

# Appendix H-A

## Review of Past Performance

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix summarizes the results of the City's review of the housing goals, policies, and programs of the previous Housing Element, and evaluates the degree to which these programs have been implemented during the previous planning period.

During the 5<sup>th</sup> housing cycle, the City supported affordable housing and housing for special needs groups, although the City was unable to fulfill all of its program objectives. While the City did not achieve new construction goals for units affordable to extremely low, very low-, low-, and moderate-income households, the City was able to conduct the following actions to assist lower income and special needs populations:

- The City provided over \$4.5 million in financial assistance for development of a 46-unit housing development in the 300 and 400 blocks of West Valencia and the 500 block of South Ford Avenue. Known as the Compass Rose Apartments, this residential infill project consists of 45 units for very low- and low income households.
- The City entitled a 290-unit residential infill apartment complex at 600 W. Commonwealth Avenue. The development, called Amplifi, includes 10 units that are restricted for moderate income households.
- The City provided financial aid for two affordable housing projects, which include 3-bedroom units for larger families, completed in 2019.
- The City provided rehabilitation loans and grants for two low-income households.
- The City continued its contract with the Fair Housing Foundation, which served approximately 220 Fullerton residents with fair housing issues per year. In addition to direct referrals, Fair Housing Foundation conducted one in-person and virtual (including one Spanish language) fair housing workshop.
- The City created an Emergency Rental Assistance Program and a Tenant-Based Rental Assistance Program in 2020.
- To respond to the needs of residents experiencing homelessness, the City provided support in the following ways:
  - Contributed \$862,658 toward the establishment of two year-round homeless emergency shelters and multi-service centers that serve the region.
  - Continued to contract with City Net to provide homeless street outreach and case management services as part of the City's participation in the North Orange County Public Safety Task Force.



- Contributed \$500,000 for tenant improvements for a 150-bed facility that opened in Fullerton in 2020, with a full medical clinic in addition to wrap-around services.
- Created a new Homeless Case Manager position in July 2020 to conduct outreach and engagement with clients experiencing homelessness to ensure collaboration between Orange County, community partners, and the community at large around addressing homelessness.
- Supported the Safe Parking Program to provide families and/or individuals who dwell in their vehicles with a safe and legal place to park, sleep at night, and ensure participant linkage and access to supportive services.

Cumulatively, 5th cycle housing programs are generally effective at addressing housing needs for special needs groups, especially people experiencing homelessness, people with disabilities, and low- and moderate-income households. However, additional programs and actions are needed to continue serving the community's housing needs.

In the 5th housing cycle, the City employed several programs to address the needs of very low- and extremely low-income (ELI) households. As referenced in Chapter 2, Housing Needs Assessment, approximately 19.6% of households (8,815 households) are ELI households, and almost 75% of ELI households in the city are renters (6,570 households). There were no units built or preserved that are affordable to ELI households in the 5th housing cycle, and the City did not meet its quantified objective for very low-income households; however, the City successfully met its goals to rehabilitate or conserve housing units for very low-income households. In 2021, the City entered an exclusive negotiation with non-profit developer Meta Housing to build an affordable housing project with a total of 65 units, 19 of which are affordable to ELI households. The City also created an Emergency Rental Assistance Program and a Tenant-Based Rental Assistance Program in 2020 to assist residents with rental assistance. The City will carry over its 5th cycle policies for rehabilitation and preserving housing units that are affordable to lower income households (see Chapter 4, Housing Plan), and has created new goals and objectives for building more units that are affordable to very low-income and ELI households. As such, Policy Action 3.15-c and Policy Action 3.7-c were added to provide financial and technical support for non-profit organizations to produce housing units affordable to ELI households. The City will also enact additional policies for fair housing services and outreach (see Policy Action 3.13: Fair Housing Services and Policy Action 3.15: Affirmatively Furthering Fair Housing) and increasing tenant protections (see Policy Action 3.16: Tenant Protections and Support).

Fullerton senior householders make up a larger share of the city's lower income households than in other cities in the region, with one-quarter of senior households earning below 30 percent of the Annual Median Income (AMI) and two-thirds earning less than 80 percent AMI as discussed in Chapter 2, Housing Needs Assessment. In the 5th housing cycle, the City aimed to increase the amount of senior housing by incorporating State Density Bonus Law into the Municipal Code. The City's Tenant-Based Rental Assistance Program (TBRA) continues focusing on rental assistance for seniors in mobile home parks at Rancho La Paz and Rancho Fullerton mobile home parks and for veterans citywide. Low-income senior households who rent are particularly vulnerable to housing displacement since they are typically on a fixed income. However, the need for affordable housing for seniors remains high. The City will employ several programs in the 6th housing cycle to increase affordable housing development, prioritizing special needs housing groups such as seniors. Under Policy Action 3.1-f, to the extent feasible, the City will pursue projects that include housing for extremely low-income households and those with special needs such as seniors and persons with disabilities on city-owned land. The actions of Policy Action 3.3: Facilitate Infill Development



and Policy Action 3.17: Housing for Persons with Special Needs include greater objectives and concrete timelines to promote affordable housing development that would benefit seniors. Because there is significant overlap with special needs groups and household income, programs intended to increase affordable and fair housing for low and extremely low-income households also benefit persons with special needs including seniors.

There are currently two income-restricted housing developments serving persons with disabilities in the city. The City provides Handicap Modification Grants to qualified households to offset the cost of remodeling their homes for household members with disabilities, along with other monetary resources such as Section 8 vouchers and public assistance. The City will continue collaborating with Orange County Housing Authority to administer Section 8 vouchers through Policy Action 3.16-a and continue Policy Action 3.17-d to implement Handicap Modification Grants program to offset the cost remodeling existing homes to accommodate household members with disabilities. The City has revised the Reasonable Accommodation provisions in the Zoning Code, allowing relief from zoning and building regulations for construction or modification of residences occupied by persons with disabilities. Although these programs have been successful, there is an identified need to continue and expand programs to provide additional housing opportunities to residents with disabilities. Due to the identified need to update the City's Reasonable Accommodations provisions as noted in Chapter 3, Housing Constraints, as the City will implement Policy Action 3.17. The City will also expand policies and objectives that benefit persons with disabilities, including 3.3-a to increase infill development and introduce Policy Action 3.17-a to facilitate the development of housing for persons with disabilities (including developmental disabilities).

Special housing needs groups such as large-family households often face issues housing issues such as overcrowding. In Fullerton, 15.7% of renter households are overcrowded, indicating there are insufficient housing units at appropriate affordability levels to accommodate the city's large households. The 5<sup>th</sup> cycle Housing Element included a policy action to encourage the development of housing for large families through strategies such as outreach to housing developers, financial and technical assistance, expedited processing, identifying grant and funding opportunities, and offering additional incentives beyond the density bonus provisions (Policy Action 1.6). The City has implemented Policy Action 1.6 by supporting the development of larger housing units. Since 2018, 12 homebuyer units and 16 rental units with three-bedrooms have been constructed. Due to the need for units that can accommodate large households, and the success of Policy Action 1.6 in the 5<sup>th</sup> housing cycle, this program will be carried into the 6<sup>th</sup> housing cycle as Policy Action 3.4-f. Additionally, the City will employ Policy Action 3.15-a with the objective to develop 25 housing units for special needs groups, which includes large households.

As discussed in Chapter 2, Housing Needs Assessment, and Appendix E, Affirmatively Furthering Fair Housing, farmworkers face barriers to housing due to low-income salaries and other factors. The most recent available Census data reported that between 158 and 222 persons in Fullerton were employed in agriculture or related industries and occupations such as forestry, fishing, hunting and mining. Although there are no large-scale agricultural operations in the city, some farmworkers employed outside the city may seek housing in Fullerton. The City will implement Policy Action 3.17-b to amend the Zoning Code to be consistent with California Law and allow farmworker housing for six or fewer individuals in all zones that allow single-family residential use.

To serve the needs of persons experiencing homelessness, the City has been successful in its implementation of Housing Element programs, as previously described. The 5<sup>th</sup> cycle Housing Element programs allocated funding to create new emergency shelters and transitional housing that serve the



needs of persons experiencing homelessness in the area, created a new position to conduct outreach, and implemented a safe parking program. Chapter 2, Housing Needs Assessment, describes that there has been a decrease of 42% in the number of homeless residents from the previous Point-In-Time survey (473 homeless residents), since the last time the count was conducted in 2019. Although the 5<sup>th</sup> housing cycle programs have been effective, there is a continual need for housing resources for persons experiencing homelessness. Therefore, the City will continue its programs in Policy Action 3.15: Homelessness Prevention and Housing, which includes new goals and objectives for the 6<sup>th</sup> Housing Element cycle.

The 5<sup>th</sup> Housing Element cycle did not include programs directly related to housing college students. As described in Chapter 2, Housing Needs Assessment, a CSUF study reported that approximately 8% of students experienced homelessness beginning at the start of the COVID-19 pandemic (defined as March 2020) and 50% were housing insecure. To address the needs of college students, the City will implement Policy Action 3.4-m to develop a citywide housing plan to address affordability for college students in coordination with local institutions. Additionally, housing policies such as Policy Action 3.7: Comprehensive Community Outreach Strategy for Housing, and 6.2: Fair Housing Services, include actions that specifically target outreach and advertising for fair housing resources and programs on college campuses in the city.

Table A-1 summarizes the programs contained in the previous Housing Element along with program objectives, timeframe and accomplishments while Table A-2 describes the City's progress toward the quantified objectives from the previous Housing Element.



**Table A-1 Program Accomplishments, 2013-2021**

Program	Objectives	Timeframe	Accomplishments
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.1: Maintain adequate sites for housing commensurate with the City's assigned share of regional housing need	2015	<p>Completed with adoption of Ordinance 3221 on 9/15/2015. The ordinance amended the Fullerton Transportation Center Specific Plan (FTCSP), which is a transit oriented mixed-use development that permits density ranges from 45 to 60 units per acre. The amendment established a minimum 20 unit per acre density on approximately 15.5 acres of the FTCSP area, and established additional exclusive residential sites. At this time, one housing site has been developed with 55 units of affordable housing on a 1 acre site.</p> <p>The City Council adopted the West Coyote Hills Specific Plan Amendment #8 and Vesting Tentative Tract Map on October 17, 2015 to allow for residential development on 161 acres of former oil field land. At this time, grading work has not started; however, when fully built out, the project will produce 760 new single-family residences.</p> <p>This program is appropriate to carry into the 6<sup>th</sup> housing cycle due to the need to maintain adequate sites. This program will be carried into the 6<sup>th</sup> housing cycle as Policy Action 3.1 and will be revised with new actions to maintain adequate sites to meet the 6<sup>th</sup> cycle Regional Housing Needs Allocation (RHNA).</p>
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.2: Track the initial affordability level of units built	Ongoing	<p>This information is identified as part of the annual housing inventory system update that the City provides to the Center for Demographic Research. The updates are conducted on a bi-annual basis: one report for January to June and one report for July to December.</p> <p>This program is appropriate to carry into the 6<sup>th</sup> housing cycle due to the need to satisfy the City's RHNA requirements. This program will be carried into the 6<sup>th</sup> housing cycle as a measure of Policy Action 3.1 and will be revised with new actions to maintain adequate sites to meet the 6<sup>th</sup> cycle RHNA.</p>
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.3: Ensure expedited processing procedures for affordable housing	Ongoing. City will report findings with the annual Housing Element evaluation	<p>The City has fully integrated the permit streamlining act into its permit process, and in 2016, updated its application checklist and intake procedures to facilitate initial submittal of complete applications, which has streamlined the review process. The City has also implemented a Minor Site Plan review process for residential development projects to determine compliance with Zoning Code standards (including the State law provisions allowing for density bonuses, development incentives and waivers). This process involves review at an administrative level (as opposed to Planning Commission) and reduces time and expense involved in application filing and processing.</p> <p>This program is appropriate to carry into the 6<sup>th</sup> housing cycle due to the need to support affordable housing</p>



City of Fullerton  
Housing Element

Program	Objectives	Timeframe	Accomplishments
<p>Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton</p>	<p>1.4: Facilitate infill development</p>	<p>Ongoing</p>	<p>development. This program will be carried into the 6<sup>th</sup> housing cycle as Policy Action 3.2 to further expedite permit processing for affordable housing and streamline procedures as feasible, including opportunities to streamline the California Environmental Quality Act review process.</p> <p>The City's General Plan includes 12 focus areas in which policies support mixed use and higher density residential development. City staff continues to meet with developers to provide information on development opportunities in Fullerton.</p> <p>The City continues to update its Zoning Code consistent with State legislation for accessory dwelling units in accordance with Government Code §65852.2 and §65852.22 and with density bonus provisions of GC §65915 and development bonus provisions of GC §65915.7 to facilitate infill development. Other highlights include:</p> <p>The City provided over \$4.5 million in financial assistance for development of a 46-unit housing development in the 300 and 400 blocks of West Valencia and the 500 block of South Ford Ave. Known as the he Compass Rose Apartments, this residential infill project consists of 45 units for very-low and low income households plus one manager’s unit that is not restricted with regard to income level. This project was completed in May 2019.</p> <p>The City entitled a 290 unit residential infill apartment complex at 600 W. Commonwealth Ave. in 2017. The development includes 10 units that are restricted for moderate income households. Construction began in 2019.</p> <p>The City entitled a 19 unit single-family attached residential development at 805 &amp; 807 South Highland Ave. in 2019. Construction began in 2020.</p> <p>The City entitled a 33 unit single-family attached residential development at 751 East Bastanchury Rd. in 2020.</p> <p>This program is appropriate to carry into the 6<sup>th</sup> housing cycle due to the need to support development to meet the City’s RHNA obligation and the City’s desire to provide transit-oriented housing development. This program will be carried into the 6<sup>th</sup> housing cycle as Policy Action 3.3 to encourage mixed use and higher density development, particularly in identified focus areas.</p>



Program	Objectives	Timeframe	Accomplishments
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.5: Encourage Mixed Use Development	Ongoing	<p>The City's General Plan includes 12 focus areas in which policies support mixed use and higher density residential development. The PRD-I zoning classification, although primarily intended for residential development, provides opportunities for non-residential uses at the ground level with residential uses above.</p> <p>Construction is underway for a mixed-use development consisting of 290 apartment units with ground floor commercial tenants at 600 W Commonwealth Ave. This development will include 10 units to be deed restricted for moderate income households and ground floor commercial uses.</p> <p>Construction is completed at 770 S. Harbor which includes 142 apartments and live-work units.</p> <p>This program is appropriate to carry into the 6<sup>th</sup> housing cycle due to the need to support development to meet the City's RHNA obligation and the City's desire to provide transit-oriented housing development. This program will be carried into the 6<sup>th</sup> housing cycle as Policy Action 3.4 to encourage mixed use and higher density development, particularly in identified focus areas.</p>
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.6: Increase Housing for Large Families	Ongoing	<p>Two affordable projects, which received financial assistance from the City and include 3-bedroom units for larger families, were completed in 2019:</p> <ul style="list-style-type: none"> <li>Habitat for Humanity completed eight 3-bedroom homebuyer units and has an additional four under construction.</li> <li>Compass Rose Apartment development was completed in May 2019 and includes multiple addresses on W. Valencia and S. Ford Avenues. Of the 46 units, 12 are 3--bedroom.</li> </ul> <p>An approved 290-unit apartment complex at 600 W. Commonwealth will include approximately 16 three-bedroom units. Construction began in 2019.</p> <p>As noted in Chapter 2, Housing Needs Assessment, approximately 13% of the total households in the city are large households. Due to the need for units that can accommodate large households, and the success of this program in the 5<sup>th</sup> housing cycle, this program is appropriate to carry into the 6<sup>th</sup> housing cycle. This program will be carried into the 6<sup>th</sup> housing cycle as part of Policy Action 3.4.</p>



City of Fullerton  
Housing Element

Program	Objectives	Timeframe	Accomplishments
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.7: Increase senior housing	Ongoing	The Fullerton Municipal Code identifies incentives for senior housing consistent with State Density Bonus Law. Since this program is already state law, this program will be carried into the 6 <sup>th</sup> housing cycle as by incorporating it into Policy Action 3.1, which directs the City to review and update density bonus regulations to ensure compliance with state law.
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.8: Use of surplus City-owned land for affordable housing	Ongoing	City-owned properties were conveyed to Habitat for Humanity and Jamboree Housing for affordable units. Jamboree completed construction of 46 affordable rental units (Compass Rose) and Habitat for Humanity completed eight 3-bedroom homeowner units. Habitat for Humanity has an additional four units under construction. In 2020, the City Council declared three properties surplus: 1600 W. Commonwealth Ave., 3151 N. Euclid St., and 799 Rolling Hills Drive. The City Council approved a 65-unit apartment project at 1600 W. Commonwealth Ave. in June 2023 for a 100% affordable housing Development. Due to the success of this program during the 5 <sup>th</sup> housing cycle and to continue to support affordable housing development, this program will be carried into the 6 <sup>th</sup> housing cycle as Policy Action 3.7.
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.9: Support for Community Housing Development Organization (CHDO) projects, by providing in-kind assistance and funding for development of affordable housing	Ongoing subject to funding availability	Very little funding is available for CHDO projects (15% of HOME annual allocation), and therefore the City plans on providing assistance every two years. The City provided support to a CHDO in 2014 and acquired one unit for a very low- income household. Another acquisition and rehabilitation project was planned for 2016; however, due to the significant rise in real estate values and the limited amount of CHDO funds available the City was unable to acquire and rehab a residential unit. The City published a Request for Proposals in 2018 and received four proposals. None of the projects were pursued. The City will continue to pursue acquisition and rehabilitation opportunities using CHDO funds. This program is needed to support affordable housing development and will be carried into the 6 <sup>th</sup> housing cycle as Policy Action 3.7.



Program	Objectives	Timeframe	Accomplishments
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.10: Establish a comprehensive community outreach strategy for housing	Ongoing	<p>As specific affordable housing development projects are proposed, City staff provides community outreach to adjacent areas/properties to apprise residents of all aspects of the project. In addition, the City provides advertising and fliers to residents regarding the availability of loans and grants related to the City's Home Improvement Program (formerly Housing Rehabilitation Program). Information has been placed on the City's website pertaining to Housing Rehabilitation Grants and mobile home grants, help for renters and tenants including a tenant based rental assistance program for seniors and Veterans, homelessness assistance and links to the Fair Housing Foundation with whom the City contracts for fair housing services, information on affordable housing developments, including a map and listing of affordable housing opportunities in Fullerton.</p> <p>Due to the ongoing need for community outreach related to City services and education on affordable housing development, this program will be carried into the 6<sup>th</sup> housing cycle as Policy Action 3.5.</p>
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.11: Review and revise multi-family parking requirements	Ongoing	<p>An amendment to the Zoning Code was approved in 2018 that allows for the use of tandem parking and mechanical and automated parking devices in multiple family zones. Both of these parking methods reduce the site area required for parking thereby increasing the development potential on multi-family sites. The amendment further eliminated the requirement for garages in multi-family zones, thereby reducing construction costs. Additionally, affordable housing projects are processed in accordance with the City's Zoning Code, consistent with State Density Bonus law, which offers a reduced parking rate by matter of right.</p> <p>Due to the success of this program during the 5<sup>th</sup> housing cycle and the ongoing need to review and revise development standards to support multi-family development, this program will be carried over to 6<sup>th</sup> housing cycle as Policy Action 3.4, which will have a broader focus on revising development standards, inclusive of parking requirements.</p>



Program	Objectives	Timeframe	Accomplishments
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.1: Preservation of historic residential resources	Ongoing	<p>Within a Preservation Zone, there are design guidelines and procedures that address modifications to existing homes as well as new construction. The City has six neighborhoods in Residential Preservation Zones where the design guidelines apply. The City also maintains a Local Register of Historic Resources, updated upon request.</p> <p>Due to the continuing need for this program, this program will be carried into the 6<sup>th</sup> housing cycle as Policy Action 3.8.</p>
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.2: Proactive identification of substandard housing areas and allocation of resources	Ongoing	<p>The City's Housing Division has a Block Improvement Grant (BIG) program. The program was inactive in 2019, but was reinstated in 2020 with a pro-active Code Enforcement Officer providing pro-active outreach. Grants will be provided on an area basis for exterior work to improve the neighborhood. In conjunction with Code Enforcement, low/moderate-income areas showing signs of slum/blight will be identified. Items include roof, paint, garage doors, and other minor repairs.</p> <p>Due to the continued need for this program as detailed in Chapter 2, Housing Needs Assessment, this program will be carried over into the 6<sup>th</sup> housing cycle as Policy Action 3.9.</p>
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.3: Affordable housing acquisition and rehabilitation of market rate units with conversion to affordable units for 100 households (40 very-low income, 30 low income, and 30 moderate income)	Ongoing	<p>The City did not have funding in 2020 to acquire and rehabilitate housing units.</p> <p>This program will be continued in the 6<sup>th</sup> housing cycle as Policy Action 3.10 to support affordable housing in the community.</p>
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.4: Funding for resident-initiated rehabilitation activities to address deferred maintenance and assist 45 households/year (17 very-low income, 19 low income, and 9 moderate income) in existing neighborhoods	Annually	<p>In 2020, the City provided one Lead Based Paint Hazard Testing grant totaling \$195, and one housing rehabilitation loan totaling \$5,000 for one low-income household. In addition, the City provided two housing rehabilitation grants totaling \$23,885 for two low-income households.</p> <p>Due to the continued need to support housing rehabilitation, this program will be continued in the 6<sup>th</sup> housing cycle as Policy Action 3.9.</p>
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.5: Facilitate property maintenance through code enforcement	Ongoing	<p>In 2020, the City's Code Enforcement Division received and investigated 1,367 complaints and resolved and closed 1,177 cases.</p> <p>Due to the continued need for this program, this program will be carried into the 6<sup>th</sup> housing cycle as part of Policy Action 3.9.</p>



Program	Objectives	Timeframe	Accomplishments
Program 2 – Conservation and rehabilitation of existing housing resources in Fullerton	2.6: Encourage owner-occupied housing rehabilitation to 45 households/year (17 very-low income, 19 low income, and 9 moderate income)	Annually	<p>In 2020, the City provided one Lead Based Paint Hazard Testing grant totaling \$195, one housing rehabilitation loan totaling \$5,000 for one low-income household. In addition, the City provided two housing rehabilitation grants totaling \$23,885 for two low-income households.</p> <p>Due to the continued need for this program, this program will be carried into the 6<sup>th</sup> housing cycle as Policy Action 3.9.</p>
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.7: Neighborhood based community enhancement to identify areas containing substandard housing areas and prioritize resources to address	Ongoing	<p>The City is still in the process of completing the last phases of the Richman Park area improvements. In 2020, Habitat for Humanity has continued outreach in the Richman Park area and the City has implemented more proactive code enforcement for safe living standards through the BIG program. The Garnet Avenue and Iris Court areas have been considered in the past for future revitalization efforts similar to Richman Park area, and future efforts in this area will be based on City Council direction and availability of funding. In 2020, the City broke ground on Pearl Park, the first neighborhood park in the Garnet area.</p> <p>Due to the continued need for this program to affirmatively further fair action, this program will be carried into the 6<sup>th</sup> housing cycle as Policy Action 3.9.</p>
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.8: Encourage sustainability and green building practices in new and existing residential development	Ongoing	<p>The City adopted expedited permitting process for installation of small residential solar systems. The City also adopted a Zoning Code Amendment in 2016 that updated its landscaping requirements citywide, for both new developments and rehabilitation of existing landscape areas. It also implements and enforces provisions of the 2022 Building, Plumbing, Mechanical, Electrical, Green Building Standards and Energy, Codes which implement more stringent energy efficient requirements for all new construction as well as additions and alterations to existing housing.</p> <p>Due to the City’s desire to encourage energy conservation beyond State requirements, this program will be carried into the 6<sup>th</sup> housing cycle as a component of Policy Action 3.11.</p>
Program 2 – Conservation and rehabilitation of existing housing resources in Fullerton	2.9: Provide relocation assistance to individuals and households in conjunction with future rehabilitation programs	Ongoing, as needed	<p>Temporary relocation assistance was provided to three households in conjunction with the rehabilitation of their home. Community Development Block Grant (CDBG) funds were used.</p> <p>Since temporary relocation assistance is a function of the regulations associated with CDBG funding, this program will not be carried into the 6<sup>th</sup> housing cycle.</p>



Program	Objectives	Timeframe	Accomplishments
Program 3 - Efficient use of energy resources in residential development	3.1: Increased energy efficiency in residential development	Annual review of new technologies	<p>The City adopted expedited permitting process for installation of small residential solar systems in 2015. The City also adopted a Zoning Code Amendment in 2016, updating landscaping requirements citywide, for both new developments and rehabilitation of existing landscape areas. This amendment requires that all irrigation devices must meet American National Standards Institute (ANSI) standards and American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard." Another requirement is that systems use "smart" automated irrigation technology. The City also adopted and enforces the 2022 Building, Plumbing, Mechanical, Electrical, Green Building Standards, Energy, Codes which implement more stringent energy efficient requirements.</p> <p>Due to the City's desire to encourage energy conservation beyond State requirements, this program will be carried into the 6<sup>th</sup> housing cycle as a component of Policy Action 3.11.</p>
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.1: Continued monitoring and preservation of deed restricted units, to preserve 100 housing units at-risk of converting to market rate	Ongoing	<p>All City-assisted affordable residential projects are monitored and all applicable affordability covenants are enforced annually. Most of the affordable projects have affordability covenants that are between 55-99 years and therefore not immediately subject to expiration. The City is sensitive to protecting its current affordable housing projects and has mechanisms in place to protect against conversion of affordable units to market rate.</p> <p>Due to the continued need to preserve deed restricted units, this program will be carried over into the 6<sup>th</sup> housing cycle as Policy Action 3.12.</p>
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.2: Continue support of regional fair housing efforts with an objective of 400 referrals per year and fair housing workshops or presentations every other year	Ongoing	<p>The City (Housing and Code Enforcement Divisions) make approximately 100 referrals per year to its fair housing provider, Fair Housing Foundation. In 2020, Fair Housing Foundation served 220 Fullerton residents with fair housing issues. In addition to direct referrals, Fair Housing Foundation conducted one in-person and three virtual (including one Spanish language) fair housing workshops in 2020.</p> <p>Due to the continued need to provide fair housing services, this program will be carried into the 6<sup>th</sup> housing cycle as Policy Action 3.13.</p>



Program	Objectives	Timeframe	Accomplishments
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.3: Continue to implement the Reasonable Accommodation ordinance	Ongoing	<p>The City has continued to implement the Reasonable Accommodation provisions in the Zoning Code, allowing relief from zoning and building regulations for construction or modification of residences occupied by persons with disabilities.</p> <p>Due to the identified need to revise the City’s Reasonable Accommodations provisions as noted in Chapter 3, Housing Constraints, this program will be continued as Policy Action 3.17.</p>
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.4: Process a Code amendment in 2015 to fully address all state law requirements for emergency shelters	Process Code amendment in 2015; Annual review	<p>Ordinance 3222 was adopted by the Fullerton City Council on September 15, 2015, which established an overlay zone encompassing 221 acres that has the capacity to provide more than 350 shelter beds. In 2018 the City amended its Zoning Code to allow religious institutions to provide shelter for up to 12 persons experiencing homelessness as a matter of right. In October 2019, City Council approved a Resolution of Intention to amend emergency shelter overlay zone provisions to meet the changing scope of homelessness and facility requirements.</p> <p>Due to the need to amend the City’s Zoning Code to comply with recent state laws, this program will be carried into the 6<sup>th</sup> housing cycle as Policy Action 3.15.</p>
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.5: Section 8 Rental Assistance - Work cooperatively with Orange County Housing Authority (OCHA) to provide rental assistance to Fullerton residents	Ongoing	<p>Orange County Housing Authority administers the City’s Section 8 voucher program. In 2020, OCHA administered Section 8 Rental Assistance Vouchers to 502 Fullerton residents. In addition, 76 portability vouchers and 72 households were assisted through the Continuum of Care in Fullerton. In all, the City responds to approximately 150 Section 8 inquiries a year.</p> <p>Due to the continued need for this program, it will be carried into the 6<sup>th</sup> housing cycle as Policy Action 3.16.</p>
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.6: Provide in-kind technical assistance to housing developers	Ongoing	<p>City provides assistance to housing developers in filling out forms such as applications for California Debt Limit Allocation Committee and California Tax Credit Allocation Committee.</p> <p>Due to the City’s desire to support affordable housing development, this program will be carried into the 6<sup>th</sup> housing cycle as Policy Action 3.7.</p>



Program	Objectives	Timeframe	Accomplishments
<p>Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate</p>	<p>4.7: City shall consider the specialized needs of persons with physical and mental disabilities, large family and single parent households, and other special needs groups</p>	<p>Ongoing</p>	<p>The City contributed \$862,658 toward the establishment of two year-round homeless emergency shelters and multi-service centers in Buena Park and Placentia serving North Orange County which now provide 250 beds for persons experiencing homelessness.</p> <p>The Cold Weather Shelter, operated by Mercy House, accommodated over 100 individuals nightly.</p> <p>Fullerton continues to contract with City Net to provide homeless street outreach and case management services as part of the city’s participation in the North Orange County Public Safety Task Force.</p> <p>In September 2020, a 150-bed facility opened in Fullerton with a full medical clinic in addition to wrap-around services. The City contributed \$500,000 for tenant improvements.</p> <p>The City’s Tenant-Based Rental Assistance Program (TBRA) continues focusing on rental assistance for seniors in mobile home parks at Rancho La Paz and Rancho Fullerton mobile home parks and Veterans citywide.</p> <p>In July 2020, a new Homeless Case Manager position was created utilizing Community Development Block Grant (CDBG) funds. The position is responsible for outreach and engagement with homeless clients and ensuring collaboration between County/community partners, and the community at large around addressing homelessness.</p> <p>The Safe Parking Program in partnership with the Illumination Foundation provides families and/or individuals who dwell in their vehicles with a safe and legal place to park, sleep at night, and ensure participant linkage and access to supportive services such as the Coordinated Entry System (CES) through December 31, 2020.</p> <p>In February 2020, the City Council received a report from the Fullerton Homeless Plan Committee which consisted of 29 recommendations to address housing and homeless issues.</p> <p>In August 2020, using Federal CDBG COVID 19 funding, the City created an Emergency Rental Assistance Program and a Tenant-Based Rental Assistance Program.</p> <p>Due to the continued need for this program, it will be carried into the 6<sup>th</sup> housing cycle as Policy Action 3.15 and 3.17.</p>



Program	Objectives	Timeframe	Accomplishments
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.8: Continue to provide information regarding affordable home purchase programs to 100 first time homebuyers	Ongoing	<p>With the elimination of Redevelopment Agencies in 2012, there is no longer funding set aside for a homebuyer program through the City. Additionally, in 2020, no requests were made of the City’s Housing Division for any other homebuyer programs.</p> <p>Due to the lack of funding for this program, it will not be carried into the 6<sup>th</sup> housing cycle. However, homebuyer education will be provided through the City’s contract with the Fair Housing Foundation as detailed in new Policy Action 3.13.</p>
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.9: Investigate offering a City-sponsored referral service to assist in reducing the incidents of foreclosures in Fullerton	Ongoing	<p>In 2020, the City did not offer this service.</p> <p>Due to the lack of activity for this program, it will not be carried into the 6<sup>th</sup> housing cycle.</p>



**Table A-2 Progress in Achieving Housing Element Quantified Objectives, 2013-2021**

Program	Quantified Objective	Level of Achievement
<b>New Construction</b>		
<i>Extremely-low (subset of Very Low)</i>	206	0
Very-low	411	265
Low	299	145
Moderate	337	13
Above-moderate	794	1,230
<b>Total</b>	<b>1,841</b>	<b>1,653</b>
<b>Rehabilitation</b>		
Extremely-low	27	0
Very-low	30	28
Low	49	59
Moderate	39	9
Above-moderate	0	0
<b>Total</b>	<b>145</b>	<b>96</b>
<b>Conservation/Preservation</b>		
Extremely-low	0	0
Very-low	100	101
Low	0	0
Moderate	0	0
Above-moderate	0	0
<b>Total</b>	<b>100</b>	<b>101</b>



City of Fullerton  
Housing Element

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