

## Section 4: Housing Policy Program

This section describes the City of Fullerton's Policy Program for the 2006-2014 Housing Element. The Policy Program describes the specific policy actions necessary to address present and future housing needs, meet the specific requirements of State law, and consider the input by residents and stakeholders. In developing this Policy Program, the City assessed its housing needs, evaluated the performance of existing programs, and received input from the community through participation in housing workshops.

While the plan covers a broad array of housing issues that are applicable Citywide, the emphasis of the 2006-2014 Policy Program is on actions enabling the City to maintain and increase housing opportunities affordable to extremely-low, very low, low, and moderate income households.

### A. Key Policy Theme Areas

As the basis for a comprehensive City strategy aimed at preserving and expanding housing opportunities for Fullerton's extremely-low, very-low, low, and moderate-income households, the City has conducted a thorough review of existing policy and consulted with residents, stakeholders and the General Plan Advisory Committee. Based on this review and consultation, a number of Policy Theme Areas have been identified to provide policy guidance for the 2006-2014 Planning Period.

#### **Policy Theme Area A: Housing Availability and Affordability**

*The demand for housing in the City of Fullerton remains high and housing costs continue to remain higher than what is affordable to many households, especially the lower-income segments of the population. The needs of special groups such as seniors are also not being met by current housing options. Providing policies and programs that address the supply of housing for all segments of the population will help ensure that Fullerton's current residents and workforce will have the opportunity to live in the City.*

#### **Policy Theme Area B: Land Use, Location and Linkages**

*Creating connections between residential and commercial uses can promote the livability of Fullerton's neighborhoods. Policies and programs that provide opportunities for the development of job centers and key amenities adjacent to residential communities can have a positive effect on the quality of life of Fullerton's residents.*

#### **Policy Theme Area C: Redevelopment and Infill**

*There are very few areas of vacant land within the City of Fullerton. Redevelopment and infill opportunities must be utilized as key alternatives to providing housing. Policies*

*should maximize the potential of redevelopment areas in Fullerton while ensuring compatibility and connections with surrounding uses.*

**Policy Theme Area D: Special Needs Groups**

*The City's current housing options do not adequately provide suitable housing for special needs groups. Policies and programs that target universal design concepts, homeless issues and mixed-income housing will ensure that the needs of special groups are met.*

**Policy Theme Area E: Governmental Constraints and Incentives**

*The City of Fullerton's development fee structure and processing can have a negative effect on the development of housing. Through incentives and concessions, the City can reduce the constraints on housing development and provide more opportunities to increase housing options for all segments of the population.*

**Policy Theme Area F: Sustainable Design**

*The preservation and improvement of the quality of life of Fullerton residents can be accomplished through design and sustainability concepts that consider the livability of neighborhoods. These design considerations will promote environmental and energy efficiency in both existing and future housing stock.*

**Policy Theme Area G: Housing Conditions**

*The quality of the existing housing stock can affect neighborhood quality. Establishment of policies and programs that target rehabilitation and proactive code enforcement can safeguard and enhance neighborhood quality and preserve existing housing stock.*

**Policy Theme Area H: Policy Development and Planning**

*Policy development plays a key role in reaching objectives and goals for the City. The involvement of City staff and the public in the development of policies will ensure that planning is effective and addresses community concerns.*

**Policy Theme Area I: Funding and Partnership Opportunities**

*The City has limited funding to address the current and projected future needs of the population. Therefore, the City must seek alternative sources of funding by maximizing partnerships with public, private and non-profit entities.*

**Policy Theme Area J: Education and Civic Engagement**

*The City of Fullerton has a history of civic participation. Through education and outreach to all segments of the community on housing and housing-related topics, the City can ensure that information is available for interested community members and participation in housing programs is maximized.*

## **B. Policy Action Areas**

The Policy Action Plan for the 2006-2014 Housing Element is organized into five core policy action areas:

**New Production** – establishes policy actions to create a range of rental and for-sale housing opportunities in the City.

**Conservation and Rehabilitation** – establishes policy actions for conserving and rehabilitating the existing housing resources in the City.

**Design and Livability** – establishes policy actions to enhance the quality and livability of the built environment.

**Access to Housing Opportunities**– establishes policy actions that improve access to housing opportunities for persons with limited resources.

### **Policy Action Area #1 – New Production**

#### **Policy Action 1.1 – Provision of Adequate Sites for Housing Development**

To ensure the availability of adequate sites to accommodate estimated future construction need by income category, the City shall update and revise the General Plan and Zoning Ordinance to establish and codify land use designations/classifications that will meet projected need for the 2006-2014 Planning Period. Specifically, the City will identify General Plan/Zoning revisions that will facilitate the development of Extremely-Low, Very Low, Low, Moderate and Above-Moderate rental and for-sale housing. To accommodate affordable units, a minimum standard of 30 du/ac shall be implemented.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

#### **Policy Action 1.2: Income-Level Based Inventory of Units Built**

To better track the income levels of units built during the planning period and provide a more effective way to track performance during the planning period, the City of Fullerton will include an estimated sales/rental value at time of unit occupancy. This value will be

included as part of the application to reflect the assumed market value of the home constructed.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 1.3: Expedited Processing for Extremely-Low, Very-Low, Low and Income Housing Developments**

The City shall review existing discretionary entitlement and plan check for lower income housing developments to determine if the discretionary procedures pose a potential impediment to housing development. Based upon these findings, the City shall develop programs and procedures for expedited processing of lower income housing developments to further encourage development of affordable housing projects.

On an ongoing basis, the City shall evaluate the effectiveness of the expedited processing timelines and modify as needed to further encourage affordable housing development.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 1.4: Encourage and Facilitate the Conversion of Non-Residential Land for Residential Uses**

The City understands there are very limited and viable vacant land resources to provide opportunities for additional housing development. Therefore, existing non-residential land may be appropriate for the development of future residential uses. The City shall evaluate the feasibility of and provide appropriate revisions to the General Plan land use and zoning to facilitate the development of residential uses on land previously used for non-residential uses. The City shall encourage and facilitate the development of housing on these appropriate sites through the offering of development incentives, regulatory concessions, streamlined development processing, or other methods deemed appropriate.



<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 1.5 – Encourage In-Fill Development**

The built-out nature of the City of Fullerton requires the evaluation of land currently developed with existing uses for potential residential development. The City will encourage and facilitate infill development within feasible development sites for homeownership and rental units. The City shall encourage the development of infill residential development through proactive and coordinated efforts with the Redevelopment Agency, Planning Division and private development entities and non-profit entities to encourage the construction of residential development affordable to extremely-low, very low-, low- and moderate-income households through a menu of regulatory incentives (i.e., streamlined review, reduced development standards, land assemblage, lot consolidation, fee assistance and other methods the will effectively encourage in-fill development).

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 1.6: Encourage Mixed Use Development**

Due to the limited vacant land resources and the desire of the City to provide connections with jobs, housing and transportation, the City shall encourage the development of mixed use development to further enhance the viability and success of residential development. Key focus areas shall include the City’s primary activity centers, including the downtown area.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 1.7: Encourage Development of Housing for Extremely-Low Income Households**

The City encourages the development of housing units for households earning 30% or less of the Median Family Income for Orange County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-resident occupancies, transitional facilities and housing units serving temporary needs.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 1.8: Development of Housing for Families**

The City understands that appropriately sized housing units for families is an important means to improve livability, reduce incidence overcrowding and minimize deferred maintenance issues. To encourage and support the development of rental and for-sale housing for larger families, the City shall encourage developers/builders to incorporate larger bedroom counts in future housing developments to accommodate the needs of larger families.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 1.9 – Encourage Senior Housing**

The City of Fullerton understands the unique needs of the senior population. Seniors are commonly limited with fixed incomes and require more specialized housing needs and facilities that are not generally available in the marketplace. The City shall continue to encourage through incentives (e.g. financial assistance, parking reductions, regulatory waivers, etc.) a variety of housing choices to meet the particular needs of seniors. These may include independent living to assisted living with services on-site, including healthcare, nutrition, transportation and other appropriate services.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

### **Policy Action 1.10 – Housing for Special Needs**

Residents with special needs require specialized housing to meet their unique needs. Seniors are commonly limited with fixed incomes and require more specialized housing needs and facilities that are not generally available in the marketplace. The City shall continue to encourage through incentives (e.g. financial assistance, parking reductions, regulatory waivers, etc.) a variety of housing choices to meet the particular needs of seniors. These may include independent living to assisted living with services on-site, including healthcare, nutrition, transportation and other appropriate services.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

### **Policy Action 1.11 - Amend the City of Fullerton Density Bonus Ordinance**

The City’s existing Density Bonus Ordinance provides for incentives, concessions and other regulatory procedures that facilitate and encourage the development of affordable housing in the community. To further the effectiveness of the Density Bonus Ordinance and to be in compliance with the requirements of SB1818, the City shall review and revise the existing Density Bonus Ordinance. The City of Fullerton shall amend its existing Density Bonus Ordinance in compliance with the SB1818.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

### **Policy Action 1.12 - Use Redevelopment Agency Set-Aside Funds to Facilitate the Development of Rental and Homeownership Housing.**

The City shall continue is obligation to allocate 20% of its Redevelopment Agency Set-Aside Funds for the development of affordable housing.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 1.13 – Use of Surplus City Owned Land for Affordable Housing Opportunity**

When surplus City property becomes available, determine whether the property is feasible for development of affordable housing units. Where feasible, encourage the development of affordable housing units.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 1.16 - Support Community Housing Development Organization (CHDO) Projects**

CHDO\*s are private nonprofit, community-based service organizations whose primary purpose is to provide and develop decent, affordable housing. The City will continue to provide in-kind assistance and funding for qualified CHDO\*s to develop affordable housing. Assistance and funds will be made available on an annual basis through an application process.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 1.15 - Review and Revise the City of Fullerton’s Second Dwelling Unit Ordinance.**

The City understands that second dwelling units provide a viable tool to enhance the availability of affordable housing opportunities in the City. The City currently provides policies and procedures for the development of second dwelling units within the Fullerton Municipal Code. To ensure the City’s existing policies and procedures for

second dwelling units are effective in providing additional affordable housing opportunities, the City shall review the existing Second Unit Ordinance and identify revisions, as appropriate, to further encourage the development second units.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 1.16 - Establish Comprehensive Community Outreach Strategy for Housing.**

The City of Fullerton understands one of the most effective tools to inform and educate the community about the City’s housing programs, policies and resources is through direct outreach. To ensure the Fullerton community is provided the highest level of access to information, the City shall evaluate the effectiveness of existing outreach and community education efforts and develop a comprehensive outreach strategy. The outreach strategy will consider various methods of delivery, including print media, mailers, web-based information, speaker’s bureaus, and other methods that consider economic and cultural considerations unique to the City of Fullerton

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action Area #2 – Conservation and Rehabilitation**

**Policy Action 2.1: Preservation of Historic Residential Resources**

The City of Fullerton values its historic residential resources. To ensure the continue preservation of historic residential structures, the City shall encourage the conservation, preservation and enhancement of the City’s historic residential neighborhoods. The City shall consult with organizations, such as Fullerton Heritage, and investigate the appropriateness and feasibility of additional General Plan policies that further encourage the preservation and enhancement of historic residential resources in the City. Additionally, the City shall periodically update the City’s Historic Building Survey

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 2.2- Pro-Active Identification of Substandard Housing**

The City understands that deferred maintenance of the existing housing stock plays a primary role in the incidence of substandard housing. To address the issues of deferred maintenance, the City shall proactively identify areas in the City that exhibit a prevalence of substandard conditions. Based upon this identification, the City shall prioritize the allocation of rehabilitation funding resources to address those areas with the highest level of identified need. The City shall provide on-going review of these identified areas....

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 2.3 – Affordable Housing Acquisition and Rehabilitation**

The City shall pursue the acquisition, rehabilitation, conversion and accessibility of existing market-rate units to affordable units. The City shall also consider the feasibility of acquisition, rehabilitation and conversion of existing underperforming hotels and motels

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 2.4 - Funding for Resident-Initiated Rehabilitation Activities**

The City of Fullerton encourages residents to proactively address deferred maintenance issues. To encourage resident-initiated rehabilitation, the City shall provide grants and loans to eligible residents through the Housing Rehabilitation Loan Program and

Housing Rehabilitation Grant Program to support improvements to existing neighborhoods.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

### Policy Action 2.5 - Proactive Code Enforcement

To ensure continued monitoring of housing quality, the City shall proactively enforce the City's building code to address existing exterior and interior code violations that affect the continued quality of multi-family and single-family housing units within the City's neighborhoods.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

### Policy Action 2.6 – Owner-Occupied Housing Rehabilitation

To enhance the quality of existing single-family neighborhoods, the City shall offer low-interest and no-interest loans and grants to encourage owner occupied housing rehabilitation. Based upon available funding, assistance may include; Roof Grants, Paint Grants, Owner Builder Grants, Mobile Home Grants, Handicap Modification Grants, Seismic Retrofit Grants, Block Improvement Grants and Lead Hazard Reduction Grants.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

### Policy Action 2.7 - Neighborhood-Based Community Enhancement

The City acknowledges the success of recent neighborhood-based community enhancement efforts such as the Richmond Park neighborhood. The City shall identify specific neighborhood focus areas to establish strategies, programs and improvements

to address deferred maintenance, overcrowding and infrastructure deficiencies and other issues that affect neighborhood quality. The City shall aggressively pursue local, state and federal funding to assist in the improvement of identified neighborhoods.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

### **Policy Action 2.8: Encourage Sustainability and Green Building Practices**

The City has acknowledged the community’s concerns regarding the use and conservations of energy resources and embraces the concept of sustainability and “green building” in new and existing housing development. To encourage “green building” practices in new and existing residential development, the City shall evaluate industry trends, technologies and techniques that encourage the sustainable use of resources in new housing development and the retrofit of existing housing. Based upon this evaluation, the City shall develop programs and procedures, as appropriate that encourage the incorporation of sustainability in new and existing residential development. The City shall determine the appropriateness of offering incentives or other mechanisms to further encourage the incorporation of sustainability in residential development.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

### **Policy Action 2.9: Relocation Assistance**

To complement future rehabilitation programs, provide for relocation assistance to families through the City’s Permanent Relocation Assistance Program. Relocation assistance shall include financial assistance and other services for “rental to rental” and “rental to ownership” relocations.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

## **Policy Action Area #3 - Design and Livability**

### **Policy Action 3.1 - Efficient use of Energy Resources in Residential Development**

The City shall encourage housing developers to maximize energy conservation through proactive site, building and building systems design, materials and equipment. The City's goal is to provide the development community the opportunity to exceed the provisions of Title 24 of the California Building Code. The City shall continue to support energy conservation through encouraging the use of Energy Star-rated appliances, other energy-saving technologies and conservation. To enhance the efficient use of energy resources, the City shall review the potential of offering incentives or other strategies that encourage energy conservation.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

### **Policy Action 3.2: Encourage Mixed-Income Development**

The City shall encourage the development of new mixed income communities, where a variety of housing types are provided for a variety of income levels are provided within individual housing developments or as a component to an overall master planned community. Particular emphasis shall be focused to providing homeownership opportunities within mixed-income developments.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

### **Policy Action 3.3: Address Overcrowding**

The City acknowledges that overcrowding in housing cause undue strain on infrastructure, quality of life and negatively affects housing conditions. The City shall evaluate the potential causes to overcrowding, which may include limited availability of appropriately sized housing units, housing costs and other issues. Based upon this

evaluation, the City shall set forth a strategy of actions to address identified causes of overcrowding.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 3.4: Consideration of Child Care**

Fullerton is aware of the challenges associated with finding adequate and convenient childcare for working families. Access to privately-owned childcare that is convenient to housing provides benefits to families who may find it difficult to acquire childcare with limited resources. To reduce constraints to and encourage adequate privately-owned child care facilities within or directly adjacent to new and existing housing developments, the City will review the Zoning Code and implement appropriate revisions.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 3.5: Provision of Amenities and Services Adjacent to Housing**

The City understands the quality neighborhoods require access to a range of amenities to serve the needs of its residents. These may include but are not limited to parks, open space, retail, educational opportunities, childcare, social services and other services appropriate to the unique needs of each neighborhood’s residents.

On an ongoing basis, the City shall consider the provision of amenities and services within and adjacent to new and existing housing development to further enhance the quality of life within Fullerton’s neighborhoods.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 3.6: Joint Participation of Employers and Housing Developers**

The City shall encourage and facilitate the joint participation of employers and housing developers to encourage the development of housing for the City’s workforce populations.

The City of Fullerton strongly encourages the provision of rental and ownership housing for those who are employed within Fullerton’s city limits.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action Area #4 - Access to Housing Opportunities**

**Policy Action 4.1: Continued Monitoring Housing Units At-Risk of Converting to Market Rate**

The City of Fullerton shall provide for regular monitoring of 142 deed-restricted units that will have expiring affordability covenants during the Planning Period. To encourage the preservation of these 142 deed-restricted affordable units, the City shall provide for targeted outreach to owners of these units to encourage the extension and/or renewal deed restrictions and/or covenants.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 4.2: Continue Support of Regional Fair Housing Efforts**

The Fair Housing Council of Orange County provides community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of eliminating housing discrimination and guarantee the rights of all people to freely choose the housing for which they qualify in the area they desire. The City refers all inquiries for

these services to the Fair Housing Council of Orange County and similar agencies and maintains literature and informational brochures at City Hall available for public distribution. The City will continue the provision of fair housing assistance including landlord/tenant counseling, homebuyer assistance, and amelioration or removal of identified impediments.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 4.3: Adopt Reasonable Accommodation Procedures**

The City recognizes the unique needs of persons with disabilities. To comply with federal and state housing laws, the City will analyze existing land use controls, building codes, and permit and processing procedures to determine constraints they impose on the development, maintenance, and improvement of housing for persons with disabilities. Based on its finding, the City will develop a policy for reasonable accommodation to provide relief to Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. The policy shall include procedures for requesting accommodation, timeline for processing and appeals, criteria for determining whether a requested accommodation is reasonable, and ministerial approval for minor requests.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 4.4 -Adequate Sites for Emergency Shelters/Transitional Housing**

Pursuant the provisions of SB 2, the City shall analyze and revise the existing Zoning Ordinance to allow for emergency shelters, transitional housing and supportive services to homeless individuals and families for annual and seasonally estimated need. The City will comply with SB 2 by establishing at least one zoning category in which emergency shelters can be located without discretionary approvals. The subject zoning category(s) shall include sites with sufficient capacity to meet the local need.



<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 4.5: Section 8 Rental Assistance**

The Orange County Housing Authority currently administers the Section 8 Rental Assistance program on behalf of the City. Currently the program assists renter households in the City of Fullerton. Based on future congressional appropriations, the County Housing Authority will apply for additional funding which will enable the Housing Authority to administer an additional certificate for families, elderly, handicapped and disabled persons over the housing element planning period. The City of Fullerton will continue to provide referral services and information to the City’s residents.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 4.6: In-Kind Technical Assistance to Housing Developers**

To encourage and facilitate affordable housing opportunities in the City of Fullerton, the City shall provide technical assistance to housing developers in applying for Federal and State housing programs including Prop 1C/Prop 46 funds, the Low-Income Housing Tax Credit Program and other available programs in order to purchase, rehabilitate, construct, and/or manage affordable housing in the City of Fullerton. Particular emphasis shall be provided to non-profit and community-based development housing development organizations.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 4.7: Consideration of Persons with Special Needs**

The City understands persons with special needs may require the incorporation of special housing facilities and services to meet their daily housing needs. The City shall consider the specialized needs persons with physical and mental disabilities as well as

large family households, single parent households and other groups requiring specialized services or facilities when developing housing within Fullerton.

The City shall encourage private and non-profit housing developers incorporate specialized housing for new construction and substantial rehabilitation of existing housing.

The City shall evaluate current needs and investigate regulatory incentives and other concessions to further encourage the production of housing for special needs groups.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 4.8: Homebuyer Assistance Program**

The City has had limited success in implementing a first-time homebuyer program due to funding/financing constraints and the availability of local, state and federal funds. The City shall evaluate constraints to the provision of this program, review successful programs in other jurisdictions and develop a comprehensive strategy to assist homebuyers who are entering the market for the first time.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	

**Policy Action 4.9: Foreclosure Referral Program**

Based on current market dynamics the City seeks to address the increase incidents of residents facing foreclosure. The City shall investigate the feasibility and effectiveness of offering and city-sponsored referral service to residents to external agencies to assist in reducing the incidence of foreclosures in Fullerton.

<b>Objective:</b>	
<b>Implementation Responsibility:</b>	
<b>Funding Source:</b>	
<b>Implementation Timeline:</b>	