



## Appendix A: Review of Past Performance

Table A-1 Review of Housing Element Past Performance 2008-2013	
Policy Action	Progress in Implementation
<b>Policy Action Area #1: New Production</b>	
<b><i>Policy Action 1.1 Provision of Adequate Sites for Housing Development.</i></b>	
<p>To accommodate the City's remaining very-low and low income growth need of 647 dwelling units, the City shall rezone up to 35 acres of land to permit by-right residential development at a minimum density of 30 du/ac. At least 11.9 acres of these rezoned sites shall permit exclusively by-right residential development at a minimum density of 30 du/ac to accommodate 50 percent of the City's very-low and low income growth need.</p>	<p>Fullerton Transportation Center Specific Plan (FTC SP) adopted 11/2/2010, rezoned 39 acres to permit mixed use development (residential, commercial, office). It permits up to 1,560 new residential units on sites that are currently underutilized (parking lots and vacant buildings) or zoned for commercial and industrial uses. These would be in addition to the approximately 137 existing multi-family units expected to remain in the planning area. Permitted densities range from 45 to 60 du per acre. The FTC SP further encourages at least 15% of units in any new development to be restricted to very-low, low or moderate income households.</p> <p>The City approved a comprehensive General Plan Update (known as "The Fullerton Plan"), May 1, 2012. It identifies twelve Focus Areas in the City that present opportunities for land use and design change to help fully implement the Fullerton Vision. For some of the Focus Areas the Fullerton Plan calls for transformation of existing conditions through increased development density/intensity and establishes new land use designations accordingly for High Density Residential uses (minimum 28 units per acre with no maximum), Neighborhood Center Mixed Use(16-60 du/ac) and Urban Center Mixed Use (30-80 du/ac).</p> <p>To implement these policies, the City has begun work on its Downtown Core and Corridor Specific Plan (DCCSP), which is a planning effort to establish zoning standards to fulfill the policy direction for the Focus Areas.</p>
<b><i>Policy Action 1.2: Income-Level Based Inventory of Units Built</i></b>	
<p>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.</p>	<p>This is generally tracked with the Housing Element Annual report; projects approved with affordable units are noted accordingly in the City's digital permitting and records system.</p> <p>In addition, the Community Development Dept. Housing Division maintains a list of affordable rental properties by type (senior, family, disabled, etc., that it uses to assist those seeking affordable housing.</p>
<b><i>Policy Action 1.3: Expedited Processing for Extremely-Low, Very-Low, Low, and Moderate Income Housing Developments</i></b>	
<p>The City shall review existing discretionary entitlement and plan check</p>	<p>In 2010, Fullerton modified its permitting process to fully integrate the Permit Streamlining Act and expedite processing for all</p>

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<p>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 identify methods by which extremely-low, very-low, low, and moderate housing developments could be processed in a more expeditious manner.</p> <p>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.</p>	<p>projects.</p>
<p><b><i>Policy Action 1.4: Facilitate Infill Development</i></b></p>	
<p>The City will facilitate infill development within feasible development sites for homeownership and rental units. The City shall 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 infill development).</p>	<p>In 2010, the City acquired properties and partnered with developers to create 45 units of affordable housing. The Olsen Co. constructed 34 moderate income units of for-sale housing. Habitat for Humanity completed 11 units for 3 low and 8 very low income households).</p> <p>In August, 2011, the City selected three projects to assist financially with proceeds of NOFA bonds:</p> <ol style="list-style-type: none"> <li>1) 8 units of transitional housing by Pathways of Hope (formerly Fullerton Interfaith Emergency Services or FIES) for which development concessions were approved. Building permits are ready to issue on these units.</li> <li>2) 94 senior housing units (9 very low and 85 low income) and one managers unit for a total of 95 units. Project was approved and is now pending financing commitments. (The Richman Group)</li> <li>3) 148 apartment units and four live-work units (14 very low and 134 low income units). Project was approved, but the original applicant (St. Anton Partners) is no longer planning to build. A new developer has an application in process to modify the prior approval. The current proposal is for a total of 200 apartment units, with 5% (10 units) to be affordable to very low income households.</li> </ol>
<p><b><i>Policy Action 1.5: Encourage Mixed Use Development</i></b></p>	
<p>The City shall encourage 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. The City will continue to permit mixed use</p>	<p>In 2010, City adopted a Specific Plan for the 39-acre Fullerton Transportation Center (FTC) area, to facilitate future development of a major mixed use project that integrates residential, commercial, office and hotel uses with the existing transportation center to create a transit oriented development, which also utilizes sustainable design concepts. In 2009 construction was completed on the SOCO mixed-use development which includes 120 housing</p>



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<p>development in the C-3 zone and through the development of specific plans. The City will further encourage mixed use development through a variety of activities such as organizing special marketing events geared towards the development community, positing the sites inventory on the City's webpage, identifying and targeting specific financial resources, and reducing appropriate developments standards.</p>	<p>units integrated with commercial spaces and live-work lofts. The SOCO project is also a transit oriented development, adjacent to the FTC and the 39 acre FTC Specific Plan area.</p> <p>The Fullerton Plan, adopted in 2012, established a Focus Area Concept, which promotes development of mixed use projects; it has also created two new mixed use Community Development Types, Urban Center Mixed-Use and Neighborhood Center Mixed-Use, which are in addition to the existing Downtown Mixed-Use designation.</p> <p>The Downtown Core and Corridor Specific Plan (DCCSP) effort is currently underway and is intended to define zoning standards that will implement these new Community Development Types.</p>
<p><b><i>Policy Action 1.6: Encourage Development of Housing for Extremely-Low Income Households</i></b></p>	
<p>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-room occupancies, transitional facilities, and housing units serving temporary needs. The City will encourage development of housing for extremely-low income households through a variety of activities such as outreaching to housing developers, providing financial or in-kind technical assistance or land-write downs, providing expedited processing, identifying grant and funding opportunities, and/or offering additional incentives beyond the density bonus provisions.</p>	<p>See projects identified in 1.4 above for info on approved affordable housing, including projects for extremely low income households. This program will be integrated with Programs 1.3, 1.4,1.5 and 1.7.</p>
<p><b><i>Policy Action 1.7: Development of Housing for Families</i></b></p>	
<p>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 encourages developers/builders to incorporate larger bedroom counts in future housing developments, as appropriate, to accommodate the needs of larger</p>	<p>The aforementioned Habitat project (1.4 above) provides family housing which includes four 4-bedroom units, three 3-bedroom units and four 2-bedroom units.</p> <p>Four market rate for-sale family housing developments have been approved, two of which are now under construction:</p> <ol style="list-style-type: none"> <li>1) Citrus Park includes 38 single-family detached homes ranging in size from 3-5 bedrooms and 21 townhomes of 3 and 4 bedrooms each. (Beazer Homes – under construction)</li> <li>2) Valencia Grove within Amerige Heights includes 115 single-family detached homes ranging in size from 3-5 bedrooms and is now under construction.</li> <li>3) A 52 unit for-sale townhome development was recently approved, consisting of three and four bedroom units (1110 W</li> </ol>

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<p>families. The City will encourage development of housing for families through a variety of activities such as outreaching to housing developers, providing financial or in-kind technical assistance or land-write downs, providing expedited processing, identifying grant and funding opportunities, and/or offering additional incentives beyond the density bonus provisions.</p>	<p>Orangethorpe). 4) The City approved a 44-unit for-sale project, consisting of 8 duplex units and 36 small lot single family detached units (655 W Valencia).</p>
<p><b><i>Policy Action 1.8: Encourage Senior Housing</i></b></p>	
<p>The City understands the unique needs of the senior population. Seniors 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.</p>	<p>1) 131 senior housing units were constructed in 2010 (Jacaranda Senior Housing). 2) The City approved 94 units of senior housing, which included development concessions, in 2012, as stated above in 1.4</p>
<p><b><i>Policy Action 1.9: Amend the City of Fullerton Density Bonus Ordinance</i></b></p>	
<p>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 SB 1818 and State and Federal Fair Housing Law, the City shall review and revise the existing Density Bonus Ordinance.</p>	<p>The City amended the Density Bonus Ordinance in compliance with State Law 2013. This program is no longer necessary.</p>
<p><b><i>Policy Action 1.10: Use Redevelopment Agency Set-Aside Funds to Facilitate the Development of Rental and Homeownership Housing</i></b></p>	
<p>The City shall continue its obligation to allocate 20 percent of its Redevelopment Agency Set-Aside Funds for the development of affordable housing.</p>	<p>With the 2012 dissolution of Redevelopment Agencies, there is no longer a 20% set-aside allocation. Instead, the City is working toward utilizing its 2010 housing bond proceeds for affordable housing to financially support the projects identified in 1.4 above or as otherwise directed by City Council. This program will be incorporated into other programs as a funding source for affordable</p>

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	housing assistance.
<b><i>Policy Action 1.11: Use of Surplus City-Owned Land for Affordable Housing Opportunity</i></b>	
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.	City has not had surplus land suitable for housing during the planning period.
<b><i>Policy Action 1.12: Support Community Housing Development Organization (CHDO) Projects</i></b>	
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.	CHDO projects have funded acquisition and rehabilitation of 15 units at Franklin Ave Apartments, 16 units at Richman Court and 16 units at Roberta Apartments
<b><i>Policy Action 1.13: Review and Revise the City of Fullerton's Second Dwelling Unit Ordinance</i></b>	
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.	Ordinance 3124, adopted 1/6/09, partially updated the second unit ordinance. A Zoning Ordinance Amendment to allow greater opportunities for construction of second dwelling units was adopted in 2013.
<b><i>Policy Action 1.14: Establish Comprehensive Community Outreach Strategy for Housing</i></b>	
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,	Strategies have included noticed City Council hearings, presentations by various speakers, information provided on City website, brochures and periodic staff presentations to community groups held at offsite locations such as Senior Center and Community Centers. A series of City Council study sessions were held to inform the decision makers and public on the serious need for affordable housing, the most recent workshop was held on Oct. 2, 2012.

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<p>speaker's bureaus, and other methods that consider economic and cultural considerations unique to the City of Fullerton.</p>	
<p><b><i>Policy Action 1.15: Review and Revise Multi-Family Parking Requirements</i></b></p>	
<p>The City understands that parking requirements may impact the feasibility of residential development, especially the development of multi-family units. To ensure the City's parking requirements are not a constraint to residential development, especially new housing units affordable to lower and moderate income households, the City shall review the existing parking requirements and revise the requirements, as appropriate. Further study of these revisions shall be conducted as part of anticipated Zoning Code revisions as provided in this Housing Element. Evaluation of the parking requirements may include:</p> <ul style="list-style-type: none"> <li>• Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate.</li> <li>• Allowances for some of the spaces to be covered or uncovered space in-lieu of garage spaces for multi-family development in the R-G, R-3R, R-3, R-3P and R-4 zones.</li> </ul>	<p>The FTC SP, providing new sites for up to 1,560 new housing units, incorporated parking standards that are less restrictive than those in the zoning ordinance. The DCCSP will address this issue for mixed use and multi-family developments elsewhere in the city. A comprehensive zoning ordinance update is also envisioned within the upcoming HE planning period, which will address multi-family housing parking standards.</p>
<p><b><i>Policy Action 1.16: Residential Development Monitoring Program for Rezoned Sites</i></b></p>	
<p>e</p>	<p>City tracks housing construction on an annual basis in conjunction with population forecasting. Development has not yet occurred on any of the rezoned sites, however in conjunction with Housing Element Annual reporting, the number of new affordable units, by income category, is tabulated. This program is no longer necessary.</p>
<p><b>Policy Action Area #2: Conservation and Rehabilitation</b></p>	
<p><b><i>Policy Action 2.1: Preservation of Historic Residential Resources</i></b></p>	
<p>The City values its historic residential resources. To ensure the continued preservation of historic residential structures, the City shall encourage the conservation, preservation and</p>	<p>Zoning Ordinance contains specific procedures for development within designated preservation zones, maintains a Historic Building Survey and implements design guidelines to preserve historic housing stock. The City's General Plan Update was adopted on May 1, 2012, which included a Historic Preservation Element that</p>

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<p>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.</p>	<p>updated and added preservation polices, and maintains a Local Register of Historic Resources. The City works closely with Fullerton Heritage to identify and preserve local historic resources. Since 2010, the City has updated the Local Register to add or elevate historic status of 9 properties within the City, including:                      PRJ 10-00506 Ellingson Machining / Leo Fender Radio Shop                      PRJ 10-00137 Lakeman Chassis / Miller manufacturing Building                      PRJ 10-00138 Harriet Spree/Carrie Earl McFadden Ford Residence                      PRJ 10-00139 Heroes Restaurant / John Reeder Gardiner Building                      PRJ13-00001 701 North Richman Avenue;                      247 East Valencia Drive;                      520 West Valley View Drive;                      500 North Harbor Boulevard;                      202 E Commonwealth Avenue</p>
<p><b><i>Policy Action 2.2: Proactive Identification of Substandard Housing Areas</i></b></p>	
<p>e</p>	<p>The Block Improvement Grant (BIG) program was initiated in 2004 combining the efforts of Code Enforcement and Housing Divisions. Eight areas have been identified. Although the program is still available on an ongoing basis, there are no active projects at this time.</p>
<p><b><i>Policy Action 2.3: Affordable Housing Acquisition and Rehabilitation</i></b></p>	
<p>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 / motels.</p>	<p>The City has completed the following acquisition and rehab projects:                      Franklin Ave - 15 units completed in May 2007 (HOME funding) for very-low, low and median income tenant households                      Richman Court - 16 units completed (OPA funding) for very-low and low-income tenant households                      Roberta Apts - 16 units acquired through OPA completed in 2012 for very-low and low-income tenant households</p>
<p><b><i>Policy Action 2.4: Funding for Resident-Initiated Rehabilitation Activities</i></b></p>	
<p>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.</p>	<p>Housing rehab remains an ongoing city-wide program. In Fiscal Year 2009/2010, City assisted 25 households - 8 very low, 13 low and 4 moderate income; in FY 2010/2011, City assisted 16 households – 6 very low, 9 low and 1 moderate; in FY 2011/2012, City assisted 25 households – 14 very low, 10 low and 1 moderate.</p>
<p><b><i>Policy Action 2.5: Proactive Code Enforcement</i></b></p>	
<p>To ensure continued monitoring of housing quality, condition, and use, the City shall proactively enforce the City's Building Code to address existing</p>	<p>In fiscal year 2009-2010 Community Preservation had 718 cases and performed 2,733 inspections in the West Fullerton Proactive area. 491 Notice of Violations, and 95 Administrative Citations were issued. 670 cases were closed in that same time frame, when the</p>

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<p>exterior and interior code violations that affect multi-family and single-family housing units within the City's neighborhoods.</p>	<p>properties were brought into compliance. In 2011, there were 56 proactive code enforcement cases and staff performed 345 inspections in the West Fullerton Proactive area. Fullerton no longer has the resources to conduct proactive code enforcement activities; the proactive program was curtailed in 2011.</p>
<p><b><i>Policy Action 2.6 – Owner-Occupied Housing Rehabilitation</i></b></p>	
<p>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.</p>	<p>Housing rehab is an ongoing city-wide program. In Fiscal Year 2009/2010, City assisted 25 households - 8 very low, 13 low and 4 moderate income, in FY 2010/2011, City assisted 16 households – 6 very low, 9 low and 1 moderate; in FY 2011/2012, City assisted 25 households – 14 very low, 10 low and 1 moderate</p>
<p><b><i>Policy Action 2.7: Neighborhood-Based Community Enhancement</i></b></p>	
<p>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, 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.</p>	<p>Community enhancement efforts were focused in Richman Park and BIG areas (see program 2.2 above); street improvements were funded by CDBG Recovery program in Carol area; rehab in Garnet Lane Apartments. Rehabilitation of the 16 unit Roberta Apartments was also completed</p>
<p><b><i>Policy Action 2.8: Encourage Sustainability and Green Building Practices</i></b></p>	
<p>The City has acknowledged the community's concerns regarding the use and conservation 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</p>	<p>Fee waiver program was in effect in 2010 for "green" permits.  Receipt of NOFA funds requires use of green building practices and materials, and close proximity of site to transit and supporting uses.  FTC SP, which provides for up to 1,560 new housing units, also requires sustainability practices, either LEED certified or equivalent</p>



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<p>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.</p>	
<p><b><i>Policy Action 2.9: Relocation Assistance</i></b></p>	
<p>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 will be provided when federal funds or local Housing Set-Aside funds are used for housing rehabilitation programs that displace current lower-income residents. Relocation assistance shall include financial assistance and other services for "rental to rental" and "rental to ownership" relocations. The City shall provide, at a minimum, assistance as required by State and/or federal laws associated with the rehabilitation program funding source.</p>	<p>The City's Federal HOME funds provided relocation assistance to persons and/or families related to the acquisition and substantial rehabilitation of Richman Court, a 16-unit one bedroom apartment complex located at 466 W. Valencia Dr. City provided relocation assistance in the Richman Park area and at the 16 unit Roberta Apts.</p>
<p><b>Policy Action Area #3: Design and Livability</b></p>	
<p><b><i>Policy Action 3.1: Efficient Use of Energy Resources in Residential Development</i></b></p>	
<p>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.</p>	<p>In 2010, voluntary "green" building provisions were contained in the building code which became mandatory in 2011 for residential construction. Additionally, the FTC SP which provides for up to 1,560 housing units &amp; mandates LEED or equivalent new construction. Projects selected for funding through the NOFA process are required to comply with CalGreen Tier 1 requirements for increased energy efficiency, and selection criteria required evaluation of site proximity to transit and supporting uses.</p> <p>Additionally, a Climate Action Plan (CAP) was adopted in conjunction with The Fullerton Plan in 2012. It includes energy uses and conservation strategies to support the construction of buildings that are energy efficient and incorporate use of renewable energy sources. The objectives of the CAP target implementation of certain actions between 2014 and 2018.</p>

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<b><i>Policy Action 3.2: Address Overcrowding</i></b>	
<p>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. Actions to address overcrowding may include proactive code enforcement activities, coordinating with property management and homeowners' associations to monitor overcrowding, and evaluating potential for including units with larger bedroom counts in new developments.</p>	<p>Being addressed incrementally; in RDA/City assisted units, City/developer enter into agreements with residents limiting number of occupants permitted and restricting use of garages for parking only. This program will be integrated with Program 1.7 (Housing for Large Families)</p>
<b><i>Policy Action 3.3: Provision of Amenities and Services Adjacent to Housing</i></b>	
<p>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.</p> <p>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.</p>	<p>Projects selected for assistance through the NOFA met the criteria of close proximity to transit (within ¼ mile of transit center and supporting uses (shopping, parks, schools). FTC SP, which provides for up to 1,560 new housing units, is a mixed-use transit oriented development which will include office and commercial uses as well as housing units. The intent of this program is a routine part of the planning process and is not necessary as a separate program.</p>
<b><i>Policy Action 3.4: Joint Participation of Employers and Housing Developers</i></b>	
<p>The City strongly encourages the provision of rental and ownership housing for those who are employed within Fullerton's city limits.</p> <p>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's</p>	<p>Cal State University Fullerton developed 40 units of workforce housing. The City is participating in a Specific Plan study effort to create an Education Focus Area adjacent to Cal State Fullerton and several other nearby universities that will create housing and commercial uses supportive of the student, faculty and staff population in the immediate area.</p> <p>With the dissolution of the redevelopment agency, this program has no staff and will not be continued.</p>



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<p>actions to encourage and facilitate joint participation of employers and housing developers may include meetings with large employers and local business organizations such as the Chamber of Commerce, participation in workforce housing forums or roundtables, and providing information through the City's Redevelopment and Economic Development Department.</p>	
<p><b>Policy Action Area #4: Access to Housing Opportunities</b></p>	
<p><b><i>Policy Action 4.1: Continued Monitoring and Preservation of Housing Units At-Risk of Converting to Market Rate</i></b></p>	
<p>The City of Fullerton shall provide for regular monitoring of existing deed-restricted units that will have expiring affordability covenants during the Planning Period.</p> <p>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.</p> <p>The City shall develop a preservation strategy that is ready for implementation should owners of these units choose not to extend affordability. The preservation strategy shall identify non-profit agencies that the City can partner with to preserve the units and available funding sources. As part of this strategy, the City shall ensure compliance with noticing requirements and conduct tenant education.</p>	<p>Because of the current economy and the fact that Amerige Villas provides housing for low-income seniors, they continue to accept Section 8 tenants (Table B-6).</p>
<p><b><i>Policy Action 4.2: Continue Support of Regional Fair Housing Efforts</i></b></p>	
<p>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</p>	<p>City ended its contract with the OC Fair Housing Council, and now contracts with the Fair Housing Foundation (of Long Beach), providing \$20,000 to \$30,000 per year for services.</p>

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<p>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.</p>	
<p><b><i>Policy Action 4.3: Adopt Reasonable Accommodation Procedures</i></b></p>	
<p>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.</p>	<p>A reasonable accommodation ordinance was adopted in 2013 in conformance with state law.</p>
<p><b><i>Policy Action 4.4: Emergency Shelters and Supportive and Transitional Housing</i></b></p>	
<p>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 housing for homeless individuals and families. The City will comply with SB 2 by:</p> <ul style="list-style-type: none"> <li>• Amending the R-3, R-4, or R-5 zones, or other suitable zone(s) with sufficient capacity, to permit emergency shelters without discretionary approvals. The subject zoning category(ies) shall include</li> </ul>	<p>The City has worked with providers of emergency and transitional housing services to establish reasonable standards aligned with best practices, and a zoning ordinance amendment was adopted in 2013 consistent with SB2. The City is concurrently working cooperatively with the County of Orange to locate a multi-service emergency shelter within the City.</p>

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Policy Action	Progress in Implementation
<p>sites with sufficient capacity to meet the local need.</p> <ul style="list-style-type: none"> <li>• Amending the Zoning Code to ensure shelters are only subject to the same development and management standards that apply to residential or commercial uses within the same zone.</li> <li>• Amending the Zoning Code to permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.</li> </ul>	
<p><b><i>Policy Action 4.5: Section 8 Rental Assistance</i></b></p>	
<p>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.</p>	<p>City contracts with OC Housing Authority, and City staff has served on the OCHA Advisory Committee.</p>
<p><b><i>Policy Action 4.6: In-Kind Technical Assistance to Housing Developers</i></b></p>	
<p>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. In-kind technical assistance may include assistance with application paperwork, developing pro formas, coordination with outside agencies, and other activities to aid housing developers in the funding process. Particular emphasis shall be provided to non-profit and community-based housing development organizations.</p>	<p>Housing staff works 1 on 1 with developers such as Pathways of Hope, HOMES, Orange Housing and others to assist with applications and coordination among agencies.</p>

**Table A-1  
Review of Housing Element Past Performance  
2008-2013**

Policy Action	Progress in Implementation
<b><i>Policy Action 4.7: Consideration of Persons with Special Needs</i></b>	
<p>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.</p> <p>The City shall encourage private and non-profit housing developers to incorporate specialized housing in new construction and substantial rehabilitation of existing housing.</p> <p>The City shall evaluate current needs and investigate regulatory incentives and other concessions to further encourage the production of housing for special needs groups.</p>	<p>The zoning ordinance provides development incentives for affordable housing and for senior housing. Eight new transitional housing units were approved and building permits are ready to issue.</p>
<b><i>Policy Action 4.8: Homebuyer Assistance Program</i></b>	
<p>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.</p>	<p>Strategy includes Neighborhood Stabilization Program (City purchase, rehab and sale of foreclosed homes) and assisting with development of homes affordable to 1st time buyers (such as Habitat and Olson projects)</p>
<b><i>Policy Action 4.9: Foreclosure Referral Program</i></b>	
<p>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 service to refer residents to external agencies to assist in reducing the incidents of foreclosures in Fullerton.</p>	<p>City participates in monthly meetings with OC Housing Preservation Collaborative to offer workshops in foreclosure prevention and to assist in loan modifications. Workshops offered quarterly.</p>

**Table C-2**  
**Progress in Achieving Housing Element Quantified Objectives**  
**2008-2013**

Program	Quantified Objective	Level of Achievement
<b>New Construction</b>		
Extremely-low (subset of Very Low)	199	
Very-low	398	10
Low	329	20
Moderate	376	61
Above-moderate	807	469
<b>Total</b>	<b>1,910</b>	<b>560</b>
<b>Rehabilitation</b>		
Extremely-low	0	
Very-low	82	37
Low	73	48
Moderate	70	8
Above-moderate	--	
<b>Total</b>	<b>225</b>	<b>93</b>
<b>Conservation/Preservation</b>		
Extremely-low	--	
Very-low	126	
Low	--	
Moderate	--	
Above-moderate	--	
<b>Total</b>	<b>126</b>	<b>0</b>