



CITY OF FULLERTON

City Manager's Office

October 29, 2018

The Honorable Charles Margines
Presiding Judge of the Superior Court
700 Civic Center Drive West
Santa Ana, California 92701

RE: Amended Response to "Where There's a Will, There's a Way: Housing Orange County's Chronically Homeless" 2017-2018 Grand Jury Report

Dear Presiding Judge Margines:

Please find amended responses to the City of Fullerton's original response to the 2017-18 Orange County Grand Jury Report: "Where There's a Will, There's a Way: Housing Orange County's Chronically Homeless." This is in response to the October 18, 2018 letter from Birgit Sale, Foreperson, 2018-2019 Orange County Grand Jury, which indicated that the City's responses for Recommendations 2, 7, and 9 were deficient.

Recommendation 2:

Each Service Planning Area should identify sites for Permanent Supportive Housing proportional to the allocation suggested in the Association of California Cities - Orange County proposal. (F1, F4)

The recommendation has not yet been implemented, but will be implemented in the future. As discussed in the Findings, cities and the County are not developers and while each has land use authority, generally none have specific site control over properties. Accordingly, each Service Planning Area, and cities individually to include the City of Fullerton, are working to identify financial assistance incentives, which may include city-owned sites if available and viable, to encourage private for-profit and non-profit developers to build PSH units. Additionally, while sites are not under the control of the City, the City of Fullerton has reviewed vacant, under-utilized, and potential motel conversion sites in which to determine the feasibility if approached by a private developer for Permanent Supportive Housing. The City is also reviewing industrial zoned areas for potential implementation of enhanced housing overlay zones to facilitate the density required for PSH units in areas that sensible yet not adjacent to established residential neighborhoods. This review will be completed by March, 2019, with the goal of establishing new overlay zones by August, 2019.

Recommendation 7:

To streamline shelter and Permanent Supportive Housing development, the County and its cities should establish a decision-making body, such as a Joint Powers Authority that is empowered to identify and allocate sites and pool funding associated with housing and supportive services for the homeless. (F1, F3, F4, F7, F8, F9, F10)

The recommendation has been implemented. On September 11, 2018, the Governor signed Assembly Bill 448, Joint powers authorities: Orange County Housing Finance Trust. This joint power authority (JPA) is not anticipated to allocate sites, but is being formed to pool available funding and act as a conduit for

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private development opportunities to fulfill Permanent Supportive Housing goals. The cities and County, through the Association of California Cities – Orange County, are collaborating on bylaws to be put in place by early 2019.

Recommendation 9:

Such a decision-making body should propose a plan for securing local, supplemental sources of funding for both Permanent Supportive Housing development and associated support services. (F1, F3, F8, F9, F10)

The recommendation has been implemented. On September 11, 2018, the Governor signed Assembly Bill 448, Joint powers authorities: Orange County Housing Finance Trust. This joint power authority (JPA) will, based on the outcome of the November General Election, work with participating cities and the County on funding provided by acts such as SB 2, Building Jobs and Homes Act funding, and if approved by voters in November, the No Place Like Home and SB 3 Veterans and Affordable Housing Bond Act. Ultimately, this funding plan through the JPA will assist in the funding of Permanent Supportive Housing and associated support services.

On behalf of the City of Fullerton, I want to thank you for the opportunity to provide these compliant responses to the Grand Jury Report.

Sincerely,



Kenneth A. Domer
City Manager

C: City Council
Rebecca Leifkes, Homeless Resource Manager