Density Bonus
Amerige Villas	343 West Amerige	S	100	100				144							Sect 8 New Const
Las Palmas Apartments	2500 Associated Road	F	259	52				52							Mortgage Revenue Bond
North Hills	570 Imperial Hwy.	F													Revenue Bond
Palm Garden Apartments	400 W. Orangelhorpe	F	224	224											
SUB TOTAL			687	651	20 Studios	48 Studios 62 1-Bdrms 22 2-Bdrms 10 3-Bdrms 1 4-Bdrms	48 Studios 36 1-Bdrms 53 2-Bdrms 28 3-Bdrms 1 4-Bdrms	16 Studios 2 1-Bdrms 3 2-Bdrms	16 Studios 21 Studios 36 2-Bdrms 19 3-Bdrms 4 4-Bdrms				\$15,637,665	\$5,675,681	

Key: F: Family Housing H: Handicap Housing S: Senior Housing SO: Single Room Occupancy Residence (SRO)

Ownership Housing Programs

First-Time Homebuyer's Down Payment Assistance Program

In the early 1990s, the City/Redevelopment Agency established a Downpayment Assistance Program (DAP) for households earning less than 70% of median income. The DAP provided up to \$45,000 no interest, 15 year deferred, 15 year level pay back, silent second down payment loans. The units were resale restricted for 30 years.

As the program became more popular, the City allocated HOME funds to the program and assisted households earning up to 80% of the median income. The program assisted over 200 households in becoming homeowners.

In February 2004, the City terminated DAP, because housing costs are too high to be affordable to potential buyers earning 80% of the median income. The City's priority is to assist first-time homebuyers and will continue to look at alternative ways to achieve this goal.

Mortgage Credit Certificates

The State offers Mortgage Credit Certificates (MCCs) through an annual application process which provides a federal tax credit for moderate-income home buyers who have not owned a home in the past three years.

Fullerton participated in the program for several years, offering MCCs in addition to the City's DAP. However, in 2000-2001, during a review of the Redevelopment lawsuit brought against the City a number of years ago, it was determined that Fullerton could no longer participate. The lawsuit required that assisted home buyers could not exceed 70% of the County median income. The MCC Program uses an IRS cap that is up around the 120% limit. Staff investigated the use of other funds to continue in the program but there were no other eligible funds available.

Homeless Facilities

An emergency shelter is considered a short-term need (less than 30 days), while transitional housing for the homeless is considered a longer-term need (30 - 60 days). The following information provides a summary of homeless assistance services available in Fullerton:

Emergency Shelters

Fullerton Interfaith Emergency Service (FIES) - (Lodging Vouchers)

One- to- two-night emergency (hotel) vouchers are available to individuals or families who, for a variety of reasons, are in need of temporary shelter. The value of the voucher is \$25 to \$30, depending on which hotel is used. FIES also provides food baskets and coupons redeemable at local supermarkets and Fullerton's Farmers' Market. Recipients of lodging vouchers under the program average 75 families per month. Overall, including food vouchers, FIES provides assistance to over 7,000 families per year. Funds for the food and lodging voucher program come from a coalition of North Orange County Religious Organizations. "After hours" vouchers and telephone service are handled by the Fullerton Police Department. The City provides rent-free space to this organization.

Western Youth Services

The program assists youths up to age 18. Clients must be on Medi-Cal. Services include psychiatric counseling and medications.

National Guard Armory

The State of California has authorized National Guard Armories to open as emergency homeless shelters in times of rain or cold weather. Shelter, food, and supportive services are offered to the participants. One of the armories is located in Fullerton that can accommodate 200 beds. A second armory, which also contains 200 beds, is located in Santa Ana.

Transitional Shelters

New Vista Shelter

Another FIES program, the New Vista Shelter, is Fullerton's only long-term shelter available for homeless families. Opened in September, 1986, the New Vista Shelter allows up to six months rent-free stay for those families who pledge to save 80% of their income for eventual independence from the program. The shelter has room for 48 beds. Funding has come from federal, State and private moneys. The City has participated by easing zoning restrictions and by granting Community Development Block Grant funds to assist in the renovation of the homes used for the shelter, as well as, to establish a life skills training program in money management, job-searching, shopping for value and nutrition, parenting, and interpersonal relationships.

Interfaith Shelter Network

The Interfaith Shelter Network, administered by the First Christian Church, provides transitional housing to 12 homeless single adults for up to 120 days (approximately 55 per year) by allowing them to stay in local Fullerton churches for no more than two weeks at any one congregation. Food and other support services are provided, and these homeless adults save 80% of their income in order to get their own housing when they leave the program.

Special Need Facilities

Florence Crittenton Services

Florence Crittenton Services is the only agency in Orange County that currently provides placement services to pregnant or single-parent teens and their infant children. In addition, the agency cares for troubled non-pregnant and non-parenting girls, and infants and toddlers removed from their home due to abuse and neglect. The waiting period for admission can be as long as six months.

To decrease the waiting period, the Board of Directors purchased the former Fullerton Community Hospital. The facility provides care for additional adolescents and babies, and includes multi-purpose rooms for classes and counseling.

Helping Our Mentally Ill Experience Success (HOMES)

HOMES provides affordable housing for low-income, recovering mentally ill adults to assist them in living semi-independently and productively in their own communities. The housing program is designed to facilitate the transition of mentally ill individuals from environments such as board and care facilities psychiatric institutions, unstable living situations, and homelessness or being at risk of becoming homeless. Both transitional and permanent housing are available. Currently, five houses serve 30 residents in Fullerton, Anaheim, El Modeno, Westminster and Orange; a 29-unit apartment is located in Midway City, and a newly created 25-unit apartment complex was constructed in Anaheim.

Olive Crest Homes and Services for Abused Children

Olive Crest provides services for abused, abandoned, neglected and troubled children. CDBG funds have been allocated to assist in the rehabilitation of two facilities in Anaheim, and one in Orange.

Women's Transitional Living Center

The Women's Transitional Living Center (the largest shelter of its type in California) is for women who are victims of domestic violence and their children. The center has a 69-bed capacity, 56 beds and 13 cribs, with a maximum stay of 45 days. The vast majority of women who are assisted by the center can be classified as "Transitional Homeless" in that most are ill prepared financially and emotionally to secure permanent housing after hurriedly leaving violent domestic situations. Services offered, besides food and clothing, include enrichment classes, employment assistance, and substance abuse counseling.

In addition, a 90-day *First Step Program* for domestic and drug violence victims is offered. Once a client has graduated from the *First Step Program*, they may participate in the *Second Step Program*. This program helps clients integrate into society, by going back to school, getting a job, etc. In addition, to learning self-sufficiency skills, housing for the victim and their children is provided at an 11-unit apartment complex for a one-year period.

Other Assistance Programs

Salvation Army Welfare Extension

This program distributes \$700 per month to assist needy Fullerton residents with food, utilities, appliances, and furniture (the program is limited to Fullerton residents only). This program assists approximately 200 people per month.

Federal Emergency Food and Shelter Programs

Another FIES administered program distributes approximately \$25,000 on average per year of Federal Emergency Management Agency Funds for assisting the homeless and preventing people from becoming homeless. Approximately one-half of each yearly allocation (\$12,500) is used for rent/mortgage assistance, while the other half (\$12,500) is used for emergency lodging, assisting people with move-in rents. This program, on average, helps 500 people per year.

Other Services

The following agencies provide food pantry and/or hot meal services to the homeless in Fullerton:

1. Fullerton Interfaith Emergency Services (611 S. Ford Ave.)
2. Orangethorpe Christian Church (2200 W. Orangethorpe Ave.)
3. First Lutheran Church (215 N. Lemon St.)
4. St. Andrews Episcopal Church (1231 E. Chapman Ave.)

5. Calvary Community Church (1465 W. Orangethorpe Ave.)
6. Caring Hands Food Pantry (212 N. Lemon St.)
7. Eastside Christian Church (2595 Yorba Linda Blvd.)
8. First Evangelical Free Church (2904 Brea Blvd.)
9. Heart of Downtown Fullerton Food Bank (212 E. Wilshire Ave.)
10. Majesty International Center (417 S. Richman Ave.)
11. New Wine Church (1425 S. Brookhurst Rd.)
12. Orangethorpe United Methodist Church (2531 W. Orangethorpe Ave.)
13. St. Mary's Vincent De Paul Church (400 W. Commonwealth Ave.)
14. St. Philip Benizi Church (235 S. Pine Dr.)

Inventory of Supportive Housing for Non-Homeless Persons with Special Needs

The City is aware of the following State-licensed supportive housing facilities in Fullerton:

- 43 elderly residential facilities
- 3 adult day care facilities
- 4 group homes
- 10 adult residential facilities

In addition, the following child care facilities are licensed in Fullerton:

- 37 child care facilities
- 7 school aged child care facilities
- 10 infant care facilities

A complete list of facilities can be found in on the State's Community Care Licensing Division website at www.cclid.ca.gov/docs/cclid_search/cclid_search.aspx.

Lead-Based Paint Hazards

The number of reported childhood lead poisoning cases for the City of Fullerton was 33 as of December 31, 2009. However, of those 33 children, only six had levels high enough for them to be defined as an actual "case" needing a home visit and an environmental investigation. The number of units, which could contain lead-based paint hazards, is estimated at 23,239 units. Low- and moderate-income households are considered to be at greater risk from lead-based paint poisoning than the population at large. The estimated number of low- and moderate-income occupied housing units at risk for lead-based paint hazards is 5,887 renter units and 556 owner occupied units. Based on this information and the City's ability to target the locality of these units through Census Tract information in 1990 U. S. Census summary tape file 3A, the City can offer targeted public education to those Census Tracts through coordination at the County Health Department level or may choose to approach lead-based paint hazard abatement at the City level.

The County Public Health Department may be able to offer testing services to children in known impacted Census Tracts which may provide reasonable efficacy that is cost-effective. The scope of lead-testing programs needs to be determined by further City and County discussion and evaluation. For this reason, the first strategy of coordinating public and private efforts through a task force to reduce lead hazards and protect youngsters in the City is noted in City's Strategic Plan in Section C.

SECTION C

**FIVE-YEAR
STRATEGIC PLAN**

Five-Year Strategic Plan

General

The Strategic Plan will establish priorities (see Priority Needs Summary - Table 20) for housing, homeless and other special needs identified earlier, and will present the objectives and proposed accomplishments that will result with the implementation of this strategic plan. The priorities presented are consistent with the data addressing the current housing stock and perceived housing needs of the extremely-low-, low-, moderate-, and middle-income persons. The assigned priorities also reflect the expressed needs of the citizens participating in the consolidated plan development processes.

In addition, community facilities, public works, and economic development projects will be discussed. Strategies to overcome or reduce barriers to affordable housing and poverty will also be identified.

Affordable Housing

Basis for Priority

Consistent with criteria set forth in HUD's instructions for establishing priority levels, the following shall apply:

- *High Priority:* Activities to address this need will be funded by the City during the five-year period.
- *Medium Priority:* If funds are available, activities to address this need may be funded by the City during the five-year period. Also, the City will take other actions to help locate other sources of funds.
- *Low Priority:* It is not likely that the City will fund activities to address this need during the five-year period. The City will consider certifications of consistency for other entities' applications for federal assistance.
- *No Such Need:* The City finds there is no need. The City shows that this need is already substantially addressed. No certifications of consistency will be considered.

High Priority Needs

According to the CHAS Data Report for Fullerton, 14.6% of all households fell into the extremely-low and low-income ranges. This is 8% more than the 2006/08 Census estimates. Further, the average rent in Fullerton is \$1,244, which is 60% more than the amount an extremely-low income family can afford. This data provides the basis for the determination of "High" priority housing needs for all households with significant cost burdens (>30% and >50%).

The Housing Needs Assessment indicates a high percentage of homeowners experiencing excessive cost burden, as well as substandard/physically defective units. Often, homeowners who have excessive cost burden are not able to make necessary rehabilitative improvements to their homes. Therefore, it is a high priority need to assist homeowners residing in units with physical defects.

The "High" priority needs during the subject five-year period are as follows:

- All Renter subgroups (Small and Large Families, Elderly) with a cost burden greater than 30%.
- All Renter subgroups (Small and Large Families, Elderly) with a cost burden greater than 50%.
- Owners with homes with physical defects (in need of rehabilitation).

Medium Priority Needs

According to the City of Fullerton Housing Element, 315 units were identified as substandard, having some physical defects needing rehabilitation, and 483 units lacking proper kitchen facilities. There is a need for maintaining safe and sanitary housing for low- and moderate-income households. For this reason, all household groups residing in units with physical defects have a "Medium" priority rating.

According to available data, the large family rental population tends to experience overcrowding. Therefore, affordable rental units serving large families will be provided assistance during the five-year period as funding and suitable opportunities arise. The "Medium" priority needs include:

- Small and large family household renters, and elderly household renters residing in units that are in need of rehabilitation.
- Large family rental households residing in units that are overcrowded.

Low Priority Needs

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

For the subject five-year period a "Low" priority need exists for the following household types:

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

Objectives

The 2006/08 Census estimates revealed the following facts regarding the housing market:

- Orange County's housing market consists of a median price of \$653,900 (Based on various resources since the Census information, the average has dropped and is slowly rising again. In early 2010 the average was between \$450,000 - \$480,000 depending on the source).
- Median rents in 2008 increased almost by half since 2000.
- The most prevalent housing problems among renters are cost burden and overcrowding. Elderly renters are most affected by cost burden and large families are most affected by overcrowding.
- Approximately 53% of the extremely-low and low-income homeowners reported substandard conditions or physical defects in their units.

Based on this information, one primary objective of the overall housing strategy is to concentrate on the renter subgroups. Funds will be allocated towards rental assistance programs, acquisition of existing multi-family structures for the purpose of rehabilitation and acquisition of vacant properties for the purpose of new construction. The City will also continue to offer financial support to various new housing construction projects. It is envisioned that these activities will assist renters within the targeted income levels (extremely-low, low, moderate) by reducing or deleting their current cost burden and ease overcrowded conditions by increasing the availability of larger units. Further, new or rehabilitated units can be offered to certain subgroups having special housing needs. Overall, these programs will facilitate the maintenance of the existing affordable stock and

will also offer the City an opportunity to introduce new affordable units to the rental population.

In addition to the above, the City offers rehabilitation assistance to certain homeowners. As indicated, the most prevalent housing problems facing homeowners are cost burden and residing in a unit which is substandard or has physical defects. The City's Housing Rehabilitation Program assists extremely-low-, low-, and moderate-income homeowners with these problems. A secondary benefit to the improvement of structural or safety problems is the potential reduction in cost burden that may have been related to the rehabilitation issues.

Rehabilitation activities are aiding the City in its goal of preserving the existing affordable housing stock for the many subgroups (i.e. seniors, low-income households) and preserving older neighborhoods' suitable environments.

Assignment of Priorities

Although staff can identify the number of homeless facilities in the City, there is no reliable source to indicate the number of homeless persons and/or families in the City. Therefore, the numbers used to determine the gap between the availability of facilities and services vs. the homeless needs are the County numbers. As a result of recent economic change, more people are losing jobs and/or experiencing reduction in salary. This has resulted in an increase in the number of homeless persons and those who are at risk of becoming homeless. The local shelters have reported higher numbers of people seeking assistance. The most recent point in time survey conducted in 2009 reported 8,333 homeless people in the County. (Refer to Appendix E for the complete 2009 Orange County Homeless Census and Survey)

As shown in the Priority Homeless Needs Table, homeless needs have been assigned "high" and "medium" priority ratings. Activities rated "high" in terms of priority will be funded through the City during this 2010-2014 strategy period. These activities include outreach/assessment, emergency shelters and transitional housing as well as permanent supportive housing and permanent housing for persons with special needs. Activities given "medium" priority ratings will be funded during this 2010-2014 strategy period depending on the availability of the funds. These activities include permanent supportive housing and permanent housing for families and individuals.

Obstacles to Meeting Underserved Needs

Although the needs of the homeless population have "high" and "medium" priority ratings, the ability to substantially meet the needs is limited due to lack of financial resources available to adequately address such needs. Many private non-profit organizations within the City are working towards meeting the various needs of the homeless population. However, additional federal and local resources are needed in order to better address this regional issue.

Objectives for Addressing Homelessness

Historically, the City has provided at least some assistance towards all aspects of the needs of the homeless. These activities include outreach and assessment, long-term solutions, and homeless prevention activities. The City participates in the County's Continuum of Care coalition which addresses homelessness with the support of the public, private and non-profit agencies.

The main objective for this 2010-2014 strategy plan as it relates to addressing the needs of the homeless is to continue working with the County and providing as many community-based programs as possible to approach the needs of the homeless. In the past, the City has assisted in addressing the needs of the homeless through a wide variety of service providers.

In addition to working with the County in a comprehensive approach to addressing homelessness, the City will also continue to support homeless prevention activities for low-income families.

Strategy for Addressing Objectives

The strategy to be used for addressing the objectives identified above is a continuum of care system. Because of limited funding, the City has found the countywide approach more efficient. The continuum of care system will include both private and public entities within the community to provide a comprehensive response to the needs of the homeless in the City. This strategy will provide a complete system and will help fill gaps that currently exist. The City supports and is actively working with the County of Orange to provide services that will fill in the gaps.

A continuum of care system includes the following four basic components:

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

Table 19 - Priority Needs Summary

Estimated Units Based on 2000 CHAS Report Information

PRIORITY HOUSING NEEDS (households)		Priority Need Level High, Medium, Low, No Such Need			Estimated Units	Estimated Dollars Needed To Address	
		0-30%	31- 50%	51- 80%			
Renter	Small	Cost Burden > 30%	H	H	M	8,178	25,000,000
		Cost Burden > 50%	H	L	L	3,874	5,810,000
		Physical Defects	M	M	L	2,626	2,600,000
		Overcrowded	N	N	N	0	0
	Large	Cost Burden > 30%	H	H	L	7780	8,000,000
		Cost Burden > 50%	H	L	N	3314	8,000,000
		Physical Defects	M	M	L	1,243	1,243,000
		Overcrowded	H	H	L	1,060	5,300,000
	Elderly	Cost Burden > 30%	H	H	M	7772	2,500,000
		Cost Burden > 50%	M	M	L	4,549	1,500,000
		Physical Defects	H	M	L	787	787,000
		Overcrowded	N	N	N	0	0
Owner	Cost Burden > 30%	H	H	M	8,025	20,000,000	
	Cost Burden > 50%	H	M	L	4,197	10,500,000	
	Physical Defects	M	M	M	2,393	4,780,000	
	Overcrowded	L	L	L	294	580,000	

Table 20: Priority Needs Summary

Priority Community Development Needs	Priority Need Level High, Medium, Low, No Such Need	Unmet Priority Need	Estimated Dollars Needed To Address	Five-Year Goals
Public Facility Need (Projects)				
Senior Centers	M	1	6,000,000	1
Handicapped Centers	L	0	0	0
Homeless Facilities	L	0	0	0
Youth Centers	H	2	3,000,000	1
Child Care Centers	M	2	700,000	0
Health Facilities	L	0	0	0
Neighborhood Facilities	M	1	600,000	0
Parks and/or Recreation Facilities	M	1	2,000,000	1
Parking Facilities	M	1	50,000	0
Non-residential Historic Preservation	H	2	800,000	1
Other Public Facilities	L	1	400,000	0
Infrastructure (Projects)				
Water/Sewer Improvements	H	6 reservoirs 150 miles of pipeline	30,000,000	
Street Improvements	H	60 miles	95,900,000	10 miles
Sidewalks	H	46 miles	6,000,000	7.5 miles
Solid Waste Disposal Improvements	M	unknown	30,000,000	
Flood Drain Improvements	M	54 miles	70,000,000	\$1 million
Other Infrastructure Needs	M		34,800,000	
Public Service Needs				
Senior Services	H	4	325,000	1
Handicapped Services	L	2	120,000	0
Youth Services	H	6	290,000	2
Child Care Services	H	4	220,000	2
Transportation Services	H	2	2,180,000	1
Substance Abuse Services	H	4	175,000	0
Employment Training	H	2	140,000	1
Health Services	H	2	200,000	1
Lead Hazard Screening	M	1	60,000	0
Crime Awareness	L	1	60,000	0
Other Public Service Needs	H	5	775,000	2
Economic Development				
ED assistance to For-Profits (businesses)	L		100,000	
ED Technical Assistance (businesses)				
Micro-Enterprise Assistance (businesses)	M		300,000	
Rehab; Publicly or Privately-Owned Commercial/Industrial (projects)				
C/I*Infrastructure Development (projects)	M		50,000	
Other C/I* Improvements (projects)				
Planning				
Planning	M		50,000	
Total Estimated Dollars Needed			\$285,295,000	

Source: City Estimates

*Commercial or Industrial Improvements by Grantee or Non-profit.

Table 21 -Priority #1: Homeless Persons

1) Tenure Type:	Rental, emergency and transitional housing
2) Household Size/Type:	Seniors, small and large families
3) Income Level:	Extremely-low
4) Activities:	Various programs to prevent homelessness including, purchase/subsidy of existing units, substantial rehabilitation, developer incentives for new construction, rental voucher assistance and support of various organizations that provide services to the homeless.
5) Programs	Resources
- Section 8 Rental Assistance	Federal: HUD Non – Federal: None
- Homeless Providers Assistance	Federal: CDBG Non – Federal: Redevelopment Housing Fund
- Developer Incentives	Federal: HOME, CDBG, Tax Credits (if available) Non – Federal: Redevelopment Housing Fund
- Rehabilitation Grants/Loans	Federal: HOME, CDBG Non – Federal: Redevelopment Housing Fund
- Relocation Assistance	Federal: HOME, CDBG Non – Federal: landlords, developers
6) Geographic Distribution	This program will be applied city wide

Table 22 - Priority #2: Households Living in Substandard Conditions

1) Tenure Type:	Rental, ownership
2) Household Size/Type:	Seniors, small and large families
3) Income Level:	Very low, low income
4) Activities:	Purchase of existing units, moderate and substantial rehabilitation, developer incentives for new construction.
5) Programs	Resources
- Purchase/Subsidy of Existing Units	Federal: HOME, Tax Credits (if available) Non – Federal: Redevelopment Housing Fund
- Developer Incentives	Federal: HOME Non – Federal: Redevelopment Housing Fund
- Rehabilitation Grants/Loans	Federal: HOME, CDBG Non – Federal: Redevelopment Housing Fund
- Relocation Assistance	Federal: HOME, CDBG Non – Federal: landlords, developers
- Geographic Distribution	This program will be applied city-wide

Table 23 - Priority #3: Households Living in Overcrowded Conditions

1) Tenure Type:	Rental, ownership
2) Household Size/Type:	Seniors, small and large families
3) Income Level:	Very low, low income
4) Activities:	Purchase subsidy of existing units, moderate and substantial rehabilitation, developer incentives for new construction.
5) Programs	Resources
- Purchase/Subsidy of Existing Units	Federal: HOME, Tax Credits (if available) Non – Federal: Redevelopment Housing Fund
- Developer Incentives	Federal: HOME Non – Federal: Redevelopment Housing Fund
- Rehabilitation Grants/Loans	Federal: HOME, CDBG Non – Federal: Redevelopment Housing Fund
- Relocation Assistance	Federal: HOME, CDBG Non – Federal: landlords, developers
- Geographic Distribution	City-wide

Table 24 - Priority #4: Households Overpaying for Shelter

1) Tenure Type:	Rental
2) Household Size/Type:	Seniors, small and large families
3) Income Level:	Very low, low income
4) Activities:	Purchase/subsidy of existing units, moderate and substantial rehabilitation, developer incentives for new construction.
5) Programs	Resources
- Section 8 Rental Assistance	Federal: HUD Non – Federal: None
- Purchase of Existing Units	Federal: HOME, CDBG Non – Federal: Redevelopment Housing Fund
- Developer Incentives	Federal: HOME, Tax Credits (if available) Non – Federal: Redevelopment Housing Fund
- Rehabilitation Grants/Loans	Federal: HOME, CDBG Non – Federal: Redevelopment Housing Fund
- Relocation Assistance	Federal: HOME, CDBG Non – Federal: landlords, developers

Table 25 - Priority #5: First Time Home Buyers

1) Tenure Type:	Owner
2) Household Size/Type:	Small and large families
3) Income Level:	Low, moderate income
4) Activities:	Down payment assistance, Federally Funded Mortgage Credit Certificates, moderate and substantial rehabilitation.
5) Programs	Resources
- Down Payment Assistance	Federal: CDBG, Mortgage Credit Certificates Non – Federal: Redevelopment Housing Fund
- Developer Incentives	Federal: HOME Non – Federal: Redevelopment Housing Fund
- Geographic Distribution	City-wide

Table 26 - Priority #6: Non-Homeless Persons with Special Needs

1) Tenure Type:	Rental, owner
2) Household Size/Type:	Seniors, small families, persons with disabilities, elderly
3) Income Level:	Very low income
4) Activities:	Support of fair housing activities, ombudsman for frail elderly, shared housing for seniors, loans for handicap access retrofit of housing.
5) Programs	Resources
- CDBG Loans for retrofitting housing for handicap accessibility	Federal: CDBG Non – Federal: None
- CDBG Grants to various organizations in support of frail elderly and seniors	Federal: CDBG Non – Federal: None
- Geographic Distribution	City-wide

Non-housing Community Development Plan

The main objective of the Community Development Plan is to preserve and rehabilitate neighborhoods to provide safe and sanitary housing. To reach this long-range goal, the City is utilizing available resources to meet the community's immediate needs. Non-housing

priorities have been established by community groups, committees, and requests for funding and services from the City. Resources have been allocated to address the immediate needs of the community through public improvements, code enforcement, and public service activities.

The citizens have expressed a major concern in that the City should address specific neighborhoods and properties. A committee was assigned to study the Valencia/West area and develop a neighborhood revitalization plan. City staff contacted the local HUD Community Builder to assist in the project. The Valencia/West area is a two-square block area encompassing the 300-400 blocks of West Valencia Drive and the 300-400 blocks of West Avenue. It is a multi-family area consisting of 64 properties, primarily four-plexes. The resident population is primarily lower-income Hispanic.

In 1989 the City created the Operation Clean-up Task Force to address problems, crime and deterioration in three main areas. All of these efforts were effective, but seemed to have leveled off in the past few years.

Code Enforcement (Community Preservation) - The buildings were individually owned, in some cases by out-of-state owners. The Community Preservation Program worked proactively with a Housing Inspection Program since 1992. Property owners complied by doing the minimum work required by the program. This has not brought about a permanent change in the level of maintenance.

Parks and Recreation - A small community center was established in a modular building with many social services provided to the population. When the community outgrew the modular building, CDBG funds were allocated in 2000 to purchase a triple-wide trailer to be placed at Richman Park.

Police - The Police Department began a program to establish a "neighborhood presence" in the community center to reduce crime and gang activities.

In addition, the Neighborhood Enhancement Team (NET) was formed in 1999 and was proactive in twelve identified problem neighborhoods and various individual properties. Attention was focused on issues such as crime, code compliance, poor property management, neighborhood aesthetics and socio-economic conditions. The Valencia/West Area was high on this list. The NET has not meet for the last few years; however, the various city departments continue to work together to resolve these issues.

Economic Development

Economic Development is promoted in the City, largely through the Economic Development Plan. The Fullerton Community Economic Development Roundtable (formerly known as the Economic Development Team) was formed in 1981, and consists of staff and community members. The most recent Economic Development Plan was prepared in September 2001. This plan promotes economic development and increases City Hall awareness. The twenty-four-page document has been included as an appendix to the Consolidated Plan (Appendix C).

Public Service Activities

CDBG funds are used to fund needed public service activities throughout the community. The 15% maximum Federal regulation hinders the amount of programs that can be funded. Funds are needed for many more programs than the number of dollars available. The competition for these dollars is very high among both non-profits and City Departments. The City usually receives three times the amount of requests than can be funded. As the economy was declining, and CDBG funds were reduced, the City reduced Public Service funds to 7% of the annual allocation. To allow funding for the basic needs, the City did not

request Public Service funding for the last few years. In 2010, Parks and Recreation submitted a request for a new community center on the west side of town, but was denied as the committee felt it duplicated services (although in a different location of the City) being provided by the Boys and Girls Club and the YMCA.

Programs that are funded range from programs for children to seniors. High priority is given to abused spouses and children, seniors, and homeless families. Previously funded programs have provided monitored visits for abused children and their parents, and shelter and career development programs for abused women in shelter situations. Programs for seniors have included transportation, meals, shared housing, and monitoring of long-term care facilities. Homeless and special-needs activities have provided supportive and operating costs for housing facilities, life skills programs, meals, and vouchers for shelter.

Neighborhood and community programs have also been funded and provided funds to cover programs that offer social services to target neighborhoods, remove unsightly graffiti, and student counseling to high-risk children. In addition, the Fair Housing Council is funded to assure that fair housing practices are being followed in Fullerton and that tenant/landlord services are available.

Public Facilities and Infrastructure

A high priority of the City Council is capital improvements. Council requested that a minimum of 40% of the annual CDBG entitlement be directed toward these projects. Completed projects include: alley, sidewalk, and street reconstruction, street lighting upgrade, new traffic signals, foot bridge renovation, and park renovations. Non-profit agencies have also been funded for facility rehabilitation. The Boys and Girls Club of Fullerton, and New Vista Shelter (homeless) have all been funded over the past five years to complete improvements.

The City received a \$7.5 million Section 108 Loan in June 2004. The annual repayment of this loan satisfies the Council's direction to use 40% of each entitlement for infrastructure projects.

Code Enforcement and Housing Rehabilitation

The Community Preservation program enforces municipal, building, and housing code regulations. The primary goal of the program is the resolution of health and safety, and general welfare concerns.

In an effort to provide decent, safe, and sanitary living conditions for the residents, the Housing Rehabilitation Program was developed to prevent and eliminate blighting conditions. Many of these residents would have no other resources to maintain their homes. Assistance is offered through financial loans and grants. Loans and grants are provided to assist low- and moderate-income residents throughout the community in maintaining their residences.

A complete list and description of all CDBG funded projects will be presented annually in the One-Year Action Plan.

Barriers to Affordable Housing

Zoning/Land Use

The City's General Plan and Zoning Code and other State laws constrain housing development by limiting density and by requiring various approvals that take time, and increase holding costs. However, these costs protect the established character of the City. In addition, the City has adequate residentially-zoned land to accommodate its future housing needs. The City has streamlined the process for a second unit on a single family lot, which reduced time and expenses associated with the development of these units.

Building Code Requirements

The City has adopted the Uniform Building Code (with slight modifications) as its minimum standard for construction. Although these standards result in corrections to plans during plan check, which results in additional time needed to make revisions and; therefore, increase housing cost, they are in place to protect the public health, safety, and welfare and are standard throughout the State.

Fees and Exactions

Fees and exactions increase the cost of housing because they are usually passed through to the consumer. However, studies conducted by the Fullerton Community Development Department indicate that even at their present level, the fees charged by the City do not cover all the administrative costs necessary for review of plans and inspections. In addition, a survey by the Building Industry Association shows that Fullerton is near the median level of fees exacted County-wide.

Market Constraints

Market constraints include land availability, demand, and construction costs. According to the California Association of Realtors, in the 2009 fourth quarter, the median-priced single-family home in the State was \$524,000 (including PITI). To qualify for the median priced home a household would have to earn \$120,520. The median income in California was \$61,154, leaving an income gap of \$59,366.

REMOVAL OF BARRIERS

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

The City continues to seek greater flexibility in its Building and Zoning Codes, and fee schedules to facilitate the development of affordable housing. The Planning staff has also developed a list of potential affordable housing sites in the City that identifies land available for multi-family housing. This list, as well as, information on City programs, density bonus ordinance opportunities, etcetera will be made available for affordable housing developers.

The City maintains an approved Housing Element, which makes Fullerton eligible to apply for State affordable housing grants. City staff investigates the use of these funds as they become available. A Housing Element update has been developed and a final draft has been returned to the State Department of Housing and Community Development for final approval. The City Council adopted the 2006-2014 Fullerton Housing Element March 2, 2010. Additionally, local financing mechanisms have been broadened to assist affordable housing development through the use of County revenue bonds.

Several improvements have been made to City housing, land use, and building codes to promote affordable and workforce housing. These modifications allow flexibility through minor changes that encourage affordable housing, including density, development standards and building adaptations. The City has also authorized deviations in standards that exceed the Zoning Code minor change limitations, when necessary to accommodate affordable projects, consistent with California Government Code section 65915(d)(1). The City's codes and ordinances continue to be modified as necessary to incorporate changes in State law. Additionally, the City's Zoning Code has been organized to make it easier to find and understand the development regulations, and current Municipal Code, is accessible through the City's web site. The Zoning Code has been modified to streamline the review and approval of granny units on single family lots. Specifically for Retirement Complexes, the

Zoning Code has been modified to provide a process by which required parking can be reduced when based upon an empirical parking demand study, thereby increasing senior housing densities when appropriate.

The City has not identified any policy, rules, or regulations of the City that lead to the concentration of ethnic minorities. The City contracts with the Orange County Fair Housing Council to help identify and resolve discriminatory housing related activities that may exist in Fullerton.

The City is currently participating with 14 other jurisdictions and the County of Orange in preparing a comprehensive regional Analysis of Impediments to Fair Housing Choice (AI). This document is being prepared by the Fair Housing Council of Orange County. The plan is estimated to be available May 15, 2010. (See scope of work and time line in Appendix D)

The City's Planning Department and Redevelopment Agency also participate in the creation of new and upgraded affordable housing projects. Efforts include site specific projects, as well as master planned multi-parcel developments. Two specific areas of attention include the Richman Park area, and the Central Business District/Transportation Center area (CBD/FTC).

In the Richman Park area, the City is working with Habitat for Humanity to provide, by December 2010, a total of eleven new single-family dwellings for three (3) low income and eight (8) very low income families. Additionally, the City continues to develop other partnerships that will transition existing market rate properties into affordable units. One such developing partnership is with the Olson Company, which will provide thirty-four new for-sale detached housing units to moderate-income families (120% of median income based on Redevelopment guidelines).

In the CBD/FTC the City continues to encourage higher density residential development through flexible on-site parking requirements, higher floor-area-ratios, and regulatory incentives that encourage an environment of mixed activity and service amenities. As an example of the City's planning efforts, the City, in conjunction with development partner JMI Realty/The Morgan Group, has developed a framework plan for nearly 40 acres around the City's regional transportation center. Although the master planning is in the early stages, it is anticipated to include incentives and/or requirements for affordable housing. In this light, State Transportation Oriented Planning grants are being considered, which would require allocation of affordable housing. At the very least, developing the area with higher density residential will provide housing among employment centers and public transit hubs, thereby reducing economic burdens.

Actions to Evaluate and 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, which could contain lead-based paint hazards, is estimated at 23,239. A report from the Orange County Health Department shows Fullerton having 33 children with elevated blood levels as of December 31, 2009. However, of those 33 children, only six had levels high enough for them to be defined as an actual "case" needing a home visit and an environmental investigation. The low number of incidents confirms that lead-based paint hazards, although a threat, are not prevalent in this area.

In an effort to reduce the risk of lead poisoning, Congress mandated regulations which became effective September, 2000. These regulations implement several major changes in the requirements of federal programs that fund housing.

Program	Problems
1 st time home buyers or down payment assistance programs	Sellers will be reluctant to participate because once a lead hazard is identified, the buyer could withdraw from the transaction and the seller will be legally required to disclose the findings to any future buyers.
Housing Rehabilitation	Homeowners may decide not to participate to avoid increased loan amounts, thereby choosing to continue to live in substandard residences. More CDBG funding is needed per project to reduce lead hazards or abate lead.
Non-profits (public service grants)	Grants to non-profits will need to increase to cover the costs of testing/treatment.

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 continues to make 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 five-year strategy for 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.

Rehabilitation programs offered by the City include lead-based paint abatement as an eligible rehab cost. Federal CDBG, HOME, McKinney funds, Low-income Housing Tax Credits, and Energy Efficiency Improvement (Weatherization) Program funds can all be used for the whole range of lead hazard reduction activities, including testing and risk assessment. Currently HUD requires that programs using CDBG funds notify tenants and homeowners in writing about the dangers of lead. In addition, if a child under six years of age residing in the unit has an elevated blood lead level, the unit must be treated. If a homeowner cannot afford abatement and the City cannot or does not have adequate funding for proper abatement assistance, the family will need to relocate.

As part of the City's rehabilitation programs, the Community Development Department will consider which of the following options or requirements are most appropriate for inclusion in Fullerton's programs:

- a) Include inspection for lead-based paint hazards as an eligible activity, or, require inspection for lead-based paint hazards as a threshold requirement for funding.
- b) Specify lead-based paint hazard reduction as an eligible activity in requests for proposals.
- c) Raise local per-unit subsidy limits, for rehabilitation projects that include lead testing and abatement.
- d) Adjust the maximum loan-to-value ratio in underwriting criteria to accommodate additional costs of lead abatement.
- e) Give points in the application review process for projects which include adequate lead-hazard reduction.

- f) Add minimum lead-based paint abatement requirements to housing quality standards, which must be met in City-assisted rehabilitation projects.
- g) Require lead-based paint abatement in all City-assisted rehabilitation.

As of October 1995, all sales and rentals of housing units built prior to 1978 must include lead-based paint notification of the prospective purchaser or renter. Notification was expected to drive the demand for more testing and abatement of lead-based paint hazards.

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 percent of all rental-housing units turn over annually. Programs targeted specifically to at-risk units at turnover could have a significant impact over time.

Anti-Poverty Strategy

Goals, Programs and Policies for Reducing the Number of Households with Incomes Below the Poverty Line

The Anti-Poverty Strategy requires taking into account factors affecting poverty over which the jurisdiction has control. Poverty thresholds are revised annually to allow for changes in the cost of living as reflected in the Consumer Price Index. As defined by the US Department of Health and Human Services (HHS) and issued in the Federal Register (January 22, 2010), the federal poverty guidelines for a family of four persons is \$22,050.

According to the 2006/08 Census information, 7,531 households in Fullerton earned below \$25,000 (16% of all households in the City). Some of the families under the poverty level are currently assisted by County General Relief, AFDC, the emergency assistance programs identified at work in the County, and through the homeless and at-risk network services. There are a few structured programs, usually administered at the County level, specifically targeting households in poverty and assisting these households in improving their long-term financial and social positions, eventually bringing them out of poverty.

Assisting Impoverished Households to Achieve Economic Independence

The Orange County Workforce Investment Area (OCWIA) was approved/finalized in March 2000. The OCWIA has developed a system that increases its contribution in providing a competitive workforce to local business. Through the collaborative efforts of federal, State, County, local agencies, and business the Orange County One-Stop Centers were designed. Currently there are two One-Stop Centers in Orange County; Westminster and Irvine. The One-Stop Centers offer a variety of information and training services based on individual needs. Employers are provided access to workers who will support economic growth by helping them compete in the global economy.

The One-Stop Centers offer services that seek to provide individuals with information necessary to make informed consumer choices regarding their careers and the selection of training providers. All services are aimed at helping individuals manage their own careers. Services are provided according to individual needs on a sliding scale, so that persons with deficiencies or barriers to employment and advancement will be provided more intensive training as resources permit.

The Workforce Investment Act (WIA) legislation of 1998 further defines the vision of the One-Stop-Centers to provide the following:

- Universal Services - To offer employer, job seeker, and education/training seekers a wide array of useful information, as well as widespread and easy access to needed services.

- Integrated Systems - To provide as many job seeking and employment retention skills, education, or occupational skill training services as possible for unified customer service.
- Customer Choice - To consider the needs and interests of customers in all aspects of service delivery and support informed choices by providing a means for customers to judge quality of services.
- Performance Driven/Outcome Based - To meet and exceed clearly identified and measurable outcomes.

Family Self-Sufficiency Program

The Orange County Housing Authority applies for the HUD program called Family Self-Sufficiency (FSS). The goal of the FSS program is to identify and remove economic barriers and make each household independent of the housing authority within a five-year period.

Currently, there are fifteen signed contracts to assist households in the City of Fullerton under the Orange County FSS program. 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 Authority provides a sequence of services to increase the household's income. These services might include education, employment training, language training, interviewing skills training, childcare services, and/or transportation services, depending on the household's needs.

Appropriate social service providers and educational institutions have been contacted regarding the feasibility of their providing services to FSS program participants. Preliminary discussions have also been held with representatives of the Private Industry Council to coordinate service and training delivery to FSS program participants.

Family Unification

The Family Unification Program helps reunite families that have been separated by court order. Children have been taken into custody and placed in foster homes because families cannot provide adequate housing. The program operates with the same criteria required for Section 8 but families are given a priority status to avoid the 4-5 year waiting list. Countywide there are 165 participants. As of March 23, 2010 there are sixteen (16) families in Fullerton.

Other Organizations Supported by the City Which Offer Personal Improvement Services

The City of Fullerton has and continues to support the New Vista Shelter, a transitional living facility that requires families to enroll in a transitional program in which they pledge to save 80% of their income for eventual independence from the program. The shelter offers pledge families financial assistance to rehabilitate homes and a life skills training program in money management, job search, shopping for value and nutrition, parenting and developing better interpersonal/social skills. All of these services are related directly to improving a family's economic status to bring them above poverty and assist them in keeping their households above the poverty level with the new skills they have.

The Women's Transitional Living Center and the Interval House for women and children of domestic violence provides similar transitional shelter and supportive services designed to help these households prepare financially and emotionally to secure permanent housing and jobs after hurriedly leaving violent domestic situations.

Coordinating Goals with Other Programs and Services

Given the current staff capacity for program execution and monitoring in the City, the City will seek to achieve its anti-poverty strategy through continued cooperation with the Orange County Housing Authority, New Vista Shelter, Women's Transitional Living Center, and YWCA. These organizations actively manage the programs currently supported by the City of Fullerton either financially or through cooperative referral efforts. The City believes these organizations provide the most effective level of services to families who are trying to improve their economic situation beyond the level of poverty.

Institutional Structure

Public, Non-profit and Private Institutions

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

The CDD and the Agency work together on affordable housing program policy and development in the City of Fullerton. The CDD administers the CDBG housing rehabilitation and discretionary grant program moneys, and federal HOME funds. The Agency along with the CDD staff develops housing programs for spending 20% Redevelopment Set-aside Funds, CDBG housing rehabilitation and discretionary grant program moneys, Density Bonus Program and federal HOME funds. The CDD is responsible for coordinating all housing related activities within the City of Fullerton departments with all federal, State and regional agencies and with non-profit and community-based housing organizations. To help coordinate these various programs, the City has participated in the County-wide Orange County Homeless Issues Task Force, and the Orange County Affordable Housing Clearinghouse (a consortium of lending institutions). The City will continue to participate in the various task forces and inter-agency committees to strengthen the housing assistance delivery system.

Overcoming Gaps

The City has not identified any institutional/intergovernmental gaps in providing affordable housing.

Coordination Efforts

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

The City of Fullerton has a published resource guide which is made available to all participating agencies as well as the public at large. It lists all supportive housing and social service providers available to Fullerton residents throughout Orange County. In 2009, the City also published a Youth Resources Guide. Information of City agencies and affordable

housing sites is provided to the County and to Info Link of Orange County. Both of these agencies publish resource guides for the public.

Public Housing Resident Initiatives

This issue will not be addressed since there are no publicly-owned housing projects in Fullerton.

SECTION D

ONE-YEAR STRATEGY/ACTION PLAN

**USE OF FUNDS
FY 2010-2011**

**CITY OF FULLERTON
CONSOLIDATED PLAN
ONE-YEAR STRATEGY/ACTION PLAN
FISCAL 2010**

ONE-YEAR STRATEGY/ACTION PLAN (USE OF FUNDS - FY 2010-11)

The One-Year Strategy/Action Plan describes all available resources for housing; federal programs, non-federal public programs (State and local), and private resources (for-profit and non-profit). Resources expected to be available to address housing issues are listed below by activity type (i.e., new construction or home buyer assistance). There will be a short description of each program resource, the City's experience with the program and an evaluation of each program's advantages and disadvantages in achieving affordable and supportive housing goals.

RESOURCES

FEDERAL PROGRAMS

ACQUISITION, REHABILITATION AND NEW CONSTRUCTION

HOME PROGRAM

The HOME Program is a flexible grant program, which provides formula and competitive grants to participating jurisdictions (PJs) and community housing development organizations (CHDOs); allowing these entities to determine, within program regulations, the best use of these funds. All HOME funds are to assist households at 80% of area median income and below. These funds may be used to acquire vacant land or existing structures for affordable and supportive housing activities. It is one of the largest sources of federal funds available to the City. However, there are many regulatory strings attached to the proper use of these funds, which may impede swift project progress in many instances. For example, with acquisition and new construction activities, a 25% non-federal match is required.

Rehabilitation activities may also be undertaken with these funds. 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 Program 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.

HOME funds had not been used previous to 2006-07 for the City's Housing Rehabilitation Program because staff discovered that although many residents were eligible for the program, the value of most Fullerton homes exceeded HUD's after-rehab value limit. When CDBG funds started to decrease, the City sought other sources to continue the program. Staff reviewed the City's Program, which had been funded strictly through CDBG and submitted a request to HUD with substantial back-up that would increase the HOME after-rehab value. HUD approved the request and in 2006-07, HOME funds were allocated to the program.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

The CDBG Program is the largest federal formula grant allocation program, which targets funds for the benefit of low- and moderate-income persons in Fullerton, the eradication of slum and blight, and for urgent revitalization/economic development need within the City. These funds may be used for acquisition of vacant land or existing structures to provide community facilities, housing or economic development-related improvements throughout Fullerton. These funds have been used for over 30 years in the City and have provided a wide range of benefits regarding affordable housing and supportive services to populations in greatest need. Besides being used directly for housing, these funds have been valuable in improving the infrastructure in low/mod housing areas.

COMMUNITY DEVELOPMENT BLOCK GRANT – RECOVERY (CDBG-R)

In 2009, the City received a one-time CDBG-R grant in the amount of \$407,273. This stimulus grant was used to re-pipe an eighteen-unit affordable housing project and for street reconstruction in a low/mod area.

GUARANTEES (SECTION 108)

The Section 108 Program allows Fullerton to use CDBG funds to guarantee loans/notes for development projects. This program is a subset of the CDBG entitlement program discussed above. Real property acquisition may occur and CDBG rules apply.

Fullerton received a \$7.5 million Section 108 loan in June, 2004 to address infrastructure improvements in the Richman Park area. The City has pledged current and future CDBG funds as principal security for the loan guarantee. This was the first time Fullerton applied for Section 108 funds.

LEAD-BASED PAINT HAZARD CONTROL PROGRAM

This competitive grant program makes funds available to develop cost-effective community lead-based paint abatement strategies. The funds awarded may be used for rehabilitation, planning, and program operating costs. Awards are based on a five-point rating system. Criteria for funding are strategy, capacity, readiness, resources that will be committed, and support of the local community. Award funds must be matched by other sources. States and local governments with populations of more than 50,000 are eligible. The City has supported Orange County in previous applications for funding.

SUPPORTIVE HOUSING PROGRAM

This is a competitive grant program to which the City, non-profits and community mental health associations may apply for funds to promote the development of supportive housing and services. Grants are made for operating costs up to 75% for the first two years and 50% for the next three years. Recipients must match funds requested for acquisition and rehabilitation activities with an equal amount from other non-federal sources. (This program was created by the Housing and Community Development Act of 1992 and replaced the Supportive Housing Demonstration Program, the Transitional Housing Demonstration Program, and the Permanent Housing Handicapped Homeless Program).

HOME BUYER ASSISTANCE ACTIVITIES

HOME PROGRAM

The HOME Program allows funds to be used for first-time home buying activities. Use of these funds in a first-time home buyer program requires that all participants be at 80% of area median or below, that maximum eligible property value and resale restrictions be

established for properties purchased with HOME Program funds and other regulatory restrictions. As of FY 93, a 25% non-federal match is required for first-time home buying activities. A first-time home buyers program was developed by the City and implemented in May, 1993, using Redevelopment Set-Aside funds. The program was revised in 1997 to include the use of HOME funds.

The program offered gap financing with no-interest, deferred loans of up to \$45,000. However, in February 2004, the program was terminated due to the rapid and continued increase in housing costs. Homes in Fullerton were not affordable for potential buyers earning 80% of the median income.

AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI) ASSISTANCE

On December 16, 2003, the new federal American Dream Downpayment Initiative (ADDI) Program was approved. As a new component of the HOME Program, the program would operate under the same basic rules.

A separate formula under the HOME Program was established to determine the amount to be allocated to states that were participating under the HOME Program and to cities and counties within those states that were approved jurisdictions. In 2004, Fullerton was informed that they were eligible for an allocation of \$50,636.

On March 30, 2004, HUD released the ADDI Interim Rule. The Rule confirmed that funding was available for the purpose of making down payment assistance to low-income families. Per the HOME regulations, assistance would be limited to buyers earning less than 80% of the median income, potential buyers must be first-time homebuyers, and the residence must serve as the family's principal residence.

In February, 2004, the City had terminated its Downpayment Assistance Program (DAP) because housing costs were too high to be affordable to potential buyers earning 80% of the median income.

After careful review of the Interim Rule, it was apparent that the regulations would prohibit the program from being successful in Fullerton. On May 4, 2004, the City Council voted not to participate in the American Dream Downpayment Initiative program.

HOMEOWNERSHIP OPPORTUNITIES FOR PEOPLE EVERYWHERE (HOPE 3) PROGRAM

The HOPE 3 Program provides a city, in conjunction with a non-profit applicant, financial assistance for first-time, low-and moderate-income home buyers through an annual competitive grant process. Program Planning and Implementation Grants have been available in the past. A city and non-profit compete for awards in regional pools. The maximum grant amount is \$3 million for implementation grants and \$100,000 for planning grants. Acquisition is an eligible activity when rehabilitation of the structure will occur. This program has limited appeal in Fullerton as properties acquired, rehabbed and transferred to first-time home buyers may not exceed the federal 203(b) property value limits, which restrict the number of available properties in Fullerton. Also, a city may only participate in the competition if applying with a non-profit entity. However, if the city has a known pocket of available properties and a capable non-profit partner, an implementation grant award would quickly and visibly impact a targeted neighborhood.

RENTAL ASSISTANCE ACTIVITIES

SECTION 8 RENTAL VOUCHER/CERTIFICATE PROGRAM

Public Housing Authorities (PHAs) administering this program provide rental assistance payments to private owners who lease their units to eligible low-income families. A PHA may choose to use 15% of the rental assistance that they receive to implement a project-based certificate program. This means that assistance is based on the unit in which a tenant resides. The rental assistance stays with the unit should the tenant decide to move to a different unit. Once a household enters a unit with this assistance or obtains this certificate assistance, they may receive this assistance for up to 15 years if their household's low-income status does not change. This program has a waiting list that exceeds twice the number of available Section 8 certificates.

The voucher assistance is tenant-based rather than project-based. This means that a tenant may take their assistance and rent any unit within the County, which meets Section 8 housing quality standards and meets that household's family size requirements. The tenant is allowed to pay up to 50% of their adjusted household income; the PHA pays for the difference between the tenant's payment and the unit's fair market rent to the landlord. If the tenant wishes to move to a different unit, the rental assistance goes with the tenant to their next location; the rental assistance does not remain with the unit. Once a household obtains this voucher assistance, they may receive this assistance for up to 15 years if their household's very-low income status does not change. This program has a waiting list, which exceeds twice the number of available Section 8 vouchers available to low income families. As of January 2010, OCHA was providing 560 Section 8 Rental Certificates and Vouchers to Fullerton residents. Of the 560 households assisted 190 were families, 174 disabled and 196 elderly.

HOME PROGRAM

Tenant-based rental assistance (TBRA) may be provided with HOME funds. As of FY 95, a 25% non-federal match is required for TBRA activities. Also, HOME contracts cannot be signed for more than a two-year period. However, given the demonstrated need for additional rental assistance required in many communities, the option for use of these funds for this particular activity can be very attractive.

In 2006-07, the City allocated \$100,000 to a one-time tenant based rental assistance program that proposed to provide security and utility deposits for residents relocating out of local homeless shelters. The program was unsuccessful as residents were locating outside of Fullerton in an effort to locate more affordable housing.

In 2007-08, the program was amended to provide the assistance to residents leaving the shelter and locating outside of the City. Unfortunately, rents continued to exceed 30% of their income. See page D-30 for more details.

In 2008-09, the program was amended once again. The program now provides monthly subsidy to graduating residents of local homeless shelters. By providing this service residents do not pay more than 30% of their income into housing cost for two years and will have a better chance of succeeding in becoming self-sufficient and not returning to a homeless situation.

Although seniors living in mobile homes would greatly benefit from the TBRA program, the park managers were not interested as the seniors were paying their rent on time. Staff interviewed seniors who had participated in the Mobile Home Rehabilitation Program and found that they did make their space rent a priority, but did not have adequate funds for other necessities such as food and medical needs. The 2009-10 program was revised to offer reimbursements to seniors who are paying for space rent to park their mobile homes.

SUPPORTIVE HOUSING FOR THE ELDERLY (SECTION 202) PROGRAM

In order to receive a Section 202 award, the City would apply for a Section 202 reservation to the Los Angeles HUD Field Office in response to the Department's published invitation. A private, non-profit or consumer cooperative may apply (not the City). Project rental assistance covers only the difference between the HUD-approved cost per unit and the amount the resident pays (30% of their income). Capital advances can be provided to private, non-profit applicants to finance elderly housing that also offers supportive services. The non-interest bearing advances are based on development cost limits published periodically in the *Federal Register*. Advances may be used for acquisition of vacant land or an existing structure for elderly housing. These funds can be used for rental assistance, acquisition and new construction, rehabilitation and supportive services.

HOMELESS ASSISTANCE ACTIVITIES

EMERGENCY SHELTER GRANT PROGRAM

These grants improve the quality of existing emergency shelters and increase the number of shelters for the homeless. Program funds are awarded to formula grantee cities in proportion to their previous year's CDBG allocation. If Fullerton receives these funds it may distribute part or all funds to non-profit subrecipients to carry out these activities. Funds can be used for renovation, conversion of buildings, rehabilitation, essential social services, and operating costs; but not staff payroll.

SHELTER PLUS CARE

This is a grant program for rental assistance offered with supportive services to homeless with disabilities. These are competitive grant funds awarded annually in a nationwide competition. Support services must match rental assistance and must be provided by other funding sources.

SAFE HAVENS DEMONSTRATION PROGRAM

These competitive grants provide very-low income housing for homeless persons with serious mental illnesses. The City or non-profit organizations may apply for funds as notices of fund availability are published. Funds awarded may be used for acquisition activities and must be equally matched by other sources. Total assistance granted may not exceed \$400,000 in any five-year period. This makes application to the program less attractive as most entities providing these types of services require on-going financial assistance.

HOMELESS PREVENTION ACTIVITIES

HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)

Fullerton receive over \$620,000 through the HPRP stimulus program. Funds are used to assist those who are experiencing homelessness or at risk of becoming homeless.

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM (HOPWA)

There are two types of grants, entitlement and competitive, for housing assistance and supportive services for low- and moderate-income persons with AIDS, or related diseases, and their families. Funds may be used for acquisition activities. Cities may apply and will be considered for award based on staff capacity, the city's need for a project award, the appropriateness of the proposed housing and supportive services, and the extent to which other public and private resources are leveraged. In the past, Fullerton has supported Santa Ana in their applications for the HOPWA grant.

SUPPORTIVE HOUSING PROGRAM

This is a competitive grant program to which the State, City, non-profits, and other governmental entities such as PHAs may apply for funds to promote the development of supportive housing and services to assist homeless. Local non-federal match funds are required. Grant funds can be used for acquisition, rehabilitation, and new construction activities.

It is designed, as part of the Continuum of Care strategy, to promote the development of housing and supportive services to assist homeless persons in the transition from streets and shelters to permanent housing and maximum self-sufficiency.

NON-FEDERAL PUBLIC PROGRAMS

STATE PROGRAMS HOMEBUYER ASSISTANCE

MORTGAGE CREDIT CERTIFICATES

The State offers Mortgage Credit Certificates (MCCs) through an annual application process that provides a federal tax credit for moderate-income home buyers who have not owned a home in the past three years.

Fullerton participated in the program for several years, offering MCCs in addition to the City's Down Payment Assistance Program (DAP). However, in 2000-2001, during a review of the Redevelopment lawsuit brought against the City a number of years ago, it was determined that Fullerton could no longer participate. The lawsuit required that assisted home buyers could not exceed 70% of the County median income. The MCC Program uses an IRS cap that is up around the 120% limit. Staff investigated the use of other funds to continue in the program, but there were no other eligible funds available.

NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

The City did not qualify for the federal NSP, but was able to apply in the 2009 State process. In order to qualify, a minimum million dollar application needed to be submitted. As Fullerton's maximum allocation could not exceed \$608,623, the City partnered with Costa Mesa (\$303,749) and La Habra (\$457,482) for a total application of \$1,359,854. The application was approved and the tri-cities contracted with a development partner, Mercy Housing.

Funds will be used to purchase foreclosed properties in eligible Census Tracts, rehabilitate them, and sell them to families below 120% of the median income.

LOCAL PROGRAMS ACQUISITION, REHABILITATION AND NEW CONSTRUCTION ACTIVITIES

REDEVELOPMENT SET-ASIDE FUNDS

Under State law, 20% of all Fullerton Redevelopment Agency (Agency) Tax Increment Funds are made available for affordable housing in the City of Fullerton. These funds are extremely flexible and provide the City with a source of match for federal programs requiring such. The Redevelopment Funds come from tax increments collected annually from four designated Redevelopment Areas. Funds are used to promote new construction and rehabilitation of residential units and revitalization of existing single-family residential neighborhoods.

As discussed above, these local funds are used for many various activities in the City. Redevelopment funds are available on a competitive basis to rehabilitate or construct multi-family apartment units. In order to enhance production of affordable housing, these funds are used to assist developers committed to development of more affordable units for seniors, as well as the Density Bonus Program, which promotes a greater number of units for construction on a parcel that may otherwise be zoned for a lesser number of units; or Bond Financing Programs by reducing the cost of development in return for additional affordable units set-aside for very-low and low-income households. This may also include a predevelopment loan to developers to reduce the cost of development. These incentives have been instrumental in increasing the number of affordable units for various household tenure types throughout the City.

HOMEBUYER DOWN PAYMENT ASSISTANCE ACTIVITIES

REDEVELOPMENT SET-ASIDE FUNDS

Redevelopment funds have been used to establish down payment assistance to qualify low-income (less than 80% of MFI) first-time home buyers. The program was established in May, 1993, using an income maximum of 70% of median income to qualify to meet the Redevelopment settlement. The 1997 program included the use of HOME funds. These deferred second loans cannot exceed \$45,000; payment is required upon transfer or sale of the property, or beginning in the 16th year with no interest, level payback for 15 years. Loans may be assumed by subsequent qualified buyers.

The program offered gap financing with no-interest, deferred loans of up to \$45,000. However, in February, 2004, the program was terminated due to the rapid and continued increase in housing costs; homes in Fullerton were not affordable for potential buyers earning 80% of the median income.

In the past, a Police assistance program was established with Redevelopment Set-Aside. The program requirements differed from the down payment program. The income maximum was set at 120% of the median income and properties were restricted to Redevelopment Areas. The loan was forgiven on a prorated basis over a ten-year period. This program was cancelled when the lawsuit was reviewed. The lawsuit has also prevented the City from participating in the Teachers' Credit Program and the down payment assistance program was limited to assisting home buyers at 70% of the median income.

HOMELESSNESS PREVENTION ACTIVITIES

REDEVELOPMENT SET-ASIDE FUNDS

Redevelopment set-aside funds can be used to sponsor various homelessness prevention activities that include purchase/subsidy of existing units, substantial rehabilitation of homeless facilities, developer incentives for new construction benefiting the homeless or at-risk population, and support of various organizations that provide supportive social services to the homeless.

PRIVATE RESOURCES

FOR-PROFIT/NEW CONSTRUCTION ACTIVITIES

For-profit resource investment comes mostly from developers who agree to participate in the Density Bonus or Bond Financing Programs.

REHABILITATION ACTIVITIES

Investor-owners of multi-family housing units contribute a substantial portion of funding used to rehabilitate these units. The City provides gap financing in order to complete needed rehabilitation on investor-owner units.

HOME BUYER ASSISTANCE ACTIVITIES

First-time home buyers participating in the City's home buyer assistance programs were required to contribute at least 3% of the total purchase price as down payment toward the home. This ensured the City that the owner had a vested financial interest in the home. In addition, private lending institutions provided first mortgages.

The program offered gap financing with no-interest, deferred loans of up to \$45,000. However, in February, 2004, the program was terminated due to the rapid and continued increase in housing costs; homes in Fullerton were not affordable for potential buyers earning 80% of the median income.

NON-PROFIT / ALL ACTIVITIES

Non-profit organizations receive tax deductible contributions, grants, and nominal user fees for their on-going affordable housing and supportive services activities. Community Housing Development Organizations (CHDOs) who participate as non-profit organizations usually contribute staff capacity and goodwill or community service as resources in the sponsorship, development or ownership of affordable rental housing in conjunction with leveraged federal HOME Program funds.

LEVERAGING OF PRIVATE AND NON-FEDERAL FUNDS

Wherever possible the City will leverage private and non-federal funds with federal funds. Typically, the City requires private, for-profit housing developers receiving City assistance to fund at least 10% of the project development cost as an equity commitment. Currently, the only funding source identified that has a specified match requirement is the HOME Program, which has a 25% match. The Fullerton Redevelopment Agency Housing Fund will match money for the HOME Program.

ACTIVITIES TO BE UNDERTAKEN

ELIGIBLE CDBG AREAS

BACKGROUND

In February, 1999, the Mayor was notified that the City was exempt from HUD's national low- and moderate-income limitations. The City was previously "capped" at a level below Orange County's actual 80% of the median income. With this exemption the City was permitted to compute 80% of the actual area median income.

These guidelines may apply to all programs using CDBG and HOME funds. However, if it is determined that lower income limits seem more appropriate to particular programs, staff may recommend using the HUD adjusted income limits. The exemption has no time limit, unless it is changed by future statutory regulation. City Council approved the new income guidelines in May of 1999 and Fullerton implemented the guidelines July 1, 1999.

When the "capped" levels exceeded the "uncapped" levels, HUD staff recommended that the City resume using the "capped" levels.

GEOGRAPHICAL DISTRIBUTION

Approximately \$1 million has been allocated for the low/moderate-income areas of the City. These funds will be used to implement and continue the programs created to preserve and improve neighborhoods and meet the community's needs. Housing and social issues will be addressed through the Housing Rehabilitation Program and Community Preservation. Neighborhood improvement programs such as the Block Improvement Grant program will assist in creating livable environments.

The community centers continue to provide services, but are no longer funded by CDBG because of the reduction of funds.

RICHMAN PARK AREA (116.01)

In 2000, the City assembled a team of City staff and consultants to review this revitalization area and identify issues. The area consists of a large number of apartment units and very little commercial property. The majority of the complexes are owned by absentee landlords and rented to Hispanic residents. An effort is being made to improve the social, housing, and economic conditions of the residents. During the first year, the area was assessed, deficiencies identified, resources researched and a list of actions was presented to the City Council on September 19, 2000. The actions approved by the City Council have become the basis of the Richman Park Area Action Plan. A design company was hired to provide architectural and infrastructure designs. In addition, the Redevelopment Agency developed an incentive program to encourage the rehabilitation of the existing units. The program did not attract local property owners. (In previous Action Plans, this area was referred to as the Valencia/Highland area. In an attempt to make it a more positive project the name was changed to the Richman Park Area.)

As a step toward the revitalization of the Richman Park Area, \$130,200 (CDBG) was approved in 2000 for Phase One improvements. The community had outgrown the existing community center (double-wide trailer) at the corner of Valencia and Highland. A larger facility was required to accommodate the local residents and the programs needed in that area. Also, the issue of limited parking at the Valencia/Highland corner had become a problem. The purchase of a new triple-wide trailer now located at Richman Park addressed

both problems by allowing space for more services and offering on-site parking. This project was completed in the summer of 2002.

Civic Center Barrio Housing Corporation, a local CHDO, has used HOME funds to acquire and rehab three four-unit properties in this area. Redevelopment funds have been used to acquire 30 additional properties in this area.

The City/Agency signed a development agreement on August 1, 2006, with Habitat for Humanity to construct an eleven-unit workforce housing project on four properties in the area. Six of the units were completed and are currently occupied. Five additional units are scheduled to be constructed by the end of 2010. (See Page D-63, Map 3: Richman Park Neighborhood Project Map)

The Agency executed a Disposition and Development Agreement (DDA) with Olson Urban Housing, LLC, for a 34-unit affordable for sale housing project. The DDA provides for the development of 34 single-family affordable units upon Agency-owned properties located at 418 West Avenue, 424 West Avenue, 430 West Avenue, 436 West Avenue, 442 West Avenue, 448 West Avenue, 454 West Avenue, 460 West Avenue, 466 West Avenue, 525 S. Ford Avenue, 531 S. Ford Avenue, 524 S. Richman Avenue, and 530 S. Richman Avenue. Per the City/Agency, this will become the first affordable housing project in Fullerton to incorporate a higher level of sustainability than past projects. Construction began March 2010 and the first phase is scheduled to be completed by September 2010. (See Page D-63, Map 3: Richman Park Neighborhood Projects Map)

On June 30, 2004, the City received a Section 108 loan in the amount of \$7.5 million to address the infrastructure deficiencies in this area. The project was completed in phases with the final proposed phase completed in summer of 2007. Remaining funds and interest earned have been approved by HUD to complete a field improvements and lighting project at Richman Park. All work has been done except the field improvements as the City staff has experienced delays in working with the School District. The final phase of this project should be completed by the end of 2010. (See following section for details.)

SECTION 108

On June 30, 2004, the City received a \$7.5 million Section 108 Guarantee Loan to address the infrastructure deficiencies in the Richman Park Area.

The Richman Park Area consists of mainly apartment units, a neighborhood park, Richman Elementary School, two small stores/markets, a laundromat, a small eating establishment, and a few small businesses. The area is 82.4% low/mod with a population profile that is mainly Hispanic with the majority being renters. It is located in Census Tract: 116.01; Block Group: 6.

Proposed improvements were scheduled over a three-year period and included a new street elevation for Valencia, installation of alley improvements, new streetscapes on both West Street and Valencia Avenue and construction of a new mid-block street between Valencia Avenue and West Street. Additional lighting was installed, storm drains improved and Richman Park was updated.

Community members have developed the Valencia Task Force to provide leadership in the area. The Task Force has taken a very active role in working with staff and the community. They have provided input on the Section 108 project and they brought the community's

concerns and ideas to the City through community meetings, written and verbal correspondence, and meeting with staff.

In addition to the Section 108 project, the community felt that a signal was needed at the corner of Valencia Avenue and Highland Avenue. City staff provided the results of a previous traffic study that showed that the signal was not warranted. The Task Force provided a petition from the residents requesting increased traffic safety features for the area. In spring, 2004, City staff conducted a second traffic study of the area. The results of that study were reviewed by the City's Traffic Engineering Department. On May 3, 2004, the project was presented to the Transportation and Circulation Commission and the signal was approved.

The CDCC reviewed the request for \$200,000 of CDBG funds to be included in conjunction with the Section 108 funds to provide a traffic signal at Valencia and Highland and a lighted crosswalk at Highland and Elm. The Committee approved the funding contingent upon the results of the traffic study and the recommendation by staff after investigating all alternative options. A groundbreaking was held and the installation of the traffic signal was completed in spring of 2005.

In October 2007, the dedication of the Richman Park project was held. In 2008-09 HUD approved the remaining funds and interest earned to be used for the field lighting at the park; which is constantly being used by the neighborhood residents.

SECTION 108 – RICHMAN PARK AREA IMPROVEMENTS

PARK

Infrastructure improvements in the Richman Park neighborhood increased public safety, renovated the park image, and provided ADA compliant facilities. The scope of work included the following:

- Demolition of the existing restroom and construction of a new ADA compliant restroom facility.
- Demolition of the play structure, rock feature, and sand playground and re-grading to eliminate drainage problems.
- Construction of a new playground including a more extensive play structure and poured-in-place rubber safety surfacing.
- Demolition of the dated picnic structures and construction of new shaded picnic areas with ADA access and better visibility from the street.
- Installation of new security lighting throughout the park for nighttime safety.
- Construction of new handicap accessible walkways to meet ADA access requirements to all park amenities.
- Improved landscape and irrigation.
- Construction of a new concrete park sign and lighting.

PUBLIC INFRASTRUCTURE IMPROVEMENTS

- Mid-Block Street Construction (250 L.F.)
 - Property acquisition, resident relocation, demolition, and construction
- Street Reconstruction

- - Hardscape and Landscape Improvements
 - West Valencia Drive (1,300 L.F.)
 - Installation of 16" water main (1,300 L.F.)
 - Elm Avenue (300 L.F.)
 - Ford Avenue (450 L.F.)
 - West Avenue (900 L.F.)
 - South Richman Avenue (350 L.F.)
- Alley Reconstruction
 - Hardscape and Landscape Improvements
 - Alley North of Valencia Drive (1,300 L.F.)
 - Alley South of Valencia Drive (1,100 L.F.)
 - Alley West of Highland Avenue (600 L.F.)
- Streetlight Increase (38 ea.)
 - Lighted Crosswalks on Valencia Drive
- Storm Drain Improvements (2,800 L.F.)

2007- 08 CHANGES TO THE SECTION 108 PROJECT

ALLEY RECONSTRUCTION

The revitalization of the Richman Park area was implemented in an attempt to provide better quality of life for Fullerton residents. Housing and Safety were noted as two of the major issues. Section 108 funds were introduced to improve the infrastructure. This included the reconstruction of the existing alleys.

After the Section 108 project began, the Fullerton Redevelopment Agency (Agency) found willing sellers and started acquiring properties on the south side of West Avenue from Richman Avenue to Ford Avenue. The existing units were inspected and it was determined that it was best to demolish them because of the deteriorated state they were in. This provided an opportunity to eliminate the secluded alley (south of West Avenue) and provide a safer environment for the community. This decision was based on information that had been gathered, which revealed that the alley location adjacent to the elementary school attracted gang and criminal activity. By eliminating the alley and providing street access to the properties, a safer environment for the residents would be realized.

Although a timeline of the proposed housing project had not been determined, the City deleted the reconstruction of the alley south of West Avenue from the project. This saved federal dollars from being wasted and provided additional funds for the park restoration project. The alley abandonment was approved by City Council and became part of the Olson site.

HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

The City of Fullerton supports or has supported the following programs through the use of CDBG funds:

The New Vista Shelter, a transitional living facility operated by Fullerton Interfaith Emergency Service (FIES), for homeless families that requires families to enroll in a transitional program in which they pledge to save 80% of their income for eventual independence from the program. In addition, the shelter offers pledge families financial

assistance to rehabilitate homes and a life skills training program in money management, job search, shopping for value and nutrition, parenting and developing better interpersonal/social skills. All of these services are related directly to improving a family's economic status to bring them above poverty and assist them in keeping their households above the poverty level with the newly acquired skills.

The Women's Transitional Living Center, a shelter for victims of domestic violence, provides similar transitional shelter and supportive services designed to help these households prepare financially and emotionally to secure permanent housing and jobs after hurriedly leaving violent domestic situations.

In 2009, Fullerton received over \$620,000 through the Homelessness Prevention and Rapid Re-Housing Program (HPRP) stimulus program. Funds are used to assist those who are experiencing homelessness or at risk of becoming homeless. The City allocated funds to FIES to administer the program for Fullerton residents or those who work in Fullerton.

OBSTACLES TO MEETING UNDERSERVED NEEDS

Although the needs of the homeless population have "high" and "medium" priority ratings, the ability to substantially meet the needs is limited due to lack of financial resources available to adequately address such needs. Many private non-profit organizations within the City are working toward meeting the various needs of the homeless population; however, additional federal and local resources are needed in order to better address this regional issue.

As mentioned above, the City received HPRP funds to help address the homeless issue. However, these funds are limited to assisting only a small population of the homeless community. Recipients of these funds must show that they will be able to be self-sufficient within a short time period.

The City continues to support agencies in their applications for funding and also investigates the possibility of applying for additional funding if it becomes available.

FOSTER AND MAINTAIN AFFORDABLE HOUSING

The City places a priority on preserving the existing affordable housing stock through rehabilitation, rental assistance, and assisting first-time homebuyers. The City has also placed a priority on increasing the supply of affordable housing through new construction as feasible.

In 2008-09, HOME dollars of approximately \$2 million were used to acquire a 16-unit facility in the Richman Park Area now known as Richman Court. Richman Court, LLC will rehabilitate and operate the 16 one-bedroom units. A Request for Proposals (RFP) seeking a Comprehensive Housing Development Organization (CHDO) to acquire, rehab, and operate another HOME rental project will be sent out in Spring 2010.

City Council has held three Housing Policy Review study sessions over the last two years. Study sessions were held on January 29, 2008, September 15, 2009, and February 16, 2010. The City's focus was on the Richman Park area and for-sale housing, but because of the economy and the high subsidy amounts required by the City and/or the Redevelopment Agency to make this happen, staff will review rental housing projects. Although work is not completed in the Richman Park Area, projects will also be considered outside of the area.

The use of tax credits in the City has not taken place for many years. When reviewing future proposed projects, staff will give high priority to projects using tax credits.

REMOVAL OF BARRIERS

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

The City continues to seek greater flexibility in its building and zoning codes, and fee schedules to facilitate the development of affordable housing. The planning staff has also developed a list of potential affordable housing sites in the City that identifies land available for multi-family housing. This list, as well as, information on City programs, density bonus ordinance opportunities, etcetera will be made available for affordable housing developers.

The City maintains an approved Housing Element, which makes Fullerton eligible to apply for State affordable housing grants. City staff investigates the use of these funds as they become available. A Housing Element update has been developed and a final draft has been returned to the State Department of Housing and Community Development for final approval. The City anticipates City Council adoption of the new Housing Element by Fall 2009. Additionally, local financing mechanisms have been broadened to assist affordable housing development through the use of County revenue bonds.

Several improvements have been made to City housing, land use, and building codes to promote affordable and workforce housing. These modifications allow flexibility through minor changes that encourage affordable housing, including density, development standards and building adaptations. The City has also authorized deviations in standards that exceed the Zoning Code minor change limitations, when necessary to accommodate affordable projects, consistent with California Government Code section 65915(d)(1). The City's codes and ordinances continue to be modified as necessary to incorporate changes in State law. Additionally, the City's Zoning Code has been organized to make it easier to find and understand the development regulations, and a current Municipal Code is accessible through the City's web site. The Zoning Code has been modified to streamline the review and approval of granny units on single family lots. Specifically for retirement complexes, the Zoning Code has been modified to provide a process by which required parking can be reduced when based upon an empirical parking demand study, thereby increasing senior housing densities when appropriate.

The City has not identified any policy, rules, or regulations of the City that lead to the concentration of ethnic minorities. The City contracts with the Orange County Fair Housing Council to help identify and resolve discriminatory housing related activities that may exist in Fullerton.

The City's Planning Department and Redevelopment Agency also participates in the creation of new and upgraded affordable housing projects. Efforts include site specific projects, as well as master planned multi-parcel developments. Two specific areas of attention include the Richman Park area, and the Central Business District/Transportation Center area (CBD/FTC).

In the Richman Park area, the City is working with Habitat for Humanity to provide, by December 2010, a total of 11 new single-family dwellings for three low income and eight very low income families. Additionally, the City continues to develop other partnerships that will transition existing market rate properties into affordable units. One such developing partnership is with the Olson Company, which will provide 34 new for-sale detached housing

units to moderate-income families (120% of median income based on Redevelopment guidelines).

In the CBD/FTC the City continues to encourage higher density residential development through flexible on-site parking requirements, higher floor-area-ratios, and regulatory incentives that encourage an environment of mixed activity and service amenities. As an example of the City's planning efforts, the City, in conjunction with development partner JMI Realty/The Morgan Group, has developed a framework plan for nearly 40 acres around the City's regional transportation center. Although the master planning is in the early stages, it is anticipated to include incentives and/or requirements for affordable housing. In this light, State Transportation Oriented Planning grants are being considered, which would require allocation of affordable housing. At the very least, developing the area with higher density residential will provide housing among employment centers and public transit hubs, thereby reducing economic burdens.

ACTIONS TO EVALUATE AND 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 23,239. A report from the Orange County Health Department shows no children with elevated blood lead levels reported in Fullerton between January 1, 2009 and December 31, 2009. Two children had an initial elevated blood lead level drawn from the finger. However, the confirmatory blood drawn from the vein was not elevated. There were no "cases" of children having levels of concern. This information confirms that lead-based paint hazards, although a threat, are not prevalent in this area.

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.

Rehabilitation programs offered by the City have 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.

PROGRAM	PROBLEMS
First-time home buyers or down payment assistance programs	Sellers will be reluctant to participate because once a lead hazard is identified, the buyer could withdraw from the transaction and the seller will be legally required to disclose the findings to any future buyers.
Housing Rehabilitation	Homeowners may decide not to participate to avoid increased loan amounts, thereby choosing to continue to live in substandard residences. More CDBG funding is needed per project to reduce lead hazards or abate lead.
Non-profits (public service grants)	Grants to non-profits will need to increase to cover the costs of testing/treatment.

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.

If the County notifies the City of a child residing in the jurisdiction who has an elevated blood lead level, the housing unit will be tested. If a homeowner cannot afford abatement and the City cannot or does not have adequate funding for proper abatement assistance, the family will need to relocate.

As part of the City's rehabilitation programs, the Community Development Department continues to consider which of the following options or requirements are most appropriate for inclusion in Fullerton's programs. A number of these options have already been included to meet the lead hazard reduction regulation:

- a) Include inspection for lead-based paint hazards as an eligible activity, or, require inspection for lead-based paint hazards as a threshold requirement for funding.
- b) Specify lead-based paint hazard reduction as an eligible activity in requests for proposals.
- c) Raise local per-unit subsidy limits, for rehabilitation projects that include lead testing and abatement.
- d) Adjust the maximum loan-to-value ratio in underwriting criteria to accommodate additional costs of lead abatement.
- e) Give points in the application review process for projects that include adequate lead-hazard reduction.
- f) Add minimum lead-based paint abatement requirements to housing quality standards, which must be met in City-assisted rehabilitation projects.
- g) Require lead-based paint abatement in all City-assisted rehabilitation.

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.

ANTI-POVERTY STRATEGY

GOALS, PROGRAM, AND POLICIES FOR REDUCING THE NUMBER OF HOUSEHOLDS WITH INCOME BELOW THE POVERTY LINE

The Anti-Poverty Strategy requires taking into account factors affecting poverty over which the jurisdiction has control. Poverty thresholds are revised annually to allow for changes in the cost of living as reflected in the Consumer Price Index. As defined by the U.S. Department of Health and Human Services (HHS) and issued in the Federal Register (January 22, 2010), the federal poverty guidelines for a family of four persons is \$22,050.

According to the 2006/08 Census information, 7,531 households in Fullerton earned below \$25,000 (16% of all households in the City). Some of these households are currently assisted by County General Relief, AFDC, and the emergency assistance programs identified at work in the County and through the homeless and at-risk network services. There are a few structured programs, usually administered at the County level, specifically targeting households in poverty and assisting these households in improving their long-term financial and social positions, eventually bringing them out of poverty.

ASSISTING IMPOVERISHED HOUSEHOLD TO ACHIEVE ECONOMIC INDEPENDENCE

The Orange County Workforce Investment Act (OCWIA) was approved/finaled in March, 2000. The Orange County Workforce Investment Board (OCWIB) created by the OCWIA has developed a system that increases its contribution in providing a competitive workforce to local business. Through the collaborative efforts of federal, State, County, local agencies, and business the Orange County One-Stop Centers were designed. Currently there are two One-Stop Centers in Orange County (Westminster and Irvine). The Centers offer a variety of information and training services based on individual needs. Employers are provided access to workers who will support economic growth by helping them compete in the global economy.

The Centers offer services that seek to provide individuals with information necessary to make informed consumer choices regarding their careers and the selection of training providers. All services are aimed at helping individuals manage their own careers. Services are provided according to individual needs on a sliding scale, so that persons with deficiencies or barriers to employment and advancement will be provided more intensive training as resources permit.

The Workforce Investment Act (WIA) legislation of 1998 further defines the vision of the One-Stop-Centers to provide the following:

- Universal Services -To offer employer, job seeker, and education/training seekers a wide array of useful information, as well as widespread and easy access to needed services.
- Integrated Systems -To provide as many job seeking and employment retention skills, education, or occupational skill training services as possible for unified customer service.

- Customer Choice -To consider the needs and interests of customers in all aspects of service delivery and support informed choices by providing a means for customers to judge quality of services.
- Performance Driven/Outcome Based -To meet and exceed clearly identified and measurable outcomes.

FAMILY SELF-SUFFICIENCY PROGRAM

The Orange County Housing Authority (OCHA) applies for the HUD program called Family Self-Sufficiency (FSS). The goal of the FSS program is to identify and remove economic barriers and make each household independent of the housing authority within a five-year period.

Currently, there are 15 signed contracts to assist households 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 OCHA provides a sequence of services to increase the household's income. These services might include education, employment training, language training, interviewing skills training, childcare services, and/or transportation services, depending upon the household's needs.

Appropriate social service providers and educational institutions have been contacted regarding the feasibility of their providing services to FSS program participants. Preliminary discussions have also been held with representatives of the Private Industry Council to coordinate service and training delivery to FSS program participants.

FAMILY UNIFICATION

The Family Unification Program helps reunite families that have been separated by court order. Children have been taken into custody and placed in foster homes because families cannot provide adequate housing. The program operates with the same criteria required for Section 8, but families are given a priority status to avoid the four-five year waiting list. There are 16 families in the City of Fullerton.

OTHER ORGANIZATIONS SUPPORTED BY THE CITY THAT OFFER PERSONAL IMPROVEMENT SERVICES

The City of Fullerton has supported the New Vista Shelter, a transitional living facility and Interfaith Shelter Network, a shelter for adults that requires participants to enroll in a transitional program in which they pledge to save 80% of their income for eventual independence from the program. The shelter offers pledge families financial assistance to rehabilitate homes and a life skills training program in money management, job search, shopping for value and nutrition, parenting and developing better interpersonal/social skills.

All of these services are related directly to improving a family's economic status to bring them above poverty and assist them in keeping their households above the poverty level with the new skills they have acquired.

The Women's Transitional Living Center for victims of domestic violence provides similar emergency and transitional shelter and supportive services designed to help these households prepare financially and emotionally to secure permanent housing and jobs after hurriedly leaving violent domestic situations.

COORDINATING GOALS WITH OTHER PROGRAMS

Given the current staff capacity for program execution and monitoring in the City, the City will seek to achieve its anti-poverty strategy through continued cooperation with the Orange County Housing Authority, F.I.E.S., Women's Transitional Living Center, and YWCA. The YWCA has been assisted in the past. These organizations actively manage the programs currently supported by the City of Fullerton either financially or through cooperative referral efforts. The City believes these organizations provide the most effective level of services to families who are trying to improve their economic situation beyond the level of poverty.

As the federal government continues to reduce funding to the CDBG program, financial assistance to Continuum of Care programs and projects continues to diminish. The City remains an active member of the County's Continuum of Care Collaborative and the also the Orange County Homeownership Collaborative (OC HOPC).

Continuum of Care Homeless Housing Activity Chart - Fullerton

Fundamental Components in CoC System - Housing Inventory Chart												
EMERGENCY SHELTER												
Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2004 Year-Round Units/Beds			2004 All Beds			
				A	B	Family Units	Family Beds	Individual Beds	Year- Round	Seasonal	Overflow/ Voucher	
Current Inventory												
Interfaith Shelter Network		P-12/04	061380	SMF				12	12			
Saint Vincent De Paul	Winter Armory Program	P-12/04	063342	SMF						125		
Women's Transitional Living Center		P-9/05	062568	FC	DV		43	9	52			
Woodglen Recovery		P-3/06	061416	SMF				40	40			
				SUBTOTAL			43	49	92	125		
Emergency Shelter Under Development												
Fullerton Interfaith Shelter	New Vista	P-12/04	061416	FC			12		12			
				SUBTOTAL			12	0	12			
TRANSITIONAL HOUSING												
Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2004 Year-Round Units/Beds			2004 All Beds			
				A	B	Family Units	Family Beds	Individual Beds	Total Beds			
Current Inventory												
Crittenton Svcs For Children & Families		P-12/04	060450	YMF			4		4			
Fullerton Interfaith	New Vista	P-12/04	061416	FC			30		30			
H.O.M.E.S.		P-3/05	062568	SMF				6	6			
Marian Homes				SMF				6	6			
Women's Transitional Living Center		P-9/05	062568	FC	DV		46		46			
YWCA	Beyond Shelter	P-3/06	061416	SF	DV			7	7			
				SUBTOTAL			80	19	99			
Transitional Housing Under Development												
Women's Transitional Living Center	WTLC Center	P-9/05	062568	FC	DV		14		14			
				SUBTOTAL			14	0	14			
PERMANENT SUPPORTIVE HOUSING												
Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2004 Year-Round Units/Beds			2004 All Beds			
				A	B	Family Units	Family Beds	Individual Beds	Total Beds			
Current Inventory												
Casa Maria Del Rio				SMF				25	25			
H.O.M.E.S.		P-3/05	062568	SMF				6	6			
Harbor View Apt		P-12/05	063342	SMF				24	24			
Fullerton City Lights SRO		P-3/05	061380	SMF				137	137			
				SUBTOTAL			0	192	192			
Permanent Supportive Housing Under Development												
				SUBTOTAL				0	0			

Target Population A Codes:

SM=Single Males (18 yrs & older)
 SF=Single Females (18 yrs & older)
 SMF= Single Males and Females (18 years & older with no children)
 FC= Families with Children
 YM= only unaccompanied Young Males (under 18 years)
 YF= unaccompanied Young Females (under 18 years)
 YMF= unaccompanied Young Females & Females (under 18 years)
 M= mixed populations

Target Population B Codes:

DV=Domestic Violence victims only
 VET=Veterans only
 AIDS=Only persons with HIV/AIDS

HMIS Codes:

C=Currently entering client data into the HMIS
 P-Month/Year=Mo/Yr program will begin to enter client data into HMIS
 N=The program currently does not plan to participate in the HMIS

INSTITUTIONAL STRUCTURE

PUBLIC, NON-PROFIT, AND PRIVATE INSTITUTIONS

Institutional structures involved in the delivery of housing assistance in the City include the City's Community Development Department, the City's Community Development Citizens' Committee, the City's Redevelopment Agency, 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.

The Community Development Department (CDD) and the Redevelopment Agency (Agency) work together on affordable housing program policy and development in the City of Fullerton. The CDD administers the CDBG housing rehabilitation and discretionary grant program moneys, and federal HOME funds. The Agency along with CDD staff develops housing programs for spending the 20% Redevelopment Set-aside Funds. Both departments work in conjunction with Planning with regard to the Density Bonus Program. The CDD and the Agency are responsible for coordinating all housing related activities within the City of Fullerton Departments with all federal, State and regional agencies and with non-profit and community based housing organizations. To help coordinate these various programs in the past, the City has participated in the countywide Orange County Homeless Issues Task Force, and the Orange County Affordable Housing Clearinghouse (a consortium of lending institutions). The City will continue to participate in the various task forces and interagency committees to strengthen the housing assistance delivery system.

OVERCOMING GAPS

The City has not identified any institutional/intergovernmental gaps in providing affordable housing.

COORDINATION EFFORTS

The City of Fullerton will continue to meet with public and assisted housing providers and private and governmental health, mental health, and service agencies to use all available resources to their maximum levels of effectiveness to provide for needy Fullerton residents. Meetings between these parties will occur regularly throughout the fiscal year to review, award, and monitor the progress of various programs to discuss cooperative ventures as they present themselves. City staff meets regularly with those organizations mentioned in the One-Year Strategy 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.

The City has become an active member with two recently formed committee groups. The Orange County (OC) Grantees group is comprised of various City representatives who work with CDBG funds and common job interest. This group shares and provides information in an effort to get answers and avoid duplicated efforts when preparing documents, developing projects, etc. The sessions are held quarterly and have been well attended. Additional meetings were held during 2008-09 regarding the use of NSP and HPRP funds. The HPRP grantees and subgrantees continue to meet as needed.

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

The City of Fullerton has updated and published a new *2009 Resource Guide*, which is available to all participating agencies as well as the public at large. It lists all supportive housing and social service providers available to Fullerton residents throughout Orange County. Also, for the first time the City published a *Youth Resources* booklet that is a program guide for children, teens, and parents.

PUBLIC HOUSING

There are no public housing units in the City of Fullerton. As such, the City is not required to provide an assessment of whether any such units are expected to be lost from the public housing inventory.

PUBLIC HOUSING RESIDENT INITIATIVES

There are no publicly owned housing projects in Fullerton; therefore, this issue is not addressed.

COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME

The City of Fullerton is currently scheduled to receive \$1,633,905 of CDBG and \$803,722 of HOME funds in Fiscal Year 2010 (July 1, 2010 - June 30, 2011). The following is a breakdown of HOME and CDBG funds expected to be available and a comprehensive overview of how the City's federal funds will be programmed/spent.

LIST OF PROPOSED GOALS

PRIORITY	5 YEAR GOAL	1st Year Proposed Activities [Annual Accomplishments to be listed in the Consolidated Annual Performance Evaluation and Report (CAPER)]
NEIGHBORHOOD REVITALIZATION	To continue the neighborhood revitalization program in the Richman Park Area.	Construct 39 new for sale housing units in the area and continue discussions with local housing non-profits regarding additional projects. Complete the rehab of the 16-unit rental site. (HOME and Redevelopment funds)
SENIOR PROGRAMS	To annually fund a meals and housing program.	Meals – 180 seniors Public Services (Ombudsman) - 100 seniors
PUBLIC SERVICES	To support as many needed general public services as the 15% cap will allow.	In addition to public services listed under specific categories, the Fair Housing Council provides tenant/landlord consultation and enforces housing compliance.
YOUTH PROGRAMS	Support of two youth programs through public service or facility rehabilitation funds.	Program salaries for two programs operated by the Boys and Girls Club and program salaries for the YMCA.
SPECIAL NEEDS/ NON-HOMELESS	To fund two projects annually.	Operating costs of a program for abused spouses who also have addictions.
HOMELESS & HIV/AIDS	To fund two projects annually.	Operating costs of the New Vista Life Skills, the Cold Weather Armory Shelter, and the AIDS Foundation Nutrition Services Programs.
HOUSING	To continue the Housing Rehabilitation and Community Preservation Programs. To provide HOME funding for acquisition and rehabilitation or other housing needs.	Rehabilitation – 30 households Code violation complaints – 1,200 Acquisition/Rehab - 4 households

*Public services that fall under more than one category (i.e., senior programs and public services) are listed under the specific category not as a general public service.

NOTE: Because of funding cuts and the repayment of the Section 108 loan, program allocations have been reduced. In some cases, programs have been eliminated from receiving CDBG funds.

**U.S. Department of Housing and Urban Development
 CPD Consolidated Plan
 FUNDING SOURCES**

Entitlement Grant (includes reallocated funds)	\$2,794,332
Un-programmed Prior Year's Income not Previously Reported	\$0
Surplus Funds	\$0
Return of Grant Funds	\$0
Total Estimated Program Income (from detail below)	\$0
Total Funding Sources:	\$2,794,332

Estimated Revolving Fund Payback			
	Description	Grantee	Subrecipient
1.	Payback of Housing Rehab Loans	100,000	\$0
2.		\$0	\$0
Total Estimated Revolving Fund Payback		\$100,000	\$0

Estimated Program Income			
	Description	Grantee	Subrecipient
1.	No program income expected	\$0	\$0
2.			
Total Estimated Program Income		\$0	\$0

CITY OF FULLERTON
2010-2011 TOTAL CDBG AND HOME FUNDING ALLOCATION

New CDBG Entitlement	\$1,633,905
New HOME Entitlement	\$ 802,722
Programmed CDBG Funds	\$ 7,705
Programmed HOME Funds	\$ 250,000
Programmable Funding	\$2,694,332
*Revolving Fund Payback	\$ 100,000
Total Funding Available	\$2,794,332
* Not included in funding estimate sheet as it is calculated in the carryover of the Housing Rehabilitation program. Estimated payback of CDBG housing rehabilitation loans is deposited directly into the Housing Rehabilitation Loan Program to continue the program.	

PROGRAM-SPECIFIC REQUIREMENTS – CDBG AND HOME

As shown in the previous tables, the City does not expect to receive program income. However, the Housing Rehab revolving loan will earn approximately \$2,200 of interest during the coming year. These funds will be returned to HUD as required.

The City's only potential CDBG source of income is the Housing Rehabilitation Program revolving fund payback. If loan repayments are received during the year, the proceeds will be used to fund additional loans. (See *2010/2011 Total CDBG and HOME Funding Allocation*, above.)

Any/all recaptured HOME funds from the Downpayment Assistance Program will be reallocated to HOME eligible program/projects.

The following categories of program income do not apply to the City: surplus funds from urban renewal settlement, grant funds returned to the line of credit, and income from float-funded activities.

COMMUNITY DEVELOPMENT PLAN

Community Development Block Grant (CDBG)

The City of Fullerton has participated in the CDBG Program for 35 years and intends to apply for \$1,633,905 in 2010. In addition, the City anticipates receiving \$100,000 in loan repayments during that fiscal year. All repayments received will be deposited into the Housing Rehabilitation Loan Program.

As a City participating in the CDBG Program, Fullerton recognizes that housing and 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, and the recent reductions in the CDBG entitlement, these funds cannot be used to address all of the needed social programs identified within the community.

In compliance with federal regulations, all projects for which CDBG funding is allocated meet the requirements of the Housing and Community Development Act as amended through 1988 and requirements related to the Act. In order to comply with the primary objectives of the Act, all projects meet at least one of the following objectives: 1) benefit low- and moderate-income families; 2) aid in the prevention or elimination of slums or blight; or 3) meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health and welfare of the community where other financial resources are not available to meet such needs. During the three-year period, which began July 1, 2009 and ends June 30, 2012, the City will expend at least 70% of its CDBG funding to benefit low- and moderate-income households.

Since 1986, the City's long-range objectives have been to improve living conditions, to instill pride in the community and to correct deficiencies in public improvement. Decent, safe, and sanitary housing for low- and moderate-income households will be the primary goal of the Housing Rehabilitation Program. By providing necessary public improvement in areas where rehabilitation efforts are concentrated, and/or areas with the greatest need, the City will ensure a Comprehensive Community Development Program. See Page D-32 for more details on the CDCC's recommendation.

URGENT NEED

In the event of an emergency the City will use CDBG funds to meet the urgent need national objective if there are not other funds available. Approved programs may be discontinued to provide this assistance.

HOUSING REHABILITATION PROGRAM

A CDBG housing rehab program is provided by the City. Assistance is available as follows:

SINGLE-FAMILY UNITS (OWNER OCCUPIED)

Loan Program - All properties must be owned and/or occupied by low-or moderate-income persons. Maximum loan amounts are a guideline and may be exceeded after a review by the Loan Committee. Loans will be reviewed on a case-by-case basis.

Rehabilitation Loan Program – Provides up to \$65,000 per unit to provide decent, safe, and sanitary living conditions. Two loan programs are provided. (1) The below-market interest rate loans are now a 50/50 split. If the bank's current interest rate is 8%, the homeowner pays 4% and the City subsidizes the bank with the other 4%. The homeowner's interest rate is not to exceed 6%. (2) Deferred Loans are offered to qualified residents who have been denied by the bank process. There are no monthly payments and no interest attached to these loans for a period of 15 years. Senior citizen homeowners (62 or older) are allowed to bypass the bank and apply directly for a deferred loan.

Reconstruction is an option under the HUD guidelines, in rare instances, when a project is not financially feasible to rehabilitate. In some cases, it is more cost effective to demolish and reconstruct. The City program includes reconstruction when a unit is deemed un-repairable or not cost effective to rehabilitate. Each project will be reviewed on a case-by-

case basis. A cost analysis will be performed and presented to the Loan Committee. Loan Committee and HUD approval will be obtained before the project can proceed.

Housing Preservation - Provides funds to relocate a residential structure (to provide housing for low-or moderate-income persons) scheduled to be demolished.

Relocation Assistance Program - Provides funds for occupants of units under construction when temporary relocation is necessary. Numbers are not counted on rehabilitation reports as individual units.

Mobile Home Loans – This program is limited to \$15,000 per unit. This program has no monthly payments and no interest for 15 years.

Emergency Loans/Grants – This program is limited to the repair or replacement of items that make the home unlivable if not corrected immediately (i.e. broken gas line, plumbing, etc.). Type of assistance will be determined by the participant's income. (Residents under 50% of the median income may receive a grant and those between 51% and 80% may receive a loan.)

The Emergency Grant Program approved by City Council in May, 2000, provided grants to residents who are below 50% of the median-income to address emergency health and safety issues. The program was revised in 2003 to include grants to owner-occupants who are referred by Community Preservation and are under the 50% median-income guideline.

Grant Program - All properties must be owner-occupied by low-income residents (50% median). Low-income residents can participate in one or all of the grant programs we offer. Grants are forgiven over a three-year period. Maximum grant amounts are a guideline and may be exceeded after a review by the Loan Committee. Grants will be reviewed on a case-by-case basis.

Roof Grants – Provides up to \$10,000 to replace deteriorated roofs.

Paint Grants – Provides funds to do exterior painting not to exceed \$5,000.

Owner Builder – Provides reimbursement up to \$2,500 to homeowners for materials purchased to correct building code, and health and safety items. Grant amounts cannot exceed \$2,500.

Mobile Home Grants – Mobile home grants are available to a maximum of \$6,000 to address building codes, and health and safety items.

Handicap Modification Program - Grants up to \$4,000 to provide handicap accessibility (ramps, handrails, ADA toilets, grab bars, etc.)

Seismic Retrofit Program – Provides up to \$5,000 for bracing of foundations, chimneys and water heaters.

Block Improvement Grants (BIG) – This neighborhood revitalization program was revised in 2004 to work in conjunction with the Neighborhood Enhancement Team (NET).

Grants are provided on an area basis for exterior work to improve the neighborhood. Of the 12 areas identified by the City as areas of concern, eight are located in low/moderate-income areas.

These eight areas are eligible areas for the BIG Program. All exterior housing rehabilitation items are addressed. Items include roofs, exterior paint, fencing, ground cover (water sprinklers, if necessary), driveways, garage doors, and other minor repairs. All Municipal Code and/or health and safety violations as identified by Community Preservation are also included.

Eligible properties must be owner-occupied low-income (50% median) residents and located in one of the eight identified areas. Grant maximums for the roof and paint coincide with the existing grant programs. Additional work is allowed up to \$20,000. Block Improvement Grants do not have to be repaid to the City.

The identified areas are as follows (See Block Improvement Grant Areas Map, Page 63):

Area 1 (Richman Park Area) – Highland west to Richman, railroad tracks south to Rosslynn

Area 1 = 116.016 and 112.002

Area 2 – Harbor west to Highland, Truslow south to Ash

Area 2 = 116.011

Area 3 – Harbor west to Highland, Ash south to Rosslynn

Area 3 = 116.011 and 116.012

Area 4 – Harbor west to Highland, Knepp south to Hill

Area 4 = 116.012 and 116.013

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

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

Areas 5 and 6 = 116.023

Area 7 – Lemon east to railroad tracks, Truslow south to Valencia

Area 8 – Lemon east to Balcom, Valencia south to Rosslynn

Areas 7 and 8 = 116.022 and 116.023

SINGLE/MULTI-FAMILY UNITS (OWNER INVESTOR)

Below-Market Interest Rate Loans are offered at 6% or below to qualified property owners. Interest is a 50/50 similar to the single-family program. The maximum term of the loan is 15 years. The borrower may finance a loan up to \$35,000 for one to three units. For four or more units, \$12,000 per unit, up to \$84,000 is allowed. At least 51% of the tenants must be under 80% of the median income. Also, the owner must be willing to rent his units at the Fair Market Rate established by HUD for a period of 15 years.

SINGLE/MULTI-FAMILY UNITS

These programs are offered to owner-occupants and investors.

Lead Hazard Reduction Grant Program –The City has a lead hazard grant program to assist residents in reducing and/or removing any lead hazards in their homes.

HOME INVESTMENT PARTNERSHIP FUNDS (HOME)

The City has received HOME funds since 1992. The majority of the funding will be used for acquisition/rehab programs, down payment assistance programs, or new construction.

The City has reviewed the local housing needs and has determined that the following needs are unmet and can be assisted with HOME funds: Rehabilitation of tenant-occupied units, housing rehabilitation for low/moderate-income property owners and tenant-based rental assistance for low-income residents.

Previous years' HOME allocations have been set aside for acquisition/rehab, down payment programs, or lease-purchase programs. The City has struggled in finding CHDOs capable of providing affordable housing. In 2006-07, a HOME component to the CDBG funded Housing Rehabilitation program was implemented.

The City continues to solicit proposals from local CHDOs.

DOWN PAYMENT ASSISTANCE PROGRAMS

The City is not administering a down payment assistance program at this time. The following repayment provisions were applied to the down payment assistance program previously available and will be implemented in any future programs:

- A. The repayment/recapture of the down payment loan is due upon:
 1. Sale to a non-low income household,
 2. Transfer to non-low income household (excluding those related by marriage or its dissolution) or
 3. When the property ceases to be used as the primary residence. (Residency requirements shall be recertified annually).
- B. Repayment shall be calculated as the total deferred loan amount.
- C. In the event that the resale amount is less than the original sale price, the City's deferred loan shall be repaid prior to any payment of the homebuyer's fair return on the investment.
- D. The applicant has the option to sell the existing property to a subsequent low-income purchaser within the first 15 years prior to repayment. The low-income purchaser must assume the loan and complete all repayment provisions.
 1. The subsequent purchaser of the property must be low-income and occupy the property as a principal residence, and
 2. The sale of the property to the new low-income family must be at a price that allows for:
 - A fair return of investment, including any improvements to the seller, and
 - The property must be affordable to a reasonable range of low-income purchasers.
- E. Refinance of any outstanding first mortgage debt will be permitted only to reduce the overall housing costs of the first-time homebuyer (i.e. reduction of interest rate from 8% to 6.5%). All subordination requests will be reviewed on a case-by-case basis by City staff.

TENANT BASED RENTAL ASSISTANCE

Fullerton Interfaith Emergency Service and Women's Transitional Living Center expressed a need for tenant based rental assistance (TBRA) in Fullerton. Both agencies confirmed that their residents attend living skills programs and are required to save a portion of their income to rent a unit of their own when they transition out of the program. Although the residents are able to save the required amount and can afford to pay their rent, the affordability gap of renting is seen in the security and utility deposits. The program offers a one-time assistance to residents leaving the above mentioned shelters. The assistance covers the HOME eligible costs of security and utility deposits. The program was revised in 2007/08 to provide services to residents of the shelter even if they moved out of the City. Assistance to these residents required the Director's approval.

Funds are paid directly to the landlords or utility companies. All participating landlords will be required to meet the HOME regulations. At a minimum:

- A one-year lease between the landlord and the tenant.
- The lease will contain HUD/HOME required language.
- The rental unit will be inspected by the City's Housing and Community Rehabilitation Inspector for housing quality standards to confirm that the unit is decent, safe and sanitary.

The program as revised was unsuccessful. Although the shelters were reporting that graduates were able to find housing, it was discovered that they were paying well over 30% of their income into housing costs. Many of the graduates moved in with family members or rented a room.

The program was terminated. Staff investigated the reasons for the termination and developed an ongoing TBRA Program that is available to two groups of residents. The first group assists graduates of the shelter programs. In addition to covering the initial move-in costs, the program was redesigned to provide a monthly subsidy, which assures that housing costs are kept at 30% of the families' income.

The need for assistance to seniors living in mobile home parks within the City limits was confirmed by the City's Housing Rehabilitation Program. Low income residents submitted documentation showing that approximately 50% of the residents were paying more than 30% of their income for space rent; and as much as 78%. The second component of the TBRA Program assists these seniors with a monthly subsidy meeting the HOME guidelines by assuring that their monthly housing costs are not more than 30% of their income. Priority is given to seniors who have participated in the City's Housing Rehabilitation Program.

Currently: TBRA Program assistance is for a maximum of two years.

Proposed change: Due to the current economy crisis, TBRA assistance shall be provided for a third year.

HOUSING REHABILITATION

In 2003/04, the City allocated HOME funds to the Housing Rehabilitation Program. The funds were not utilized as the housing prices in the area far exceeded the HOME limits of 203(d). At that time the housing costs were inflating at such a rapid pace that it was not feasible to request a limit increase from HUD. With the stabilization of the housing market, the City again allocated HOME funds to the Housing Rehabilitation Program in 2006/07. HUD approved the appraisal limits of the after-rehab value. Loans are available to homeowners who are in the low/moderate-income level.

Although loans were offered at a below market interest rate, senior citizens hesitated or decided not to participate. In many instances seniors did not feel that they could afford the bank approved loan. Through discussions with the bank, it became evident that seniors experienced a hardship due to the fact that the bank does not take medical bills or other living expenses into consideration. Thus, in 2007/08, the program was revised to allow all seniors over age 62 to apply directly for a deferred loan and bypass the bank application process.

Currently: HOME assisted rehab projects are offered as loans.

Proposed change: Grants eligible under CDBG will now be eligible under HOME, but only as part of a full rehabilitation project.

CDCC RECOMMENDATION

On March 9, 2010, the CDCC made its recommendation regarding the disbursement of CDBG funds. The recommendation of the CDCC was presented to the City Council on May 4, 2010.

As of March 9, HUD had not notified the City of its annual entitlement for 2010-11, so the CDCC recommendation was based on the previous year's entitlement and approximately \$110,000 of programmable funds (funds that had been previously allocated to programs, but were not used). The CDCC's final recommendation is on the following page. In addition to the recommendation, the CDCC added a contingency. The scenario reflected an increase in the 2010-11 CDBG budget.

An increase in the CDBG entitlement would first make HCR Administration whole and then Community Preservation (Community Preservation). If there are any additional funds, the amount of programmable funds in the 2010-11 program year would be reduced and their use would be addressed during the 2011-12 allocation process.

**CITY OF FULLERTON
2010-2011 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

PROGRAM NAME	2010-2011 Entitlement Distribution	Prior Year Carryover	2010-2011 Funding Distribution
PUBLIC SERVICE ACTIVITIES			
<i>Non-Profit Agencies</i>			
<i>AIDS Services Foundation of Orange County</i>			
Nutrition Services Program	\$5,000		\$5,000
<i>Boys and Girls Club of Fullerton</i>			
BGC Fullerton After-School Program	\$28,000		\$28,000
BGC Fullerton Youth Gang Prevention	\$28,000		\$28,000
<i>Council On Aging - Orange County</i>			
Long Term Care Ombudsman Service	\$20,000		\$20,000
<i>Fair Housing Council of Orange County</i>			
Fullerton Fair Housing Services	\$28,000		\$28,000
<i>Fullerton Interfaith Emergency Service</i>			
New Vista Shelter Life Skills Training	\$12,000		\$12,000
<i>Meals on Wheels of Fullerton</i>			
Home Delivered Meals	\$36,000		\$36,000
<i>Mercy House Living Centers, Inc</i>			
Cold Weather Armory Shelter, Fullerton	\$10,000		\$10,000
<i>Women's Transitional Living Center</i>			
WTLC Shelter Programs	\$10,000		\$10,000
<i>YMCA of Orange County</i>			
Richman Center Youth Achievers	\$10,000		\$10,000
<i>Non-Profit Agencies Subtotal:</i>	\$187,000	\$0	\$187,000
PUBLIC SERVICE ACTIVITIES SUBTOTAL:	\$187,000	\$0	\$187,000

**CITY OF FULLERTON
2010-2011 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

PROGRAM NAME	2010-2011 Entitlement Distribution	Prior Year Carryover	2010-2011 Funding Distribution
CODE ENFORCEMENT/ ADMINISTRATION / HOUSING REHABILITATION			
<i>City Departments</i>			
<i>Community Development</i>			
Community Preservation	\$333,620		\$333,620
HCR Administration	\$125,570		\$125,570
▶ Overhead (Indirect City Costs)	\$150,000		\$150,000
Housing Rehabilitation	\$94,540		\$94,540
▶ Revolving Account		\$200,000	\$200,000
CODE ENF/ADMIN/REHAB SUBTOTAL:	\$703,730	\$200,000	\$903,730
PUBLIC FACILITIES & IMPROVEMENTS			
<i>City Departments</i>			
<i>Community Development</i>			
Section 108-Payment	\$743,175	\$7,705	\$750,880
<i>City Departments Subtotal:</i>	\$743,175	\$7,705	\$750,880
PUBLIC FACILITIES/IMPROVEMENTS SUBTOTAL:	\$743,175	\$7,705	\$750,880
GRAND TOTAL:	\$1,633,905	\$207,705	\$1,841,610

ESTIMATED NUMBER OF PERSONS TO BE ASSISTED

The following table indicates the numbers of households and persons to be assisted by tenure type with funds on hand or expected to be made available during the 2010 Fiscal Year.

Activity	Tenure Type	Households to be Assisted	Persons to be Assisted
Section 8/ City Rental Assistance	Rental	560	
Purchase/Rehab of Existing Units	Rental	1	
Rehabilitation Grants/Loans	Rental, Ownership	30	
Relocation Assistance	Rental, Ownership	5	
First Time Homebuyer	Ownership	10	
Homeless Providers Assistance	Emergency Shelter and Transitional Housing		2,400
CDBG Loans for retrofitting housing for handicap accessibility	Rental, Ownership	2	
CDBG Grants to various organizations in support of frail elderly and seniors			280

SERVICE DELIVERY AND MANAGEMENT

The following chart indicates the agency responsible for managing specific housing assistance programs identified in the Plan:

Activity	Responsible Agency
Section 8 Rental Assistance Tenant Based Rental Assistance	Orange County Housing Authority City of Fullerton Community Development Department
Purchase of Existing Units:	Fullerton Redevelopment Agency/Community Development Department
Rehabilitation Grants/Loans	City of Fullerton Community Development Department
Relocation Assistance	Fullerton Redevelopment Agency/Community Development Department
First Time Home Buyer Down Payment Assistance	City of Fullerton Community Development Department
Homeless Providers Assistance	City of Fullerton Community Development Department
CDBG Loans for Retrofitting Housing for Handicap Accessibility	City of Fullerton Community Development Department
CDBG Grants to Various Organizations in Support of Frail Elderly and Seniors	City of Fullerton Community Development Department

SUPPORT OF OTHER ENTITIES PROGRAMS AND ACTIVITIES

The City of Fullerton will continue to support applications of other public and private agencies seeking County, State or federal funds for projects or programs consistent with the City's adopted CP and General Plan. For example, the City has supported the application of the County of Orange in seeking federal housing funds for people with AIDS (HOPWA), Consumer Credit Counseling Services in their application of federal Super NOFA funding, and the Orange County Fair Housing Council in their applications for Housing Counseling and Fair Housing. The City supported the Women's Transitional Living Center on their past applications for FESG funds. The City also supported the Salvation Army and Fullerton Interfaith Emergency Service in their applications for Supportive Housing Program funds. Unless the City is co-funding a program, it is unlikely that the City would make a determination to not certify the application of another entity based on the type of activity or capacity of the non-profit. The City would consider not certifying an application of another entity if the proposed program or project is inconsistent with the City's Zoning Code or General Plan.

COURT ORDERS AND HUD SANCTIONS

There are no court orders or HUD sanctions that apply to Fullerton.

MONITORING STANDARDS AND PROCEDURES

The City of Fullerton will monitor funds received from HUD through its Consolidated Annual Performance Evaluation Report (CAPER), annual General Plan Update Report, Annual Redevelopment Agency Report and the City's annual audit.

SUBRECIPIENT MONITORING

Evaluation of housing and public service delivery systems is the most effective tool in detecting gaps and making appropriate modifications. Each year a "Technical Assistance Workshop" is held for all interested CDBG applicants prior to submitting their application for CDBG funds. The purpose of the workshop is to: 1) provide an overview of the CDBG program – eligible projects, goals, objectives, and subrecipient obligations; 2) review the content of a sample subrecipient agreement; and 3) review federal and local regulations related to the CDBG program, which will impact the subrecipients in the implementation of their programs.

Subrecipients meet with the Housing Programs Supervisor prior to the commencement of the CDBG program year. The City conducts a "Subrecipient Training Workshop". The purpose of the workshop is to: 1) provide an overview of the CDBG program – goals, objectives, Council action on funding, and subrecipient obligations; 2) review the content of the subrecipient agreements; and 3) review federal and local regulations related to the CDBG program which impact the subrecipients in the implementation of their programs/projects. (The Technical Assistance Workshop and Subrecipient Training Workshop were not held for the 2008/09 and 2009/10 program year, as only returning subrecipients were invited to submit applications and had been involved with the program for a number of years. The workshops resumed in 2010)

The City's on-site monitoring program has been designed to provide the City with information to verify the data provided by the subrecipients in the quarterly performance reports submitted to the City, ensure that the subrecipients are carrying out their individual activities as described in their contracts and applications for CDBG assistance, and ensure that appropriate accounting and record keeping methods are being used by the subrecipients as related to the use of CDBG funds. The City conducts formal on-site

monitoring visits with each subrecipient. Staff utilizes a standardized monitoring checklist during each on-site visit, which identifies specific items to be reviewed during the visit. On-site monitoring is done in the first contract year and every two to three years after that, unless the agency has performance or other problems. Desk reviews are completed annually.

For the monitoring process, the following steps are observed: 1) Contact subrecipient to schedule an on-site monitoring visit; 2) initially meet with appropriate subrecipient officials to discuss subrecipient's program and the scope of the site visit; 3) review documents (such as intake applications to ensure that income, household size, ethnicity data, etc.) and tour the facility. A tour may be scheduled at another time/date as documentation is sometimes kept in the main office and programs/projects are provided in satellite facilities) 4) conduct an exit conference and obtain clarification on matters (if necessary) and discuss outstanding performance issues; 5) provide feedback to subrecipient (i.e. letter) and include deadline for responding to, or correcting, deficiencies identified during the visit; and 6) keep monitoring documentation in project files for each subrecipient.

ECONOMIC DEVELOPMENT PLAN

As shown in the 2010 Five-Year Consolidated Plan, the City has a comprehensive Economic Development Plan in place.

PUBLIC COMMENT

No written public comments related to the One-Year Action Plan were received.

**U.S. Department of Housing and Urban Development
 CPD Consolidated Plan
 SUPPORT OF APPLICATIONS BY OTHER ENTITIES REPORT**

Funding Source	Support Application by Other Entities?
A. Formula/Entitlement Programs	
ESG	Y
Public Housing Comprehensive Grant	Y
B. Competitive Programs	
HOPE 1	Y
HOPE 2	Y
HOPE 3	Y
ESG	Y
Supportive Housing	Y
HOPWA	Y
Safe Havens	Y
Rural Homeless Housing	Y
Sec. 202 Elderly	Y
Sec. 811 Handicapped	Y
Moderate Rehab SRO	Y
Rental Vouchers	Y
Rental Certificates	Y
Public Housing Development	Y
Public Housing MROP	Y
Public Housing CIAP	Y
LIHTC	Y

DESCRIPTIONS OF PROPOSED PROJECTS

Outcome Performance Measurement Chart
(Goal: Suitable Living Environment)

<u>Project ID #</u>	<u>Activity</u>	<u>Funding Source</u>	<u>Objective</u>	<u>Proposed Outcome</u>
0001	AIDS Services Foundation Orange County Nutrition Services Program	CDBG	Availability/Accessibility	588 individuals will be assisted with new access to service or benefit.
0003 0004	Boys and Girls Club of Fullerton After-School Program and Gang Prevention and Early Intervention Program	CDBG	Availability/Accessibility	1,250 youth will be assisted with improved access to after school care. 190 additional youth will be assisted through a new gang prevention program.
0005	City of Fullerton, Community Development Community Preservation	CDBG	Sustainability	1,200 housing units will be brought from substandard to standard conditions
0006	Council on Aging, Orange County Long Term Care Ombudsman Service	CDBG	Availability/Accessibility	113 seniors will be assisted with new access to service or benefit - without funding this program would be terminated
0008	Fullerton Interfaith Emergency Service New Vista Shelter Life Skills Training	CDBG	Availability/Accessibility	150 homeless persons will be assisted with new access to service or benefit - without funding this program would be terminated
0016	Meals on Wheels Maintenance of Meals and Supportive Services	CDBG	Availability/Accessibility	180 seniors will be assisted with new access to service or benefit - without funding this program would be terminated
0017	Mercy House Living Centers, Inc Cold Weather Armory Shelter - Fullerton	CDBG	Availability/Accessibility	1,000 homeless individuals and families will be assisted with access to food and shelter, as well as additional supportive services.
0021	Women's Transitional Living Center WTLC Shelter Programs	CDBG	Availability/Accessibility	1,250 abused spouses will be assisted with new access to service or benefit - without funding this program would be reduced
0022	YMCA-North OC Family YMCA Richman Center Youth Achievers	CDBG	Availability/Accessibility	100 youth and 60 parents will be assisted through this after school program.

Outcome Performance Measurement Chart
(Goal: Decent Housing)

<u>Project ID #</u>	<u>Activity</u>	<u>Funding Source</u>	<u>Objective</u>	<u>Proposed Outcome</u>
0002	Block Improvement Program (BIG)	CDBG	Availability/ Accessibility	Ten households will be subsidized by CDBG Program
0007	Fullerton Fair Housing Services	CDBG	Availability/ Accessibility	414 persons will be assisted with new access to service or benefit
0012	HOME CHDO Funds	HOME	Affordability	One affordable housing unit subsidized by HOME Program will be provided
0014	Housing Rehabilitation Loan/Grant Program	CDBG/ HOME	Availability/ Accessibility	20 households will be subsidized by CDBG/HOME Program
0015	Lead Hazard Reduction Grant Program	CDBG	Availability/ Accessibility	Fifteen housing units will be brought into compliance with lead safe housing rule (24 CFR part 35)
0018	Rental/Home Ownership Program	HOME	Affordability	Three affordable housing units subsidized by HOME Program will be provided
0020	Tenant Based Rental Assistance	HOME	Affordability	Ten households will be assisted with HOME funds to cover rental move-in costs

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

1794-C

Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0001	AIDS SERVICES FOUNDATION ORANGE COUNTY NUTRITION SERVICES PROGRAM	05 Public Service	CDBG \$5,000 ESG \$0 HOME \$0 HOPWA \$0
TBD	Public Service	570.201(e) 588 People (General)	
	FIVE YEAR OBJECTIVE RELATED TO ALL PUBLIC SERVICE PROJECTS IS TO CONTINUE TO PROVIDE THE MAXIMUM AMOUNT OF CDBG FUNDS (15% OF THE ANNUAL ENTITLEMENT). PR WILL BE THOSE THAT ASSIST SENIORS, ABUSED SPOUSES, HOMELESS AND YOUTH. NEIGHBORHOOD COMMUNITY SERVICE PROGRAMS FOR TARGET AREAS WILL BE INCLUDED.		TOTAL \$5,000
	AIDS SERVICES FOUNDATION'S NUTRITION SERVICES PROGRAM OFFERS INDIVIDUALS WITH AIDS/HIV HIGH QUALITY NUTRITIONALLY RICH FOOD, CASE MANAGEMENT AND NUTRITIONAL SUPPLEMENTS.		Total Other Funding \$170,148 Ryan White \$25,000 CDBG Anaheim \$22,201 FEMA \$65,117 Agency's Funds \$282,466 Total Other Funding
	Help the Homeless? Help those with HIV or AIDS?	NO YES	Start Date: 07/01/10 Completion Date: 06/30/11
	Eligibility: Subrecipient: Location(s):	570.208(a)(2) - Low/Mod Limited Clientele Community Wide Addresses	

17982 SKY PARK CIRCLE, SUITE J, IRVINE, CA 92614

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

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Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0002	BLOCK IMPROVEMENT GRANT (BIG)	14A Rehab; Single-Unit Residential	CDBG ESG HOME HOPWA
6359	Housing	570.202 (b)	Prior Funding CDBG TOTAL
	FIVE YEAR OBJECTIVE: TO PROVIDE RENTERS AND HOMEOWNERS WITH DECENT, SAFE AND SANITARY HOUSING AT AN AFFORDABLE COST. PRIORITIES IN TABLE BASED ON HOUSING COSTS EXCEEDING 30% OF INCOME. UNITS AND ESTIMATE ARE TOTAL PER CATEGORY. (MINIMUM: HOUSING REHABILITATION AND CODE ENFORCEMENT WILL BE FUNDED.)	10 Households (General)	Total Other Funding
	FULLERTON COMMUNITY DEVELOPMENT DEPARTMENT - AN EXTERIOR IMPROVEMENT PROGRAM TO WORK IN CONJUNCTION WITH CODE ENFORCEMENT. PROGRAM WILL COVER EXTERIOR PAINT, ROOFS, FENCING, OVERHEAD GARAGE DOORS, DRIVEWAYS, MINIMAL LANDSCAPING, AND OTHER CODE ENFORCEMENT ITEMS. ELIGIBLE PARTICIPANTS MUST LIVE IN ONE OF THE EIGHT DESIGNATED AREAS AND THE PROPERTY MUST BE OWNER-OCCUPIED. 2009/10 YEAR-END UNCOMMITTED BALANCE WILL BE CARRIED OVER INTO 2010/11 TO CONTINUE THE PROGRAM. NO NEW MONEY HAS BEEN ALLOCATED TO THIS PROGRAM.		
	Help the Homeless? Help those with HIV or AIDS?	No No	Start Date: 07/01/10 Completion Date: 06/30/11

Eligibility: 570.208(a)(3) - Low/Mod Housing
 Subrecipient: Local Government
 Location(s): CT & BG's

CT: 011602 BG: 2 County: 06059
 CT: 011602 BG: 3 County: 06059
 CT: 011601 BG: 6 County: 06059

CT: 011601 BG: 3 County: 06059
 CT: 011601 BG: 2 County: 06059

CT: 011601 BG: 1 County 06059
 CT: 011200 BG: 2 County 06059

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

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Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0003	BOYS AND GIRLS CLUB OF FULLERTON -	05D Youth Services	CDBG \$28,000
9678	BGC FULLERTON AFTER-SCHOOL PROGRAM Youth Programs	570.201(e) 1250 People (General)	ESG \$0 HOME \$0 HOPWA \$0
	FIVE YEAR OBJECTIVE RELATED TO ALL PUBLIC SERVICE PROJECTS IS TO CONTINUE TO PROVIDE THE MAXIMUM AMOUNT OF CDBG FUNDS (15% OF THE ANNUAL ENTITLEMENT). PRIORITY PROGRAMS WILL BE THOSE THAT ASSIST SENIORS, ABUSED SPOUSES, HOMELESS AND YOUTH. NEIGHBORHOOD COMMUNITY SERVICE PROGRAMS FOR TARGET AREAS WILL BE INCLUDED.	TOTAL	\$28,000
	FUNDS WILL COVER A PORTION OF THE STAFF SALARIES. PROGRAM INCLUDES HOMEWORK ASSISTANCE, COMPUTER LAB, ATHLETICS AND LEADERSHIP TRAINING.	Other Funding	\$200,000
		21st Century Grant	\$122,000
		Fundraising	\$48,000
		United Way of OC	\$370,000
		Total Other Funding	

Help the Homeless?
Help those with HIV or AIDS?

No
No

Start Date:
Completion Date:

07/01/10
06/30/11

Eligibility:
Subrecipient:
Location(s):

570.208(a)(2) - Low/Mod Limited Clientele
Subrecipient Private 570.500(c)
Addresses

2435 W. VALENCIA, FULLERTON, CA 92833
348 W. COMMONWEALTH AVE., FULLERTON, CA 92832
410 RICHMAN AVE., FULLERTON, CA 92832
2200 COMMONWEALTH AVE., FULLERTON, CA 92831

**U.S. Department of Housing & Urban Development
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Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0004 9678	BOYS AND GIRLS CLUB OF FULLERTON - BGC FULLERTON YOUTH GANG PREVENTION	05D Youth Services 570.201(e) <u>210</u> <u>1250</u> People (General)	CDBG \$28,000 ESG \$0 HOME \$0 HOPWA \$0 TOTAL \$28,000
	FIVE YEAR OBJECTIVE RELATED TO ALL PUBLIC SERVICE PROJECTS IS TO CONTINUE TO PROVIDE THE MAXIMUM AMOUNT OF CDBG FUNDS (15% OF THE ANNUAL ENTITLEMENT). PRIORITY PROGRAMS WILL BE THOSE THAT ASSIST SENIORS, ABUSED SPOUSES, HOMELESS AND YOUTH. NEIGHBORHOOD COMMUNITY SERVICE PROGRAMS FOR TARGET AREAS WILL BE INCLUDED.		<u>Other Funding</u> Roosters Foundation \$30,000 BGCF Fundraising \$32,029 Total Other Funding \$62,029

FUNDS WILL COVER A PORTION OF THE STAFF SALARIES. PROGRAM INCLUDES SESSIONS AT SCHOOLS AND FIVE CORE PROGRAMS THAT BUILD CHARACTER AND TEACH LIFE SKILLS.

Help the Homeless?
Help those with HIV or AIDS?

No
No

Start Date: 07/01/10
Completion Date: 06/30/11

Eligibility:
Subrecipient: 570.208(a)(2) - Low/Mod Limited Clientele
Location(s): Subrecipient Private 570.500(c) Addresses

348 W. COMMONWEALTH AVE., FULLERTON, CA 92832
410 RICHMAN AVE., FULLERTON, CA 92832

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**U.S. Department of Housing & Urban Development
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Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0005	COMMUNITY PRESERVATION	15 Code Enforcement	CDBG \$333,620
319	Housing	570.202(c)	ESG \$0
		1200 Housing Units	HOME \$0
			HOPWA \$0
			TOTAL \$333,620
	FIVE YEAR OBJECTIVE: TO PROVIDE RENTERS AND HOMEOWNERS WITH DECENT, SAFE AND SANITARY HOUSING AT AN AFFORDABLE COST. PRIORITIES IN TABLE BASED ON HOUSING COSTS EXCEEDING 30% OF INCOME, UNITS AND ESTIMATES ARE TOTAL PER CATEGORY. (MINIMUM: HOUSING REHABILITATION AND CODE ENFORCEMENT WILL BE FUNDED.)		Other Funding \$927,510
			Redevelopment \$92,700
			General Fund \$1,020,210
			Total Other Funding
	FULLERTON COMMUNITY DEVELOPMENT DEPARTMENT - ENFORCEMENT OF MUNICIPAL, BUILDING AND HOUSING CODE REGULATIONS. PROGRAM IS CITY-WIDE, BUT FUNDS WILL BE SPENT IN LOW/MODERATE-INCOME AREAS BY PROVIDING FUNDING FOR SALARIES OF THREE OFFICERS AND A PORTION OF THE CLERICAL POSITION. IN ADDITION TO THE 1,200 HOUSING COMPLAINTS, IT IS ESTIMATED THAT 200 PEOPLE AND 40 BUSINESS COMPLAINTS WILL BE HANDLED.		
	Help the Homeless?	No	Start Date: 07/01/10
	Help those with HIV or AIDS?	No	Completion Date: 06/30/11

Eligibility: 570.208(a)(1) - Low/Mod Area
 Subrecipient: Local Government
 Location(s): CT & BG's

CT: 011401 BG:1 County: 06059
 CT: 011403 BG:5 County: 06059

CT: 011802 BG: 1 County: 06059
 CT: 011802 BG: 4 County: 06059

Locations Continued:

CT: 011200 BG: 2 County: 06059
CT: 011601 BG: 5 County: 06059
CT: 011711 BG: 4 County: 06059
CT: 011504 BG: 5 County: 06059
CT: 001802 BG: 5 County: 06059
CT: 011200 BG: 3 County: 06059
CT: 011601 BG: 6 County: 06059
CT: 011711 BG: 5 County: 06059
CT: 001601 BG: 5 County: 06059
CT: 001902 BG: 1 County: 06059
CT: 011300 BG: 1 County: 06059
CT: 011602 BG: 2 County: 06059
CT: 011712 BG: 2 County: 06059

CT: 011101 BG: 1 County: 06059
CT: 011601 BG: 1 County: 06059
CT: 011708 BG: 3 County: 06059
CT: 011504 BG: 2 County: 06059
CT: 011802 BG: 2 County: 06059
CT: 011101 BG: 3 County: 06059
CT: 011601 BG: 3 County: 06059
CT: 011711 BG: 2 County: 06059
CT: 011504 BG: 3 County: 06059
CT: 001802 BG: 3 County: 06059
CT: 011102 BG: 2 County: 06059
CT: 011601 BG: 4 County: 06059
CT: 011711 BG: 3 County: 06059
CT: 011403 BG: 4 County: 06059

CT: 001903 BG: 1 County: 06059
CT: 011502 BG: 1 County: 06059
CT: 011602 BG: 3 County: 06059
CT: 086701 BG: 3 County: 06059
CT: 001801 BG: 2 County: 06059
CT: 001903 BG: 2 County: 06059
CT: 011502 BG: 4 County: 06059
CT: 011708 BG: 1 County: 06059
CT: 110605 BG: 2 County: 06059
CT: 001801 BG: 4 County: 06059
CT: 011000 BG: 4 County: 06059
CT: 011601 BG: 1 County: 06059
CT: 011708 BG: 2 County: 06059
CT: 011403 BG: 2 County: 06059

U.S. Department of Housing & Urban Development
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Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0006	COUNCIL ON AGING - ORANGE COUNTY	05A Senior Services	CDBG \$20,000 ESG \$0
9684	Senior Programs	570.201(e)	HOME \$0 HOPWA \$0
	100 People (General)		TOTAL \$20,000
	FIVE YEAR OBJECTIVE: THERE IS A STRONG SUPPORT BEHIND ALL SENIOR PROGRAMS IN THIS COMMUNITY. UNDUPLICATED SERVICES WILL BE ASSISTED WHENEVER POSSIBLE.		<u>Other Funding</u> CDBG - Other cities \$42,500 State/Fed Mandated \$168,313 Ombudsman Initiative \$93,913 Private Contributions \$10,000 Total Other Funding \$314,726

Help the Homeless?
 Help those with HIV or AIDS?

No
 No

Eligibility:
 Subrecipient:
 Location(s):

570.208(a)(2) - Low/Mod Limited Clientele
 Subrecipient Private 570.500(c)
 Community-Wide

Start Date: 07/01/10
 Completion Date: 06/30/11

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Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0007	FAIR HOUSING COUNCIL OF ORANGE COUNTY	05J Fair Housing Activities (If CDBG, then subject to 15% cap)	CDBG \$28,000
9620	Public Services	570.201(e)	ESG \$0
		360 People (General)	HOME \$0
			HOPWA \$0
			TOTAL \$28,000
	FIVE YEAR OBJECTIVE RELATED TO ALL PUBLIC SERVICE PROJECTS IS TO CONTINUE TO PROVIDE THE MAXIMUM AMOUNT OF CDBG FUNDS (15% OF THE ANNUAL ENTITLEMENT). PRIORITY PROGRAMS WILL BE THOSE THAT ASSIST SENIORS, ABUSED SPOUSES, HOMELESS AND YOUTH. NEIGHBORHOOD COMMUNITY SERVICE PROGRAMS FOR TARGET AREAS WILL BE INCLUDED.		Other Funding \$1,738
			Fundraising \$3,000
			Litigation Settlements \$4,738
			Total Other Funding

Start Date: 07/01/10
Completion Date: 06/30/11

Help the Homeless?
Help those with HIV or AIDS?

No
No

Eligibility:
Subrecipient:
Location(s):

570.208(a)(2) - Low/Mod Limited Clientele
Subrecipient Private 570.500(c)
Community-Wide

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Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0008	FULLERTON INTERFAITH EMERGENCY SERVICE - NEW VISTA SHELTER LIFE SKILLS TRAINING	05 Public Services (General)	CDBG \$12,000 ESG \$0
9674	Public Services	570.201(e)	HOME \$0 HOPWA \$0
	FIVE YEAR OBJECTIVE: TO SUPPORT THE COUNTY'S CONTINUUM OF CARE PROGRAMS AND MAKE AN EFFORT TO FILL IN THE GAPS BY PROVIDING SUBSIDY TO LOCAL HOMELESS PROGRAMS. THERE IS NO RELIABLE DATA AVAILABLE ON THE NUMBER OF HOMELESS PERSONS IN THE CITY. (MINIMUM TO FUND TWO PROGRAMS PER YEAR IF FUNDS ALLOW.)	150 People (General)	TOTAL \$12,000
	NEW VISTA SHELTER LIFE SKILLS TRAINING - EDUCATIONAL TRAINING PROGRAM TO TEACH SELF-SUFFICIENCY TO SHELTER RESIDENTS. THE AGENCY EXPECTS TO ASSIST APPROXIMATELY 60 HOMELESS FAMILIES IN THE YEAR.		Other Funding \$13,501 Congregations & Individuals \$13,501 Total Other Funding \$13,501

Start Date: 07/01/10
Completion Date: 06/30/11

Help the Homeless?
Help those with HIV or AIDS?
Yes
No

Eligibility: 570.208(a)(2) - Low/Mod Limited Clientele
Subrecipient: Subrecipient Private 570.500(c)
Location(s): Addresses

514 W. AMERIGE AVENUE, FULLERTON, CA 92832
508 W. AMERIGE AVENUE, FULLERTON, CA 92832

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Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0009	HCR ADMINISTRATION - GENERAL	21A General Program Administration	CDBG \$125,570
315	Planning & Administration	570.206	ESG \$0
		0 N/A	HOME \$0
			HOPWA \$0
	FIVE YEAR OBJECTIVE: TO OPERATE THE HOME AND CDBG PROGRAMS EFFICIENTLY AND COST EFFECTIVELY. PROGRAM MANAGEMENT TO INCLUDE PLANNING, REPORTING AND MONITORING OF FEDERAL GRANTS. RESPONSIBILITIES INCLUDE: ADMINISTRATION OF THE CITIZEN PARTICIPATION PROCESS BY PROVIDING STAFF SUPPORT TO THE CITIZENS' COMMUNITY DEVELOPMENT COMMITTEE; OFFERING GUIDANCE TO THE NON-PROFIT SUBRECIPIENTS AND CITY DEPARTMENTS UTILIZING FEDERAL DOLLARS AND PREPARING REQUIRED DOCUMENTATION RELATED TO THE FUNDING SOURCE.	TOTAL	\$125,570
	FULLERTON COMMUNITY DEVELOPMENT DEPARTMENT - GENERAL MANAGEMENT, OVERSIGHT, AND COORDINATION OF CDBG FUNDS.	Total Other Funding	\$0

Start Date: 07/01/10
Completion Date: 06/30/11

Help the Homeless? No
Help those with HIV or AIDS? No

Eligibility: Local Government
Subrecipient: N/A
Location(s):

**U.S. Department of Housing & Urban Development
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Listing of Proposed Projects**

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Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0010	HCR ADMINISTRATION - OVERHEAD	21B Indirect Costs	CDBG \$150,000 ESG \$0
315	Planning & Administration	570.206 0 N/A	HOME \$0 HOPWA \$0
	FIVE YEAR OBJECTIVE: TO OPERATE THE HOME AND CDBG PROGRAMS EFFICIENTLY AND COST EFFECTIVELY. PROGRAM MANAGEMENT TO INCLUDE PLANNING, REPORTING AND MONITORING OF FEDERAL GRANTS. RESPONSIBILITIES INCLUDE: ADMINISTRATION OF THE CITIZEN PARTICIPATION PROCESS BY PROVIDING STAFF SUPPORT TO THE CITIZENS' COMMUNITY DEVELOPMENT COMMITTEE, OFFERING GUIDANCE TO THE NON-PROFIT SUBRECIPIENTS AND CITY DEPARTMENTS UTILIZING FEDERAL DOLLARS AND PREPARING REQUIRED DOCUMENTATION RELATED TO THE FUNDING SOURCE.		TOTAL \$150,000 Total Other Funding \$0
	FULLERTON COMMUNITY DEVELOPMENT DEPARTMENT - CITY CHARGED INDIRECT COSTS RELATED TO THE CDBG PROGRAM BASED ON THE CITY'S COST ALLOCATION PLAN.		
	Help the Homeless? Help those with HIV or AIDS?	No No	Start Date: 07/01/10 Completion Date: 06/30/11
	Eligibility: Subrecipient: Location(s):	Local Government N/A	

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Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0011	HOME ADMINISTRATION	21A General Program Administration	CDBG \$0 ESG \$0
132-315	Planning & Administration	570.206	HOME \$80,272 HOPWA \$0
		0 N/A	
	FIVE YEAR OBJECTIVE: TO OPERATE THE HOME AND CDBG PROGRAMS EFFICIENTLY AND COST EFFECTIVELY. PROGRAM MANAGEMENT TO INCLUDE PLANNING, REPORTING AND MONITORING OF FEDERAL GRANTS. RESPONSIBILITIES INCLUDE: ADMINISTRATION OF THE CITIZEN PARTICIPATION PROCESS BY PROVIDING STAFF SUPPORT TO THE CITIZENS' COMMUNITY DEVELOPMENT COMMITTEE, OFFERING GUIDANCE TO THE NON-PROFIT SUBRECIPIENTS AND CITY DEPARTMENTS UTILIZING FEDERAL DOLLARS AND PREPARING REQUIRED DOCUMENTATION RELATED TO THE FUNDING SOURCE.		TOTAL \$80,272 Total Other Funding \$0

FULLERTON COMMUNITY DEVELOPMENT DEPARTMENT - ADMINISTRATION OF HOME FUNDS. HOME CITATION 92.207.

Help the Homeless? No
Help those with HIV or AIDS? No

Start Date: 07/01/10
Completion Date: 06/30/11

Eligibility: Local Government
Subrecipient: N/A
Location(s):

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Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0012	HOME CHDO FUNDS <i>Roberto Apts</i>	13 Direct Homeownership Assistance	CDBG \$0 ESG \$0
132	Housing <i>June 30, 2011 - Bal \$250,000</i>	570.201(n) 1 Housing Units	HOME \$120,408 HOPWA \$0 TOTAL \$120,408
		Total Other Funding	\$0

FIVE YEAR OBJECTIVE: TO PROVIDE RENTERS AND HOMEOWNERS WITH DECENT, SAFE AND SANITARY HOUSING AT AN AFFORDABLE COST. PRIORITIES IN TABLE BASED ON HOUSING COSTS EXCEEDING 30% OF INCOME, UNITS AND ESTIMATES ARE TOTAL PER CATEGORY. (MINIMUM: HOUSING REHABILITATION AND CODE ENFORCEMENT WILL BE FUNDED.)

15% OF HOME FUNDS MUST BE SET ASIDE FOR CHDO. MUST BE COMMITTED BY JULY, 2010 - PROJECTS TO BE APPROVED BY CITY COUNCIL. PERFORMANCE INFORMATION FICTITIOUS (SOFTWARE REQUIRES INFORMATION) UNTIL FUNDS ARE OMMITTED TO A PROJECT. FUNDS MAY BE USED TOWARD HOMEOWNERSHIP IN REVITALIZATION AREAS AND/OR DOWN PAYMENT ASSISTANCE PROGRAMS, PROGRAMS/PROJECTS MAY INCLUDE ACQUISITION, REHABILITATION, OR NEW CONSTRUCTION.

Help the Homeless? No
 Help those with HIV or AIDS? No

Start Date: 07/01/10
 Completion Date: 06/30/11

Eligibility:
 Subrecipient: CHDO - 92.2
 Location(s): Community-Wide

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Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0013	HOUSING REHABILITATION ADMINISTRATION	14H Rehabilitation Administration	CDBG \$94,540 ESG \$0 HOME \$0 HOPWA \$0
316	Planning & Administration	570.202 0 Housing Units	
	<p>FIVE YEAR OBJECTIVE: TO OPERATE THE HOME AND CDBG PROGRAMS EFFICIENTLY AND COST EFFECTIVELY. PROGRAM MANAGEMENT TO INCLUDE PLANNING, REPORTING AND MONITORING OF FEDERAL GRANTS. RESPONSIBILITIES INCLUDE: ADMINISTRATION OF THE CITIZENS PARTICIPATION PROCESS BY PROVIDING STAFF SUPPORT TO THE CITIZENS' COMMUNITY DEVELOPMENT COMMITTEE, OFFERING GUIDANCE TO THE NON-PROFIT SUBRECIPIENTS AND CITY DEPARTMENTS UTILIZING FEDERAL DOLLARS AND PREPARING REQUIRED DOCUMENTATION RELATED TO THE FUNDING SOURCE.</p>		<p>TOTAL \$94,540</p> <p>Total Other Funding \$0</p> <p><i>Title Appraisal 900</i></p> <p><i>Reports 95,440</i></p> <p><i>per SMC</i></p>
	<p>FULLERTON COMMUNITY DEVELOPMENT DEPARTMENT - ADMINISTRATION OF HOUSING REHABILITATION PROGRAM. FUNDS INCLUDE OPERATION AND STAFF COSTS.</p>		

Help the Homeless? No
 Help those with HIV or AIDS? No

Eligibility: 570.208(a)(3) - Low/Mod Housing
 Subrecipient: Local Government
 Location(s): N/A

Start Date: 07/01/10
 Completion Date: 06/30/11

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Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
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0014	HOUSING REHABILITATION LOAN/GRANT PROGRAM	14A Rehab, Single-Unit Residential	CDBG ESG HOME HOPWA
6363-6360	Housing	570.202(b) 25 Housing Units	Prior Funding CDBG HOME

FIVE YEAR OBJECTIVE: TO PROVIDE RENTERS AND HOMEOWNERS WITH DECENT, SAFE AND SANITARY HOUSING AT AN AFFORDABLE COST. PRIORITIES IN TABLE BASED ON HOUSING COSTS EXCEEDING 30% OF INCOME, UNITS AND ESTIMATES ARE TOTAL PER CATEGORY. (MINIMUM: HOUSING REHABILITATION AND CODE ENFORCEMENT WILL BE FUNDED.)

FULLERTON COMMUNITY DEVELOPMENT DEPARTMENT - LOANS FOR LOW/MODERATE INCOME HOMEOWNERS AND GRANTS FOR LOW-INCOME HOMEOWNERS. THE 06/30/10 BALANCE OF THE REHAB LOAN PROGRAM REVOLVING ACCOUNT (CDBG) ESTIMATED TO BE \$200,000 AND THE HOME FUND BALANCE ESTIMATED AT \$150,000 WILL BE CARRIED OVER TO THE NEXT PROGRAM YEAR. CLIENTS MUST PROVE ELIGIBILITY BY PROVIDING INCOME VERIFICATION THAT THEY ARE BELOW THE MAXIMUM AMOUNT ALLOWED.

HOME FUNDS WILL BE ALLOCATED TO LOANS ONLY
 Help the Homeless? No
 Help those with HIV or AIDS? No

Start Date: 07/01/10
 Completion Date: 06/30/11

Eligibility: 570.208(a)(3) - Low/Mod Housing
 Subrecipient: Local Government
 Location(s): Community-Wide

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Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0015	LEAD HAZARD REDUCTION GRANT PROGRAM	141 Lead-Based/Lead Hazard Test/Abate	CDBG \$0 ESG \$0 HOME \$0 HOPWA \$0
6369	Housing	570.202 {c}	
		15 Housing Units	
	<p>FIVE YEAR OBJECTIVE: TO PROVIDE RENTERS AND HOMEOWNERS WITH DECENT, SAFE AND SANITARY HOUSING AT AN AFFORDABLE COST. PRIORITIES IN TABLE BASED ON HOUSING COSTS EXCEEDING 30% OF INCOME, UNITS AND ESTIMATES ARE TOTAL PER CATEGORY. (MINIMUM: HOUSING REHABILITATION AND CODE ENFORCEMENT WILL BE FUNDED.)</p> <p>FULLERTON COMMUNITY DEVELOPMENT DEPARTMENT - LEAD HAZARD CONTROL PROGRAM MEETS HUD'S LEAD-BASED PAINT REGULATION. FUNDS WILL BE USED FOR TESTING, RISK ASSESSMENT, INTERIM CONTROLS, AND ABATEMENT. 2009/10 YEAR-END UNCOMMITTED BALANCE WILL BE CARRIED OVER INTO 2010/11 TO CONTINUE THE PROGRAM. NO NEW MONEY HAS BEEN ALLOCATED TO THIS PROGRAM.</p>		<p>Prior Funding \$28,000 CDBG \$0 TOTAL \$0 Total Other Funding \$0</p>

Start Date: 07/01/10
 Completion Date: 06/30/11

Help the Homeless? No
 Help those with HIV or AIDS? No

Eligibility: 570.208(a)(3) - Low/Mod Housing
 Subrecipient: Local Government
 Location(s): Community-Wide

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Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0016	MEALS ON WHEELS	05A Senior Services	CDBG \$36,000 ESG \$0 HOME \$0 HOPWA \$0
9690	Senior Programs	570.201(e) 180 People (General)	TOTAL 36,000
	FIVE YEAR OBJECTIVE: THERE IS A STRONG SUPPORT BEHIND ALL SENIOR PROGRAMS IN THIS COMMUNITY. UNDUPLICATED SERVICES WILL BE ASSISTED WHENEVER POSSIBLE. (UNDUPLICATED MEALS AND HOUSING PROGRAMS TO BE FUNDED.)		Total Other Funding \$44,000 Client Fees \$7,500 Contributions \$30,000 Corporate Contributions: NCL \$3,000 Corporate Contributions: Asst. Leauge \$12,500 Corporate Contributions: Other \$13,500 Fundraising \$2,000 Interest \$112,500 Total Other Funding
	HOME DELIVERED MEALS - MEALS AFFORDABLE TO LOW-INCOME SENIORS DELIVERED TO THE HOMES OF ELDERLY RESIDENTS THROUGHOUT THE COMMUNITY.		

Start Date: 07/01/10
 Completion Date: 06/30/11

Help the Homeless?
 Help those with HIV or AIDS?

No
 No

570.208(a)(2) - Low/Mod Limited Clientele
 Subrecipient Private 570.500(c)
 Addresses

Eligibility:
 Subrecipient:
 Location(s):

223 W. AMERIGE AVENUE, FULLERTON, CA 92832

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Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0017	MERCY HOUSE LIVING CENTERS, INC COLD WEATHER ARMORY SHELTER - FULLERTON	05 Public Service 570.201(e) 1,000	CDBG \$10,000 ESG \$0 HOME \$0 HOPWA \$0
TBD	Public Service	2,700 People (General)	
	FIVE YEAR OBJECTIVE RELATED TO ALL PUBLIC SERVICE PROJECTS IS TO CONTINUE TO PROVIDE THE MAXIMUM AMOUNT OF CDBG FUNDS (15% OF THE ANNUAL ENTITLEMENT). PRIO WILL BE THOSE THAT ASSIST SENIORS, ABUSED SPOUSES, HOMELESS AND YOUTH. NEIGHBORHOOD COMMUNITY SERVICE PROGRAMS FOR TARGET AREAS WILL BE INCLUDED.		TOTAL \$10,000
	THE COLD WEATHER ARMORY SHELTER IN FULLERTON OFFERS 200 BEDS, NUTRITIOUS MEALS, SHOWERS, LEGAL COUNSELING, CASE MANAGEMENT AND HEALTH SERVICES TO THE HOMELESS POPULATION OF ORANGE COUNTY.		Total Other Funding \$650,000 Orange County \$400,000 EFSP \$161,780 STATE ESG \$25,000 Santa Ana ESG \$1,236,780 Total Other Funding
	Help the Homeless? Help those with HIV or AIDS?	YES YES	Start Date: 07/01/10 Completion Date: 06/30/11
	Eligibility: Subrecipient: Location(s):	570.208(a)(2) - Low/Mod Limited Clientele Community Wide Addresses	
	400 SOUTH BROOKHURST STREET, FULLERTON CA 92832		

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Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0018	RENTAL/HOME OWNERSHIP PROGRAM	<i>Reckman Court</i>	CDBG \$0 ESG \$0
132	Housing	570.201(a) <i>Hele Valencia</i> 3 Housing Units	HOME \$602,042 HOPWA \$0
	FIVE YEAR OBJECTIVE: TO PROVIDE RENTERS AND HOMEOWNERS WITH DECENT, SAFE AND SANITARY HOUSING AT AN AFFORDABLE COST. PRIORITIES IN TABLE BASED ON HOUSING COSTS EXCEEDING 30% OF INCOME, UNITS AND ESTIMATES ARE TOTAL PER CATEGORY. (MINIMUM: HOUSING REHABILITATION AND CODE ENFORCEMENT WILL BE FUNDED.)		TOTAL \$602,042
	FULLERTON COMMUNITY DEVELOPMENT DEPARTMENT - UNSPECIFIED PROJECT MAY INCLUDE ACQUISITION, REHABILITATION, OR NEW CONSTRUCTION. PROGRAMS WILL PROVIDE AFFORDABLE HOMEOWNERSHIP AND RENTALS THROUGH DOWN PAYMENT ASSISTANCE OR SUBSIDY INTO PROJECTS MENTIONED ABOVE. FUNDS ARE NOT CURRENTLY ALLOCATED TO A SPECIFIC PROGRAM/PROJECT; BUT, WILL BE USED TO ASSIST ELIGIBLE INDIVIDUALS OR NON-PROFITS/CHDOS.		Total Other Funding \$0

1.00 P.F.

Help the Homeless?
 Help those with HIV or AIDS?

No
 No

Eligibility:
 Subrecipient:
 Location(s):

CHDO - 92.2
 Community-Wide

Start Date: 07/01/10
 Completion Date: 06/30/11

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

812-C

Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0019	RICHMAN PARK REVITALIZATION AREA (REPAYMENT)	19F Repayments of Section 108 Loan Principal	CDBG \$750,880
6701/6702-315	Infrastructure	570.705(c)	ESG \$0
		0 Public Facilities	HOME \$0
			HOPWA \$0
	<p>FIVE YEAR OBJECTIVE: PER CITY COUNCIL DIRECTION A MINIMUM OF 40% OF THE ANNUAL CDBG ENTITLEMENT SHOULD BE ALLOCATED TO CAPITAL IMPROVEMENTS. ALLEY, SIDEWALK AND STREET RECONSTRUCTION ARE TO BE GIVEN HIGH PRIORITY. IN JUNE, 2004, THE CITY WAS GRANTED A \$7.5 MILLION SECTION 108 LOAN FOR INFRASTRUCTURE IMPROVEMENTS IN THE RICHMAN PARK AREA.</p>	<p>Prior Funding CDBG</p>	\$0
		TOTAL	\$750,880

FULLERTON COMMUNITY DEVELOPMENT DEPARTMENT - SECTION 108 ANNUAL PAYMENT. LOAN WAS RECEIVED IN JUNE, 2004. LOAN FUNDS WERE USED FOR INFRASTRUCTURE IMPROVEMENTS IN THE RICHMAN PARK AREA THAT INCLUDED ALLEYS, SIDEWALKS, STREET, STREET LIGHTS, DRAINAGE AND PARK RECONSTRUCTION. ACCOMPLISHMENTS ARE DESCRIBED IN NARRATIVE SECTION TITLED SECTION 108.

Help the Homeless? No
 Help those with HIV or AIDS? No
 Start Date: 07/01/10
 Completion Date: 06/30/11

Eligibility: 570.2089(a)(1) - Low/Mod Area
 Subrecipient: Local Government
 Location(s): N/A

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

813

Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0020	TENANT BASED ASSISTANCE (TBRA)	05T Security Deposits	CDBG \$0 ESG \$0
132-317	Housing	570.201(e) 10 Households	HOME \$250,000 HOPWA \$0
	FIVE YEAR OBJECTIVE: TO PROVIDE RENTERS AND HOMEOWNERS WITH DECENT, SAFE AND SANITARY HOUSING AT AN AFFORDABLE COST. PRIORITIES IN TABLE BASED ON HOUSING COSTS EXCEEDING 30% OF INCOME, UNITS AND ESTIMATES ARE TOTAL PER CATEGORY. (MINIMUM: HOUSING REHABILITATION AND CODE ENFORCEMENT WILL BE FUNDED.)		Prior Funding HOME TOTAL \$250,000
	FULLERTON COMMUNITY DEVELOPMENT DEPARTMENT - PROVISION OF A TENANT BASED RENTAL ASSISTANCE FOR FULLERTON RESIDENTS EARNING UNDER 50% OF THE MEDIAN INCOME WHO ARE PAYING MORE THAN 30% OF THEIR INCOME TO HOUSING COSTS. PROGRAM MAY COVER INITIAL MOVE-IN COSTS AND MONTHLY PAYMENTS. NEW FUNDING AMOUNT FOR 2010/11.		

Help the Homeless? Yes
 Help those with HIV or AIDS? No

Eligibility: 570.208(a)(3) - Low/Mod Housing
 Subrecipient: Local Government
 Location(s): N/A

Start Date: 07/01/10
 Completion Date: 06/30/11

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

814 - C

Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0021	WOMEN'S TRANSITIONAL LIVING CENTER (WTLC) WTLC SHELTER PROGRAMS Public Services	05G Battered and Abused Spouses 570.201(e)	CDBG \$10,000 ESG \$0 HOME \$0 HOPWA \$0
9681	1,250 People (General) ? FIVE YEAR OBJECTIVE RELATED TO ALL PUBLIC SERVICE PROJECTS IS TO CONTINUE TO PROVIDE THE MAXIMUM AMOUNT OF CDBG FUNDS (15% OF THE ANNUAL ENTITLEMENT). PRIORITY PROGRAMS WILL BE THOSE THAT ASSIST SENIORS, ABUSED SPOUSES, HOMELESS AND YOUTH. NEIGHBORHOOD COMMUNITY SERVICE PROGRAMS FOR TARGET AREAS WILL BE INCLUDED. WOMEN'S TRANSITIONAL LIVING CENTER PROGRAMS PROVIDE EMERGENCY SHELTERS, CASE MANAGEMENT/ADVOCACY, COUNSELING, EDUCATIONAL CLASSES, SUBSTANCE ABUSE TREATMENT, VICTIM WITNESS ASSISTANCE RESOURCE/REFERRAL ASSISTANCE AND JOB TRAINING/PLACEMENT.		TOTAL \$10,000 <u>Total Other Funding</u> Local \$110,000 Federal (HUD) \$110,000 Program Income \$339,555 State \$320,000 TOTAL \$879,555
	Help the Homeless? Help those with HIV or AIDS?	Yes No	Start Date: 07/01/10 Completion Date: 06/30/11
	Eligibility: Subrecipient: Location(s):	570.208(a)(2) - Low/Mod Limited Clientele Subrecipient Private 570.500(c) Suppressed	

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

815 < C

Project ID/ Local ID	Project Title/Priority/ Objective Description	HUD Matrix Code/ Title/ Citation/ Accomplishments	Funding Sources
0022	YMCA OF ORANGE COUNTY - NORTH OC RICHMAN CENTER YOUTH ACHIEVERS Youth Programs	05D Youth Services 570.201(e)	CDBG \$10,000 ESG \$0 HOME \$0 HOPWA \$0
9678	95 People (General)		TOTAL \$10,000
	FIVE YEAR OBJECTIVE RELATED TO ALL PUBLIC SERVICE PROJECTS IS TO CONTINUE TO PROVIDE THE MAXIMUM AMOUNT OF CDBG FUNDS (15% OF THE ANNUAL ENTITLEMENT). PRIORITY PROGRAMS WILL BE THOSE THAT ASSIST SENIORS, ABUSED SPOUSES, HOMELESS AND YOUTH. NEIGHBORHOOD COMMUNITY SERVICE PROGRAMS FOR TARGET AREAS WILL BE INCLUDED.		Other Funding \$45,000 Annual Partner w/Youth \$3,000 Fullerton Rotary \$48,000 Total Other Funding

FUNDS WILL COVER A PORTION OF THE STAFF SALARIES. PROGRAM INCLUDES ACADEMIC ASSISTANCE, PERSONAL LIFE SKILLS, LEADERSHIP DEVELOPMENT AND COMMUNITY SERVICE PROJECTS.

Help the Homeless?
Help those with HIV or AIDS?

No
No

Eligibility:
Subrecipient:
Location(s):

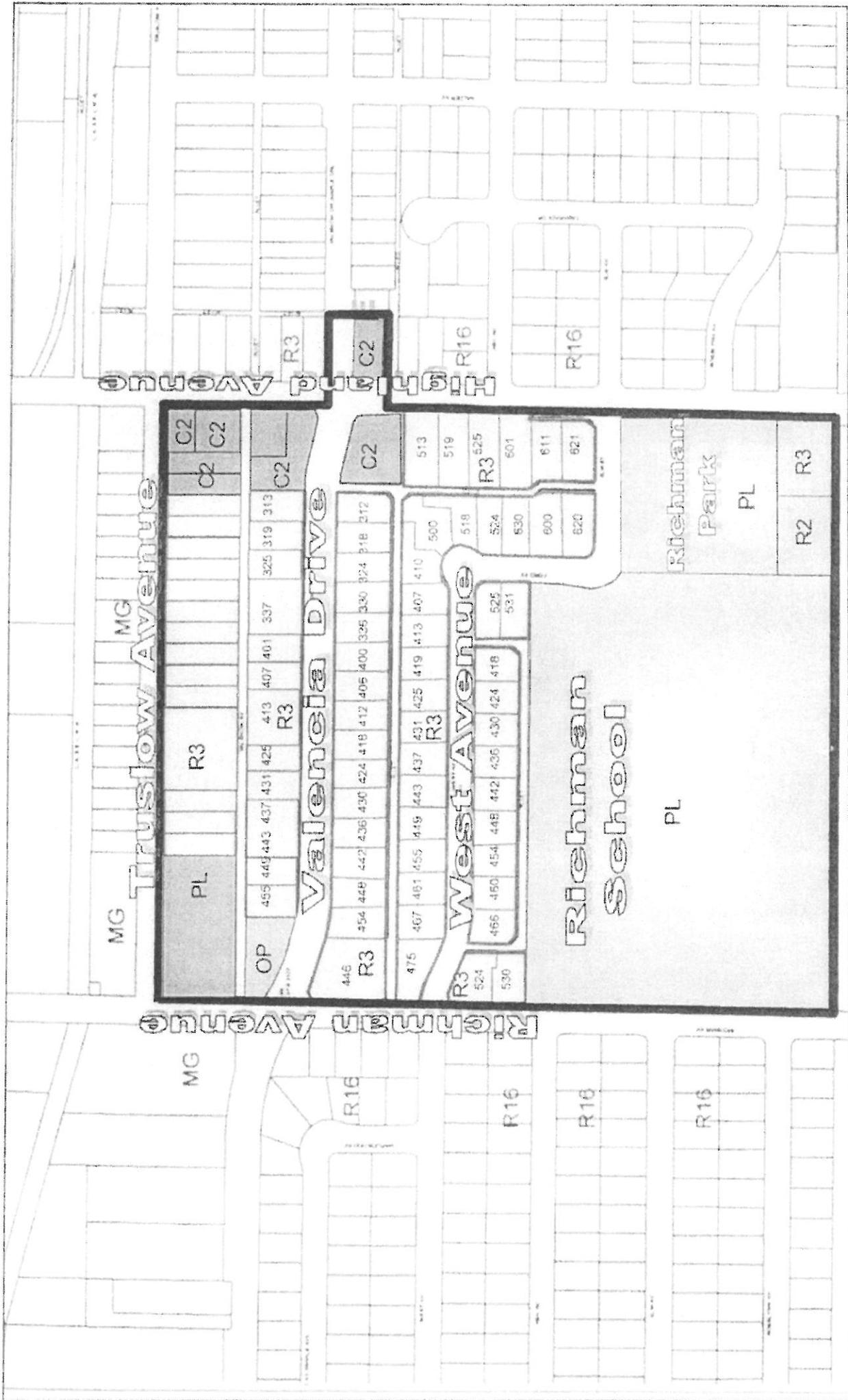
570.208(a)(2) - Low/Mod Limited Clientele
Subrecipient Private 570.201(e)
Addresses

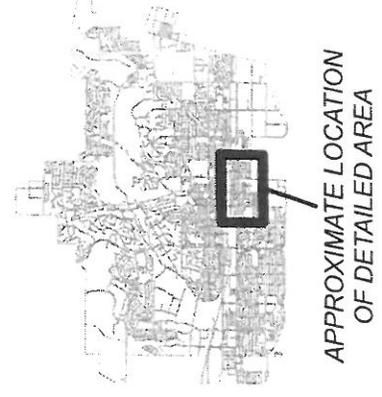
Start Date:
Completion Date:

07/01/10
06/30/11

200 YOUTH WAY, FULLERTON, CA 92835

MAPS





NET Target Areas

CERTIFICATIONS

CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

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



Signature/Authorized Official

5/11/2018
Date

City Manager
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

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

2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during the program year 2009, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

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

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

Excessive Force -- It has adopted and is enforcing:

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

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

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

Compliance with Laws

- It will comply with applicable laws.



Signature/Authorized Official

5/11/2010
Date

City Manager
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

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

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



Signature/Authorized Official

5/11/2010
Date

City Manager
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

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

B. Drug-Free Workplace Certification

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

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

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

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

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

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

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

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

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

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

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

Consolidated Plan

Appendixes

Appendix A

Survey/Public Comments

Survey Results

Public Comments from Survey

Survey Mailing List



2010 CONSOLIDATED PLAN
SURVEY RESULTS
(30 SURVEYS)

Please rate each category according to what you deem its needs are in the Fullerton communities. (i.e., If you feel there is a great need to support Senior Centers you would give it a 'High' Rating.)

<u>COMMUNITY DEVELOPMENT NEEDS</u>	HIGH	MED	LOW	N/A
Public Facilities (Structures)				
Senior Centers	8	20	1	0
Youth Centers	10	19	1	0
Neighborhood Facilities	10	15	5	0
Child Care Facilities	11	15	3	0
Parks/Recreational Facilities	9	16	5	0
Health Facilities	14	11	5	0
Parking Facilities	8	8	14	0
Other Public Facilities _____	1	5	1	4
Infrastructure Improvement				
	HIGH	MED	LOW	N/A
Solid Waste Disposal	5	13	10	0
Flood Drainage	5	12	11	0
Water	11	11	6	0
Street	13	13	3	0
Sidewalk	9	15	5	0
Sewer	9	13	6	0
Asbestos	3	7	15	2
Other _____	0	0	0	3
Other: Lighting	1	0	0	0
Public Services (Programs)				
	HIGH	MED	LOW	N/A
Senior Services	11	17	2	0
Handicapped Services	9	17	4	0
Youth Services	16	8	5	0
Transportation Services	9	16	5	0
Substance Abuse Services	11	11	6	0
Employment Training	14	10	4	0
Crime Awareness	9	10	9	1
Fair Housing Counseling	5	15	7	1
Tenant/Landlord Counseling	1	16	9	0
Child Care Services	11	11	5	0
Health Services	16	8	3	0
Other _____	0	0	0	2
Other: Youth Counseling	1	0	0	0

COMMUNITY DEVELOPMENT NEEDS

Miscellaneous	HIGH	MED	LOW	N/A
Accessibility	2	11	9	1
Residential Historic Preservation	4	5	14	1
Non-Residential Historic Preservation	3	4	18	0
Economic Development Needs	7	11	6	0
Other Community Development Needs	5	6	7	2
Planning (i.e., Study of City Needs, etc.)	3	5	8	2

AFFORDABLE HOUSING NEEDS

	HIGH	MED	LOW	N/A
New construction	9	9	8	0
Rehabilitate existing units	15	9	1	0

Rental Assistance

Elderly	13	11	3	0
Families	13	9	5	0

Ownership Housing

First time buyer assistance	7	11	8	0
Home improvement assistance	7	13	6	0

Special Categories

Elderly	10	15	1	0
Frail Elderly	16	8	2	0
Persons with Severe Mental Illness	12	10	6	0
Developmentally Disabled	7	14	5	0
Physically Disabled	6	12	7	0
Alcohol/Other Drug Addicted	8	12	6	0
Persons with HIV/AIDS and their families	5	9	11	1

HOMELESS NEEDS

	HIGH	MED	LOW	N/A
Housing	15	11	1	0
Supportive Services (Job and life skills, mental health, substance abuse treatment)	18	7	2	0

2010 CONSOLIDATED PLAN COMMENTS FROM SURVEY

Of approximately 150 applications that were distributed, 30 were completed and returned to the City. Additional surveys were available on the City website, Facebook, and Twitter. In addition to identifying needs, a few of them included comments. Those comments are as follows:

- "Assistance for those in economic crisis and homelessness is a growing and essential need."
- "Fullerton Economic Development providing jobs is my number one concern."
- "I think that most of the listed interests are being evaluated and taken care of. We need to continue with a balance of them all."
- "It is very difficult to rate these items because I have very little direct information about most of them. I think there is always a need to aid the vulnerable population; like homeless, poorly educated with few job skills, the disabled, sick, those with no health insurance, etc. Beyond that, it's a pure guess."
- "Meals on Wheels serves the homebound of Fullerton. Our clients have a variety of problems that include all of the 'special categories'. Housing support services and affordable housing keep our clients out of institutions."
- "Of concern to me and many others is the large numbers of Fullerton homes built in the 1950's and 1960's. These homes were mostly initially purchased by younger persons and families. The homes are now 50 to 60 years old and the original buyers, if still residing in the homes, are not able or interested in the maintenance of these homes. A significant lack of proper maintenance is causing these homes, in some cases, to be suitable residences for only those persons or families who will accept a degraded home. Such families can cause legal problems in the community. These homes, with proper maintenance and upgrading, could be suitable residences for many years for desired residents of Fullerton. In reviewing the One Year Consolidated Plan for the City of Fullerton, I was impressed by the great multitude of programs aimed at helping lower income persons. With only a few exceptions, these programs were government run with little attention to obtaining private business or investors to address the problem. In a few cases such as plans to assist trailer park residents, the park owners were noted as not willing to participate. In other case, requirements to continue rents at an

unprofitable level for many years to qualify for a renovation loan for a multi-family building resulted in no acceptance by owners. The plans were not financially advantageous to the owners.

It appears to me that the Fullerton problem with degrading infrastructure of single family and multi-family homes warrants another viewpoint. Interesting private investors in the renovation of a few or of many residences should take precedence over providing help only for lower income families. Many of these degraded homes could be freshened to compete with new home standards by somewhat inexpensive renovations. With such renovations, the homes would be suitable for purchase or renting by persons or families that Fullerton will welcome. The costs for such renovations will be much less than the costs of tearing down existing homes and building new homes on the land.

The secret to many problems is usually how to provide the money to generate results. It is suggested that the City should fully investigate partnerships between the City and private investors and lend to address the renovation of large numbers of older homes. One approach that may be appropriate is the guarantee of a private loan by government agency. In a loan, part of the payment amount is based upon the risk of proper repayment of the loan. If the City could guarantee the repayment of a renovator's loan, the interest rate could be low enough to warrant a business profit. The City could likely structure its guarantee to obtain proper collateral from the renovator in case of a problem. There are certainly other ways that the City could financially encourage private investors to address the problem.

In several places in the one-year strategy report it was stated that projects were not doable because a responsible non-profit contractor could not be found. It is recommended that the City's viewpoint in solving its major problem with degrading residential infrastructure should consider partnerships with for profit companies. Such companies will tend to be cost-effective in developing the desired renovation results."

- "We assist a lot of homeless and most of them have mental problems. I would like to see a facility where these people could go at night and sleep and then be out in the daytime. I know that there is not a lot of money for mental homes, etc. But this would at least give them someplace to go."
- "Because money is tight right now we need to focus on the basics. Senior, youth services, etc. As important as rehabilitation, job training, etc., are money needs to be focused on core areas, which impact the most people: child care, health, senior and youth."

2010 CONSOLIDATED PLAN
SURVEY RESPONDERS

Please describe the services that you currently provide to the City of Fullerton.

- Youth employment services to at-risk youth 14-22 years; job preparation, career counseling, resume' building and interview skills.
- College scholarship for woman 24 and older to attend Fullerton Community College or CSUF.
- Prom dresses for High School Senior girls from low income families.
- Early breast cancer screening for uninsured, multi-cultural women.
- Food and clothing assistance.
- Housing and supportive services to homeless women and children.
- Senior lunch program at the Fullerton Senior Center.
- Direct housing and supportive services for victims of domestic violence and human trafficking, who are either homeless or at risk of becoming homeless.
- Assistance for low-income families and homeless.
- Committee that interacts with the City, property owner and property management company, in order to provide and keep covenants as per municipal agreements for affordable housing.
- Supportive services, medical and social service counseling to homeless people with a mobile multi-service center.
- Rental housing for seniors at 35% and 45 % of AMI.
- Health services through a hospital and community clinic. Services include health education, support groups, senior support services, non-emergency medical transportation, volunteer home assistance and care navigation.
- Homework assistance provided to children of non-English speaking families below the poverty level.
- Vision screening and eye glasses provided to school age children.
- Scholarships for La Vista High School students.
- Infant layettes to children of low income families.
- Rent and utility assistance.

2010 CONSOLIDATED PLAN SURVEY MAILING LIST

Agency/Individual	Affiliation
Accessible Space, Inc.	
ADI, Inc.	
Amber Gould	Community Deveopment Citizens' Committee
Anthony Roberts	Energy Resource Management Committee
Bertram Development Partners, LLC	
Boys & Girls Club of Fullerton	
Bruce Whitaker	Planning Commission
Calvary Community Church	
Caring Hands Food Pantry	
Catherine Weflen	Community Deveopment Citizens' Committee
Child Care Programs of Fullerton	
Christopher Reese	Community Deveopment Citizens' Committee
Chuck Buck	Energy Resource Management Committee
Civic Center Barrio Housing Corp.	
Collette's Children's Home	
Columbian Foundation	
Comprehensive Housing Services	
Council Member F. Richard Jones	Fullerton City Council
Council Member Sharon Quirk-Silva	Fullerton City Council
Council Member Shawn Nelson	Fullerton City Council
Council on Aging Orange County	
Crittenton Services for Children & Families	
David B. Musante	Planning Commission
Dayle McIntosh	
Dexter R. Savage	Planning Commission
Douglas B. Chaffee	Planning Commission
Dr. Jit Maheshvari	Community Deveopment Citizens' Committee
Drug Court Foundation	
Eastside Christian Church	
Elaine Mitchell	Energy Resource Management Committee
Ernest Hernandez	Community Deveopment Citizens' Committee
Estella Grimm, Principial	
Eugene Brassett	Energy Resource Management Committee
FACES of Fullerton	
Fair Housing Council of Orange County	
Feedback Foundation	
First Christian Church	
First Evangelical Free Church	
FISH of Fullerton	
Florence Crittenton Service OC	
Foundation Research	
Fullerton Chamber of Commerce	
Fullerton Housing Investors, LP	
Fullerton Interfaith Emergency Service, Inc.	
Fullerton Kiwanis	
Fullerton Observer	
Gayle Breggren	City Lights Citizen SRO Advisory Committee
Glenna Axe	Community Deveopment Citizens' Committee
Glenna Axe	City Lights Citizen SRO Advisory Committee
Goodwill of Orange County	
Gus Lucero	Energy Resource Management Committee
Habitat for Humanity	
Hart Community House, Inc.	
Heart of Downtown Fullerton Food Bank	

Agency/Individual	Affiliation
Helping Our Mentally Ill Experience Success	
Illumination Foundation	
Interfaith Housing Development Corp.	
Investment Realtor for Capitalvest, Inc.	
Jamboree Housing Corp.	
Jay Kremer	Community Deveopment Citizens' Committee
Jeff Twineham	Energy Resource Management Committee
Jeffrey Otter	Energy Resource Management Committee
JoAnn Brannock PhD	
John Avera	Energy Resource Management Committee
John Shipman	Community Deveopment Citizens' Committee
Jose & Linda Zepeda	
Kathleen Dasney	Parks & Recreation Commission
Kathleen Shanfield	Parks & Recreation Commission
Kay Miller	
Majesty International Center	
Marilyn White	
Marion Homes	
Mayor Don Bankhead	Fullerton City Council
Mayor Pro Tem Pam Keller	Fullerton City Council
Meals on Wheels of Fullerton, Inc.	
Mercy House	
Mercy Housing of California	
Michael Cochran	Planning Commission
MWB Community Development	
Neighborhood Housing Services OC	
New Wine Church	
Non Profit Services Center	
Nouveau Chamber Ballet	
OC Human Relations	
OCCA	
Olive Crest	
Olson Company	
Orange County Bar Foundation	
Orange County Community Housing Corp.	
Orange County Congregation Community Church	
Orange County Deaf Advocacy Center	
Orange County Partnership	
Orange Housing	
Orangethorpe United Methodist Church	
Pastor Nephthaly Valles	
Patrick McNelly	Energy Resource Management Committee
Paul Andresen	City Lights Citizen SRO Advisory Committee
Public Law Center	
Rehab Institute of Southern California	
Robert L. Adamson	Energy Resource Management Committee
Scott Hayes	Parks & Recreation Commission
Scott Landsburg	Planning Commission
Scott M. Stanford	Parks & Recreation Commission
Shawna Vee Adam	Parks & Recreation Commission
So California College of Optometry	
Social Service Agency	
St. Jude Medical Center	
St. Mary's Vincent De Paul Church	
St. Phillip Benizi Church	
Sueling Chen	Parks & Recreation Commission
Thaddeus McCormack	Energy Resource Management Committee

Agency/Individual	Affiliation
The Assistance League	
Vietnamese Community of OC, Inc.	
Virse Lee Watts	Community Deveelopment Citizens' Committee
Wade Richmond	Planning Commission
We Tip, Inc.	
Wes Morgan	Parks & Recreation Commission
William Mc Garvey III	City Lights Citizen SRO Advisory Committee
WTLC	
YMCA of North Orange County	
YWCA	

Appendix B

Public Notices

NOTICE OF PUBLIC HEARING
AND AVAILABILITY OF FULLERTON'S
2010 DRAFT FIVE-YEAR CONSOLIDATED PLAN INCLUDING
THE ONE-YEAR STRATEGY/ACTION PLAN

NOTICE IS HEREBY GIVEN that the Fullerton City Council will hold a public hearing in the Council Chambers of Fullerton's City Hall, 303 West Commonwealth Avenue, on Tuesday, May 4, 2010 at the hour of 6:30 p.m., or as soon thereafter as this matter can be heard, to receive and consider all evidence and reports presented at said hearing and/or obtained previously by all said Council relative to said petitions as submitted and covering the following items in the City of Fullerton:

2010 CONSOLIDATED PLAN

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

The Five-Year Consolidated Plan's (2010-11 through 2014-15) three basic goals are: 1) to provide decent housing, 2) to provide a suitable living environment, and 3) to expand economic opportunities. The Plan identifies the needs of the community, which include housing, shelter for the homeless, social services, economic development, and community development. The Plan sets forth goals, objectives, and performance benchmarks for measuring progress. Future proposed programs and activities would be assessed and evaluated to ensure that identified needs are being met.

2010-11 ONE-YEAR STRATEGY/ACTION PLAN

The One-Year Strategy/Action Plan will satisfy the minimum statutory requirements for application of CDBG and HOME funds with a single submission. The Action Plan describes available resources for housing activities and lists the proposed housing and community development activities. It includes the City's CDBG funding application to HUD in the amount of \$1,512,907. As of this notice, HUD has not announced the 2010-11 program funding. The stated amounts reflect the 2009-10 entitlements. The reallocation of \$309,693 of CDBG funds, and the HOME funding application of \$803,027 Reallocated funds are those funds available from previous years. The following chart is a summary of the Community Development Citizens' Committee (CDCC) Recommendation:

Homeless Programs	\$32,000	Housing Rehab Admin	\$94,540
Senior Programs	\$56,000	Code Enforcement	\$320,000
Youth Programs	\$66,000	Fair Housing	\$28,000
Administration	\$270,180	General Public Services	\$5,000
Housing Rehab	\$200,000	Section 108 Payment	\$750,880

The draft of Fullerton's 2010-2014 Consolidated Plan, which includes the 2010-11 One-Year Strategy/Action Plan will be available at City Hall in Community Development Department (2nd floor) and the Fullerton Library Main Branch. The draft review period will be March 29, 2010 – May 3, 2010, with a Public Hearing to be held in the Fullerton City Hall Council Chambers on Tuesday, May 4, 2010, as stated above.

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

FURTHER INFORMATION may be obtained by contacting the Fullerton Housing and Community Rehabilitation Office at (714) 738-6878.

FULLERTON CITY COUNCIL
Beverly White, City Clerk

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA,)
) ss.
County of Orange)

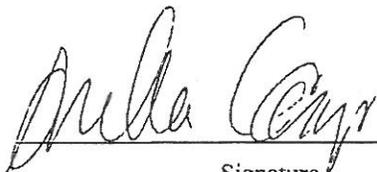
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the **Fullerton News Tribune**, a newspaper that has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, on February 29, 1952, Case No. A-21215 in and for the City of Fullerton, County of Orange, State of California; that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

April 1, 2010

"I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct":

Executed at Santa Ana, Orange County, California, on

Date: April 1, 2010



Signature

**Fullerton News Tribune
625 N. Grand Ave.
Santa Ana, CA 92701
(714) 796-7000 ext. 2209**

PROOF OF PUBLICATION

**NOTICE OF PUBLIC HEARING
AND AVAILABILITY OF FULLERTON'S
2010 DRAFT FIVE-YEAR CONSOLIDATED PLAN
INCLUDING THE ONE-YEAR STRATEGY/ACTION PLAN**

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FULLERTON CITY COUNCIL
Beverly White, City Clerk

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**PROOF OF PUBLICATION
(2015.5C.C.P.)**

La Opinión

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www.laopinion.com

STATE OF CALIFORNIA

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

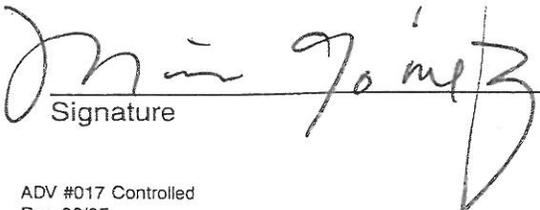
April 2

all in the year 2010

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

Dated at Los Angeles, California, this

12 day of April, 2010


Signature

This space is for the County Clerk's filing Stamp

**AVISO DE AUDIENCIA PÚBLICA
Y DISPONIBILIDAD DEL BORRADOR DEL PLAN QUINQUENAL CONSOLIDADO 2010
INCLUIDOS
EL PLAN ESTRATÉGICO Y DE ACCIÓN DE UN AÑO**

POR MEDIO DE LA PRESENTE se notifica que el Concejo Municipal de Fullerton llevará a cabo una audiencia en el Despacho del Concejo Municipal del Ayuntamiento de Fullerton, 303 West Commonwealth Avenue, el martes 4 de mayo de 2010, a las 6:30 p.m., o a partir de entonces para que este asunto pueda ser tratado, para recibir y considerar toda la evidencia e informes presentados en dicha audiencia y/u obtenidos previamente por dicho Concejo relacionado con dichas solicitudes cuando fueron enviadas y que abarcan los siguientes temas en la Ciudad de Fullerton.

PLAN CONSOLIDADO 2010

El Plan Consolidado exigido por el Departamento Federal de Vivienda y Desarrollo Urbano (HUD por sus siglas en inglés) debe ser enviado por cada jurisdicción que reciba fondos Federales para desarrollo y vivienda comunitarios. La Ciudad recibe tanto fondos del Bloque de Desarrollo Comunitario (CDBG por sus siglas en inglés) y de Sociedades de Inversión (HOME por sus siglas en inglés).

Las tres metas básicas del Plan Quinquenal Consolidado (del 2010-11 al 2014-15) son: 1) proveer vivienda digna, 2) proveer un ambiente adecuado para vivir, y 3) ampliar las oportunidades económicas. El Plan identifica las necesidades de la comunidad, las cuales incluyen vivienda, albergues para desamparados, servicios sociales, desarrollo económico y desarrollo comunitario. El Plan establece metas, objetivos y puntos de referencia (benchmarks) de resultados para medir el progreso. Los programas y actividades propuestas para el futuro serán valorados y evaluados para asegurar que las necesidades identificadas sean satisfechas.

PLAN ESTRATÉGICO Y DE ACCIÓN DE UN AÑO 2010-11

El Plan Estratégico y de Acción de un Año cumplirá con los requisitos reglamentarios mínimos para aplicar los fondos CDBG y HOME en una sola propuesta. El Plan de Acción describe los recursos disponibles para actividades de vivienda y enumera las actividades de vivienda y desarrollo comunitario. Incluye la aplicación de los fondos CDBG de la Ciudad a HUD por el monto de \$1,512,907. Hasta la publicación de este aviso, el HUD no ha anunciado el programa de financiamiento 2010-11. Los montos establecidos reflejan los derechos del 2009-10. La reubicación por \$309,693 de los fondos CDBG, y la aplicación de fondos HOME por \$803,027 de los fondos de reubicación representan los fondos disponibles de años anteriores. El siguiente cuadro es un resumen de la recomendación del Comité de Ciudadanos para el Desarrollo Comunitario (CDCC por sus siglas en inglés).

Programas para Desamparados	\$32,000	Administración De Vivienda	\$ 94,540
Programas para personas mayores	\$56,000	CódigoPara el Orden Público	\$320,000
Programas Juveniles	\$66,000	Vivienda Digna	\$ 28,000
Administración	\$270,180	Servicios Publicos Generales	\$ 5,000
Rehabilitación de Vivienda	\$200,000	Pago Sección	\$750,880

El borrador del Plan Consolidado de Fullerton para el 2010-2014, el cual incluye el Plan de Acción y Estratégico Anual, estará disponible en el Ayuntamiento en el Departamento de Desarrollo Comunitario (2do. Piso) y la Sucursal Principal de la Biblioteca de Fullerton. El periodo de revisión del borrador será del 29 de marzo de 2010 al 3 de mayo de 2010, con una Audiencia Pública que se llevará a cabo en el Despacho del Concejo Municipal de Fullerton el martes 4 de mayo de 2010, como se mencionó antes.

TODAS LAS PERSONAS INTERESADAS están invitadas a asistir a dicha audiencia y expresar sus opiniones sobre los proyectos propuestos.

PARA MÁS INFORMACIÓN ésta puede obtenerse comunicándose con la Oficina de Vivienda y Rehabilitación Comunitaria de Fullerton al teléfono (714) 738-8878.

CONCEJO MUNICIPAL DE FULLERTON
Beverly White, Secretaria del Ayuntamiento

Para publicar:
2 de abril, 2010 - La Opinión

Appendix C

Economic Development Plan

CITY OF FULLERTON

**ECONOMIC DEVELOPMENT
PLAN**



Prepared by:

Department of
Redevelopment & Economic Development
September 2001

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I. INTRODUCTION

The economic development function was added to the Redevelopment Department in 1992 to address the growing need for business development activities in the community. In 1993, Council adopted "The Economic Development Plan" which set out the mission and goals for the City's efforts.

At the time of Plan development, the national, state and local economies were in or near recession. Additionally, California had reached a crisis point in business competitiveness and was actively fighting to attract and retain businesses. Fullerton's industrial vacancy rate was 20%. Fullerton's adopted Plan acknowledged that there would be few resources coming from other levels of government and thus drew upon the strengths of the community and existing City staff resources to be the cornerstone of the Plan.

The 1993 Plan recognized that a substantially built-out city such as Fullerton would experience 95% of its job growth from its existing businesses. It also recognized that a city economic development program could not create jobs. It could assist, facilitate and

support private enterprise in the creation of jobs. Implementing programs to assist and support community businesses in their efforts to compete and prosper is directly supporting the creation of jobs.

The goals of the 1993 Plan have guided the City's efforts and served the City well from near recession to boom times and from a 20% to a 2% industrial vacancy rate. The mission and many of the goals of the 1993 Plan have been revisited and found to be still viable. For the most part they have been incorporated in the 2001 Plan. Additionally, changes have occurred that prompt some new goals. We have gone from a mode of cities and states aggressively fighting each other for businesses to an era of budding cooperation. Regional cooperative efforts have spawned and are fostering active cooperation among agencies. Retail recruitment has been given emphasis on a community wide basis. "Quality of Life" and "Maintenance of Infrastructure" are expressions increasingly cited by companies as factors in their decisions to relocate. This is especially true for the new technology companies. Goals addressing these changes have been added.

In 1996 ten industrial in-fill sites remained in Fullerton. By 2000 all those sites had been developed. During that time, substantial reuse opportunities became available. Hunt Wesson sold its former processing facility for redevelopment as the 1.5 million square foot Fullerton Crossroads industrial park. That development is already 95% leased. The 270-acre former Hughes property recently received entitlements for a multi-use area with residential, commercial and light industrial.

Fullerton, founded 114 years ago, is a city that will be virtually built out in the next few years. In siting a business, the industry says decisions are made based on three factors "location, location, location." For economic development practitioners the mantra is "retention, retention, retention," meaning it's more advantageous and less costly to retain a business than to attract one. While attraction efforts are a part of any plan, the goals that follow concentrate on solid business retention practices to preserve our base.



II. MISSION

Within the context of the overall state of the economy, the mission of the Fullerton Economic Development Plan is crucial to supporting our local economy. The mission driving the Economic Development Plan is 1) to protect and enhance quality employment opportunities, and 2) to protect and enhance the City revenue base.

A. Protect and Enhance Employment Opportunities

Fullerton has always been a city which has welcomed and encouraged business to locate here, proactively desiring to be more than a "bedroom" community." It is currently estimated that we have 7,000 more job opportunities than we have working residents. The Employment Development Department estimates the number of jobs in Fullerton to be 64,000. We have a very diverse range of employers in manufacturing, office, retail, services, education, distribution and research and development. The manufacturing jobs provide the highest "multiplier effect"; every manufacturing job creates two jobs in the service and retail sectors. While Fullerton still has a strong manufacturing base with 307 firms (up from 275 in 1992), this sector of the economy is declining nationwide as more manufacturing moves abroad. Supporting our existing employers and the creation of new

employment opportunities in the technology and office sectors will maintain our diversity and strengthen the local economy.

B. Protect and Enhance the City Revenue Base

The business sector provides sales tax and property tax to support City services. In general, the cost of services provided to the residents is subsidized by taxes generated by our business sector. In 2000-01, sales tax revenue alone provided \$16.7 million or 32.4% of the City's General Fund and property tax provided \$11.7 million or 22.6%. Because these revenues are the cornerstone of the City's General Fund, special emphasis has been placed on an augmented citywide retail recruitment program and support for infrastructure improvements that enhance property values.



III. GOALS AND ACTION PLANS

The following economic development goals are designed to accomplish the mission of protecting and enhancing employment opportunities and the City's revenue base. They capitalize upon core successful goals from the 1993 Plan and add goals that will enhance our efforts in 2001 and beyond in the areas of retail, working with partnerships and maintaining our infrastructure.

- Maintain strong relationships between the City and the business community
- Develop relationships with other business assistance resources and promote their services to business
- Continue economic development marketing
- Develop inventory and marketing information on available retail space
- Capitalize on regional partnerships
- Support infrastructure improvement

A. Maintain strong relationships between the City and the business community

1. Business Liaison

With the addition of the community wide Economic Development function to the Redevelopment Department in 1992 and adoption of the Plan in 1993, the Department was assigned the responsibility of assuming the business liaison function for the City. The intent was to be the point of contact for retention and attraction inquiries and activities and to heighten the level of attention given to the business community. This also involves coordinating with other City departments and agencies to assist businesses in moving into the City, expanding here or answering their inquiries relating to City services.

In many instances, however, the Economic Development Department is not the first contact a business may have with the City. A receptionist, field worker, customer service clerk or police officer often conveys that important first impression of the City. For this reason, the Economic Development Department supports on-going customer service training for all City personnel, stressing the importance of each individual's interaction with the business community. City personnel are aware that they can easily refer questions from the business community to a single point of contact, the Economic Development Department, thus making their contact quick and helpful. The Economic Development Department also actively supports efforts to computerize permit application and accessing as another way to assist our business community, giving them more flexibility and speed.

2. Business Outreach

A visitation program is operated by Economic Development to let businesses know

they are valued in the community, to answer any questions, and to identify any problems or issues the business may have with the City and to attempt to address them. Approximately 120 visits are made annually with businesses from small to large, including manufacturers, retailers, and service providers. Two years ago, an intense downtown business visitation program was added along with staff representation to the Downtown Business Association. In 2000, a joint business visitation program with a representative from the Fullerton Business Council was added. The visits afford the opportunity to gain a better understanding of the business operation; establish a personal liaison relationship; survey for potential problems; and discuss ways in which the City may be of assistance. Staff can provide information on outside recruitment, training, education, financing and regulatory contacts, as well as share information on City projects and resources such as the Job Board and the Preference Program for Affordable Housing.

Economic Development arranges tours of local businesses for City Council, staff, Chamber of Commerce and other business representatives. The hosting business has the opportunity to share their successes and meet with their Fullerton peers. Business people coming together for these occasions as well as the Community Economic Development Roundtable meetings fosters a feeling of belonging to the City. These businesses share their experiences with their contacts and promote more business inquiries about locating in the City. Word of mouth is the best advertising.

3. Community Economic Development Roundtable

The Fullerton Community Economic Development Roundtable (CEDR) was established to be a venue for representatives from the City and the business and education communities to meet with the Mayor and Mayor Pro Tem periodically to discuss topical business issues and updates on City infrastructure, development projects and economic development efforts. Business and education attendees share their perspectives. The environment provides a forum to share resources of mutual benefit. The CEDR has often served as a discussion group/sounding board for community economic issues, such as the reuse of the Hughes property.

4. Economic Development Action Team

The Economic Development Action Team was established with the adoption of the 1993 Plan. The five member Team includes the Economic Development Manager, Assistant City Engineer, Building Official, Senior Planner and Fire Protection Analyst. The Team was established to offer high level customer service and accelerated response to larger expansion and relocation projects. The focus is on projects which would be beneficial to meeting the City's mission of enhancing both job growth and the City's revenue base. The client load has annually averaged about twenty businesses which has supported the cumulative addition of over 3,000 jobs. Projects have been expedited for retailers such as Target, Best Buy, Robbins Brothers, and Circuit City and business-to-business revenue generators such as Yokohama Tire, Pete's Road Service and Benner Metals. The Team has a regular weekly meeting so that brokers can easily schedule

meetings with potential clients. The Team's areas of expertise and general knowledge of the Fullerton available space inventory is helpful to clients and often results in time and/or money-saving suggestions from the Team that convince the client to locate here. EDAT members monitor and facilitate the review and implementation processes. As a result, many times a client has said Fullerton became a partner in assisting their location or expansion.

5. Financial Incentives

The City offers financial incentives through the Redevelopment Agency which enhance retail revenue growth in specific project areas. These incentives do not extend to the major industrial areas. The Commercial Rehabilitation Loan Program for Owners and Tenants and the Seismic Rehabilitation Loan Program have been very successful. In fact, most buildings in the Downtown have been rehabilitated and seismically upgraded and, thus, preserved. Several Downtown retailers have taken advantage of the tenant loan program. The Agency has enticed a number of large sales tax generators to locate or expand in the project areas through agreements to "rebate" a portion of the new sales tax revenue.

Fullerton can facilitate the issuance of up to \$10 million in tax-exempt industrial development bonds through the California Statewide Communities Development Authority. Bond proceeds are used to finance the capital expansion (land, building and equipment) of

eligible manufacturers who will be creating jobs in California. Funding is appropriated by the State annually. A hearing at a council meeting is required in the hosting city. No City funds are utilized or at risk in this process.

6. Available Industrial Space Inventory

Additional support services provided by the City include an available industrial space inventory provided through both local broker contacts and a listing service linked to the department's web page. This is especially requested by, and helpful to, smaller business owners. It also is valuable in responding to larger site search inquiries from the Orange County Business Council and the State Technology, Trade and Commerce office. The feasibility of enhancing the available space database on the web page will be explored along with creating new reports from the business registration data that will assist in spotting business changes and trends.

B. Participate in Local, Regional, and State Partnerships, and Enhance Relationships with other Business Assistance Resources

There are many business assistance resources available but businesses are not always aware of them. The Economic Development Department has established relationships with several resources and can be helpful in quickly steering a business to the exact resources needed. A complete listing of business assistance agencies is in Section IV, Economic Development Partners.

1. Local

At the local level, the Fullerton Chamber of Commerce is the largest association of businesses. Staff supports several Chamber committees and functions. There are many opportunities to do cross-referrals between the City and the Chamber for businesses needing assistance or looking to expand or relocate. Staff also supports efforts of the Downtown Business Association which includes a broad range of businesses. Formed in 2000, the Fullerton Business Council is an association of local business people who are taking a proactive role in business retention and attraction. Staff also meets regularly with them.

2. Regional Partnerships

a. Orange County Business Council (OCBC)

OCBC conducts a variety of promotional and marketing programs communicating the advantages of Orange County as a major center of commerce. Leads developed from these efforts are shared with Orange County cities that have an active economic development program. OCBC also sponsors informational booths at industrial trade shows at the Anaheim Convention Center. We generally participate in the effort by helping to staff the booth during the show.

b. North Orange County Partnership for Economic Development (NOCPED)

This is a group composed of economic development professionals representing the cities of Brea, Buena Park, Fullerton, La Habra, Placentia and Yorba Linda. The group is dedicated to promoting coordinated economic development in North Orange County.

The Partnership is focusing its efforts in two areas:

- 1) Providing an identity for North Orange County as a distinct market area through creation of an information web site and a common printed advertising piece that can be carried into each city's marketing program.

- 2) Establishing the following guidelines – for inter-city business attraction, reducing competition and creating a system of sharing site availability information – which are included herein for adoption as part of Fullerton's Economic Development Plan:
 - If an existing business is located in an NOCPED city and they want to relocate to another NOCPED city, the contact person in the city where the business is currently located would be notified in order to use its best efforts to retain the business.

- If a business cannot be retained in an existing NOCPED city, it is recognized that it is in the best interests of the region to retain that business in another NOCPED city.

- If a business from outside the region contacts an NOCPED city, that city is encouraged to do everything it can to attract the business to its own city.

- If a business contacts an NOCPED city and that city does not have the available space necessary to attract the business, the contact people from the other NOCPED cities will be notified in an attempt to bring the business to the region.

3. State

Since 1993, the State has aggressively developed numerous programs to attract and retain business. These programs encompass financing, training, employment, tax credits, and assistance in small business development, permit processing, export and trade, manufacturing and environmental compliance. Many are under the auspices of the State Technology, Trade and Commerce Department.

C. Economic Development Marketing

1. Web Page

The City's web page offers information on the Economic Development efforts. Many site selection firms and business owners take advantage of the page to do initial research on the City. It is estimated that 40% of "I'm thinking about moving my business" inquiries start on the Internet. Therefore, it is important that the page has relevant up to date information that would prompt a follow-up contact with Economic Development. As Internet applications grow and technology is enhanced, the City will be exploring through the Technology Infrastructure Task Force even more ways to market the City and improve customer service to the business community.

2. City Marketing Brochure

One of the first efforts in 1993 was to develop a marketing brochure and supportive supplementary materials to promote the benefits of being part of the Fullerton business community. The brochure is a very effective marketing tool for a variety of purposes. The information and pictures provide a concise and attractive portrait of the City and its business-friendly philosophy. They are given to brokers, developers, and business owners considering a move to Fullerton. Brochures are available through City offices, the Chamber of Commerce and at local trade shows. The 1993 brochure was updated in 1998 with a new look, updated demographic and statistical information. New sections were added highlighting Fullerton "The Education Community," our quality of life amenities, and the services of the Economic Development Action Team. The new sections address

subjects which have since risen in prominence as valuable attraction tools, especially to the growing technology sector of business. The brochure will be updated again when 2000 census data is fully available.

3. Advertising and Promotion

A business attraction print ad, themed "We're Big Enough, We're Small Enough, We're Just The Right Size for You," has been used since 1996. An additional ad theme called "Shop Fullerton First" was developed in 1999 to encourage retail sales and support of local merchants. The graphic logo from the ad featured a whimsical array of consumer items being served on a platter. The logo was used in a poster, decal and banner program in 2000. The holiday pole banners will be placed at shopping areas throughout the community annually in November.

The City's relatively small economic development advertising budget is maximized in its benefit by advertising primarily at the local level vs. national advertising. National ads generate inquiries from ad sellers rather than businesses looking for sites. Companies outside of California either directly contact the City, the Orange County Business Council or the State Technology, Trade and Commerce Department with their search criteria. The Council and State offices will fax site search inquiries to the appropriate communities. Most moves come from within Fullerton or from our neighboring cities, thus the emphasis on local advertising. The advertising budget is also extended when it is leveraged with

other groups such as the Orange County Business Council or the North Orange County Economic Development Partnership.

A marketing/advertising campaign to potential businesses is important in selling the City as an advantageous business location. It is equally important to apprise our own residents of these efforts. Residents, business owners and merchants need to know that the City is supporting business growth. City newsletters such as Fullerton Focus and the Community Services Newsletter provide the vehicle to "celebrate successes," provide community updates and unify the community. Working relationships have been established with the local newspaper reporters resulting in both the printing of regular business reports and timely responses to their inquiries for daily news stories. Numerous presentations are also made to business groups, schools, and services clubs. In 1999, a "Made in Fullerton" program was developed for voluntary inclusion in the elementary curriculum on local history as well as for presentation to community groups.

D. Target Marketing of Retail Space

The Robert Charles Lesser & Company "Retail Development Opportunities Analysis," completed in 2000, identifies retail niches that are under-represented in Fullerton and the surrounding area. These include furniture, fabric, books, apparel, electronics and home stores. An inventory of available retail space has also been assembled. Marketing pieces will be developed to target and match retailers with the

spaces and areas they are seeking. Dissemination of this information will be via mailings, direct contact and attendance at the International Conference of Shopping Center deal-making events where City opportunities can be presented to developers and retailers.

E. Support Public and Private Infrastructure Improvement

1. Conventional Infrastructure

It is projected that California's population will soar from today's 32 million to reach almost 50 million in 2025. A steady rise in births and a continuing stream of primarily foreign immigrants will add nearly 18 million – akin to the entire state of New York moving in, according to the U.S. Census Bureau. This growth will put more pressure on our infrastructure - crowded schools, shrinking affordable housing, already maximized transportation systems, and the continued availability of water and power sources. To maintain its strong economic position as the fifth largest economy in the world, California must continually maintain and improve our infrastructure.

Likewise, to maintain Fullerton's appeal to businesses and residents, our resources need to be directed to maintaining good public services and a high level of maintenance and capital investment in our amenities, roads and utility services. Decline and deterioration affect location decisions, as evidenced by appreciative comments from businesses relocating to Fullerton from neighboring waning areas. Both businesses and

residents look for well maintained infrastructure as well as “quality of life” amenities – a safe city, good schools and housing, parks and open space, and access to recreation, cultural, religious, shopping and entertainment resources. Employers and employees, especially in the technology sector, have moved “Quality of Life” near the top of their search criteria. It’s a natural attraction – a quality city attracts quality employees who, in turn, attract quality businesses.

2. Technology

Currently, a relatively new area of infrastructure – technology – has prompted Council to establish the 13-member Technology Infrastructure Task Force which began meeting in early 2001. The members develop recommendations in the following areas:

- Identify the current status of the technology infrastructure in Fullerton installed by the private sector.
- Evaluate City procedures and processes that either assist or hinder development of high technology infrastructure.
- Determine the effectiveness of influencing businesses to locate in Fullerton, based upon an advanced technology infrastructure.

The dynamic nature of the technology environment could prompt additional recommendations.

The Task Force report will be beneficial for our economic development efforts by encouraging the creation and support of technology infrastructure that will make the City attractive to employers with high multiplier jobs. With the infrastructure in place, attraction efforts can be tailored and targeted for technology companies.

Thus, there is an ongoing need for City investment not only in good public services and infrastructure but also support for state of the art technology infrastructure from the private sector.



IV. ECONOMIC DEVELOPMENT PARTNERS

Economic Development staff actively seeks partners to leverage the assistance provided to our business community. The following list includes many of the resources/agencies the City has established relationships with in order to provide further assistance. Their services complement the assistance provided by the City.

- California Association of Local Economic Development (CALED) - a professional association of economic development practitioners.

- California Communities (CC) - a joint powers authority sponsored by the League of California Cities and the Association of Counties, CC offers a broad range of tax exempt financing including Industrial Development Bonds.

- California Manufacturing Technology Center (CMTC) - a State office offering specialized, reduced cost consulting services to manufacturers.

- California State University at Fullerton (CSUF) - in addition to degree and certificate classes offers a variety of programs to support businesses including internships and

specialized programs with graduate students to assist small businesses and family businesses. The faculty and students are also a source of professional consulting and research services.

- Downtown Business Association - Downtown business operators who promote the area as a unique shopping/dining/office area.
- Employment Development Department - a State agency which works with employers and employment seekers. The Anaheim office serves the Fullerton employers with specialized recruitments, application screening and job searches for laid off employees.
- Employment Training Panel (ETP) - a State agency formed to fund employee retraining for companies facing lay-offs or out-of-state or international competition.
- Fullerton Chamber of Commerce – local business association in operation for over 100 years and with other 700 members.
- Fullerton College - the community college, offering vocational education programs and training programs for businesses.
- Fullerton Business Council - an informal association of local business owners or representatives who take a proactive role in retention and attracting new businesses.

- Institute for Economic and Environmental Studies at Cal State Fullerton - part of the Economics Department, the Institute is known for its Orange County economic forecasts, research and consulting services.
- North Orange County Business Service Center - located in Brea, the Center assists employers in recruiting, screening and hiring employees and provides information on tax credits, training and the labor market.
- North Orange County Community College District - comprised of Cypress College and Fullerton College as well as the School of Continuing Education which offers courses and training for business employees.
- North Orange County Partnership for Economic Development - a regional association of six North Orange County cities (Fullerton, Placentia, Brea, Yorba Linda, Buena Park and La Habra) along with the Orange County Business Council and the local One Stop. The NOCPED strives to work together on regional issues and combine resources to market the services and attributes of the members.
- North Orange County Regional Occupation Program – headquartered in Anaheim but with facilities in Fullerton, provides vocational training and job placement for high school and adult students.

- Orange County Business Council (OCBC) - subsidized by the County and supported with membership dues, the Council represents and promotes the County's economic development interests and coordinates with both the State and the local economic development departments.

- Red Team - is assembled by the State Technology, Trade and Commerce Department to immediately meet with a large employer when they indicate they may be moving out of California. The Team's membership depends on the company's issues.

- Small Business Administration (SBA) - a Federal agency providing loan programs to small businesses. The local office is in Santa Ana.

- Small Business Development Center (SBDC) - funded through the unemployment tax, these centers operate throughout the state and offer free classes and consulting assistance for small business start-ups. Santa Ana hosts the closest office.

- State Technology, Trade and Commerce Department - California's department established to improve the state's competitiveness in business attraction and retention.

- Utilities - Southern California Edison and The Gas Company offer special attraction and retention rates for large users adding new jobs.

Appendix D

Fair Housing Analysis of Impediments

Scope of Services

**Fair Housing Council of Orange County
Regional Analysis of Impediments to Fair Housing
Scope of Work**

Progress Report

This Work Task includes an assessment of the progress made in eliminating or ameliorating the regional impediments identified in the 2005 AI. The private and public impediments included the following:

Private Impediments

1. Population and local government cannot differentiate between housing provision vs. discrimination.
2. Housing industry discrimination: zoning, insurance, appraisals, advertising.
3. "Color" blind policy causes disparate impact (i.e., credit scores in determining a persons insurability and occupancy restrictions.
4. Employer lack of supports results in segregated housing.
- 5 High loan denial rates are x3 among upper income Blacks and X2 for equally situated Hispanics.

Public Impediments

6. CRA funds are not targeted in ways assisting low-income persons and neighborhoods in home ownership and financial stability.
7. Some jurisdictions underestimate the extent of discrimination; therefore, reducing or not paying fair share of services provided by OCFHC.

Community Outreach

Three community outreach meetings will be conducted in order to obtain resident input on fair housing concerns. The meetings will be held in middle to late January 2010. The community outreach meetings will be held in three different locations within the region in order to attract residents from as many jurisdictions as possible.

Community Profile

This Work Task will include an update of the tables and analysis contained in Sections 2, 3, 4 and 5 of the 2005 AI. Attachment A describes the tables that will be updated, as well as the data sources, for each Section. The key data sources include Census 2000, CHAS, California Department of Finance and the 2006-2008 American Community Surveys. Attachment B lists of the cities covered by the American Community Surveys.

The 2006-2008 and 2008 American Community Surveys will be used to update data on characteristics that relate to the protected groups including the following:

- Disabled
- Race
- Hispanic or Latino and Race
- Families with Children

- Speak English Less than Very Well

Public Sector Impediments

The purpose of this analysis is to determine, at the individual jurisdictional level, whether fair housing impediments exist.

- Impediments to fair housing caused by regulations (or the lack thereof) in zoning ordinances such as:
 - ✓ Definition of Family
 - ✓ Lack of a Reasonable Accommodation Procedure
 - ✓ Treatment of Residential Care Facilities and Group Housing inconsistent with fair housing laws
 - ✓ Lack of regulations to facilitate Transitional and Supportive Housing

This Work Task will be completed by the cities and the Fair Housing Council of Orange County. Each City will be provided with HUD's Fair Housing Impediment Study – Review of Public Policies and Practice (Zoning and Planning Codes). The review consists of 18 questions on zoning and planning practices for which responses must be developed. Each City and the will be requested to complete the review in a standard format of Background, Zoning Regulations and Conclusion. The Fair Housing Council will provide the Background analysis which will explain the fair housing concerns raised by the review question.

- Impediments to fair housing caused by housing policies (or the lack thereof) in key policy documents.

This Work Task will include a review of the housing elements to determine the nature and scope of the fair housing programs included in the element. In addition, the review will determine if funding support is provided to address the needs of protected groups such as housing for the disabled (i.e., home modifications) and female householders with children. Additionally, the review will determine if the cities have identified constraints or impediments such as the lack of a reasonable accommodation procedure.

- Review of Housing Authority policies (or the lack thereof) to affirmatively further fair housing.

The Public Housing Agency Plans of the housing authorities will be reviewed to determine stated policies and objectives that affirmatively further fair housing. The review will include the Orange County Housing Authority and the Housing Authorities for the cities of Anaheim, Garden Grove and Santa Ana.

- Review of Section 8 Housing opportunities outside of minority population concentrations.

The purpose of this Work Task is to determine if Section 8 assisted households are residing principally in low income or minority neighborhoods. The Fair Housing Council will request that each Housing Authority identify the number of Section 8 assisted households by census tract. The numerical and percentage distributions then will be compared to the low income and minority population characteristics of each census tract. A correlation analysis will be completed to determine the extent to which Section 8 housing opportunities are located in neighborhoods that are predominantly low income and/or have minority population concentrations.

- Review of affordable opportunities outside of minority population concentrations.

This Work Task will include the development of an inventory of current and future affordable housing opportunities. The location of affordable housing developments will be determined from local housing elements and data sources such as the California Tax Credit Allocation Committee list of approved projects from 1987 to now. The census tract location of affordable housing will be compared to the areas of low income and minority concentrations.

Private Sector Impediments

- Review of housing discrimination complaints.

This Work Task will involve an analysis of housing discrimination complaints filed by residents of the entitlement cities and Urban County. The period of analysis will cover 2004-2009 and include a trends analysis of the number and bases for the discrimination complaints. The housing discrimination data will be provided by the Fair Housing Council and to the extent necessary will be obtained from the State Department of Fair Employment and Housing and HUD.

- Review and analysis of real estate advertising.

This Work Task involves a review of for rent and for sale advertising to determine if limitations on the availability of housing are stated which violate fair housing laws. A review of will be completed of ads placed over a two month period (8 editions) in the Los Angeles Times and Orange County Register as well as local newspapers to the extent possible. Additionally, ads placed in the For Rent Magazines and Homes for Sale Magazines will be reviewed and analyzed for purposes of identifying the use of discriminatory terms.

- Review and analysis of hate crimes trends.

This Work Task involves the collection and analysis of hate crimes as well as the location of the hate crimes. The following tables will be developed based on statistics compiled by the Office of the State Attorney General:

- ✓ California Hate Crime Events and Bias Motivations – 2004-2008
- ✓ California Location of Hate Crime Events – 2004-2008
- ✓ Number of Hate Crime Events by City – 2004-2008

The frequency of hate crime events that occur at a residential location will be estimated on the basis Statewide percentage.

In addition, this Work Task will identify resources that can address the needs of hate crime victims.

- Review and analysis of discriminatory lending.

This Work Task will update the HMDA tables found in Section 6 of the 2005 AI. The 2008 HMDA denial rates will be computed at the census tract level and also aggregated to the city

level. Instances of high denial at the city/census tract level will be identified in a table. In addition, the HMDA data will be used to prepare the following two tables:

- ✓ Denial rates by race/ethnicity for FHA, conventional, refinance and home improvement loan applications
- ✓ Reasons for loan denials by race/ethnicity for FHA, conventional, refinance and home improvement loan applications

Additionally, a comparison of the census tracts with high denial rates will be compared to the low income and minority characteristics of each census tract. A determination will be made of whether there is a strong correlation between loan denial rates and the low income/minority characteristics of the census tracts with high loan denial rates.

AI Summary and Action Recommendations

This Work Task will produce an AI Summary and Action Recommendations for each entitlement city and Urban County as a whole. The AI Summary and Action Recommendations will be in a format that the cities and Urban County can insert in the Other Narratives section of the Consolidated Plan submission (that is, the CPMP or Consolidated Plan Management Process Tool.)

The AI Summary will include:

- A brief overview of the regional demographic profile as it pertains to countywide fair housing concerns.
- A brief profile of the population, housing, and other demographic characteristics of each city and the Urban County.
- A brief overview of the regional private sector impediments that apply to all entitlement cities and the Urban County.
- A summary of each jurisdictions public sector impediments that were identified as part of HUD's Fair Housing Impediment Study – Review of Public Policies and Practice (Zoning and Planning Codes).

The Action Recommendations will include the following:

- A summary of the actions proposed to eliminate or ameliorate the identified private and public sector impediments to fair housing choice. To the extent possible, timelines will be determined for implementation of the fair housing actions.
- The actions to eliminate and ameliorate private sector impediments will be implemented by the Fair Housing Council of Orange County on behalf of the participating entitlement cities and Urban County. For potential actions that extend beyond the scope of services provided by the FHCOC, estimated budgets and timelines will be established.
- The actions to eliminate and ameliorate public sector impediments will be implemented by each entitlement city and the cities that belong to the Urban County. Insights on the

possible funding and timelines to implement the actions will be based on each jurisdiction's housing element.

Report Preparation

This Work Task involves the completion of a Draft and Final Report. The complete report will include the results of the prior Work Tasks and the profiles developed for each participating jurisdiction. The reports also will include input received from the participating jurisdictions.

Attachment A
Regional Fair Housing Impediments Analysis

Update of Regional Demographic Profile Tables (Section 2 of 2005 AI)

- 2009 Population Estimates for Entitlement Cities and Urban County
- Population Growth April 1, 2000 to January 1, 2009 for Entitlement Cities and Urban County
- 2009 Housing Estimates for Entitlement Cities and Urban County
- Housing Growth April 1, 2000 to January 1, 2009 for Entitlement Cities and Urban County
- 2009 Top 50 Employers in Orange County
- Employment Characteristics for Entitlement Cities and Urban County December 2009

Update of Minority Population Characteristics Tables (Section 3 of 2005 AI)

- Orange County Minority Population Growth Trends - 1990-2008¹
- Orange County Hispanic Population Growth Trends - 1990-2008¹
- Population by Race and Ethnicity for Entitlement Cities and Urban County – 2000
- Population by Race and Ethnicity for Entitlement Cities and Urban County – 2007/2008²
- Hispanic Population Growth Trends for Entitlement Cities and Urban County – 2000 - 2007/2008²
- Orange County Population Projections by Race and Ethnicity - 2000 to 2030³

Update of Income Characteristics Tables (Section 4 of 2005 AI)

- Household Income Groups for Entitlement Cities and Urban County – 1990/2000⁴
- Median Income of Households, Families and Nonfamily Households for Entitlement Cities and Urban County – 2007/2008
- Income Below Poverty Level by Age for Entitlement Cities and Urban County – 2007/2008

Update of Protected Group Characteristics Tables (Section 5 of 2005 AI)

- Householders by Sex of Householder for Entitlement Cities and Urban County – 2007/2008
- Families with Children for Entitlement Cities and Urban County – 2007/2008
- Disabled Persons by Age for Entitlement Cities and Urban County – 2007/2008
- Poverty Rates for Families with Children for Entitlement Cities and Urban County– 2007/2008
- Poverty Rates for Female Householders with Children for Entitlement Cities and Urban County – 2007/2008

¹Estimates will be based on the 2008 American Community Survey for the entire Orange County area.

²Estimates will be based on the 2006-2008 and 2008 American Community Surveys. The ACS estimates are averages for the period covered; therefore the individual jurisdictions estimates will be either mid-year 2007 or mid-year 2008. The population estimates will be based on the State Department of Finance (DOF) estimates. The ACS race/ethnicity percentages will be applied to the DOF population estimates.

³Projections will be based on the most recent projections of the State Department of Finance and the Center for Demographic Research.

⁴Extremely Low, Very Low, Moderate and Above Moderate

Attachment B
Orange County Regional Analysis of Impediments to Fair Housing
Availability of the American Community Survey by Jurisdiction

CITIES	2007 ACS	2008 ACS	2008 ACS 3 Year
Anaheim	X	X	X
Buena Park	X	X	X
Fountain Valley	X	X	X
Fullerton	X	X	X
Garden Grove	X	X	X
Huntington Beach	X	X	X
Irvine	X	X	X
Lake Forest	X	X	X
La Habra	X	X	X
Newport Beach	X	X	X
Orange	X	X	X
Santa Ana	X	X	X
Tustin	X	X	X
Westminster	X	X	X
COUNTY OF ORANGE			
Aliso Viejo			X
Brea			X
Cypress			X
Dana Point/Capistrano Beach			X
Foothill Ranch			
Laguna Beach			X
Laguna Hills			X
Los Alamitos			
La Palma			
Ladera Ranch			
Laguna Woods			
Midway City			
Placentia			X
Seal Beach			X
Stanton			X
Trabuco Canyon			
Yorba Linda	X	X	X

Appendix E

County of Orange Continuum of Care

2009 Orange County Homeless Census and Survey

Housing Inventory Chart

Gaps Analysis Chart



2009 Orange County Homeless Census and Survey

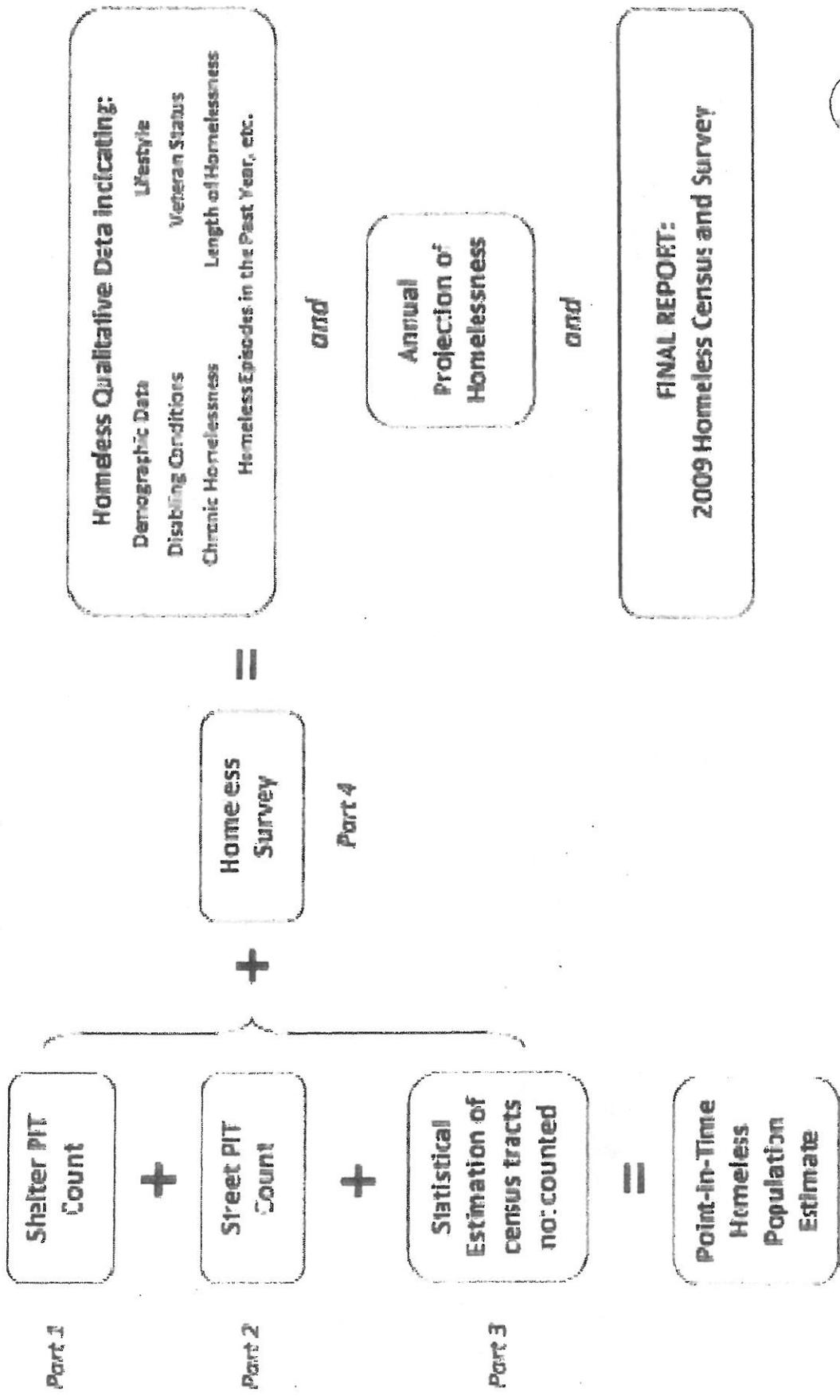
Presentation to the Housing Resource Forum

by OC Partnership and OC Community Services

October 2009



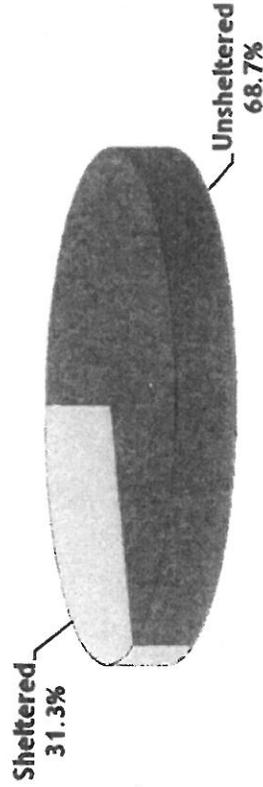
Homeless Census and Survey Components



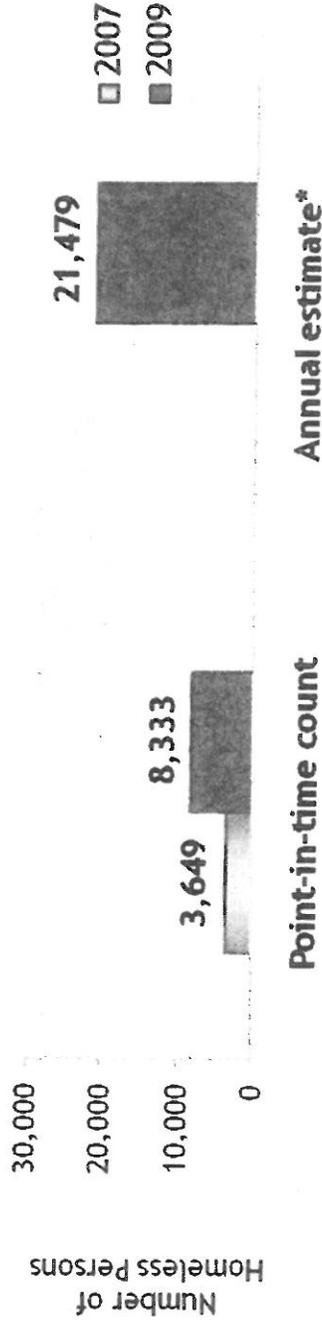
Street and Shelter Count (2009)



Total Count	8,333	100.0%
Projected unsheltered population (Based on point-in-time street count of 2,494 persons)	5,724	68.7%
Emergency shelter count	962	11.5%
Transitional housing count	1,647	19.8%



Point-in-Time Count and Annualization



- Using the Corporation for Supportive Housing's annualization formula, which factors in survey data on the length and recurrence of homelessness, the 8,333 Point in Time count represents an annual estimate of 21,479 unduplicated persons who experience homelessness in Orange County over a year.

Source: California State University, Fullerton Social Science Research Center, 2007 Point in Time Count and Survey of the Homeless: Final Report, 2007. Applied Survey Research, 2009 Orange County Homeless Census and Survey, 2009.

Note: The margin of error for the PIT projection was 13.06% at a 95% confidence level.

Note: Due to the different research methodologies in 2007 and 2009, results for these years are not directly comparable. ASR

Methodology: 2009 versus 2007

- The 2009 estimation for unsheltered count is based on 100% of the County's census tracts versus the 2007 estimate that was based on approximately half of the County's census block groups.
- In 2009, over 100 homeless advisors were recruited, trained and participated in the street count (one was assigned to every team), enabling significantly better outreach & coverage.
- The "Hot Spot" identification process in 2007 had a more limited participation. Almost 100 persons, 46 of whom were currently or formerly homeless, advised locations in 2009.
- The 2009 annual data is based exclusively on primary data (census and survey results) and not subject to potential duplication in secondary data sources as was the case in the 2007 report.
- Due to these differences in research methodologies, the 2007 and 2009 results are not recommended for trending analysis.



Methodology: Homeless Advisors & Volunteer Participation

- Teams of 3 people (consisting of one homeless advisor and two community volunteers) canvassed all 150 sampled census tracts (of the County's 577 tracts) in the early morning hours of January 24, 2009. Homeless advisors were recruited by providers & trained by ASR staff.

PARTICIPATION		
Homeless Advisors	Community Volunteers	Total
113	237	350

- 787 fifteen-minute surveys were administered to homeless persons on the street and in shelters to obtain qualitative data.

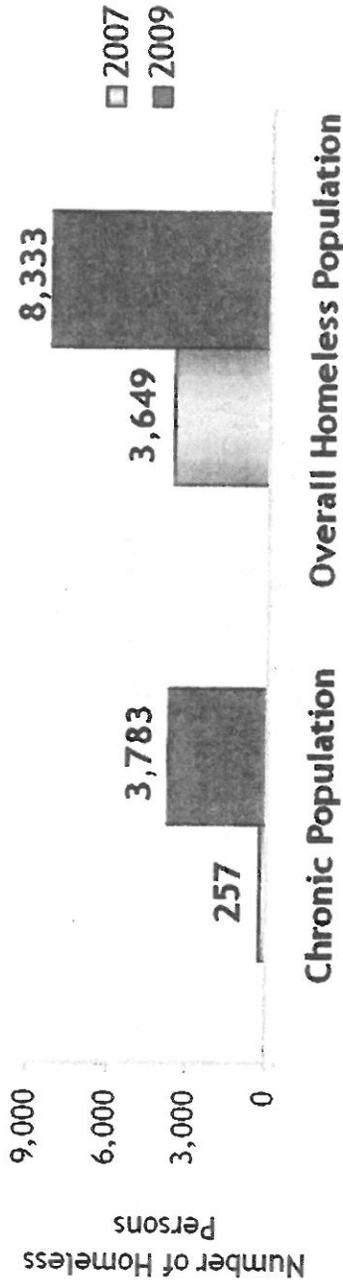


Methodology: Statistical Sampling

- Census tract sample selection was developed using accepted statistical sampling techniques by ASR in consultation with a UCLA statistician using a methodical, peer-based outreach effort to document current locations of homeless congregation areas .
- Pre-identification of 43 “hot” tracts (likely to have large counts), 60 “warm” tracts (likely to have medium counts), and 47 “cool” or random tracts (likely to have small counts).
- Mean values for tract-level homeless counts were calculated and applied to tracts not enumerated.
- Totals for “hot,” “warm,” and “cool” tracts were aggregated to calculate the projected countywide total for all 577 census tracts in Orange County.



Chronic Homelessness



Source: California State University, Fullerton Social Science Research Center, 2007 Point in Time Count and Survey of the Homeless: Final Report, 2007. Applied Survey Research, 2009 Orange County Homeless Census and Survey, 2009.

Note: Due to the different research methodologies in 2007 and 2009, results for these years are not directly comparable.

- **Definition:** Unaccompanied persons with a disabling condition and who have been homeless 12 months or more, or homeless 4 or more times in the past 3 years.
- 3,783 chronically homeless (CH) persons were estimated in 2009.
 - 50% of all homeless persons surveyed were chronically homeless, compared to 18% of the nation's homeless population (AHAR, 2008).
- 63% of the unsheltered survey respondents were chronically homeless, compared to 27% of sheltered survey respondents.
- 97% of CH respondents had two or more disabling conditions.

Homeless Subpopulations



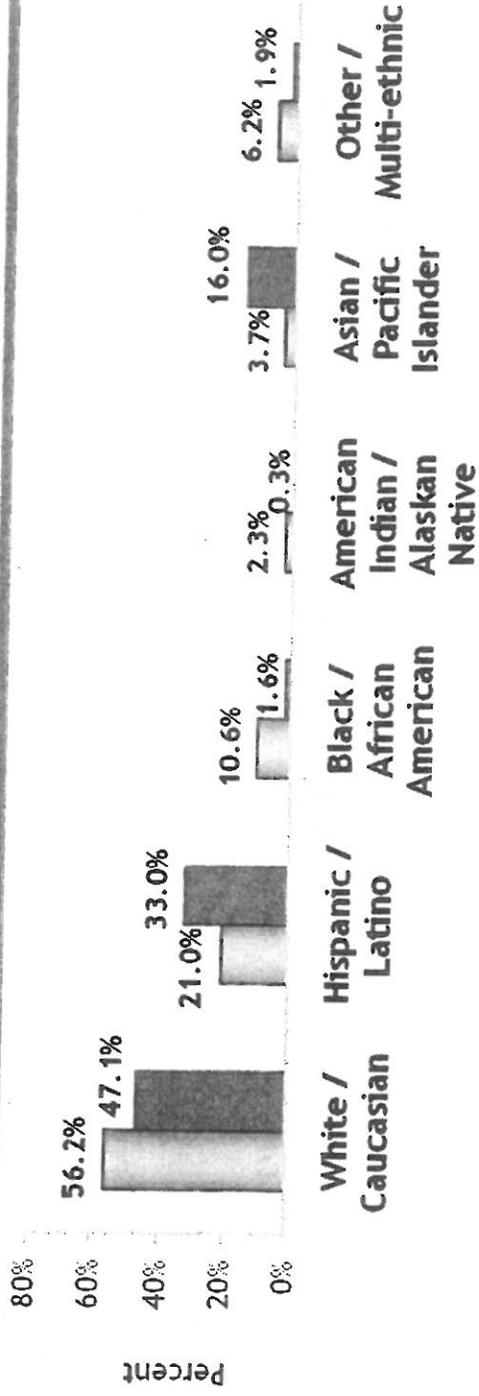
- Youth: 957 youth under the age of 18 were identified (unaccompanied and accompanied).
 - This represents 11% of the total homeless population.
- Veterans: 1,282 veterans were estimated.
 - This represents 15% of the total homeless population.
 - Among this population of homeless veterans, it was estimated that 86% were unsheltered, while 14% were sheltered.
- Of the sheltered homeless adults surveyed, 10% were veterans, compared to 15% nationwide (AHAR, 2008).

Key Survey Findings



- 30% cited job loss as their primary cause of homelessness.
- Only 2% (12 respondents) cited foreclosure as the primary reason for their homelessness; 6% reported that their landlord raised the rent, stopped renting, or sold/re-used the property.
- 73% were living in Orange County when they became homeless.
- 44% had been homeless for less than a year, 56% had been homeless for a year or more.
- 58% indicated that this was the first time they had been homeless.
- 50% of all respondents were chronically homeless.
- 16% of adult respondents were veterans.

Survey Results: Demographics



2009 Orange County Homeless Survey Population (N=786)
 2005-2007 Orange County General Population (N=2,988,407)

Source: Applied Survey Research, 2009 Orange County Homeless Survey, 2009. U.S. Census Bureau, 2005-2007 American Community Survey, 3-Year Estimates, 2009.

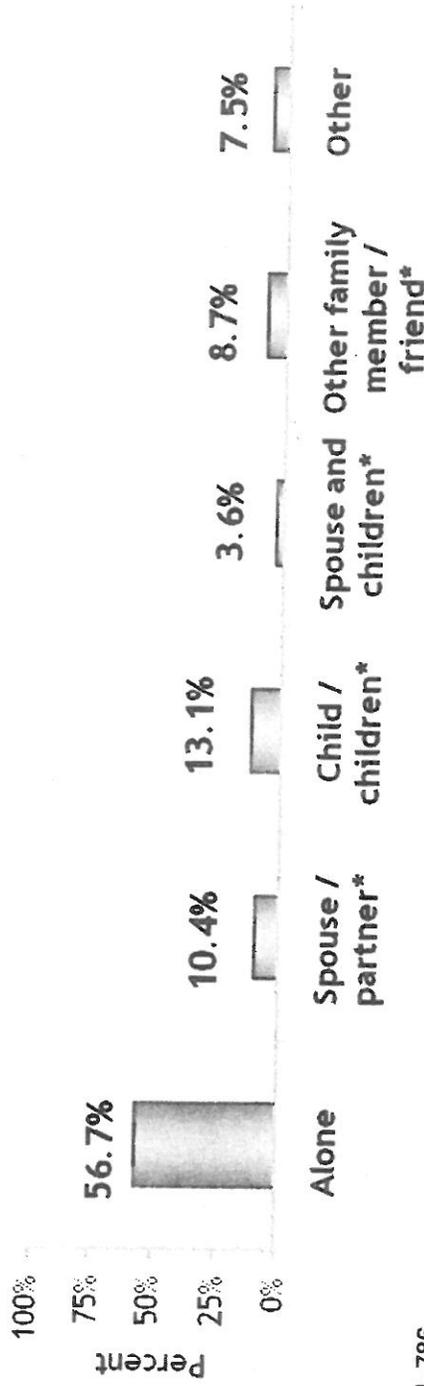
- 56% were between 41-60 years old.
- 61% were male and 38% were female.
- 21% were employed either full- or part-time.
- 99% had one or more disabling conditions.
- 15% had been in foster care at least once prior to their 18th birthday.



Survey Results: Living Status & Usual Nighttime Accommodations



Who Respondents Live With



N=786

Source: Applied Survey Research, 2009 Orange County Homeless Survey, 2009.

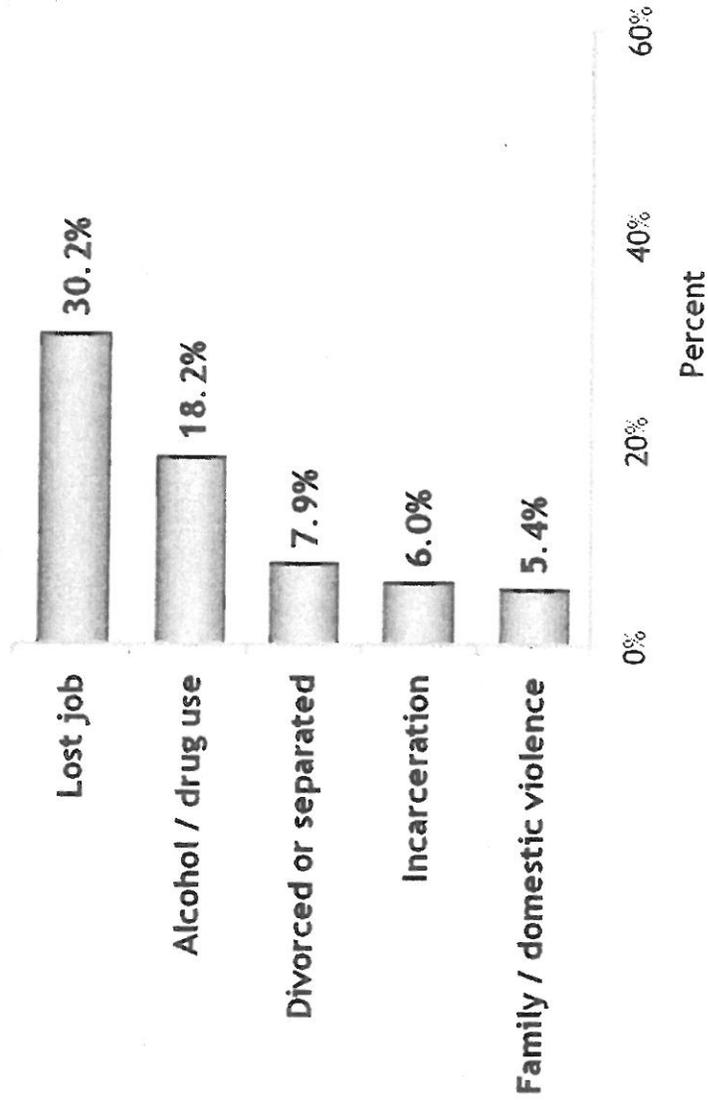
* These response options may include respondents who also live with "other" in addition to the above-described living situations.

- 17% were living with their minor child or children.
- 37% reported that they usually stay outdoors, on the street, in parks, or in encampments at night; 35% usually stay in a shelter or transitional housing facility.

Survey Results: Causes of Homelessness



Primary Event or Condition That Led to Respondents' Current Episode of Homelessness (Top 5 Responses)



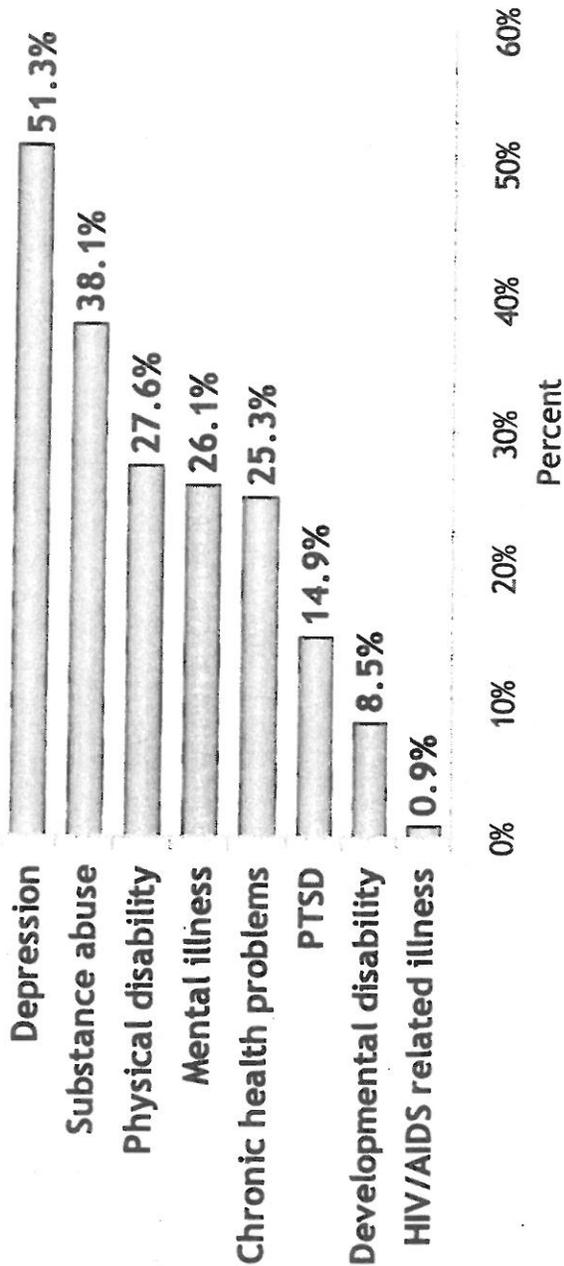
N=782
 Source: Applied Survey Research, 2009 Orange County Homeless Survey, 2009.



Survey Results: Health Conditions



Respondents Who Were Currently Experiencing the Following Issues



Depression N=768, Substance abuse N=787, Physical disability N=767, Mental illness N=769, Chronic health problems N=767, PTSD N=764, Developmental disability N=764, HIV/AIDS N=762.
 Source: Applied Survey Research, 2009 Orange County Homeless Survey, 2009.
 Note: These responses are not mutually exclusive.





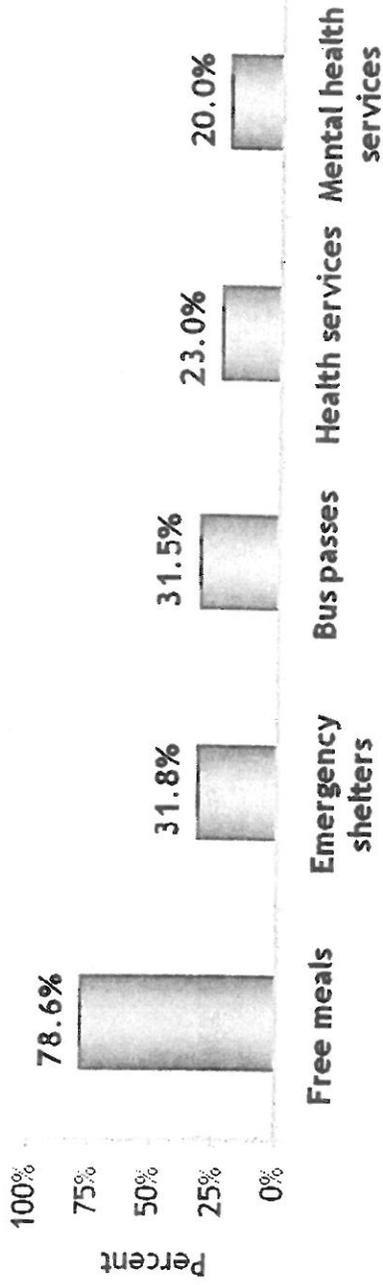
Survey Results: Access to Care and Services



- 28% of respondents indicated that since becoming homeless this last time, they had needed health care but were unable to receive it.
- 11% of respondents indicated that they were not using any services or assistance.



Of Those Using Any Services or Assistance, Types of Services or Assistance Respondents Reported Using (Top 5 Responses)



Multiple response question with 686 respondents offering 1,645 responses.
 Source: Applied Survey Research, 2009 Orange County Homeless Survey, 2009.
 Note: These responses are not mutually exclusive.



Survey Results: Access to Food, Housing, and Government Assistance



- 29% of respondents indicated that they either **do not** or only **sometimes** get enough to eat on a **daily** basis.
- 65% cited **not being able to afford rent** as an obstacle to securing permanent housing. 59% cited **the lack of a job / income**. (Note: These responses are not mutually exclusive.)
- 52% reported that they were **not receiving any government assistance**.
 - 33% didn't think they were eligible, 18% had never applied, 17% were turned down, 14% cited their lack of a permanent address as an obstacle to obtaining assistance, 14% had applied and were waiting for approval. (Note: These responses are not mutually exclusive.)

Survey Results: DV & Substance Abuse



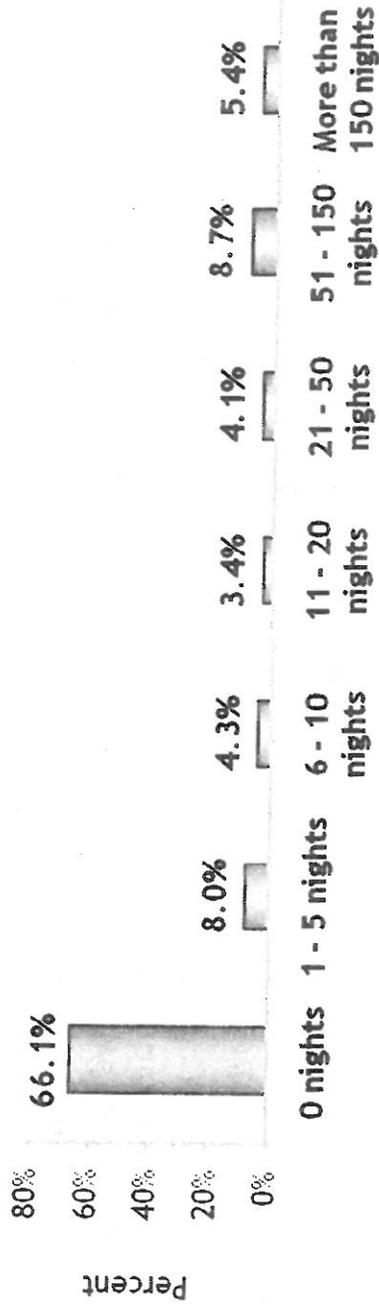
- 12% of female respondents were experiencing domestic violence.
- 38% of respondents were experiencing some form of substance abuse (drug or alcohol abuse, or both).
 - 12% of these respondents indicated that they were receiving alcohol or drug counseling.
- 20% of all respondents reported that their alcohol / drug issue was keeping them from getting employment.



Survey Results: Jail / Prison Transitions



Number of Nights Respondents Reported Spending in Jail / Prison in the Last 12 Months



N=774

Source: Applied Survey Research, 2009 Orange County Homeless Survey, 2009.

- 7% of respondents indicated that they were in jail or prison immediately before they became homeless this last time.
- 21% indicated that their criminal record was keeping them from securing permanent housing.
- 23% reported that their criminal record was keeping them from getting employment.



Conclusion & Questions



- Questions?

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Continuum of Care Housing Activity

Fundamental Components in CoC System - Housing Inventory Chart

Provider Name	Facility Name	Target Population		2004 Year-Round Units/Beds		2004 All Beds		
		A	B	Family Beds	Individual Beds	Year-Round	Seasonal	
EMERGENCY SHELTER								
Current Inventory								
Casa del Cerro		SMF			12	12		
Casa Elena		SF			6	6		
Casa Youth Shelter		YMF			12	12		
Chapman House		SMF			44	44		
City of Laguna Beach	Cold Weather Program	SMF					40	
Colette's Children's Home		FC		8		8		
Community Services Programs Inc.	Youth Shelter	YMF			6	6		
Cooper Fellowship		SMF			71	71		
Cornerstone		SMF			30	30		
Eli Home		FC		22		22		
Family Assistance Ministries	Gilchrist House	FC		5	5	10		
First Southern Baptist Church		SMF			52	52		
First Step House		SF			21	21		
Friendship Shelter		SMF			19	19		
Home On The Green		FC	DV	12		12		
Human Options	First Steps	FC	DV	25	15	40		
Huntington Youth Shelter		YMF			12	12		
Interfaith Interim Housing		SMF			10	10		
Interval House		FC	DV		71	71		
Laurel House		YMF			6	6		
Laura's House		FC	DV	20	10	30		
Mainstream		SMF			8	8		
Mental Health Assoc.		SMF			6	6		
New Direction		M		12	30	42		
OC Rescue Mission	Mission for Men	SM			40	40		
Orange Coast Interfaith Shelter		M		60	5	65		
Precious Life Shelter		FC			6	6		
Residential Treatment	Jackson House	SM			20	20		
Residential Care		M			34	34		
Roque Center	Stanton Detox	SMF			104	104		
Saint Vincent De Paul	Winter Armory Program	SMF					300	
Salvation Army	Hospitality House	M		3	54	57		
Shelter For The Homeless		M			10	10		
Teen Challenge		SM			20	20		
Toby's House		FC		4	5	9		
Unidos		SM			40	40		
Womens Transitional Living Center		FC	DV	43	9	52		
Woodglen Recovery		SMF			36	36		
				SUBTOTAL	214	829	1,043	340
Emergency Shelter Under Development								
Fullerton Interfaith Shelter	New Vista	FC		12		12		
				SUBTOTAL	12	0	12	0

Provider Name	Facility Name	Target Population		2004 Year-Round Units/Beds		2004 All Beds	
		A	B	Family Beds	Individual Beds	Year-Round	Seasonal
TRANSITIONAL HOUSING							
Current Inventory							
Anaheim Interfaith Shelter	Halcyon	M		50		50	
Bethany		SF			17	17	
Casa Teresa	Hannah's house	FC		48		48	
Colette's Children's Home		FC		30		30	
Crittenton Svcs For Children & Families		YMF		4		4	
Eli Home		FC		12		12	
Families Forward		M		66		66	
FISH	Homes With Hope	FC		66		66	
Friendship Shelter		SMF			24	24	
Fullerton Interfaith	New Vista	FC		30		30	
Gerry House		SMF			12	12	
Gerry House West		SMF	HIV/AIDS		6	6	
H.I.S. House		M		29	11	40	
H.O.M.E.S.		SMF			22	22	
Heritage Cottage		FC		16		16	
Heritage House North		FC		21		21	
Heritage House South		FC		33		33	
Heritage House Village		FC		45		45	
Hope House Inc.		SMF			56	56	
Hope's House		FC		10		10	
House of Hope		FC		45		45	
Human Options	Second Step	FC	DV	50		50	
Interfaith Shelter Network		SMF			12	12	
Interval House		FC	DV	60		60	
Kathy's House		FC	DV	6	7	13	
Main Place Christian Fellowship		SM			12	12	
Mainstream		SMF			36	36	
Mary's Shelter		SF			18	18	
Mercy House Transitional Living Centers	Emmanuel House	SMF	HIV/AIDS		21	21	
Mercy House Transitional Living Centers	Joseph's House	SM			21	21	
Mercy House Transitional Living Centers	Regina's House	FC		20		20	
Orange Coast Interfaith Shelter		M		69		69	
Orange County Rescue Mission	Mission for Men	SM			26	26	
Orange County Rescue Mission	Hope Family Housing	FC		26		26	
Orangewood Children's Foundation		YMF			36	36	
Phoenix House		YMF			85	85	
Phoenix House Academy		YMF			45	45	
Precious Life Shelter		FC			29	29	
Saddleback Community Outreach		FC		68		68	
Safely On Shore		FC	DV	7		7	
Salvation Army	Buffalo House	SMF			6	6	
Salvation Army	Men Adult Rehab	SM			147	147	
Salvation Army	Women Adult Rehab	SF			28	28	
Shelter For The Homeless		M		77	17	94	
Start House		SMF	HIV/AIDS		6	6	
The Sheepfold		FC		73		73	
The Villa		SF			27	27	
Thomas House		FC		67		67	
Touchstone		YMF			23	23	
WISE Place		SF			30	30	
Women's Transitional Living Center		FC	DV	46		46	
YWCA	Beyond Shelter	SF	DV		7	7	
				SUBTOTAL	1074	787	1861
Transitional Housing Under Development							
Colette's Children's Home		FC		24		24	
Mary's Shelter	Emancipation House	FC		24		24	
Mercy House	San Miguel Residence	M	HIV/AIDS		16	16	
Orange Coast Interfaith Shelter		FC		16		16	
Orange County Rescue Mission	Village of Hope	FC		194		194	
Orange County Rescue Mission	Hope Family Housing	FC		86		86	
Saddleback Community Outreach		FC		53		53	
Serving People In Need	Substance Abuse Recovery				67	67	
So Cal Alcohol & Drug Programs Inc.	Heritage House Villages & Cottages	FC		20		20	
Thomas House		FC		22		22	
Women's Transitional Living Center	WTLC Center	FC	DV	14		14	
				SUBTOTAL	453	83	536

Provider Name	Facility Name	Target Population		2004 Year-Round Units/ Beds		2004 All Beds	
		A	B	Family Beds	Individual Beds	Year-Round	Seasonal
PERMANENT SUPPORTIVE HOUSING							
Current Inventory							
Annie's House		SMF	HIV/AIDS		10	10	
H.O.M.E.S.		SMF			6	6	
Hagan Place		SMF	HIV/AIDS		24	24	
Harbor View Aprt		SMF			24	24	
John Henry Foundation		SMF			68	68	
Mariposa Villa		SMF			40	40	
Mary Erickson Community Housing		FC		12		12	
Orange County Community Housing Corp		FC		585		585	
Shelter For The Homeless		M		184		184	
Costa Mesa Village SRO		SMF			96	96	
Fullerton City Lights SRO		SMF			137	137	
Irvine Inn SRO		SMF			192	192	
Park Place Village SRO		SMF			60	60	
SUBTOTAL					781	641	1,422
Permanent Supportive Housing Under Development							
H.O.M.E.S.	Jackson Aisle	SMF			30	30	
Mercy Housing California	Casa Alegre	SMF	HIV/AIDS		23	23	
SUBTOTAL					0	53	

Source: County of Orange - Continuum of Care Homeless Assistance Programs Associated Application

Target Population A Codes:

SM=Single Males (18 yrs & older)
SF=Single Females (18 yrs & older)
SMF= Single Males and Females (18 years & older with no children)
FC= Families with Children
YM= only unaccompanied Young Males (under 18 years)
YF= unaccompanied Young Females (under 18 years)
YMF= unaccompanied Young Females & Females (under 18 years)
M= mixed populations

Target Population B Codes:

DV=Domestic Violence victims only
VET=Veterans only
AIDS=Only persons with HIV/AIDS

**CONTINUUM OF CARE
GAPS ANALYSIS CHART
2004**

Individuals					
		Estimated Need	2004	Current Inventory 2004	Unmet Need/ Gap
Example	Emergency Shelter		115	89	26
Beds/Units					
	Emergency Shelter		6,300	1,169	5,131
	Transitional Shelter		4,200	787	3,413
	Permanent Supportive/Affordable Housing		11,827	2,273	9,554
	Total persons/units		22,327	4,229	18,098
Supportive Service					
	Alcohol/Drug Services		5,250	3,962	1,288
	Case Management		10,500	7,376	3,124
	Educational Services		5,250	4,984	266
	Employment Training		7,875	3,977	3,898
	Food Programs		10,500	1,325	9,175
	Health Related Services		5,250	2,839	2,411
	HIV/AIDS Services per hca		2,560	673	1,887
	Household Furnishings		10,500	3,488	7,012
	Housing Services		10,500	4,534	5,966
	Information & Referral		10,500	6,654	3,846
	Legal		5,250	534	4,716
	Life Skills		10,500	7,784	2,716
	Lodging Vouchers		10,500	3,401	7,099
	Mental Health/Counseling		5,250	4,611	639
	Outreach		10,500	3,032	7,468
	Showers		10,500	4,309	6,191
	Transportation		10,500	9,709	791
Sub-Populations					
	Pregnant		98	87	11
	Seriously Mentally Ill (HCA)		2,148	51	2,097
	Dually Diagnosed (HCA)		3,105	17	3,088
	Multi-Diagnosed (HCA)		371	6	365
	HIV/AIDS		1,684	33	1,651
	Emancipated Youth		150	43	107
	Youth		342	36	306
	Seniors		1,414	0	1,414
	Veterans		734	0	734
	Physical Disabilities		33	0	33
	Victims of Domestic Violence		1,747	118	1,629
	Substance Abuse Issues		5,718	907	4,811

**CONTINUUM OF CARE
GAPS ANALYSIS CHART
2004**

Persons in Families with Children				
		Estimated Need 2004	Current Inventory 2004	Unmet Need/ Gap
Example	Emergency Shelter	115	89	26
Beds/Units				
	Emergency Shelter	9,800	214	9,586
	Transitional Shelter	14,699	1,074	13,625
	Permanent Supportive/Affordable Housing	96,572	3,115	93,457
	Total Persons	121,071	7,316	116,668
	Total Units	43,240	2,613	41,667
Supportive Services				
	Alcohol/Drug Services	4,375	546	3,829
	Case management	8,750	1,710	7,040
	Childcare	5,532	1,021	4,511
	Educational Services	2,187	847	1,340
	Employment Training	6,562	452	6,110
	Food Programs	24,499	3,093	21,406
	Health Related Services	18,374	3,423	14,951
	HIV/AIDS Services per hca	524	35	489
	Household Furnishings	8,750	952	7,798
	Housing Services	8,750	1,435	7,315
	Information & Referral	8,750	5,545	3,205
	Legal	4,375	1,246	3,129
	Life Skills	8,750	946	7,804
	Lodging Vouchers	8,750	1,510	7,240
	Mental Health/Counseling	6,125	1,115	5,010
	Outreach	8,750	2,745	6,005
	Showers	24,499	0	24,499
	Transportation	24,499	1,057	23,442
Sub-Populations				
	Pregnant	79	23	56
	Seriously Mentally Ill	70	0	70
	Dually Diagnosed	305	0	305
	Multi-Diagnosed	58	0	58
	HIV/AIDS	345	0	345
	Seniors	471	0	471
	Veterans	471	0	471
	Physical Disabilities	78	0	78
	Victims of Domestic Violence	5,241	257	4,984
	Substance Abuse Issues	610	111	499

Appendix F

General Definitions

General Definitions

ADDI: See "American Dream Downpayment Initiative."

Affordable Housing: Affordable housing is generally defined as housing in which the household is paying no more than 30 percent of their gross income for housing costs, including utilities. (Housing costs include rent or principal, interest, property taxes, insurance, and association dues for home owners.)

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Alcohol/Other Drug Addiction: A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

American Dream Downpayment Initiative (ADDI): Introduced in 2003, this program is administered with HOME set aside funds to foster homeownership for low and moderate-income households.

Area of Racial/Ethnic Minority Concentration: A census tract within the City identified as having a concentration of one or more racial/ethnic minorities (non-white) which is greater than 50% of all the occupants of that census tract.

Area of Low-Income Concentration: A census tract within the City identified as having a concentration of low-income persons which exceeds 50% of all persons residing in that census tract.

Assisted Household or Person: For the purpose of specifying one-year goals for assisting households or persons, a household or person is assisted if, during the coming Federal Fiscal Year, will benefit through one or more programs included in the jurisdiction's investment plan. A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance. An existing homeowner is benefited during the year if the home's rehabilitation is completed. A first-time home buyer is benefited if a home is purchased during the year. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and/or the provision of rental assistance during the year. Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see 24 CFR Section 882.109).

CDBG: See "Community Development Block Grant."

CDBG-R: See "Community Development Block Grant - Recovery."

Committed: Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

Community Development Block Grant (CDBG): Federal block grant program developed under Title 1 of the Housing and Community Development Act of 1974, entitles communities over 50,000 people to receive funding.

Community Development Block Grant (CDBG-R): Federal stimulus grant set up under the CDBG program.

Consistent with the CP: A determination made by the jurisdiction that a program application meets the following criterion: The Annual Plan for that Fiscal Year's funding indicates that the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas specified in the plan; and the activities benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

Cost Burden \geq 30% (Excess Cost Burden): The extent to which gross housing costs, including utility costs, exceed 30 percent of buyers or renters gross income, based on data published by the U. S. Census Bureau.

Cost Burden \geq 50% (Severe Cost Burden): The extent to which gross housing costs, including utility costs, exceed 50 percent of buyers or renters gross income, based on data published by the U. S. Census Bureau.

Disabled Household: A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impeded his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his or her death.

Economic Independence And Self-Sufficiency Programs: Programs undertaken by Public Housing Agencies (PHA's) to promote economic independence and self-sufficiency for participating families. Such programs may include Project Self-Sufficiency and Operation Bootstrap programs that originated under earlier Section 8 rental certificate and rental voucher initiatives, as well as the Family Self-Sufficiency program. In addition, PHAs may operate locally-developed programs or conduct a variety of special projects designed to promote economic independence and self sufficiency.

Elderly Household: For HUD rental programs, a one or two person household in which the head of the household or spouse is at least 62 years of age.

Elderly Person: A person who is at least 62 years of age.

Existing Homeowner: An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Fair Market Rents (FMR): Estimates of the rent plus utilities that would be required to rent privately-owned, decent, safe and sanitary rental housing of a modest nature with suitable amenities.

Family: Is defined as a householder (head of household) and one or more other persons living in the same household who are related by birth, marriage or adoption.

Family Self-Sufficiency (FSS) Program: A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs together with public and private resources, to provide supportive services to enable participating families to achieve economic independence and self-sufficiency.

Federal Preference for Admission: The preference given to otherwise eligible applicants under HUD's rental assistance programs who, at the time they seek housing assistance, are involuntarily displaced, living in substandard housing, or paying more than 50 percent of family income for rent. (See, for example, 24 CFR 882.219.)

FIES: Fullerton Interfaith Emergency Services

First Time Home Buyer: An individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the home buyer, except that any individual who is a displaced homemaker (as defined in 24 CFR 92) or a single parent (as defined in 24 CFR 92) may not be excluded from consideration as a first-time home buyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

FmHA: The Farmers Home Administration, or programs it administers.

For Rent: Year round housing units which are vacant and offered/available for rent. (U.S. Census definition)

For Sale: Year round housing units which are vacant and offered/available for sale only. (U.S. Census definition)

Frail Elderly: An elderly person who is unable to perform at least 3 activities of daily living independently (i.e., eating, dressing, bathing, grooming, and household management activities). (See 24 CFR 889.105.)

Group Quarters: Facilities providing living quarters that are not classified as housing units. (U.S. Census definition). Examples include: prisons, nursing homes, dormitories, military barracks, and shelters.

HOME: The HOME Investment Partnership Act, which is authorized by Title II of the National Affordable Housing Act.

Homeless Family: Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless Individual: An unaccompanied youth (17 years or younger) or an adult (18 years or older) without children.

Homeless Youth: Unaccompanied person 17 years of age or younger who is living in situations described by terms "sheltered" or "unsheltered."

Homelessness Prevention and Rapid Re-Housing (HPRP): Federal stimulus program to assist those who are experiencing homelessness or at risk of becoming homeless.

HOPWA: See "Housing Of People With Aids."

Household: One or more persons occupying a housing unit whether related or unrelated. (U.S. Census definition).

Housing Element: The mandatory component of local General Plans required by the State of California.

Housing Of People With AIDS (HOPWA): The only Federal program dedicated to the housing needs of persons with AIDS.

Housing Problems: Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost burden greater than 30%. Table 1C requests non duplicative counts of households that meet one or more of these criteria.

Housing Unit: An occupied or vacant house, apartment, or single room (SRO housing) that is intended as separate living quarters. (U.S. Census definition).

HPRP: See "Homelessness Prevention and Rapid Re-Housing."

HUD: The United States Department of Housing and Urban Development.

Institutions/Institutional: Group quarters for persons under care or custody. (U.S. Census definition).

Large Household: A household of 5 or more persons.

LIHTC: (Federal) Low Income Housing Tax Credit.

Low and moderate income: Households or families whose income do not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. NOTE: HUD income limits are updated annually and are available from local HUD offices. (This term corresponds to low- and moderate-income households in the CDBG Program.)

Low-income: Low-income households or individuals whose incomes are between 31 and 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish

income ceilings higher or lower than 50 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Middle Income: Households or individuals whose incomes are between 81 percent and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families. HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs, fair market rents, or unusually high or low family incomes. (This corresponds to the term "moderate income family" under the CHAS statute, 42 U.S.C. 12705.)

Moderate Income: Households or individuals whose incomes are between 51 percent and 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families. HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs, fair market rents, or unusually high or low family incomes.

Neighborhood Stabilization Program (NSP): Federal stimulus program to assist jurisdictions experiencing high foreclosure rates. The program provides funds to acquire foreclosed properties resell to households at or below 120%. Fullerton did not qualify for funds from HUD, but was able to receive funds from the State.

Non-Elderly Household: A household which does not meet the definition of "Elderly Household," as defined above.

Non-Homeless Persons with Special Needs: Includes frail elderly persons, persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency.

Non-institutional: Group quarters for persons not under care or custody. (U.S. Census definition).

NSP: See "Neighborhood Stabilization Program."

Occupied Housing Unit: A housing unit that is the usual place of residence of the occupant(s).

Other Household: A household of one or more persons that does not meet the definition of a Small Related household, Large Related household or Elderly Household.

Other Income: Households whose incomes exceed 80 percent of the median income for the area, as determined by the Secretary of HUD, with adjustments for smaller and larger families.

Other Low Income: Households whose incomes are between 51 percent and 80 percent of the median income for the area, as determined by the Secretary of HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing

levels of construction costs or fair market rents, or unusually high or low family incomes. (This term corresponds to moderate-income in the CDBG Program.)

Other Vacant: Vacant year round housing units that are not For Rent or For Sale. This category would include Awaiting Occupancy or Held.

Overcrowded: A housing unit containing more than one person per room. (U.S. Census definition).

Physical Defects: A housing unit lacking complete kitchen, bathroom, or electricity. (U.S. Census definition).

Primary Housing Activity: A means of providing or producing affordable housing -- such as rental assistance, production, rehabilitation or acquisition -- that will be allocated significant resources and/or pursued intensively for addressing a particular housing need. (See also, "Secondary Housing Activity".)

Project-Based (Rental) Assistance: Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

Public Housing CIAP: Public Housing Comprehensive Improvement Assistance Program.

Public Housing MROP: Public Housing Major Reconstruction of Obsolete Projects.

Rent Burden \geq 30% (Cost Burden): The extent to which gross housing costs, including utility costs, exceed 30 percent of buyers or renters gross income, based on data published by the U.S. Census Bureau.

Rent Burden \geq 50% (Cost Burden): The extent to which gross housing costs, including utility cost, exceed 50 percent of buyers or renters gross income, based on data published by the U.S. Census Bureau.

Rental Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Renter: A household that rents the housing unit he/she occupies, including both units rented for cash and units occupied without cash payment of rent. (U.S. Census definition)

Renter Occupied Unit: Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Secondary Housing Activity: A means of providing or producing affordable housing -- such as rental assistance, production, rehabilitation or acquisition -- that will receive fewer resources and less emphasis than primary housing activities for addressing a particular housing need. (See also, "Primary Housing Activity".)

Section 215: Section 215 of Title II of the National Affordable Housing Act. Section 215 defines "affordable" housing projects under the HOME program.

Service Needs: The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling,

meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Cost Burden: See Cost Burden > 50%.

Severe Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Sheltered: Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter, nor are its residents homeless.

Single Room Occupancy: A multiple tenant building that houses one or two people in individual rooms. Similar to hotels in that SRO tenants typically share bathrooms and / or kitchens, although some SRO rooms include kitchenettes and/or bathrooms.

Small Related: A household of 2 to 4 persons which includes at least one person related to the householder by birth, marriage, or adoption.

Substandard Condition and not Suitable for Rehab: By local definition, dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

Substandard Condition but Suitable for Rehab: By local definition, are dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work.

Substantial Amendment: A major change in an approved housing strategy. It involves a change to the five-year strategy, which may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Supportive Housing: Housing, including Housing Units and Group Quarters, that have a supportive environment and includes a planned service component.

Supportive Service Need in FSS Plan: The plan that PHAs administering a Family Self-Sufficiency program are required to develop to identify the services they will provide to participating families and the source of funding for those services. The supportive services may include child care; transportation; remedial education; education for completion of secondary or post secondary schooling; job training, preparation and counseling; substance abuse treatment and counseling; training in homemaking and parenting skills; money management, and household management; counseling in home ownership; job development and placement; follow-up assistance after job placement; and other appropriate services.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

SRO: Single room occupancy unit.

Tenant-Based Rental Assistance (TBRA): A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Total Vacant Housing Units: Unoccupied year round housing units. (U.S. Census definition)

Unsheltered: Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., street, parks, alleys).

Vacant Awaiting Occupancy or Held: Vacant year round housing units that have been rented or sold and are currently awaiting occupancy, and vacant year round housing units that are held by owners or renters for occasional use. (U.S. Census definition)

Vacant Housing Unit: Unoccupied year-round housing units that are available or intended for occupancy at any time during the year.

Very Low-Income: Households or individuals whose incomes do not exceed 30 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of facility, college, or other training facility; prevailing levels of construction costs; or fair market rents.

Worst-Case Needs: Unassisted, low and moderate income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntarily displaced.

WTLC: Women's Transitional Living Center.

Year-Round Housing: Occupied and vacant housing units intended for year round use. (U.S. Census definition.) Housing units for seasonal or migratory use are excluded.