

## **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 Resource Efficient~~ Design **(THEME DELETED)**

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~~resource efficient design. 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. Establishing 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 are organized into four 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. Adequate sites with zoning to allow a minimum standard of 30 du/ac will be provided. ~~To accommodate affordable units, a minimum standard of 30 du/ac shall be implemented.~~

<b>Objective:</b>	Update General Plan and Amend Zoning Ordinance.
<b>Implementation Responsibility:</b>	Planning
<b>Funding Source:</b>	General Fund
<b>Implementation Timeline:</b>	Update General Plan by June 2009 Revise Zoning Ordinance by June 2011

**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 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>	Create income-level based inventory of units built.
<b>Implementation Responsibility:</b>	Planning/Building
<b>Funding Source:</b>	General Fund
<b>Implementation Timeline:</b>	December 2008

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

The City shall review existing discretionary entitlement and plan check procedures for affordable housing developments to determine if the discretionary procedures pose a potential impediment to housing development. Based upon these findings, if appropriate, the City shall develop programs and procedures ~~to streamline processing of housing projects to identify methods by which extremely-low, very-low, low and moderate housing developments could be processed in a more expeditious manner.~~ To further encourage development of affordable housing projects the City shall identify methods by which the processing of affordable housing can be expedited.

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>	Develop expedited processing procedures.
<b>Implementation Responsibility:</b>	Planning/Building
<b>Funding Source:</b>	General Fund
<b>Implementation Timeline:</b>	Evaluate existing procedures by June 2009 Implement program by December 2009

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

The City understands there are very limited 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, and other methods deemed appropriate.~~

<b>Objective:</b>	Use of non-residential land for residential use.
<b>Implementation Responsibility:</b>	Planning/RDA
<b>Funding Source:</b>	General Fund/RDA
<b>Implementation Timeline:</b>	Ongoing

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

The built-out nature of the City 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~~ facilitate the development of infill residential development through proactive and coordinated efforts with the Redevelopment Agency, Planning Division, private development and non-profit entities, and any other housing related groups 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 that will effectively encourage in-fill development).

<b>Objective:</b>	Increase in-fill development
<b>Implementation Responsibility:</b>	Planning/RDA/Housing
<b>Funding Source:</b>	RDA/HUD
<b>Implementation Timeline:</b>	Ongoing

**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>	Increase mixed use development
<b>Implementation Responsibility:</b>	Planning/RDA/Housing
<b>Funding Source:</b>	General Fund/RDA/HUD
<b>Implementation Timeline:</b>	Identify focus areas by June 2009

**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>	Housing for extremely-low income households
<b>Implementation Responsibility:</b>	Planning/Housing/RDA
<b>Funding Source:</b>	General Fund/RDA/HUD
<b>Implementation Timeline:</b>	Ongoing

**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 of overcrowding and minimize deferred maintenance issues. To support the development of rental and for-sale housing for larger families, especially extremely-low income larger families, the City ~~shall encourage~~ encourages developers/builders to incorporate larger bedroom counts in future housing developments, as appropriate, to accommodate the needs of larger families.

<b>Objective:</b>	Increase housing for families
<b>Implementation Responsibility:</b>	Planning/Housing/RDA
<b>Funding Source:</b>	General Fund/RDA/HUD
<b>Implementation Timeline:</b>	Ongoing

**Policy Action 1.9 – Encourage Senior Housing**

The City understands the unique needs of the senior population. Seniors ~~are commonly limited with fixed incomes generally have limited resources~~ 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>	Increase senior housing
<b>Implementation Responsibility:</b>	Planning/Housing/RDA
<b>Funding Source:</b>	General Fund/HUD/RDA
<b>Implementation Timeline:</b>	Ongoing

**Policy Action 1.x – Housing for Special Needs [POLICY DELETED- Refer to Policy Action 4.7]**

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 1.10 - 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.

<b>Objective:</b>	Amend Density Bonus Ordinance
<b>Implementation Responsibility:</b>	Planning
<b>Funding Source:</b>	General Fund
<b>Implementation Timeline:</b>	March 2009

**Policy Action 1.11 - Use Redevelopment Agency Set-Aside Funds to Facilitate the Development of Rental and Homeownership Housing**

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

<b>Objective:</b>	20% Housing Set-Aside
<b>Implementation Responsibility:</b>	RDA
<b>Funding Source:</b>	RDA
<b>Implementation Timeline:</b>	Ongoing

### **Policy Action 1.12 – Use of Surplus City Owned Land for Affordable Housing Opportunity**

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

<b>Objective:</b>	Use of surplus City-owned land for affordable housing
<b>Implementation Responsibility:</b>	Engineering/RDA/Planning/Housing
<b>Funding Source:</b>	General Fund/RDA/HUD
<b>Implementation Timeline:</b>	Ongoing

### **Policy Action 1.13 - 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.

<b>Objective:</b>	Support for CHDO's
<b>Implementation Responsibility:</b>	Housing
<b>Funding Source:</b>	HUD
<b>Implementation Timeline:</b>	Ongoing, subject to funding availability

**Policy Action 1.14 - 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 of second units.

<b>Objective:</b>	Revise/revise Second Dwelling Unit Ordinance
<b>Implementation Responsibility:</b>	Planning
<b>Funding Source:</b>	General Fund
<b>Implementation Timeline:</b>	Review ordinance by March 2009 Update ordinance by September 2009

**Policy Action 1.15 - Establish Comprehensive Community Outreach Strategy for Housing**

The City understands that 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>	Comprehensive housing outreach strategy
<b>Implementation Responsibility:</b>	Planning/Housing/RDA
<b>Funding Source:</b>	General Fund/RDA/HUD
<b>Implementation Timeline:</b>	Evaluate existing outreach by June 2009 Implement strategy by January 2010

**POLICY ACTION AREA #2 – CONSERVATION AND REHABILITATION**
**Policy Action 2.1: Preservation of Historic Residential Resources**

The City values its historic residential resources. To ensure the continued 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>	Preservation of historic residential resources
<b>Implementation Responsibility:</b>	Planning
<b>Funding Source:</b>	General Fund
<b>Implementation Timeline:</b>	Ongoing

**Policy Action 2.2- Proactive Identification of Substandard Housing Areas**

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>	Identification of substandard housing areas and prioritize resources to address
<b>Implementation Responsibility:</b>	Community Preservation/Planning/Building/RDA/Housing
<b>Funding Source:</b>	RDA/HUD
<b>Implementation Timeline:</b>	Identify areas by June 2009 Prioritize resources by 2010

**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>	180 Households
<b>Implementation Responsibility:</b>	RDA/Planning/Housing
<b>Funding Source:</b>	RDA/HUD
<b>Implementation Timeline:</b>	2014

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

The City 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>	45 households/year
<b>Implementation Responsibility:</b>	Housing
<b>Funding Source:</b>	HUD
<b>Implementation Timeline:</b>	Annually

**Policy Action 2.5 - Proactive Code Enforcement**

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

<b>Objective:</b>	Proactive code enforcement
<b>Implementation Responsibility:</b>	Community Preservation
<b>Funding Source:</b>	General Fund/HUD
<b>Implementation Timeline:</b>	Ongoing

**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 and in addition to the loan programs, 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>	See Policy 2.4
<b>Implementation Responsibility:</b>	Housing
<b>Funding Source:</b>	HUD
<b>Implementation Timeline:</b>	Annually

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

The City acknowledges the success of recent neighborhood-based community enhancement efforts such as the Richman 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>	Identification of substandard housing areas and prioritize resources to address
<b>Implementation Responsibility:</b>	Community Preservation/ Planning/Building/RDA/Housing
<b>Funding Source:</b>	RDA/HUD
<b>Implementation Timeline:</b>	Identify areas by June 2009 Implement program by 2010

**Policy Action 2.x: Encourage Sustainability and Green Building Practices  
[POLICY DELETED]- Refer to Policy Action 3.1 for Energy Efficiency**

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 2.8: Relocation Assistance**

The City will provide relocation assistance to individuals and households through the City’s Permanent Relocation Assistance Program to complement future rehabilitation programs as required by funding sources. Relocation assistance shall include financial assistance and other services for “rental to rental” and “rental to ownership” relocations.

<b>Objective:</b>	Relocation assistance
<b>Implementation Responsibility:</b>	Housing/RDA
<b>Funding Source:</b>	HUD/RDA
<b>Implementation Timeline:</b>	Ongoing, as needed

**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>	Increased energy efficiency
<b>Implementation Responsibility:</b>	Planning/Building/Housing/RDA
<b>Funding Source:</b>	General Fund/RDA
<b>Implementation Timeline:</b>	Annual review of new technologies Incentive strategies by August 2009

**Policy Action 3.x: Encourage Mixed-Income Development [POLICY DELETED]**

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 3.2: Address Overcrowding**

The City acknowledges that overcrowding in housing causes 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 and reduce overcrowding.

<b>Objective:</b>	Strategy to address overcrowding for 6,630 units
<b>Implementation Responsibility:</b>	Planning/Community Preservation/Housing
<b>Funding Source:</b>	General Fund
<b>Implementation Timeline:</b>	Strategy by October 2009

**Policy Action 3.x: Consideration of Child Care [POLICY DELETED]**

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 3.3: Provision of Amenities and Services Adjacent to Housing**

The City understands that quality neighborhoods desire 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>	Amenities and services adjacent to housing
<b>Implementation Responsibility:</b>	Planning/RDA/Housing
<b>Funding Source:</b>	General Fund/RDA
<b>Implementation Timeline:</b>	Ongoing on a project basis

**Policy Action 3.4: 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 strongly encourages the provision of rental and ownership housing for those who are employed within Fullerton’s city limits.

<b>Objective:</b>	Facilitate joint participation
<b>Implementation Responsibility:</b>	Housing/RDA
<b>Funding Source:</b>	General Fund/RDA
<b>Implementation Timeline:</b>	Ongoing

**POLICY ACTION AREA #4 - ACCESS TO HOUSING OPPORTUNITIES**

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

The City of Fullerton shall provide for regular monitoring of existing deed-restricted units that will have expiring affordability covenants during the Planning Period. To encourage the preservation of these 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>	126 units
<b>Implementation Responsibility:</b>	Housing
<b>Funding Source:</b>	HUD/RDA
<b>Implementation Timeline:</b>	2014

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

The City currently contracts with the Fair Housing Council of Orange County, which provides community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing 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. The City will continue to contract with the Fair Housing Council of Orange County or a similar agency for these services.

<b>Objective:</b>	485 referrals per year
<b>Implementation Responsibility:</b>	Housing
<b>Funding Source:</b>	HUD
<b>Implementation Timeline:</b>	Ongoing

**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 findings, 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>	Adopt Reasonable Accommodation procedures
<b>Implementation Responsibility:</b>	Planning/Building
<b>Funding Source:</b>	General Fund
<b>Implementation Timeline:</b>	December 2009

**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(ies) shall include sites with sufficient capacity to meet the local need.

<b>Objective:</b>	Adequate sites for emergency shelters/transitional housing
<b>Implementation Responsibility:</b>	Planning
<b>Funding Source:</b>	General Fund
<b>Implementation Timeline:</b>	June 2009 or within 1 year of Housing Element adoption

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

The Orange County Housing Authority (OCHA) 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 OCHA will apply for additional funding, which will enable them to administer additional certificates for families, elderly, and persons with disabilities over the housing element planning period. The City will continue to provide referral services and information to the City’s residents.

<b>Objective:</b>	591 vouchers
<b>Implementation Responsibility:</b>	Housing/Orange County Housing Authority
<b>Funding Source:</b>	HUD
<b>Implementation Timeline:</b>	Ongoing

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

The City shall encourage and facilitate affordable housing opportunities by providing 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. Particular emphasis shall be provided to non-profit and community-based housing development organizations.

<b>Objective:</b>	Technical assistance to housing developers
<b>Implementation Responsibility:</b>	Housing/RDA
<b>Funding Source:</b>	HUD/RDA
<b>Implementation Timeline:</b>	Ongoing

**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 of 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 to incorporate specialized housing in 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>	Housing for persons with special needs
<b>Implementation Responsibility:</b>	Planning/Housing
<b>Funding Source:</b>	General Fund
<b>Implementation Timeline:</b>	Identify needs by August 2009 Implement incentives by February 2010

**Policy Action 4.8: Homebuyer Assistance Program**

The City has had limited success in implementing a first-time homebuyer program due to the inflated housing market. 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>	100 households
<b>Implementation Responsibility:</b>	Housing/RDA
<b>Funding Source:</b>	HUD/RDA
<b>Implementation Timeline:</b>	Identify constraints by December 2008 Implement strategy by June 2009

**Policy Action 4.9: Foreclosure Referral Program**

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

<b>Objective:</b>	Foreclosure referrals
<b>Implementation Responsibility:</b>	Housing
<b>Funding Source:</b>	HUD
<b>Implementation Timeline:</b>	Investigate and provide findings by October 2008

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