



# **2013-2021 Housing Element**

**City Council Resolution No. 2015-16**

**May 5, 2015**





## Section 1: Introduction

### A. Introduction

The Housing Element of the General Plan identifies and analyzes existing and projected housing needs and contains the official policies for the preservation, conservation, rehabilitation, and production of housing in the City of Fullerton (City). This Housing Element covers the Planning Period from October 2013 through October 2021.

### B. Purpose and Content

The Housing Element addresses housing opportunities for current and future Fullerton residents and provides the primary policy guidance for local decision making related to housing. The Housing Element is the only General Plan Element that requires review by the State of California.

The Housing Element provides a detailed analysis of the City's demographic, economic, and housing characteristics as required by State law. The Housing Element also evaluates the City's progress in implementing the 2008-2014 policy program and actions related to housing production, preservation, conservation, and rehabilitation. Based on community housing needs, available resources, housing constraints/opportunities, and analysis of past performance, the Housing Element identifies goals, objectives, and action programs that address existing and projected housing needs in Fullerton.

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as a State-wide goal. Local planning programs play a critical part in achieving this goal. Therefore, the Legislature mandates that all cities and counties prepare a Housing Element as part of their comprehensive General Plans.

### C. State Law and Local Planning

#### 1. Consistency with State Law

The Housing Element is one of the seven Elements of the General Plan required by State law (Sections 65580 to 65589.89 of the California Government Code). Each jurisdiction's Housing Element must contain "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing." The Housing Element plans for the provision of housing for all segments of the City's population.

Section 65583 of the Government Code sets forth specific requirements regarding the scope and content of each Housing Element. Table 1-1 summarizes these requirements and identifies the applicable sections of the Housing Element where these requirements are addressed.

Table 1-1  
State Housing Element Requirements

Required Housing Element Component	Reference
<b>A. Housing Needs Assessment</b>	
1. Analysis of population trends in Fullerton in relation to countywide trends	Section 2
2. Analysis of employment trends in Fullerton in relation to regional trends	Section 2
3. Projections and quantification of Fullerton's existing and projected housing needs for all income groups	Section 2
4. Analysis and documentation of the City's housing characteristics, including:	Section 2
a. Level of housing cost compared to ability to pay	Section 2
b. Overcrowding	Section 2
c. Housing stock condition	Section 2
5. An inventory of land suitable for residential development including vacant sites and having redevelopment potential and an analysis of the relationship of zoning, public facilities, and services to these sites	Appendix B
6. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Section 3
7. Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Section 3
8. Analysis of special housing needs: elderly, persons with disabilities, large families, farm workers, and female-headed households	Section 2
9. Analysis of housing needs for families and persons in need of emergency shelter	Section 2
10. Analysis of opportunities for energy conservation with respect to residential development	Section 3
11. Analysis of assisted housing developments that are eligible to change from lower income housing during the next 10 years	Appendix B



Table 1-1 (continued)  
State Housing Element Requirements

Required Housing Element Component	Reference
<b>B. Goals and Policies</b>	
12. Identification of goals, quantified objectives, and policies relative to maintenance, improvement, and development of housing	Section 4
<b>C. Implementation Program</b>	
13. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels	Appendix B
14. Programs to assist in the development of adequate housing to meet the needs of lower and moderate income households	Section 4
15. Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing	Section 4
16. Remove constraints to, or provide reasonable accommodations for housing, for persons with disabilities	Section 4
17. Conserve and improve the condition of the existing affordable housing stock in Fullerton	Section 4
18. Promote housing opportunities for all persons	Section 4
19. Identify programs to address the potential conversion of assisted housing development to market-rate housing	Appendix B
20. Identify program to identify zone(s) where emergency shelters are permitted without a conditional use or other discretionary permit and with the capacity to meet the needs of individuals and persons needing emergency shelter	Section 4

**2. General Plan Consistency**

The California Government Code (Section 65300.5) requires internal consistency among the Elements of the General Plan. The General Plan Elements shall provide an integrated, internally consistent, and compatible statement of policy. The City of Fullerton has reviewed the other Elements of the General Plan and determined that the Housing Element is internally consistent. When any General Plan Element is proposed in the future, the City will conduct a review to determine whether any corresponding amendments to other elements are necessary to ensure consistency.

**3. Relationship to Other Plans and Programs**

The Housing Element identifies goals, objectives, policies, and actions for the 2013-2021 planning period that directly address existing and future housing needs in Fullerton. City plans and programs work to implement the goals, objectives, and policies of the Housing Element. These include the City’s Municipal Code, Specific Plans, and various housing programs. The

City also prepares a Consolidated Plan every five years that identifies the City's overall housing and community development needs and market conditions, establishes priorities and outlines strategies to address these priorities based on anticipated federal entitlement funding. Annual Action Plans are developed each year to supplement the Consolidated Plan, and reports on the prior year's programs and projects through the Consolidated Annual Performance and Evaluation Report (CAPER). The Consolidated Plan and Annual Action Plans address many of the goals, policies, and programs of the General Plan Housing Element.

### D. Housing Element Organization

The Housing Element is organized in two parts, the Housing Policy Plan and the Housing Element Technical Report. The Housing Policy Plan details specific policies and programs the City will carry out over the planning period to address Fullerton's housing goals, while the Technical Report includes detailed background information regarding the Housing Element update process, demographic characteristics, housing needs, resources and constraints.

Supporting background material is included in the following appendices in the Technical Report:

- Appendix A: Review of 2008-2013 Housing Element Performance
- Appendix B: Residential Land Resources
- Appendix C: Analysis of Housing At Risk of Conversion
- Appendix D: Glossary of Housing Terms

### E. Citizen Participation

The Housing Element was developed through the combined efforts of City staff and consultants, the Planning Commission, and the City Council. Citizen input was received through public workshops and public hearings conducted by the Planning Commission and the City Council. Notices for these workshops and hearings were published in the local newspaper, on the City's website and prominently posted at City Hall and other public facilities. The following housing stakeholders and organizations involved in the development of housing or representing the interests of lower-income and special needs households were invited to participate in the Housing Element update process:

- Buch, Amy - Orange County Health Care Agency
- Fullerton Joint Union High School District
- Fullerton School District
- Harvey, Teresa – Chamber of Commerce
- Hess, Scott
- Jamboree Housing
- Kennedy, Rusty - OC Human Relation
- Kennedy, Sharon – The Observer
- Kerze, Jacqui – Regional Center of Orange County
- Larson, Scott - Homeaid
- Long, Patti – Mercy House



- Mazzenga Avellaneda, Maria – Pathways of Hope
- OC Housing Trust
- OC Partnership
- OC Community Housing Corporation
- OC Communities Organized for Responsible Development
- Ponsi, Lou – Fullerton Tribune
- Public Law Center
- Reekstin, John – The Olson Company
- Roper, Karen – OC Community Services
- Shull, Barbara – Fair Housing Foundation
- Tang, Linda – Kennedy Commission
- ULI – Orange County
- Victor Cao – BIA

The following public workshops and meetings were held during the course of the Housing Element update process.

- June 26, 2013 public workshop
- September 11, 2013 Planning Commission hearing
- October 15, 2013 City Council hearing

Table 1-2 summarizes comments raised at the public workshop and how those comments have been addressed in the Housing Element.

**Table 1-2  
Public Comments Summary**

Comment	Response
<p>The relationship between health and housing policy should be considered.</p>	<p>Policies established in The Fullerton Plan and the Housing Element further public health goals in several ways. Sustainability is a key policy objective consistent with statewide goals to reduce greenhouse gas emissions and encourage alternative modes of transportation such as walking and bicycling. The mixed-use and transit-oriented development patterns reflected in The Fullerton Plan and the Fullerton Transportation Center Specific Plan directly support policy objectives regarding improved health. (Policy Actions 2.8, 3.1)</p>
<p>Stronger, proactive code enforcement is needed to prevent deterioration of existing neighborhoods.</p>	<p>The City is continuing to carry out code enforcement, although the loss of redevelopment funding and budget reductions make this more challenging. (Policy Action 2.5)</p>
<p>Overcrowding is affected by housing affordability.</p>	<p>The Housing Element addresses the issue of overcrowding by facilitating affordable housing development and focusing new housing development near transit, which can reduce the costs of private automobile ownership and use. (Section 2: C.2)</p>
<p>Historic properties should be protected.</p>	<p>The City actively protects historic properties. For example, the Fullerton Transportation Center Specific Plan includes policies for review and protection of such buildings. (Policy Action 2.1)</p>
<p>More housing is needed for persons with developmental disabilities. The Regional Center of Orange County provides assistance to approximately 17,500 persons with developmental disabilities countywide, of which 734 live in Fullerton.</p> <p>Military veterans are returning from war with new types of disabilities.</p> <p>St. Jude Hospital has established a Brain Injury Network to help coordinate services for adult survivors of traumatic brain injury. Its purpose is to demonstrate the effectiveness of a coordinated service approach assisting persons with a traumatic brain injury to attain access into gainful employment, appropriate community reintegration programs, and accessible or affordable housing.</p>	<p>The Housing Element analyzes the needs of persons with disabilities (Section 2:C.4.d) and ensures compliance with state and federal accessibility standards (Policy Action 4.7), compliance with SB 2, and the Reasonable Accommodation ordinance (Policy Action 4.3). The City also participates in the Section 8 rental assistance program administered by the Orange County Housing Authority (Policy Action 4.5). Additional funding to support new affordable supportive housing is dependent primarily on state and federal grants, which are beyond the City's control. The state's elimination of redevelopment agencies has resulted in a significant loss of funding for affordable and supportive housing.</p>
<p>What is the relationship between the Housing Element and the study currently underway for Downtown Core and Corridor Specific Plan (DCCSP)?</p>	<p>The purpose of the DCCSP Study is to implement The Fullerton Vision (Part 1 of The Fullerton Plan). The DCCSP will study nine of the twelve Focus Areas identified in the Vision and is intended to help meet the objectives established in the Vision Plan. The DCCSP study area encompasses most of the commercial corridors in the City, and will allow for mixed use (residential and commercial) zoning and development in many of those areas. This will increase the sites available for new housing.</p>
<p>Are there any City-owned properties that could be devoted to affordable housing?</p>	<p>Prior to its dissolution, the redevelopment agency acquired several properties for affordable housing development. The City is in the</p>





	<p>process of considering a master plan for the acquired properties which are located in the same neighborhood but are non-contiguous. Acquisition of a few additional properties would allow assemblage of a larger site which could be more efficiently developed. Preliminary discussions are taking place to determine how the properties can be used to best advantage for creation of affordable housing.</p>
<p>Does the City allow payment of in-lieu fees for affordable housing?</p>	<p>The City does not have a universal inclusionary housing policy, therefore in-lieu fees are not required.</p>

Comments received through the public review process are reflected throughout the Housing Policy Plan and Technical Report.



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## Section 2: Housing Needs Analysis

### A. INTRODUCTION

When preparing the Housing Element, the City of Fullerton must evaluate both existing and future housing needs for all income groups.

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing. The analyses form the foundation to establish programs and policies that address identified housing needs. Housing needs are identified by income, tenure, and special needs groups. Finally, the City's projected housing growth needs based on the 2014-2021 Regional Housing Needs Assessment (RHNA) are examined.

Primary data sources referenced include the U.S. Census, the California Department of Finance (DOF), the Southern California Association of Governments (SCAG) and other relevant data sources. These sources are the most reliable for assessing existing conditions and provide a basis for comparison of historical data and forecasting. Census data used in the analysis include both decennial data (i.e., the tabulation of 100 percent of American households conducted every 10 years) and American Community Survey (ACS) data. The ACS is a continuous ongoing survey of households that provides an opportunity to track changes that occur between the decennial Census counts. The ACS is not as statistically accurate as the decennial census but helps to illustrate recent trends in the community.

### B. COMMUNITY PROFILE

#### 1. Population Trends and Characteristics

Housing needs in Fullerton are influenced by population and employment trends. This section provides a summary of the population trends and the age and racial/ethnic composition of the City.

##### a. Historical, Existing and Forecast Growth

The City of Fullerton is one of 34 cities within Orange County. The Department of Finance estimates Orange County's population was 3,055,792 in 2012, ranking as the third largest county in the State. Orange County was the second largest county in California in 2000 with 2,846,289 residents. Overall, the County has experienced rapid population growth over the last two decades. From 1990 to 2000, the population increased by 18.1 percent. From 2000 to 2012, the County population increased by 7.4 percent (see Table 2-1).

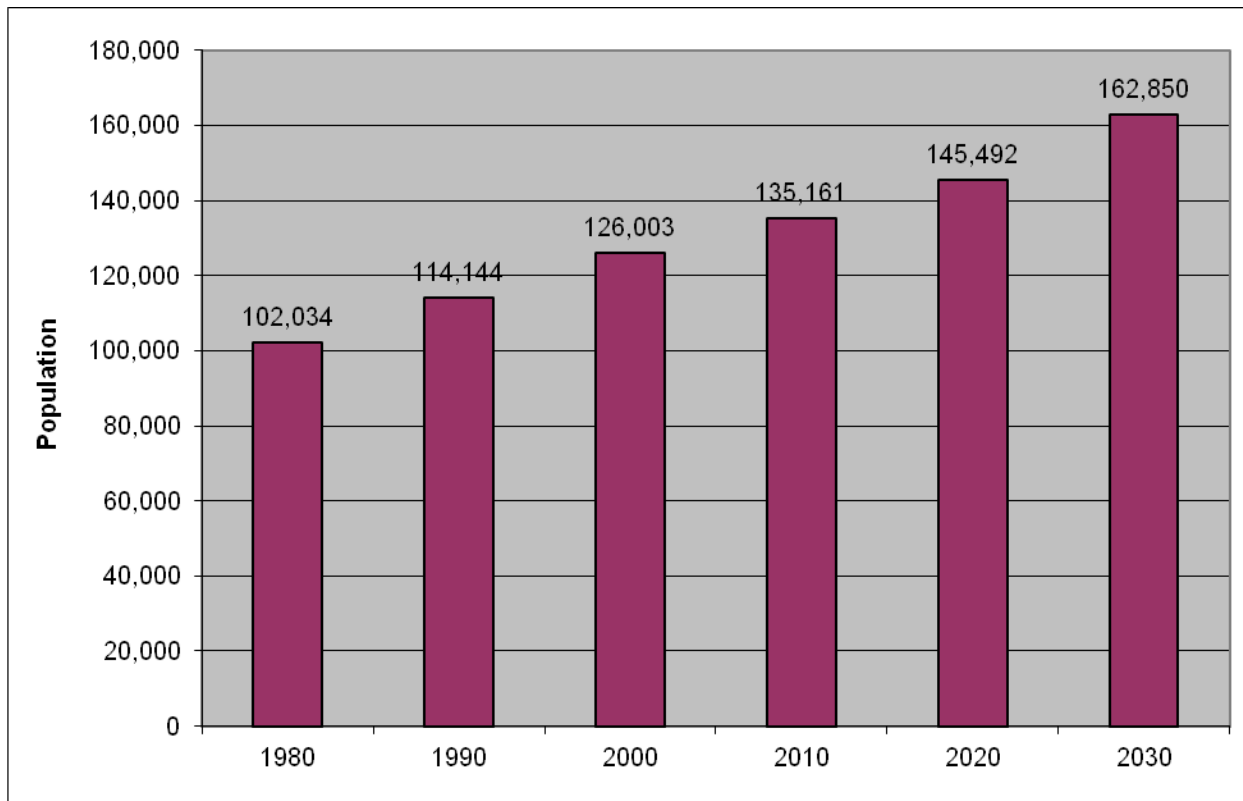
According to recent Census data, Fullerton experienced an 11.1 percent increase from 1990 to 2000 and an 8.4 percent increase between 2000 and 2012 (see Table 2-1).

**Table 2-1  
Population Trends 1990-2012**

	1990	2000	2012	Growth 1990-2000	Growth 2000-2012
Fullerton	114,144	126,803	137,481	11.1%	8.4%
Orange County	2,410,556	2,846,289	3,055,792	18.1%	7.4%

Source: U.S. Census, California Dept. of Finance Table E-5 (2012)

**Figure 2-1  
City of Fullerton  
Population Growth 1980-2030**



Source: U.S. Census and CSUF Center for Demographic Research, 2012

**b. Age Composition**

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Table 2-2 provides a comparison of the city’s and county’s population by age group in 2010. This table shows that the age distribution of the city’s population is very similar to Orange County as a whole. However, the median age of the city’s population (34.8) is 1.4 years younger than the overall county’s median age (36.2).

**Table 2-2  
Age Distribution  
Fullerton vs. Orange County**

Age Group	Fullerton		Orange County	
	Persons	%	Persons	%
Under 5 years	7,975	6%	191,691	6%
5 to 9 years	8,511	6%	198,769	7%
10 to 14 years	9,105	7%	210,195	7%
15 to 19 years	11,263	8%	227,689	8%
20 to 24 years	12,226	9%	213,601	7%
25 to 29 years	10,225	8%	215,362	7%
30 to 34 years	8,654	6%	198,166	7%
35 to 39 years	9,230	7%	213,605	7%
40 to 44 years	9,655	7%	225,438	7%
45 to 49 years	9,930	7%	230,596	8%
50 to 54 years	9,416	7%	213,589	7%
55 to 59 years	7,243	5%	175,127	6%
60 to 64 years	5,876	4%	146,727	5%
65 to 69 years	4,405	3%	107,421	4%
70 to 74 years	3,457	3%	80,033	3%
75 to 79 years	2,913	2%	63,133	2%
80 to 84 years	2,493	2%	49,570	2%
85 years and over	2,584	2%	49,520	2%
<b>Total</b>	<b>135,161</b>	<b>100%</b>	<b>3,010,232</b>	<b>100%</b>
<b>Median age</b>	<b>34.8</b>		<b>36.2</b>	

Source: 2010 Census, Table DP-1

**c. Race and Ethnicity**

Fullerton residents are predominantly comprised of three racial/ethnic groups: non-Hispanic White, Hispanic and Asian. In 2010, 38 percent of Fullerton residents were non-Hispanic White and 34 percent were of Hispanic origin. The Asian population was the third largest ethnic group in the City with 23 percent of the population (see Table 2-3).

**Table 2-3  
Race/Ethnicity  
Fullerton vs. Orange County**

Racial/Ethnic Group	Fullerton		Orange County	
	Persons	%	Persons	%
Not Hispanic or Latino	88,660	66%	1,997,259	66%
-White	51,656	38%	1,328,499	44%
-Black or African American	2,791	2%	44,000	1%
-American Indian/Alaska Native	251	0.2%	6,216	0.2%
-Asian	30,486	23%	532,477	18%
-Native Hawaiian/Pacific Islander	270	0.2%	8,357	0.3%
-Other races or 2+ races	3,206	2%	77,710	3%
Hispanic or Latino (any race)	46,501	34%	1,012,973	34%
<b>Total</b>	<b>135,161</b>	<b>100%</b>	<b>3,010,232</b>	<b>100%</b>

Source: 2010 Census, Table DP-1

**2. Employment Trends**

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table 2-4 shows that the city had a workforce of 69,860 persons, or 67 percent of the working-age population, as reported in recent Census data. This table shows that the characteristics of the city’s population are very similar to those countywide with an identical proportion of the working-age population in the labor force (67 percent).

Table 2-4  
Labor Force  
Fullerton vs. Orange County

Labor Force Status	Fullerton		Orange County	
	Persons	%	Persons	%
Population 16 years and over	104,319	100%	2,315,782	100%
In labor force	69,860	67%	1,559,264	67%
Civilian labor force	69,813	67%	1,556,696	67%
Employed	64,575	62%	1,442,008	62%
Unemployed	5,238	5%	114,688	5%
Armed Forces	47	0.05%	2,568	0.1%
Not in labor force	34,459	33%	756,518	33%

Source: Census 2006-2010 ACS, Table DP3

As shown in Table 2-5, approximately 40 percent of Fullerton residents were employed in management and professional occupations. A significant percentage (29 percent) were employed in sales and office-related occupations. A relatively low percentage of workers (14 percent) were employed in service-related occupations such as waiters, waitresses and beauticians. Blue collar occupations such as machine operators, assemblers, farming, transportation, handlers and laborers comprised 17 percent of the workforce.

Table 2-5  
Employment by Occupation

Occupation	Fullerton	
	Persons	%
Civilian employed population 16 years and over	64,575	100%
Management, business, science, and arts occupations	25,955	40%
Service occupations	9,111	14%
Sales and office occupations	18,470	29%
Natural resources, construction, and maintenance occupations	4,291	7%
Production, transportation, and material moving occupations	6,748	10%

Source: U.S. Census 2006-2010 ACS, Table DP3

As shown in Table 2-6, Fullerton's labor force increased from 65,400 in 2000 to an estimated 71,900 in 2012. According to the California Employment Development Department, the unemployment rate in Fullerton for 2012 was 8.5 percent. The unemployment rate for Fullerton was higher than the County's unemployment rate of 7.6 percent in 2012.

**Table 2-6**  
**City of Fullerton**  
**Labor Force Trends 2000-2012**

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2000	65,400	62,800	2,600	4.0%
2001	66,900	63,900	3,000	4.5%
2002	67,900	64,100	3,800	5.6%
2003	68,900	65,200	3,700	5.4%
2004	69,700	66,400	3,300	4.8%
2005	70,300	67,300	3,000	4.3%
2006	70,800	68,100	2,700	3.8%
2007	71,100	68,000	3,100	4.4%
2008	71,700	67,500	4,300	5.9%
2009	70,800	63,700	7,000	9.9%
2010	71,000	63,400	7,500	10.6%
2011	71,200	64,200	7,000	9.8%
2012	71,900	65,800	6,100	8.5%

Source: State of California Employment Development Department (EDD), 2013

According to recent Census data, 74 percent of employed Fullerton residents worked in Orange County, and approximately 22 percent of all workers were employed within the city limits (Table 2-7).

**Table 2-7**  
**Job Location for Fullerton Residents**

Workplace Location	%
Worked in state of residence	99.6%
Worked in county of residence	74.1%
Worked in place of residence	22.1%
Worked outside county of residence	25.6%
Worked outside state of residence	0.4%

Source: Census 2006-2010 ACS, Table S0801

### 3. Household Characteristics

This section describes Fullerton's household characteristics. Household characteristics are important indicators of the type and size of housing needed in a city. The U.S. Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. Persons in group quarters, such as dormitories, retirement or



convalescent homes, or other group living situations are included in population totals but are not considered households. The U.S. Census Bureau defines a family as related persons living within a single housing unit.

**a. Household Formation and Composition**

Table 2-8 provides a comparison of households by type for the city and Orange County as a whole as reported in the 2010 Census. Family households comprised approximately 69 percent of all households in the city, which is 2 percent below the county with 71 percent. The household composition of the city is similar to that of the county with no greater than a 3 percent difference in each reported category. The city’s average household size (2.91) is slightly less than Orange County as a whole (2.99).

**Table 2-8  
Household Composition  
Fullerton vs. Orange County**

Household Type	Fullerton		Orange County	
	Households	%	Households	%
<b>Family households:</b>	31,247	69%	708,491	71%
Husband-wife family	23,240	51%	538,268	54%
With own children under 18 years	10,932	24%	258,719	26%
Male householder, no wife present	2,505	6%	54,615	6%
With own children under 18 years	986	2%	22,972	2%
Female householder, no husband present	5,502	12%	115,608	12%
With own children under 18 years	2,503	6%	53,896	5%
<b>Nonfamily households:</b>	14,144	31%	284,290	29%
Householder living alone	9,771	22%	207,849	21%
Households with individuals under 18 years	16,155	36%	375,387	38%
Households with individuals 65 years and over	11,082	24%	252,420	25%
<b>Total households</b>	<b>45,391</b>	<b>100%</b>	<b>992,781</b>	<b>100%</b>
<b>Average household size</b>	<b>2.91</b>		<b>2.99</b>	

Source: 2010 Census, Table DP-1

**b. Household Income**

The federal Department of Housing and Urban Development (HUD) generates an annual median family income for the purpose of determining program eligibility. The 2013 Median Family Income (MFI) for all jurisdictions in Orange County was reported as \$87,200.

The State of California uses five income categories to determine housing affordability. These categories are as follows:

- Extremely-low income: 30 percent or less of the median income;
- Very-low income: 31 percent to 50 percent of the median income;
- Low income: 51 percent to 80 percent of the median income;
- Moderate income: 81 percent to 120 percent of the median income; and,
- Above-moderate income: greater than 120 percent of the median income.

Income categories are adjusted for family size. Table 2-9 shows the income limits for each income category based on household size, as reported by the California Department of Housing and Community Development for Orange County.

Income Category	Number of Persons In Family							
	1 Persons	2 Persons	3 Persons	<b>4 Person</b>	5 Persons	6 Persons	7 Persons	8 Persons
Extremely Low	20,250	23,150	26,050	<b>28,900</b>	31,250	33,550	35,850	38,150
Very-Low	33,750	38,550	43,350	<b>48,150</b>	52,050	55,900	59,750	63,600
Low	53,950	61,650	69,350	<b>77,050</b>	83,250	89,400	95,550	101,750
Median	61,050	69,750	78,500	<b>87,200</b>	94,200	101,150	108,150	115,100
Moderate	73,250	83,700	94,200	<b>104,650</b>	113,000	121,400	129,750	138,150

*Source: State of California, Department of Housing and Community Development-Division of Housing Policy Development, 2/13/2013.*

Recent Census ACS data provide estimates of household income distribution (Table 2-10).

**Table 2-10  
Households Distribution by Income Category**

Income Category	% of Households
Extremely Low	14.5%
Very Low	12.9%
Low	16.9%
Moderate	18.9%
Above Moderate	36.9%

Source: SCAG based on 2005-09 ACS



Household income is a primary factor affecting housing needs in a community. According to recent Census data, the median household income for the City of Fullerton was \$69,432, approximately 7 percent lower than the Orange County median of \$74,344 (Table 2-11).

**Table 2-11**  
**Median Income**  
**Fullerton vs. Orange County**

Jurisdiction	Median Income	% of County Median Income
Fullerton	\$69,432	93%
Orange County	\$74,344	100%

Source: U.S. Census, 2007-2011 ACS, Table DP-3

Extremely Low Income Households

Extremely-low income (“ELI”) households are defined as households with income less than 30 percent of the MFI, which is approximately \$28,900 for a 4-person household in Orange County. The provisions of Government Code Section 65583 (a)(1) require quantification and analysis of existing and projected housing needs of ELI households. As noted previously, recent Census data estimated that approximately 14.5 percent of Fullerton households were within the ELI category. As noted later in this chapter in the discussion of overpayment, approximately 92 percent of owner households and 94 percent of renter households were reported to be overpaying for housing (i.e., more than 30 percent of gross income for housing expenses). ELI households often have other housing problems such as overcrowding due to insufficient incomes to afford large enough dwellings.

**4. Housing Inventory & Market Conditions**

This section describes the housing stock and market conditions in the City of Fullerton.

**a. Housing Stock Profile**

As of 2012, the housing stock in Fullerton was comprised mostly of single-family homes, representing approximately 61 percent of total housing units. Multi-family units were the second largest group with approximately 37 percent of the total. Table 2-12 provides a breakdown of the housing stock by type along with growth trends for the city compared to the county as a whole for the period 2000-2012.

**Table 2-12  
Housing by Type  
Fullerton vs. Orange County**

Structure Type	2000		2012		Growth	
	Units	%	Units	%	Units	%
<b>Fullerton</b>						
Single-family	26,213	59%	29,127	61%	2,914	91%
Multi-family	17,637	39%	17,956	37%	319	10%
Mobile homes	921	2.1%	879	1.8%	-42	-1%
<b>Total units</b>	<b>44,771</b>	<b>100%</b>	<b>47,962</b>	<b>100%</b>	<b>3,191</b>	<b>100%</b>
<b>Orange County</b>						
Single-family	614,359	63%	663,030	63%	48,671	59%
Multi-family	322,675	33%	355,807	34%	33,132	40%
Mobile homes	32,450	3%	33,524	3%	1,074	1%
<b>Total units</b>	<b>969,484</b>	<b>100%</b>	<b>1,052,361</b>	<b>100%</b>	<b>82,877</b>	<b>100%</b>

Source: Cal. Dept. of Finance, Tables E-5 & E-8

Between 2000 and 2012, single-family homes represented 91 percent of all units added to the city's housing stock, far outpacing the construction of multi-family units (10 percent). For the county as a whole, the growth of single-family units (59 percent) also exceeded multi-family development (40 percent).

## **b. Tenure and Vacancy**

Approximately 51 percent of Fullerton's housing units were owner-occupied, and 43 percent of the units were renter-occupied in 2010. As shown in Table 2-13, the percentage of owner-occupied units in Fullerton was approximately 5 percent lower than Orange County as a whole.

Housing vacancy rates are also shown in Table 2-13. The table shows that vacancy rates in the city were higher for rental units (7 percent) than for-sale units (1.1 percent). The rental vacancy rate for the county as a whole was lower than the city, at 5.9 percent, while the vacancy rate of for-sale housing was slightly higher at 1.4 percent. Rental vacancy rates in the 2 percent range indicate nearly full occupancy and contribute to upward pressures on rents.

Table 2-13  
Household Tenure  
Fullerton vs. Orange County

Housing Type	Fullerton		Orange County	
	Units	%	Units	%
<b>Occupied housing units</b>	45,391	95%	992,781	95%
Owner-occupied housing units	24,600	51%	588,313	56%
Average household size of owner-occupied units	2.97		2.98	
Renter-occupied housing units	20,791	43%	404,468	39%
Average household size of renter-occupied units	2.84		3.00	
<b>Vacant housing units</b>	2,478	5%	56,126	5%
For rent	1560	3%	25,254	2%
Rented, not occupied	55	0.1%	1,327	0.1%
For sale only	268	1%	8,434	1%
Sold, not occupied	101	0.2%	2,096	0.2%
For seasonal, recreational, or occasional use	146	0.3%	10,806	1%
All other vacants	348	1%	8,209	1%
Homeowner vacancy rate (%)	1.1		1.4	
Rental vacancy rate (%)	7.0		5.9	
<b>Total housing units</b>	47,869	100%	1,048,907	100%

Source: 2010 Census, Table DP-1

**c. Age of Housing Stock**

The age of a housing unit is often an indicator of housing conditions. In general, housing that is 30 years or older may exhibit need for repairs based on the useful life of materials. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Additionally, older units in the city’s housing stock may not be built to current building standards for fire and earthquake safety.

Table 2-14 categorizes the City’s housing units by the year of construction. The table shows that about 77 percent of Fullerton’s housing units were constructed prior to 1980, and about thirty-two percent of the City’s housing units were constructed prior to 1960.

**Table 2-14**  
**Age of Housing Stock**  
**Fullerton vs. Orange County**

Year Built	Fullerton		Orange County	
	Units	%	Units	%
Built 2005 or later	621	1%	21,184	2%
Built 2000 to 2004	3,203	7%	63,957	6%
Built 1990 to 1999	2,634	5%	120,798	12%
Built 1980 to 1989	4,104	9%	167,031	16%
Built 1970 to 1979	11,549	24%	262,455	25%
Built 1960 to 1969	9,978	21%	215,213	21%
Built 1950 to 1959	11,616	24%	138,061	13%
Built 1940 to 1949	1,670	3%	26,745	3%
Built 1939 or earlier	2,581	5%	26,810	3%
<b>Total units</b>	<b>47,956</b>	<b>100%</b>	<b>1,042,254</b>	<b>100%</b>

Source: Census 2006-2010 ACS, Table DP-4

**d. Housing Conditions**

The City's Community Preservation division has identified neighborhoods with concentrated numbers of substandard units and has focused proactive code enforcement in these areas. Table 2-15 lists the areas and the estimated number of substandard units in each. In total, the City estimates there are 228 substandard units in these areas that would benefit from rehabilitation activities.

**Table 2-15**  
**City of Fullerton**  
**Estimated Substandard Units**

Location	Estimated Substandard Units
300 & 400 blocks of W. Valencia and West Ave. and 500 block of Ford Ave.	100
2300 block of Iris Court	48
2300 block of Roberta Ave.	36
1201 S. Gilbert St.	44

Source: City of Fullerton Community Preservation, 2013

**e. Housing Costs and Affordability**

This section evaluates housing cost and affordability in Fullerton.

**i. Home Prices**

As shown in Table 2-16, the median sale price for single-family homes in Fullerton ranged from \$339,000 to \$552,000 depending on zip code in 2012. Median prices for condos ranged from \$180,000 to \$326,000. These median sales prices were generally lower in most zip codes than for the county as a whole.

Table 2-16  
Median Home Sales Prices - 2012  
Fullerton vs. Orange County

Area	Zip	Median Price	
		SFD	Condo
Countywide		\$500,000	\$287,000
Fullerton	92831	\$450,000	\$217,000
Fullerton	92832	\$339,000	\$180,000
Fullerton	92833	\$390,000	\$326,000
Fullerton	92835	\$552,000	\$197,000

Source: DataQuick, 2013

**ii. Rental Rates**

According to the apartment research firm RealFacts, rents in Orange County reached an all-time high in 2012 with a countywide average of \$1,604. In the wake of the financial crisis of 2008-2009 average rents in Orange County declined from \$1,603 in 2008 to \$1,473 in early 2010, but growing demand has allowed the market to fully recover those temporary losses. Real estate professionals expect rents to continue rising in the near future as growing demand exceeds the pace of new apartment construction.

**iii. Affordability Gap Analysis**

The costs of homeownership and renting can be compared to a household’s ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of the household income on housing expenses. Table 2-17 summarizes affordable rents and purchase prices by income categories based on the 2013 median income of \$87,200 for Orange County.

Table 2-17  
Affordable Housing Costs – Orange County

2013 County Median Income = \$87,200	Annual Income Limits	Affordable Monthly Rent	Affordable Price (est.)
Extremely Low (<30%)	\$28,900	\$723	--
Very Low (31-50%)	\$48,150	\$1,204	--
Low (51-80%)	\$77,050	\$1,926	\$260,000
Moderate (81-120%)	\$104,650	\$2,616	\$400,000
Above moderate (120%+)	\$104,650+	\$2,616+	\$400,000+
<i>Assumptions:</i> -Based on a family of 4 -30% of gross income for rent or Principal/Interest/Taxes/Insurance -10% down payment, 4.5% interest, 1.25% taxes & insurance, \$200 HOA dues Source: Cal. HCD; J.H. Douglas & Associates			

Based on 2012 sales data, lower-income households may be able to find affordable condos in some areas of the city. Some single-family homes may be affordable at the moderate-income level. However, in 2013 sales prices have begun to rise as Orange County’s economy continues to recover from the recession and the inventory of homes for sale remains low compared to demand.

When market rents are compared to the amount lower-income households can afford to pay, it is clear that very-low- and extremely-low-income households have a difficult time finding housing without overpaying. The gap between average rents and affordable rent for 4-person families at the very-low-income level is about \$400 per month, while the gap at the extremely-low-income level is \$881 per month. However, at the low-income and moderate-income levels, households are much more likely to find affordable rental units.

**C. HOUSING NEEDS**

This section provides an overview of existing housing needs in Fullerton. It focuses on four categories:

- Housing need resulting from households overpaying for housing;
- Housing need resulting from overcrowding;
- Housing need resulting from population growth and demolition or conversion of existing housing;
- Housing needs of special needs groups such as elderly persons, large households, persons with disabilities, female-headed households, homeless persons, and farm workers.



## 1. Households Overpaying for Housing

Overpayment is defined as households paying more than 30 percent of their gross income on housing related expenses. This includes rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in rent or repayment problems, deferred maintenance or overcrowding.

According to recent HUD data, 52 percent of all households in Fullerton experience overpayment. Among owner-occupied households, approximately 41 percent experience overpayment. Of the renter-occupied households, approximately 65 percent experience overpayment. Some owner households choose to allocate a higher percentage of their disposable monthly income on housing costs because this allocation is justified in light of investment qualities of ownership. Overpayment is most prevalent for lower-income households, with 64 percent of lower-income owners and 85 percent of lower-income renters overpaying.

Table 2-18  
Overpayment by Tenure and Income Category

Income Category	Owners		Renters	
	Households	Percent	Households	Percent
Extremely low households	570		2,815	
Households overpaying	525	92.1%	2,635	93.6%
Very low households	3,020		6,400	
Households overpaying	1,845	61.1%	6,250	97.7%
Low households	3,555		4,300	
Households overpaying	2,170	61.0%	2,535	59.0%
<b>Subtotal: All lower-income households</b>	<b>7,145</b>		<b>13,515</b>	
<b>Subtotal: Households overpaying</b>	<b>4,540</b>	<b>63.5%</b>	<b>11,420</b>	<b>84.5%</b>
Moderate households	5,450		3,770	
Households overpaying	2,865	52.6%	1,340	35.5%
Above moderate households	11,755		3,090	
Households overpaying	2,680	22.8%	545	17.6%

Source: U.S. Department of Housing and Urban Development, CHAS, based on the 2006-2008 ACS. Table 15.

## 2. Overcrowding

Overcrowding is defined as households having an average of more than one person per room (excluding bathrooms, kitchen, hallway, and closet space). Severe overcrowding occurs when there are more than 1.5 occupants per room. Overcrowding can affect public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to deterioration of the housing stock.

Table 2-19 summarizes recent Census estimates of overcrowding in Fullerton compared to the county as a whole. Approximately 4 percent of Fullerton's owner households and about 18

percent of renter households were reported to be overcrowded. Countywide, approximately percent of owner households and 17 percent of renter households are overcrowded.

**Table 2-19  
Overcrowding  
Fullerton vs. Orange County**

Occupants per Room	Fullerton		Orange County	
	Units	%	Units	%
Owner occupied units	24,527	100%	599,032	100%
1.01 to 1.50	739	3%	18,297	3%
1.51 to 2.00	94	0.4%	4,962	1%
2.01 or more	44	0.2%	1,527	0.3%
Renter occupied units	20,975	100%	385,471	100%
1.01 to 1.50	2065	10%	38,874	10%
1.51 to 2.00	1220	6%	18,709	5%
2.01 or more	334	2%	7,508	2%

Source: Census 2006-2010 ACS, Table B25014

### 3. 2014-2021 Growth Needs

SCAG is responsible for allocating housing needs to each jurisdiction in its region, including Fullerton, through the Regional Housing Needs Assessment<sup>1</sup> (RHNA) process. A local jurisdiction’s “fair share” of regional housing need is the number of additional housing units that would need to be constructed in the jurisdiction to accommodate the growth forecast in the number of households, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The RHNA allocation is divided into four income categories: very-low, low, moderate, and above-moderate. The allocation is further adjusted to avoid an overconcentration of lower income households in any one jurisdiction. The City must also plan for the needs of extremely-low income households. The allocation for extremely-low income households is a subset of the very-low-income RHNA category, and is assumed to be 50 percent of the very-low income share. Table 2-20 shows the RHNA allocation for the City of Fullerton for the 2014-2021 projection period.

<sup>1</sup> <http://rtpscs.scag.ca.gov/Pages/Regional-Housing-Needs-Assessment.aspx/index.htm>

**Table 2-20  
City of Fullerton  
Regional Housing Needs Assessment, 2014-2021**

	Total Construction Need	Very-low Income	Low Income	Moderate Income	Above-moderate Income
Number of Units	1,841	411 <sup>1</sup>	299	337	794

Notes:

<sup>1</sup> Regional housing needs allocation for extremely-low income units is 206 units (assumed 50% of the very-low income share).

Source: Regional Housing Needs Assessment, SCAG 2012

#### 4. Special Needs Groups

Certain segments of the population have more difficulty in finding decent, affordable housing due to special needs. This section identifies the needs for elderly persons, large households, female-headed households, persons with disabilities, homeless persons, and farmworkers.

##### a. Elderly Persons

Elderly persons are considered a special needs group because they are more likely to have fixed incomes and often have special needs related to housing location and construction. Because of limited mobility, elderly persons typically need to have access to public facilities (e.g., medical and shopping) and public transit. In terms of housing construction, elderly persons may need ramps, handrails, elevators, lower cabinets and counters, and special security devices to allow for greater self-protection.

According to recent Census data, approximately 28 percent of owner households and 8 percent of renter households had a householder age 65 or older (Table 2-21).

**Table 2-21  
Elderly Households by Tenure -  
Fullerton**

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	17,571	72%	19,382	92%
65 to 74 years	3,250	13%	643	3%
75 to 84 years	2,754	11%	574	3%
85 years and over	952	4%	376	2%
<b>Total Households</b>	<b>24,527</b>	<b>100%</b>	<b>20,975</b>	<b>100%</b>

Source: U.S. Census 2006-2010 ACS, Table B25007

There are a number of senior housing developments within Fullerton. There are three developments/facilities that are specifically for lower-income senior households:

- Amerige Villa Apartments (100 1-bedroom units, extremely-low income)
- Fullerton Residential Manor (97 studio units, board and care)
- Klimpel Manor (59 1-bedroom units, households earning less than 45 percent of the median income).

Fullerton also has many assisted and independent living facilities which provide both housing and services to seniors.

To further encourage the development of senior housing, the City has included a policy action in the Housing Policy Plan.

**b. Large Households**

Large households are defined as having five or more persons living within the same household. Large households are considered a special needs group because they require larger units with more bedrooms than do smaller households. According to recent Census data, there were 5,882 households in Fullerton with at least five persons, representing approximately 13 percent of the total households in the City. As seen in Table 2-22, the proportion of large households was the same (13 percent) for both renter- and owner-occupied households.

**Table 2-22 Household Size by Tenure**

Householder Age	Owner		Renter	
	Households	%	Households	%
1 person	4,480	18%	5,710	27%
2 persons	7,988	33%	5,870	28%
3 persons	4,342	18%	3,583	17%
4 persons	4,602	19%	3,045	15%
5 persons	1,730	7%	1,724	8%
6 persons	929	4%	641	3%
7 persons or more	456	2%	402	2%
<b>Total Households</b>	<b>24,527</b>	<b>100%</b>	<b>20,975</b>	<b>100%</b>

Source: U.S. Census 2006-2010 ACS, Table B25009

To encourage the development of housing with larger bedroom counts and appropriately sized for families, the City has included a policy action in the Housing Policy Plan.

**c. Female-Headed Households**

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower incomes, and higher poverty rates experienced by this group. According to recent Census data, there were 4,960 female-headed households in Fullerton. Female-headed households represented about 9 percent of owner households and about 13 percent of renter households.

**Table 2-23  
Households Type by Tenure**

Household Type	Owner		Renter	
	Households	%	Households	%
Married couple family	16,214	66%	7,998	38%
Male householder, no wife present	902	4%	1,298	6%
Female householder, no husband present	2,231	9%	2,729	13%
Non-family households	5,180	21%	8,950	43%
<b>Total Households</b>	<b>24,527</b>	<b>100%</b>	<b>20,975</b>	<b>100%</b>

Source: U.S. Census 2006-2010 ACS, Table B11012

Resources to assist female-headed households generally include Section 8 Vouchers and other forms of public assistance. However, this type of assistance is limited. In addition, female-

headed households with incomes slightly more than the upper qualifying limit for public assistance may still have difficulty finding suitable housing.

**d. Persons with Disabilities**

Access and affordability are the two major housing needs for persons with disabilities. Access, both within the home and to/from the site, is important for persons with disabilities. This often requires specially designed dwelling units. Additionally, housing near public facilities and public transit is important for this special needs group.

According to recent ACS estimates (Table 2-24), a relatively small proportion of working-age persons in Fullerton reported a disability. In the 18-64 age group, less than 3 percent reported any type of disability. Of those aged 65 and over, disabilities were much more prevalent. The most common reported disabilities among seniors included ambulatory difficulties (18 percent), independent living difficulties (14 percent) and hearing difficulty (15 percent). Housing opportunities for those with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

**Table 2-24  
Disabilities by Age Group**

Disability by Age	Persons	Percent
Under Age 5 - total persons	8,793	--
With a hearing difficulty	0	0.0%
With a vision difficulty	0	0.0%
Age 5 to 17 - total persons	23,591	
With a hearing difficulty	128	0.5%
With a vision difficulty	85	0.4%
With a cognitive difficulty	684	2.9%
With an ambulatory difficulty	20	0.1%
With a self-care difficulty	264	1.1%
Age 18 to 64 - total persons	86,998	
With a hearing difficulty	1109	1.3%
With a vision difficulty	1,153	1.3%
With a cognitive difficulty	2159	2.5%
With an ambulatory difficulty	2402	2.8%
With a self-care difficulty	1,067	1.2%
With an independent living difficulty	2,162	2.5%
Age 65 and over* - total persons	15,450	
With a hearing difficulty	2271	14.7%
With a vision difficulty	794	5.1%



With a cognitive difficulty	1324	8.6%
With an ambulatory difficulty	2831	18.3%
With a self-care difficulty	1188	7.7%
With an independent living difficulty	2114	13.7%

Source: U.S. Census, 2009-2011 ACS Table S1810

Note: Totals may exceed 100% due to multiple disabilities per person

The City provides Handicap Modification Grants to qualified households to offset the cost remodeling their existing homes to accommodate household members with disabilities. Other monetary resources include Section 8 Vouchers and other public assistance.

There are two income-restricted housing developments serving persons with disabilities in the City. Casa Maria Del Rio is a 25-unit rental housing complex for very-low-income households with disabilities which was developed by the Rehabilitation Institute of Orange County. It was completed in 1997 and will remain affordable until 2096. In addition, the Harbor View Terrace Apartments were developed to assist 25 very-low-income persons with severe brain injuries. The units were developed in 1997 and will remain affordable until 2096.

### Developmentally Disabled

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood,

the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County (RCOC) is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The RCOC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Any resident of Orange County who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. RCOC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability. The RCOC currently serves approximately 17,000 individuals. Of those, approximately 388 individuals reside in Fullerton.

The mission of the Dayle McIntosh Center is to advance the empowerment, equality, integration and full participation of people with disabilities in the community. The Center is not a residential program, but instead promotes the full integration of disabled persons into the community. Dayle McIntosh Center is a consumer-driven organization serving all disabilities. Its staff and board are composed of over 50% of people with disabilities. Its two offices service over 500,000 people in Orange County and surrounding areas with disabilities. The Center's main office is located in Garden Grove, approximately 7 miles south of Fullerton.

### **e. Homeless Population and Transitional Housing**

Enumeration of the homeless population is difficult because of the transient nature of this population and the existence of the "hidden homeless" or persons that move around in temporary housing situations.

To estimate the number of homeless in the city an analysis of existing studies and estimates was utilized. The County of Orange Housing and Community Services Department undertakes a biannual "Point-in-Time" survey of the homeless population as part of its application for homeless assistance grant funds to HUD. The most recent Point-in-Time survey (January 2013) estimated that there were approximately 4,251 homeless persons in Orange County at the time of the survey, of which 2,573 were sheltered and 1,678 were unsheltered<sup>2</sup>. The 2013 homeless

<sup>2</sup> [http://www.pointintimeoc.org/2013\\_pit\\_forum.pdf](http://www.pointintimeoc.org/2013_pit_forum.pdf)



count represented a continuing decline in the number of homeless persons in Orange County, down 39% from 2011 and down 49% from 2009. The survey did not estimate the total homeless population by jurisdiction, however the City of Fullerton represents approximately 4.6% of the total county population (see Table 2-1). Assuming a distribution of homelessness similar to the general population, the estimated number of unsheltered homeless persons in Fullerton at any point in time would be approximately 77 persons. A sample of 610 homeless persons interviewed during the 2011 Point in Time study were asked where they lived just prior to becoming homeless. Of the 610 survey respondents, 25 (4.1%) reported Fullerton as their last city of residence. This percentage is consistent with the city's proportion of total county population.

As an additional source of information, the City also contacted several local organizations that provide services to the homeless. Mercy House, the nonprofit organization that operates the Fullerton Armory Emergency Shelter Program, estimated the Fullerton homeless population to be 250-275 persons<sup>3</sup> on any given night. Pathways of Hope<sup>4</sup> estimated the number of unhoused persons in Fullerton to be 250 to 350, which likely includes persons coming from other cities. Based on all available sources, it is estimated that the total homeless population in Fullerton on any given night will fall somewhere in the range of 200 to 350 persons.

It should be noted that the previous Housing Element estimated the City's homeless population based on the 2007 Point in Time survey and was based on the total "incidents of homelessness episodes" during a one-year period. Using this method, the previous Housing Element estimated the City's homeless population to be 1,113 persons on an annual basis. The current estimate of 200-350 homeless persons is considered to be a more appropriate method of determining the need for shelter beds because it is based on the number of persons who are homeless on any particular night rather than a cumulative total of all persons who may experience homelessness over the course of a year.

Senate Bill (SB) 2 of 2007 requires that jurisdictions quantify the need for emergency shelter and determine whether existing facilities are adequate to serve the need. An emergency shelter is defined as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." If adequate existing facilities are not available, the law requires jurisdictions to identify areas where new facilities are permitted "by-right" (i.e., without requiring discretionary approval such as a use permit). As noted in Chapter 3 the City's Zoning Code allows emergency shelters in compliance with SB 2.

The County of Orange reports that there were 387 year-round emergency shelter beds, 1,990 year-round transitional housing beds and 1,690 permanent supportive housing beds in the county in 2012. There are currently two emergency shelters in Fullerton, one operated by Women's Transitional Living Center providing 63 year-round emergency beds, and the other operated by Mercy House (at the Fullerton Armory) which provides 230 beds on a seasonal basis (typically November to April). There are also four transitional shelters in Fullerton

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<sup>3</sup> Mercy House, letter of May 30, 2014

<sup>4</sup> Pathways of Hope, email of November 20, 2014

providing a total of 132 beds for homeless individuals and families. In addition, the City is currently (February 2015) processing an application for a 36-unit affordable supportive housing development for homeless persons, including those with mental illness, that would add approximately 61 beds to the inventory (Table 2-25).

Table 2-25  
Emergency, Transitional and Supportive Housing  
City of Fullerton

Operator	Beds
<b>Emergency Shelters</b>	
WTLC	63 (year round)
Armory (Mercy House)	230 (seasonal)
<b>Transitional and Supportive Housing</b>	
Pathways of Hope	90
Women's Transitional Living Center (WTLC)	42
Community of Friends Supportive Housing (proposed)	Approx. 61

Source: City of Fullerton, 3/2015

In addition to these emergency, transitional and supportive housing facilities, there are two single-room-occupancy (SRO) facilities in Fullerton providing housing to persons at risk of homelessness. The City Lights SRO was constructed downtown in the late 1990s and has continuously provided 137 single room occupancy apartment units since then. Of these, 136 are deed-restricted subsidized units; the City oversees building management and operations. In 2014 the City approved a conditional use permit for conversion of a former hotel to a 149-unit SRO with rents limited to 30% of 50% AMI.

#### f. Farm Workers

Farm workers are defined as persons whose primary income is earned through seasonal agricultural work. Recent Census data reported that approximately 208 persons, or 0.3 percent of Fullerton's labor force, were employed in agriculture or related industries such as forestry, fishing, hunting and mining. Since there are no large-scale agricultural operations in Fullerton, there is not a significant need for farm worker housing.

## Section 3: Resources and Constraints Analysis

### A. Resources

#### 1. Land Resources for Housing Development

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed inventory of residential development sites is provided in Appendix B. The results of this analysis are summarized in Table 3-1 below. The table shows that the City’s land inventory for potential residential development is more than sufficient to accommodate the RHNA in all income categories for this projection period.

**Table 3-1  
Land Inventory Summary**

	Income Category		
	Lower	Mod	Above
• Approved and Pending Projects (Table B-3)	112	1	863
• Vacant Sites (Table B-4)	70		29
• Underutilized FTCSP Sites - (Table B-5)	958		
• Underutilized Residential Sites – (Table B-6)		823	
• Total Potential Residential Development	1,140	824	892
• RHNA (2014-2021)	710	337	794
• Adequate Capacity?	Yes	Yes	Yes

Source: City of Fullerton, 2013

A discussion of public facilities and infrastructure needed to serve future development is contained in Section B of this chapter. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development. Additionally, while some of the RHNA sites may have environmental constraints such as steep slopes or geotechnical issues, the level of development described in the RHNA reflects anticipated development yield given feasible methods for addressing such constraints.

#### 2. Financial and Administrative Resources

##### a. Community Development Block Grant (CDBG) and HOME Program

The City of Fullerton is an “entitlement city” that is eligible to receive federal housing funds directly from the Department of Housing and Urban Development (HUD). CDBG and HOME Program funds are the largest source of federal funding for housing and housing related activities in Fullerton.

CDBG funds can be used for the following activities:

- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Economic Development
- Homeless Assistance
- Public Services
- Public Improvements
- Rent Subsidies

HOME funds can be used for the following activities:

- New Construction
- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Rental Assistance

### **b. City of Fullerton Successor Agency**

In June 2011, Governor Jerry Brown signed the FY 2011-12 State Budget including several budget trailer bills. Specifically, one “trailer” bill attached to the Budget, Assembly Bill X1 26 (AB 26), affected Redevelopment Agencies statewide. AB 26, known as the “Dissolution Act”, immediately suspended all new redevelopment activities and incurrence of indebtedness and dissolved redevelopment agencies effective October 1, 2011. In response to the passage of AB 26, the California Redevelopment Association and League of California Cities filed a lawsuit challenging the validity and constitutionality of AB 26. On December 29, 2011, the California Supreme Court issued its ruling on *California Redevelopment Association v Matosantos*, which upheld AB 26 and dissolved all of the redevelopment agencies in California effective February 1, 2012.

As the Governor’s plan to dissolve Redevelopment came to fruition, the City Council passed a resolution on January 10, 2012, to have the City serve as the Successor Agency to the Fullerton Redevelopment Agency (Agency). Pursuant to Health and Safety Code Section 34176, the City was also given the option to retain all of the housing assets and functions of the former Fullerton Redevelopment Agency. On January 17, 2012, City Council approved Resolution No. 2012-07 to this effect. In June 2012, Assembly Bill 1484 was passed by the State Legislature and signed by Governor Brown. Assembly Bill 1484 added new requirements to the redevelopment dissolution process, including agencies needing to receive a “finding of completion” to move forward with former redevelopment housing projects/existing obligations, which can occur after preparing due diligence review audits approved by the Department of Finance that determine the amount of funds to be remitted to the State. The City has met all of the requirements of Assembly Bill 1484, including the remittance of \$7.6 million in former Agency housing funds to be distributed to all affected taxing entities, and was issued a finding of completion in May 2013.

### **3. Resources for Energy and Resource Conservation**

#### **a. City Energy and Resource Conservation Programs**

The City continues to promote energy conservation efforts in the construction of new housing and the rehabilitation of older units. Energy conservation serves to reduce energy costs, and therefore overall housing costs. The City's Energy and Resource Management Committee acts as an advisory body to the City Council on matters related to energy and resource recovery. The Committee meets monthly to review and advise on the City's current programs as well as project proposals that affect energy and resource usage in the City. The Committee acts only in an advisory capacity and does not approve or disapprove projects. The Committee has explored programs such as the US Mayors' Climate Protection Agreement.

The Fullerton Municipal Code and The Fullerton Plan allow for residential development patterns that incorporate energy and resource conservation principles. The City's Planned Residential Development (PRD) zone utilizes flexible development standards that permit smaller individual lots and clustering of dwelling units, which in turn facilitates the conservation of natural terrain and other site features. The City also allows for mixed-use development in the C-3 zone and through the development of specific plans. Concentrating higher density housing in close proximity to transportation, services and employment centers may reduce the need for the use of private automobiles, encourages the use of public transit, and reduces fuel consumption. The City also reviews project proposals for passive solar design through building siting in the Site Plan Review and Development Project Review processes.

The City's Building Division reviews construction drawings for compliance with Title 24 of the California Administrative Code. Compliance with Title 24 of the California Administrative Code on the use of energy efficient appliances and insulation has reduced energy demand stemming from new residential development.

All new or replacement development in the City (with the exception of single-family dwellings in the R-1, R-1P, R-2, and R-2P zones) are required to submit landscape plans for review and approval. In 2009 the City adopted new standards for landscaping and irrigation to promote energy and water efficiency (Municipal Code Chapter 15.50). The standards include the following provisions:

- A. Each landscaped area shall be located, designed and material selected such that at any time, including at maturity, it maximizes summer shade and winter solar gain and does not, interfere with visibility, access, building integrity, or utility infrastructure.
- B. Each landscaped area shall be designed to minimize disruption to existing mature landscaping that is in good, healthy condition, and every effort shall be made to retain and incorporate said landscaping into the overall landscape theme.
- C. Each landscaped area shall include a combination of materials compatible with the shape, topography and soil conditions of the site, as well as the architectural characteristics of the structure(s) on the site.

D. Each landscaped area shall use native and appropriate non-native plants adapted to site conditions, climate, and design intent to support biodiversity, reduced pesticide use, and water conservation, with particular avoidance of the use of invasive plant species defined by the California Invasive Plant Council.

E. Each landscaped area shall be designed with an efficient irrigation system that waters only targeted areas when needed in relation to soil and climatic conditions.

F. Each landscaped area shall be installed in accordance with approved landscape and irrigation plans.

G. Each landscaped area shall be regularly maintained following installation to reach and retain a healthy, established growing condition.

### **b. Collaborative Efforts for Energy and Water Conservation**

Southern California Edison, which provides electricity service in the City of Fullerton, offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides incentives for energy efficient new construction and home improvements. Owners of existing homes can receive monetary incentives for purchasing Energy Star qualified appliances or making other energy-saving improvements such as installing a whole-house fan in the attic.

The City also supports various water conservation efforts being implemented by the Metropolitan Water District and the Municipal Water District of Orange County under the SoCal Water \$mart Program. These programs include the Clothes Washer Rebate Program, the Smart Timer Rebate Program, the Toilet Rebate Program, the Rotating Nozzles Rebate Program, and the Synthetic Turf Rebate Program. All programs promote water use efficiency and offer financial rebates to households who install water efficient appliances and fixtures. Information on water conservation programs is provided by the City through the Engineering Department and on the City's website<sup>1</sup>.

In addition to its current programs, the City may consider the following to encourage energy and resources conservation:

- Promote the utility rebate programs described below through informational materials at City Hall, on the City's website, and at other public locations;
- The Fullerton Plan vision plan identifies 12 focus areas in which change in land uses is desired, promoting mixed-use and higher density development within close proximity to commercial areas to reduce private automobile usage;
- Provide educational materials and technical assistance regarding energy conservation and green building; and,
- Encourage green building and energy conservation techniques in City-sponsored rehabilitation and new construction of affordable housing.

<sup>1</sup> [http://www.cityoffullerton.com/depts/engineering/water\\_system\\_management\\_n\\_supply/conservation\\_program/default.asp](http://www.cityoffullerton.com/depts/engineering/water_system_management_n_supply/conservation_program/default.asp)



One of the more recent strategies in building energy efficient homes is the use and adoption of green building guidelines and programs by cities and developers. Some of the more popular programs within the housing industry include:

- U.S. Green Building Council's LEED green building program(s),
- Build it Green's Green Point Rated program,
- National Association of Home Builders Model Green Home Building program,
- U.S. Environmental Protection Agency's Energy Star® for Homes program, and
- Building Industry Institute's California Green Builder program.

Many of these programs have been designed to reduce the impacts associated with the construction and operation of residential buildings through reductions in energy and water use, use of innovative technologies, reduced maintenance costs, and improved occupant satisfaction. These programs and other programs similar to these have been applied to numerous single- and multi-family residential projects throughout California and nationwide.



**B. Constraints**

**1. Governmental Constraints**

Governmental constraints are policies, standards, requirements, and actions imposed by various levels of government upon land and housing use and development. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures, and site improvement costs. State and federal agencies play a role in the imposition of governmental constraints, however these agencies are beyond the influence of local government. Therefore the focus of this analysis is on the constraints that may result from local government policies and actions.

**Land Use Controls**

Land use controls include General Plan policies, zoning designations (and the resulting use restrictions, development standards, and permit processing requirements), and development fees.

**General Plan**

Every city in California must have a General Plan, which establishes policy guidelines for all development within the City. A General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of a General Plan identifies the location, distribution, and density of the land uses within the City and expresses residential densities in terms of dwelling units per acre. The Fullerton General Plan was comprehensively updated in 2012, and uses a distinctive set of terms in place of the typical nomenclature assigned to general plans. The Fullerton General Plan is called “The Fullerton Plan”, land use designations are referred to as “Community Development Types” and the element containing the required content of a Land Use Element is called the “Community Development and Design” Element. The Fullerton Plan’s Community Development and Design Element identifies five residential Community Development Types plus three mixed use Community Development Types which allow for residential uses. Table 3-2 summarizes the Community Development Types and their associated acreages and density ranges.

**Table 3-2  
General Plan  
Residential Community Development Types**

Designation	Allowable Uses	Density Range
Low Density	Conventional single-family, detached dwellings, and Planned Residential Developments.	0-6.0 du/ac
Low/Medium Density	Multiple-unit attached dwellings including duplexes, townhouses, condominiums, and mobile home parks; and Planned Residential Developments.	6.1-15.0 du/ac
Medium Density	Multiple-unit attached dwellings including duplexes, garden apartments, and multi-family attached dwellings	15.1-28.0 du/ac
High Density	Multi-family attached dwellings	Over 28.0 du/ac





**Table 3-2  
General Plan  
Residential Community Development Types**

Designation	Allowable Uses	Density Range
Downtown Mixed Use	<ul style="list-style-type: none"> <li>Office, retail and service uses</li> <li>Attached dwellings</li> <li>Gathering places such as plazas, courtyards, or parks</li> <li>Compatible public, quasi-public and special uses</li> </ul>	30-60 du/ac
Neighborhood Center Mixed Use	<ul style="list-style-type: none"> <li>Retail, service, office, and/or residential uses</li> <li>Gathering places such as plazas, courtyards, or parks</li> <li>Compatible public, quasi-public, and special uses</li> </ul>	16-60 du/ac
Urban Center Mixed Use	<ul style="list-style-type: none"> <li>Retail, service, office, and/or residential uses</li> <li>Gathering places such as plazas, courtyards, or parks</li> <li>Compatible public, quasi-public, and special uses</li> </ul>	30-80 du/ac
Greenbelt Concept	Detached single-family dwellings on lots of varying sizes, clusters of detached single-family dwellings, and clusters of multi-family attached dwellings	Average 3.0 du/ac

Source: The Fullerton Plan 2012

Depending on land costs, certain densities are needed to make a housing project economically feasible. The following densities required to accommodate construction affordable to specific income levels are generally accepted by HCD:

- Very-low and Low Income: 30 dwelling units per acre minimum
- Moderate Income: 11-30 dwelling units per acre minimum
- Above-moderate Income: Up to 11 dwelling units per acre

**Zoning Code**

The Zoning Code is the primary tool for implementing The Fullerton Plan. It is designed to protect and promote public health, safety, and welfare. Fullerton’s residential zoning designations control both the use and development on a parcel level and regulate residential development.

Provision for a Variety of Housing Types

This section describes how the City’s zoning regulations accommodate a full range of housing types. Table 3-4 summarizes the single-family residential zoning designations and their requirements. Table 3-5 summarizes the multi-family residential designations and requirements. Tables 3-6 and 3-7 further review lot coverage and building setback requirements.

Single-family housing. Table 3-3 summarizes the types of housing permitted in each zone. The single-family residential zones are R-1 and R-1P (single-family residential preservation). Single-family, detached units are permitted by-right in all of the residential zones, except in R-MH zones.



Multi-family housing. The City has different types of multiple-family residential zones: R-2, R-2P (two-family residential preservation), R-G (garden-type multiple-family residential), R-3R (restricted multiple-family residential), R-3P (multiple-family residential preservation), R-3, R-4, R-5, and R-MH (Mobile Home Park). Two-family residential homes are allowed in all two-family residential zones and multi-family residential zones. Multi-family developments are allowed by right in all multi-family residential zones, except in two-family residential zones and R-MH zones.

Manufactured housing. Manufactured housing meeting the requirements of Section 65852.3 of the California Government Code may be placed only on a permanent foundation on an otherwise vacant lot with a single-family zoning designation, provided all standards and requirements of the zone are met. In addition, manufactured homes shall have exterior siding extending to the ground or to the top of a solid foundation and consisting of materials found by the Director of Community Development to be those customarily utilized in conventionally built single-family dwelling. Manufactured homes shall have a shingled, pitched roof (at least 2 to 12), with at least 12-inch eave overhangs.

Mobile homes. Mobile homes are permitted within a mobile home park or in the R-1 zone, with the same requirements as manufactured housing.

# Housing Element

**Table 3-3  
Permitted Uses**

Zone	Single-Family	Two-Family	Multi-Family	Manufactured Housing	Mobile Home	Emergency Shelters	Transitional & Supportive Housing	Small Group Home <sup>1</sup>	Large Group Home <sup>2</sup>	Small Residential Care Facility	Large Residential Care Facility	Retirement Complex	SRO
R-1/ R1-P	X			X	X		X	X	CUP	X		CUP	
R-2/ R-2P	X	X					X	X	CUP	X		CUP	
R-G	X	X	X				X	X	CUP	X		CUP	
R-3R	X	X	X				X	X	CUP	X		CUP	
R-3/ R-3P	X	X	X				X	X	CUP	X	CUP	CUP	
R-4	X	X	X				X	X	CUP	X	CUP	CUP	
R-5	X	X	X				X	X	CUP	X	CUP	CUP	
R-MH					X								
PRD													
O-P												CUP	
C-1										CUP	CUP	CUP	
C-2										CUP	CUP		CUP
C-3	Housing permitted as part of a mixed use development.									CUP	CUP		CUP
C-H										CUP	CUP		CUP
C-M						X <sup>3</sup>				CUP	CUP		
M-P						X <sup>3</sup>							
M-G						X <sup>3</sup>							

**Notes:**

X=Use permitted by right, CUP= Use permitted with a Conditional Use Permit, A blank space denotes that the use is not permitted.

- <sup>1</sup> "Small group home" means any family home, group care facility or similar facility as determined by the Director of the State Department of Social Services that is licensed to shelter and care for six or fewer persons in a dwelling, providing 24-hour non-medical services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. Such facilities require state licensing.
- <sup>2</sup> "Large group home" means any family home, group housing arrangement or similar residential care facility as determined by the Director of the State Department of Social Services that is licensed to shelter and care for more than six persons, providing 24-hour non-medical services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. Such facilities require state licensing.
- <sup>3</sup> Use permitted by-right in portions of zone, as shown in Appendix B, Exhibit B-3.

Source: City of Fullerton Municipal Code, Title 15

**Table 3-4  
Summary of Single-Family Residential Zoning Requirements**

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage	Minimum Lot Area Per Unit (Sq. Ft.)	Maximum Building Height	Minimum Front Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum Street Side Yard (Ft.)	Minimum Rear Yard (Ft.)
R-1	No new lot shall be created which is less in area than the minimum lot size indicated on the City's official Zoning Map for the area in which it is located <sup>1</sup>	Refer to Table 3-5	Refer to Table 3-5	One-story – 20 ft. above natural grade  Two-story – 30 ft. above natural grade	Refer to Table 3-6	Refer to Table 3-6	Refer to Table 3-6	Refer to Table 3-6
R-1P	No new lot shall be created which is less in area than the minimum lot size indicated on the City's official Zoning Map for the area in which it is located <sup>1</sup>	Refer to Table 3-5	Refer to Table 3-5	One-story – 20 ft. above natural grade  Two-story – 30 ft. above natural grade	Refer to Table 3-6	Refer to Table 3-6	Refer to Table 3-6	Refer to Table 3-6

Note:

<sup>1</sup> Or when lots are consolidated, or when subterranean parking is used.

Source: City of Fullerton Municipal Code, Chapter 15.17

**Table 3-5  
Summary of Multiple-Family Residential Zoning Requirements**

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage	Minimum Lot Area Per Unit (Sq. Ft.)	Density (DU/Acre)	Maximum Building Height	Minimum Front Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum Street Side Yard (Ft.)	Minimum Rear Yard Through Lot (Ft.)
R-2	6,000 for new lots	Refer to Table 3-5	Refer to Table 3-5	2 units/lot	One-story – 20 ft. above natural grade Two-story – 30 ft. above natural grade	Refer to Table 3-6	Refer to Table 3-6	Refer to Table 3-6	Refer to Table 3-6
R-2P	6,000 for new lots	Refer to Table 3-5	Refer to Table 3-5	2 units/lot	One-story – 20 ft. above natural grade Two-story – 30 ft. above natural grade	Refer to Table 3-6	Refer to Table 3-6	Refer to Table 3-6	Refer to Table 3-6
R-G	7,200	60%	3,600	12.1	20 ft./ 1 story if within 50 ft. of R-1 property; 30 ft./ 2 stories if 50-100 ft. of R-1 property; unlimited otherwise	15	Depends on window type, building height, and the type of room where the window is located.	15	15
R-3R	8,800	60%	2,200	19.8	Same as R-G	15	Same as R-G	15	15

**Table 3-5  
Summary of Multiple-Family Residential Zoning Requirements**

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage	Minimum Lot Area Per Unit (Sq. Ft.)	Density (DU/Acre)	Maximum Building Height	Minimum Front Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum Street Side Yard (Ft.)	Minimum Rear Yard Through Lot (Ft.)
R-3P	10,000	60%	1,600 for bachelor unit <sup>1</sup> , increasing by 100 s.f. per bedroom to 1,900 s.f. for 3+ bedroom unit	27.2	Same as R-G	15	Same as R-G	15	15
R-3	10,000	60%	Same as R-3P	27.2	Same as R-G	15	Same as R-G	15	15
R-4	20,000	60%	1,150	37.9	Same as R-G	15	Same as R-G	15	15
R-5	30,000	60%	N/A	Unlimited	Same as R-G	15	Same as R-G	15	15
R-MH	5 acres	70%	4,000	10.9	35 ft.	15	10	15	15

Note:

<sup>1</sup> Except as provided in Title 16 of the Fullerton Municipal Code.

Source: City of Fullerton Municipal Code, Chapter 15.17

**Table 3-6  
Lot Coverage and Floor Area Ratio Requirements**

Zone	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)
R-1 (7,200 or less)	60%	50%
R-1 (7,200- 10,000)	55%	45%
R-1 (10,000- 20,000)	50%	35%
R-1 (20,000 and above)	45%	30%
R-2	60%	--

Source: City of Fullerton Municipal Code, Chapter 15.17

**Table 3-7  
Building Setbacks for R-1, R1-P, R-2 and R-2P Zones**

	R-1 (7,200 or under) (ft.)	R-1 (7,200 – 10,000) (ft.)	R-1 (10,000 – 20,000) (ft.)	R-1 (20,000 and over) (ft.)	R-1P (ft.)	R-2 and R-2P (ft.)
<b>Along a public street:</b>						
Front yard	15	20	25	35	20 <sup>1</sup>	15
Side yard	5	5	5	5	5	5
Rear yard (through lot)	See Note <sup>2</sup>	See Note <sup>2</sup>	See Note <sup>2</sup>	See Note <sup>2</sup>	See Note <sup>2</sup>	See Note <sup>2</sup>
<b>Along a public alley or flood control channel:</b>						
Rear yard (first-story)	0	0	0	0	0	0
Rear yard (second-story)	0	0	0	0	0	2.5
<b>Along another property line (i.e. an interior lot line):</b>						
Side yard	5	5	7	10	5	Total of 10 feet
Rear yard (first-story)	15	15	20	25	15	0
Rear yard (second-story)	20	20	25	30	20	0

Notes:

<sup>1</sup> In the R-1P zone, proposals requesting a front setback less than the predominant setback on the street shall be subject to approval by the Landmarks Commission as a Development Project.

<sup>2</sup> The front yard setback required by the underlying zone shall apply on both street frontages of a through lot, except that fences no more than eight feet in height, non-habitable buildings, and detached accessory structures are permitted at the rear yard property line of a through lot that has an R-1, R-1P, R-2 or R-2P zone, when all vehicular access rights on that street frontage side have been dedicated to the City or have been restricted by parcel map, site plan, or tract map.

Source: City of Fullerton Municipal Code, Chapter 15.17



The maximum potential size and density of residential development is primarily determined by the number of units permitted on the parcel(s), the maximum lot coverage and/or maximum FAR. The R-1 and R1-P zones allow one single family dwelling unit per legal parcel. The R-2 and R2-P zones allow two dwelling units per legal parcel. The R-G, R-3, R-3R, R-3P, R-4, R-5, and R-MH zones allow multiple dwelling units per legal parcel, provided that the parcel size meets the required minimum lot area per dwelling unit. Although the Zoning Ordinance does not specify minimum or maximum densities in the residential zones, the minimum lot area per dwelling unit in effect sets the maximum permitted densities.

The maximum permitted building heights provide flexibility for residential development. Development in the R-1 and R-2 zones can be up to 2 stories, 30 feet in height. Development in the R-MH zone can be up to 35 feet in height. Development in the other residential zones does not have a maximum height requirement unless it is within 100 feet of a residential zone.

Table 3-8 summarizes the parking requirements for residential uses. Parking requirements are determined by the housing type (single-family versus multi-family), the zone, and the number of bedrooms in each unit. The Director of Community Development may modify the parking requirements for residential units provided in a City-sponsored project.

Multi-family development in the R-G, R-3R, R-3, R-3P and R-4 zones requires between 1 ¼ and 2 garage spaces per unit based on the number of bedrooms in addition to open guest parking. The requirement for spaces within a garage may be a constraint, as it means that garages must be factored into the cost of the project. In the R-5 zone, garages are not required.

**Table 3-8  
Residential Parking Requirements**

<b>Single-Family Residence in the R-1, R-1P, R-2 and R-2P Zones</b>	
Built before June, 1963 and less than 5 bedrooms	1 car garage
Built after June, 1963 and less than 5 bedrooms	2 car garage
5 or more bedrooms in the R-1-6 to R-1-9 zones, inclusive, and the R-2 and R-2P zones	3 parking spaces (not within the front yard setback) including 2 garage spaces and 1 open space
5 or more bedrooms in the R-1-10 and higher zones	3 garage spaces
Any R-1P zone	Same as R-1 zone, except that half of the requirement can be uncovered (but not in the front yard setback)
<b>Duplex Project in the R-2 and R-2P Zones</b>	
R-2 zone (per unit)	2 car garage plus one space if 5 or more bedrooms
R-2P zone (per unit)	Same as R-2 zone, except that half of the requirement can be uncovered (but not within the front yard setback)
<b>Multiple-Family Residential Zones</b>	
R-G, R-3R, R-3, R-3P and R-4 zones (per unit)	No bedrooms (studio): 1 ¼ garage spaces plus ½ space open guest parking; 1 bedroom: 1 ½ garage spaces plus ½ space open guest parking; 2 bedrooms: 1 ¾ garage spaces plus ¾ space open guest parking; 3 or more bedrooms: 2 garage spaces plus 1 space open guest parking

**Table 3-8  
Residential Parking Requirements**

R-5 zone	No bedrooms (studio): 1 $\frac{3}{4}$ spaces, open or covered, per dwelling unit 1 bedroom: 2 spaces, open or covered, per dwelling unit 2 bedrooms: 2 $\frac{1}{2}$ spaces, open or covered, per dwelling unit 3 or more bedrooms: 3 spaces, open or covered, per dwelling unit
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Source: City of Fullerton Municipal Code, Chapter 15.17

The City has analyzed the impacts that the development standards including maximum lot coverage and FAR, minimum unit sizes, parking requirements, and maximum building height have on the ability for a project to achieve maximum permitted densities. Based on an analysis of recently constructed and approved projects in Fullerton, the City has found that these development standards and their cumulative effects do not negatively impact the supply and affordability of housing.

**2. Density Bonus Ordinance**

As an incentive to encourage the construction of low-cost housing the City has adopted a Density Bonus for Affordable Housing (Section 15.17.120 of the Municipal Code). The City grants a density bonus of up to 35 percent, plus other incentives, when an applicant for five or more housing units agrees to set aside at least 5 percent of the units for very-low-income households, or 10 percent of the units for low-income households, or 10 percent of condominium units for moderate-income households, or for senior citizen developments. These provisions are consistent with current state law.

**3. Senior Housing**

Small residential care facilities for seniors over 60 years old, which care for up to six people, are permitted by right in all residential zones. Larger residential care facilities are allowed with conditional use permits in R-3, R-3P, R-4, and R-5 zones. Residential care facilities for seniors are allowed with conditional use permits in all commercial zones. The Zoning Code specifies six different types of retirement complexes, each of which is permitted in at least two residential zones with a conditional use permit. For instance, while a complex of detached cluster units may be permitted in lower density zones, a mid/high-rise retirement hotel is permitted with a conditional use permit only in R-4 and R-5 zones. The denser types of developments are allowed in the O-P (office professional) and C-1 (limited commercial) zones, subject to conditional use permits.

Residential care facilities and retirement complexes must meet requirements for height, lot coverage, density, open space, and parking. In addition, these developments are encouraged to have a residential character and an arrangement of buildings compatible with surrounding development types.

### 4. Emergency Shelters, Transitional Housing and Supportive Housing

#### Emergency Shelters

State Housing Law requires that cities identify sites that are adequately zoned for homeless shelters, transitional housing and supportive housing. Additionally, cities must not unduly discourage or deter these uses. The Municipal Code allows emergency shelters and multi-service centers by-right in designated portions of the M-P (Manufacturing Park), M-G (Manufacturing General) and C-M (Commercial Manufacturing) zones subject to the following criteria and standards:

- Maximum of 50 beds
- Off-street parking at a rate of one space per 15 beds, plus one space per each staff person
- Secured bicycle parking
- Screened waiting and intake area
- Maximum 6 months length of stay within any 12-month period
- Minimum 250-foot separation between emergency shelters or multi-service centers
- Minimum 1,320-foot separation from any residential property, K- 12 school or public park
- Site Management Plan identifying hours of operation, services to be provided, staffing, security and communications procedures

The portions of the M-P, M-G and C-M zones where emergency shelters and multi-service centers are permitted by-right are depicted in Section 4 of Appendix B. These sites are clustered in two areas of the city: the Northern Industrial Area and the Southeast Industrial Area (see Appendix B, Exhibits B-3a through B-3d). Eligible sites include 61 parcels encompassing a total of 69 acres and ranging in size from approximately 0.1 to 35 acres. These sites are within one-half mile of a bus transit line and commercial services, and many are vacant or underutilized and could accommodate an emergency shelter. Like many other cities in Orange County, Fullerton is largely built-out and has few undeveloped sites; however, there are a number of vacant buildings or tenant spaces among the eligible sites that could be remodeled for shelter use without the expense of ground-up construction. Warehouse areas are particularly adaptable with interior, non-structural walls and upgrades to plumbing and other facilities (see additional discussion in Section 4 of Appendix B). Based on the allowable shelter size of 50 beds, the estimated total need of 200-350 homeless persons, and the 63 existing year-round emergency shelter beds in Fullerton, six additional shelters could fully accommodate the City's shelter needs. Even without considering potential shelter capacity on the campuses of 25+ religious institutions in Fullerton (which can provide emergency shelters for up to 12 persons by-right in any zone), sites in the M-P, M-G and C-M zones where the Zoning Ordinance permits emergency shelters and multi-service centers by-right are estimated to have at least five times the potential capacity needed to meet the City's shelter needs.

To ensure that development standards and procedures continue to provide adequate sites for emergency shelters throughout the planning period commensurate with the City's identified

needs, Policy Action 4.4 includes a component to process a Zoning Code amendment to eliminate separation requirements except for those between shelters and clarify that the Site Management Plan review process is not a discretionary action pursuant to the California Environmental Quality Act.

Emergency shelters and multi-service centers that are approved subject to a multi-jurisdictional agreement are permitted by-right even if they do not strictly comply with applicable development standards. Other emergency shelters and multi-service centers that do not comply with applicable standards may be approved subject to a conditional use permit. Emergency shelters with up to 12 beds are also permitted as an accessory use to religious institutions.

### Transitional and Supportive Housing

*Transitional Housing* is defined as rental housing operated under program requirements that call for the termination of assistance and recirculation of assisted units to other eligible program recipients at some predetermined future point in time, which shall be no less than a six month period.

*Supportive Housing* is defined as housing with no limit on length of stay, that is occupied by the target population and that provides a significant level of onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. *Target population* means adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act ( Division 4. 5 ( commencing with Section 4500) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

The Municipal Code permits transitional and supportive housing in all residential zones subject to the same standards and procedures as apply to other residential uses of the same type in the same zone, in conformance with state law. In addition, transitional and supportive housing facilities that do not comply with all development standards may be permitted subject to a conditional use permit. In order to ensure that transitional and supportive housing are permitted uses in any zone where residential uses are permitted subject only to the same standards and procedures as apply to other residential uses of the same type in the same zone, Policy Action 4.4 in the Housing Plan includes a component to review the Municipal Code and if necessary process an amendment to ensure that City regulations are in conformance with state law.

## **5. Single Room Occupancy Units**

Single Room Occupancy (SRO) units provide an opportunity to meet the needs of very-low-income persons and households. The City of Fullerton defines a SRO Unit as a living unit within an SRO residential hotel consistent with Section 17958.1 of the California Health and Safety Code, which is rented to the same person for a period of more than 30 consecutive days at a rate at or below 30 percent of the monthly median income adjusted for a household size of one,

as defined by the U.S. Department of Housing and Urban Development for the Standard Metropolitan Statistical Area of Anaheim - Santa Ana - Garden Grove. SRO residential hotels may be located in General Commercial (C-2), Central Business District Commercial (C-3), and Commercial, Highway (C-H) zones, subject to a conditional use permit.

The Director of Community Development must approve a management plan for SRO residential hotels and they must meet development standards, including minimum unit size, a minimum five-foot setback to any window, minimum interior common area, access to public transportation, parking requirements, provision of shower/bath and laundry facilities, and safety features.

### **6. Housing for Persons with Disabilities**

Pursuant to State law, cities are required to analyze potential and actual constraints to the development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder meeting the need for housing for persons with disabilities within the city. The US Census Bureau defines persons with disabilities as those with a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition may also impede a person from being able to work at a job or business or to go outside the home unaccompanied.

The City addresses two types of housing for persons with disabilities in its Zoning Code: small group homes and large group homes. "Small group home" means any family home, group care facility or similar facility as determined by the Director of the State Department of Social Services that is licensed to shelter and care for six or fewer persons in a dwelling, providing 24-hour non-medical services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. "Large group home" means any family home, group housing arrangement or similar residential care facility as determined by the Director of the State Department of Social Services that is licensed to shelter and care for more than six persons, providing 24-hour non-medical services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

The City defines a "Family" as an individual or two or more persons living together as a relatively permanent bona fide housekeeping unit in a domestic relationship based upon birth, marriage or other domestic bond of social, economic and psychological commitments to each other as distinguished from a group occupying a boarding house, lodging house, club, dormitory, fraternity, sorority, hotel, motel, retirement complex or rehabilitation facility.

Small group homes are permitted by-right and without discretionary approvals in all of the residential zones except for the R-MH zone. These projects are reviewed administratively by City staff through the building permit plan check process. Large group homes are permitted, subject to a conditional use permit, in all residential zones except for the R-MH zone. Large group homes can also be located in the Office Professional (O-P) and Limited Commercial (C-1) zones with a conditional use permit.

Large group homes must comply with specific standards and requirements outlined in the Zoning Code. These standards and requirements are:

- Lot coverage shall not exceed 50 percent in zones R-1 through R-3R. For all other zones, coverage shall not exceed 60 percent.
- The allowable number of units shall vary depending on the particular zone in which the proposed use will be located. Two beds are equivalent to one room which is equivalent to one unit. The allowable density is shown in Table 3-9.

**Table 3-9  
Allowable Density for Large Group Homes**

Zone	Du/Acre
R-1-20,000 and above	5.6
R-1-10,000 through R-1-15,000	7.6
R-1-6,000 through R-1-9,000	10.2
R-2/R-2P	14.0
R-G	15.2
R-3R	24.8
R-3/R-3P	33.8
R-4	46.2
R-5	Unlimited
PRD	Established by general or specific plan designation of the site
Any Commercial Zone	33.8

Source: City of Fullerton Municipal Code, Ch. 15

- Usable open space must be provided on a per unit basis. Two beds are equivalent to one room which is equivalent to one unit. The usable open space requirements are shown in Table 3-10. Indoor common recreational areas may contribute up to one third of the useable open space requirements.

**Table 3-10  
Usable Open Space Requirements for Large Group Homes**

Zone	Usable Open Space per Unit
R-1-20,000 and above	800 sq. ft
R-1-10,000 through R-1-15,000	700 sq. ft
R-1-6,000 through R-1-9,000	600 sq. ft
R-2/R-2P/R-G/R-3R	400 sq. ft
R-3/R-3P/R-4	300 sq. ft
R-5	200 sq. ft
PRD	Established by general or specific plan designation of the site
Any Commercial Zone	300 sq. ft

Source: City of Fullerton Municipal Code, Ch. 15

- The demand for parking will vary depending on the clientele and type of operation of the facility. The parking requirement shall be determined on a case-by-case basis as part of the review of the Conditional Use Permit.

The City allows for flexibility in location and design of the group homes. The City's standards and requirements for density and open space are consistent with what is required of other development within the same zones. There are no maximum concentration or siting requirements for large group homes. The City also provides flexible parking requirements by only requiring what is needed to accommodate the facility on a case-by-case basis.

The Municipal Code also includes procedures for reviewing requests for reasonable accommodation from persons with disabilities in order to provide relief to Code regulations and permitting procedures that may interfere with the use and enjoyment of the home.

### **c. Building Codes and Enforcement**

Building and safety codes are adopted to preserve public health and safety and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

#### **Building Codes**

The City of Fullerton has adopted the 2010 California Building Code (Code), which establishes construction standards for all residential buildings. The City amends the Code as needed to further define requirements based on the unique local conditions. The Code is designed to protect the public health, safety, and welfare of Fullerton's residents. Code enforcement in the City is performed both proactively and on a complaint basis.

#### **Fair Housing and Americans with Disabilities Act**

The federal Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are federal laws intended to assist in providing safe and accessible housing. ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible for persons with physical disabilities. Compliance with these regulations may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes. However, the enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

### **d. Development Fees**

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate services. Often times, development fees are passed through to renters and homeowners in the price/rent of housing; thus, affecting the affordability of housing.

Table 3-11 summarizes the total typical fees for both single-family and multi-family projects. The fees for the typical single-family project are based on a 2,000-square-foot, 4-bedroom single-

family detached dwelling unit. The fees for the typical multi-family project are based on a 1,000-square-foot, 2-bedroom unit in a 4-unit apartment project. Due to economies of scale, the fees per unit in a multi-family project are reduced as the number of units increases.

**Table 3-11  
Total Typical Fees**

Single Family Dwelling <sup>1</sup>	Estimated Fee (per unit)
Building Permit	\$3,648.00 (includes plan check fee of \$723)
Plumbing	\$150.00
Electrical	\$175.00
Mechanical	\$105.57
Sanitation	\$3,976.00
Park Facilities	\$10,600.00
School Facilities	\$6,400.00
Traffic Impact Mitigation	\$325.50
<b>Total</b>	<b>\$25,380.07</b>
Multi-Family Dwelling <sup>2</sup>	Estimated Fee (per unit)
Minor Site Plan	\$291.20 (\$1164.80 total)
Document Imaging Fee	\$24.75 (\$99.00 total)
County Recorder's Fee	\$10.75 (\$43.00 total)
Building Permit	\$912.00
Plumbing	\$126.50
Electrical	\$116.75
Mechanical	\$69.75
Sanitation	\$2,705.00
Park Facilities	\$10,600.00
School Facilities <sup>3</sup>	\$3,200.00
Traffic Impact Mitigation	\$195.30
<b>Total</b>	<b>\$18,252.00</b>

Notes:

<sup>1</sup> Based on a 4-bedroom single-family house with 2,000 square feet not requiring review by SRC, PC, RDRRC, or CC.

<sup>2</sup> Based on a 4-unit apartment project not requiring review by PC, RDRRC, or CC.

<sup>3</sup> Based on 2-bedroom units with an average of 1,000 square feet per unit, 4,000 square feet total.

Source: City of Fullerton

**e. Local Processing and Permit Procedures**

Delays in development and building permit processing can lead to considerable holding costs that may affect the price of housing. The City of Fullerton's requirements and process for development review are based on the complexity of the project and the type of entitlement. Residential projects in the R-1 (single-family) and R-2 (two-family) zones are exempt from discretionary review, so long as the project is not proposing deviations from the Zoning Code and is not within a historic neighborhood. These projects can be submitted to the Community Development Department for plan check and building permits.



### Multi-family Projects and Site Plan Review

Multi-family projects require Site Plan Review by either the Zoning Administrator (ZA) or Planning Commission (PC). The Zoning Administrator is the approving body for Minor Site Plan applications while Major Site Plans require approval by the Planning Commission. Chapter 15.47 of the Zoning Ordinance specifies whether a project requires a Minor Site Plan review or Major Site Plan review. A residential project with 6 or fewer units is typically considered a Minor Site Plan. Site Plan Review is required to ensure compliance with the development standards found in the City's Municipal Code. The Municipal Code outlines the following criteria by which as project proposal is reviewed during Site Plan Review:

#### General:

1. Creating a development that is pleasant in character and is harmonious with the past development of Fullerton.
2. Minimizing the disruption of existing natural features such as trees and other vegetation and natural ground forms.
3. Illustrating a design compatibility with the desired developing character of the surrounding area.
4. Recognizing views, climate and the nature of outside activities in the design of exterior spaces.
5. Preserving public views and scenic vistas from unreasonable encroachment.

#### Buffering:

1. Screening exterior trash and storage areas and service yards from view of nearby streets and adjacent structures in a manner that is compatible with building site design.
2. Minimizing noise within the project as well as noise created by the proposed project (traffic, air conditioning, use, etc.) that may negatively impact the surrounding area.

#### Grading:

1. Blending any proposed grading with the contours of adjacent properties.
2. Ensuring that all on-site drainage patterns will occur on or through areas designed to serve this function.

#### Circulation:

1. Creating traffic patterns that minimize impacts on surrounding properties and streets and accommodate emergency vehicles.
2. Creating circulation systems that avoid conflicts between vehicular, bicycle and pedestrian traffic.
3. Ensuring that the proposed project accommodates individuals with physical disabilities, via the provision of conveniently located handicapped parking stalls, ramps and the like.

#### Building/site planning relationships:

1. Siting buildings so as to avoid crowding and to allow for a functional use of the space between buildings.

2. Siting buildings so as to consider shadows, changing climatic conditions, noise impacts as well as respecting the terrain and other circumstances favorable to the use of passive solar devices.
3. Designing and/or screening all rooftop mechanical and electrical equipment as an integral part of the building design.

### **Landscaping:**

1. Designing landscaping to create a pleasing appearance from both within and off the site.
2. Ensuring that landscaping accommodates adequate sight distances for motorists and pedestrians entering and exiting the site and does not interfere with circulation effectiveness.
3. Providing landscaping adjacent to and within parking areas in order to screen vehicles from view and minimize the expansive appearance of parking areas.
4. Ensuring that all landscaping and its corresponding irrigation systems will conform to Section 15.56.140 of the Municipal Code.

### **Development Projects**

A proposal for new construction, rehabilitation, or remodeling of buildings within a Historic Preservation District is considered a Development Project. Interior modifications to existing buildings are excluded as a Development Project. Multi-family projects within preservation zones are reviewed as Development Projects and do not undergo a separate Site Plan Review. The Design Review Committee (DRC) is the approving body for Minor Development Projects. The DRC reviews Major Development Projects and makes recommendations to the Planning Commission. The Director of Community Development determines whether a Development Project is a Minor Project or a Major Project based on specific criteria found in the Zoning Ordinance. Typically, a residential project with 6 or fewer units is considered a Minor Development Project. The Municipal Code outlines the following criteria by which a Development Project is reviewed:

#### **General:**

1. Creating a development that is pleasant in character and is harmonious with the past development of Fullerton.
2. Minimizing the disruption of existing natural features such as trees and other vegetation and natural ground forms.
3. Illustrating a design compatibility with the desired developing character of the surrounding area.
4. Recognizing views, climate and the nature of outside activities in the design of exterior spaces.
5. Preserving public views and scenic vistas from unreasonable encroachment.

#### **Buffering:**

1. Screening exterior trash and storage areas and service yards from view of nearby streets and adjacent structures in a manner that is compatible with building site design.

2. Minimizing noise within the project as well as noise created by the proposed project (traffic, air conditioning, use, etc.) that may negatively impact the surrounding area.

### **Grading:**

1. Blending any proposed grading with the contours of adjacent properties.
2. Ensuring that all on-site drainage patterns will occur on or through areas designed to serve this function.

### **Circulation:**

1. Creating traffic patterns that minimize impacts on surrounding properties and streets and accommodate emergency vehicles.
2. Creating circulation systems that avoid conflicts between vehicular, bicycle and pedestrian traffic.
3. Ensuring that the proposed project accommodates individuals with physical disabilities, via the provision of conveniently located handicapped parking stalls, ramps and the like.

### **Building/site planning relationships:**

1. Siting buildings so as to avoid crowding and to allow for a functional use of the space between buildings.
2. Siting buildings so as to consider shadows, changing climatic conditions, noise impacts as well as respecting the terrain and other circumstances favorable to the use of passive solar devices.
3. Designing and/or screening all rooftop mechanical and electrical equipment as an integral part of the building design.

### **Landscaping:**

1. Designing landscaping to create a pleasing appearance from both within and off the site.
2. Ensuring that landscaping accommodates adequate sight distances for motorists and pedestrians entering and exiting the site and does not interfere with circulation effectiveness.
3. Providing landscaping adjacent to and within parking areas in order to screen vehicles from view and minimize the expansive appearance of parking areas.
4. Ensuring that all landscaping and its corresponding irrigation systems will conform to Section 15.56.140 of the Municipal.

### **Building design:**

1. Creating a design compatible with the desired developing character of the neighboring area. Design compatibility includes harmonious building style, form, size, color and material.
2. Coordinating exterior building design on all elevations with regard to color, materials, architectural form and detailing to achieve design harmony and continuity.
3. Limiting the number of materials on the exterior face of the building.

4. Designing and/or screening all rooftop mechanical and electrical equipment as an integral part of the building design.
5. Utilizing landscaping to complement building elevations.
6. Providing dense landscaping to screen unattractive views and features such as storage areas, trash enclosures, transformers, and other elements that do not contribute to the enhancement of the surroundings.

### **Signage:**

1. Relating all signs to their surroundings in terms of size, shape, color, texture and lighting so that they are complementary to the overall design of the building and are not in visual competition with other conforming signs in the area.
2. Ensuring that the signing is in scale with the building and its surroundings, conveys its message legibly and clearly, is vandal-proof and weather-resistant, and if lighted, not unnecessarily bright.
3. Arranging any external spot or floodlighting so that the light source is screened from direct view, that the light is directed against the sign and does not shine into adjacent property, and that the light does not blind motorists or pedestrians.
4. Planting shrubs around the base of any freestanding sign to integrate the sign with the ground plane and screen out any low-level floodlights. Ground signs should be low profile.
5. Avoiding the use of struts, braces, or guy wires to support the sign structure.

### **Design Guidelines and Review**

Fullerton has developed design guidelines for three areas within the City: the Central Business District, the Pico-Carhart Rural Street Overlay, and the Residential Preservations Zones (R-1P, R-2P, and R-3P). The City has found these areas to have specific design and aesthetic concerns due to their unique character. Residential projects in these areas are reviewed for compliance with the design guidelines, which were developed to ensure consistent review for design and aesthetic compatibility within these established neighborhoods.

Projects within the Pico-Carhart Rural Street Overlay are reviewed for compliance with the established design guidelines by Community Development staff during plan check. Projects which do not meet the design guidelines may be referred to DRC.

Projects with the Central Business District and the Preservation Zones are reviewed by DRC for compliance with the applicable design guidelines.



### **Review Bodies**

The City has four discretionary review bodies: Zoning Administrator, Design Review Committee (DRC), Planning Commission (PC), and City Council. In addition, a Development Coordinating Staff Committee (DCSC), comprised of City Staff from Engineering, Community Development, Fire, and other departments with interests in development, works to streamline the development review and approval process by coordinating the technical review of development projects.

#### **Zoning Administrator**

The Zoning Administrator is a management-level staff person authorized by the Community Development Director to review and decide on Zoning Adjustment applications for minor code deviations as defined by the Zoning Ordinance, and also on Minor Development Projects and Minor Site Plans. This process allows for discretionary review of smaller projects while providing for a faster turnaround due to fewer steps in the process.

#### **Design Review Committee**

The DRC reviews Minor and Major Development Projects involving construction in a Preservation Zone, Potential Landmark District or modifications to a recognized historic building. Projects not falling into these categories are not reviewed by DRC and are not subject to design review (with the exception of projects within the Pico-Carhart Rural Street Overlay and the Central Business District as discussed previously). The City finds that design review by the DRC is necessary for the areas outlined above due to their sensitive nature and/or historic value. Based on the large number of single-family and multi-family projects approved and constructed in these areas, the City does not find design review to be a constraint towards housing development. DRC is the approving body for Minor Development Projects and reviews and makes recommendations to the Planning Commission on Major Development Projects.

#### **Planning Commission**

The Planning Commission is the approving body for Major Site Plans, Variances, Conditional Use Permits, Major Development Projects, and Parcel Maps. Planning Commission reviews and makes recommendations on all projects where the City Council is the approving body.

#### **City Council**

The City Council is the approving body for zone changes, tract maps, and General Plan Amendments. The City Council also hears any appeals to Planning Commission decisions.

### **Development Processing Time**

Table 3-12 summarizes the local development processing time for the City. Projects not requiring Site Plan Review, Development Project Review, a Conditional Use Permit, Variance, Zone Change, General Plan Amendment, Environmental Documentation, or Subdivision can be submitted directly for plan check and building permit issuance. The initial plan check takes approximately two weeks. The applicant also has the option of requesting expedited plan check, for an extra fee. Table 3-13 outlines the typical processing timeframes by project type.

**Table 3-12**  
**Local Development Processing Time, City of Fullerton**

Item	Approximate Length of Time from Submittal to Public Hearing
Conditional Use Permit	30 days
Site Plan Review – Minor	2 weeks
Site Plan Review – Major	30 days
Development Project Review – Minor	3 weeks
Development Project Review – Major	30 days
Parcel Map	30 days
Tentative Tract Map	3 months
Variance	30 days
Zoning Amendments or Zone Change	3 months
General Plan Amendment	3 months
CEQA review – Negative Declaration or Mitigated Negative Declaration	Adds 4 weeks to processes above (note: Minor Development Projects and Minor Site Plans do not require CEQA review)
CEQA review - EIR	Minimum 4 months, due to State-mandated notification procedures

Source: City of Fullerton, 2013

**Table 3-13**  
**Typical Processing Timeframes by Project Type**

Project Type	Estimated Typical Timeframe
Single-family Dwelling <sup>1</sup>	2 weeks
Subdivision <sup>2</sup>	3 months
Multi-family Dwelling ( $\leq 6$ units) <sup>3</sup>	4 weeks
Multi-family Dwelling ( $> 6$ units) <sup>4</sup>	3.5 months

Notes:

<sup>1</sup> Assumes the proposed project does not require review by ZA, DRC, PC, or CC

<sup>2</sup> Assumes a Tentative Tract Map is required.

<sup>3</sup> Assumes a Minor Site Plan Review and plan check is required.

<sup>4</sup> Assumes a Major Site Plan, Environmental Documentation, and plan check is required.

Source: City of Fullerton, 2013

**f. Environmental and Infrastructure Constraints**

Environmental hazards affecting housing units include geologic and seismic conditions, which provide the greatest threat to the built environment. The following hazards may impact future development of residential units in the City.

### Environmental Constraints

#### Seismic Hazards

Similar to most southern California cities, Fullerton is located within an area considered to be seismically active. Eight faults could potentially cause damage to the City. Only one, the Norwalk Fault, actually traverses the City. All other faults that could result in earthshaking and damage in Fullerton are: the Whittier-Elsinore fault, the Newport-Inglewood fault, the Sierra Madre-San Fernando-Santa Susana fault, the Palos Verdes fault, the San Jacinto fault, and the San Andreas fault (south and central).

#### Landslides

Landslides often occur during or after strong earthquakes. Areas subject to seismically induced landslides are limited to the steeper portions of the East and West Coyote Hills. The probability of seismically induced bedrock landslides occurring elsewhere is low. Additionally, small soil slips can occur throughout the Coyote Hills. Adequate plans for the prevention of the landslides in the Coyote Hills have been made in the Grading and Development Guidelines sections of the Specific Plans.

#### Flooding

Floodplain studies have been performed for Fullerton as part of the National Flood Insurance Program. There are areas in the 100-year flood zone that can create a hazardous condition in the City. The 100-year flood zone areas are generally adjacent to creeks and channels within the City; however, there are some small, scattered areas in the southern portion of the City subject to flooding hazards.

Several major watercourses and dam facilities provide protection against major flood flows from runoff generated in watershed north and east of the City. Smaller drainage facilities that drain into the major channels and reservoirs are the responsibility of the City for construction, operation and maintenance. For the most part, the existing local drainage facilities within the City have capacity to carry floods from storms of less than a 10-year interval. The construction of the Commonwealth/State College Storm Drain project has removed the threat of flooding from major portions of the eastern section of the City.

#### Toxic and Hazardous Wastes

There are a number of land uses within the City that handle hazardous materials. The Fire Department is responsible for safety inspections of commercial buildings as well as environmental protection responsibilities. The Fire Department has actively collected hazardous materials information from approximately 300 businesses that meet the threshold disclosure requirements. This program also includes the administration of underground storage tank regulations.

#### Fire Hazards

The City continues to address the need to defend persons and property from urban and wildland fires. Because Fullerton's climate includes long periods of hot-dry weather combined with high-

velocity desert winds, the potential exists for large, spreading fires. While not considered to have significant areas subject to wildland fire hazard, the City does have large, undeveloped oil lands that are generally covered with grass and light brush. Firebreaks are maintained throughout these areas. The City's Community Preservation Division also actively enforces the City's weed abatement ordinance.

The Fullerton Fire Department provides fire protection. Firefighting operations include six fire stations, with a total of 10 pieces of apparatus, including nine fire engines and one aerial ladder truck. Emergency medical services are integrated within the firefighting force—three of the six pumpers are equipped with required paramedic equipment and staffed with four personnel, including two certified mobile intensive care paramedics.

### Noise

Residential land uses are generally considered to be the most sensitive to loud noises. Noise within the City originates from either stationary or mobile sources. Stationary sources include noise generators such as the airport, industrial and construction activities, air conditioning/refrigeration units, and home appliances. Many stationary noise sources are typically accepted as part of the ambient or background noise level. Mobile noise sources are typically transportation-related and include aircrafts, trains, automobiles, trucks, buses, motorcycles, and off-road vehicles.

Motor vehicles are the single largest source of continuous noise in the City. Major roadways carry appreciable volumes of both truck and commuter traffic. Residential zones adjacent to these roadways in the City are affected by motor vehicle noise. Other transportation sources in the City that contribute to noise levels include the Metrolink, Burlington Northern & Santa Fe (BNSF) and Union Pacific (UP) railroad trains and aircraft accessing the Fullerton Municipal Airport.

### g. Infrastructure Constraints

#### Water

Water for Fullerton's service area is derived from both underground and imported sources. Underground supply comes from wells located in the Orange County Groundwater Basin. Fullerton is a member agency of the Metropolitan Water District of Southern California (MWD), which delivers imported water to the service area. The City's water system has over 420 miles of transmission and distribution mains, 15 reservoirs with a capacity of 89.5 million gallons, 12 pumping stations, and 11 active wells. According to the City's 2010 Urban Water Management Plan, total water use is expected to increase by 18 percent in the next 25 years. Fullerton will continue to meet its future demands with groundwater supplies and imported water.

#### Sewer

The City of Fullerton's sewer system consists of trunk lines, main lines, and laterals. The larger trunk lines are owned and maintained by the Sanitation District of Orange County (SDOC); the remaining trunk lines and main lines are the responsibility of the City's Engineering Department.



Developers are required to install lateral lines (the lines that go between structures and the main line), and in some cases, the main lines, in conjunction with new construction. The City's Drainage Master Plan identifies ultimate capacity requirements and potential deficiencies to be corrected. The report has identified eleven high priority areas with sewer deficiencies. The City continues the development of site plan standards that require developers to install sewer facilities as well as the issuance of sewer permits and inspection of completed sewer hookups. This is supported by periodic review of the sewer relief facility priority list and construction of relief sewers in a logical, priority-oriented sequence.

### Inclusionary Housing Requirements

The City of Fullerton, in accordance with California Community Redevelopment Law, previously required the production of affordable housing based on activities in the redevelopment areas. With the dissolution of the Redevelopment Agency, those inclusionary requirements are no longer in effect. Affordable housing units produced in the past under the inclusionary requirements are subject to deed restrictions that require continued affordability throughout the term of the restriction.

### On- and Off-Site Improvements

On and off-site improvements may be required in conjunction with development based on the location of the project and existing infrastructure. Dedication and construction of streets, alleys and other public easements and improvements may be required to maintain public safety and convenience.

The City's standards and requirements for streets, sidewalks, parkway trees and other site improvements are found in the Municipal Code. Table 3-14 summarizes the City's standards for roadway and right-of-way widths.

**Table 3-14  
Roadway and Right-of-Way Widths**

Street Type	Right-of-Way Width	Roadway Width
Local residential (without sidewalks)	50' minimum	36' minimum
Local	54'-60'	36'-40'
Local collector	60'-84'	40' minimum
Secondary and primary arterials (without parking)	80'-100'	64'-84'
Primary and major arterials (without parking)	100' minimum	84'

Source: City of Fullerton, 2013

Concrete sidewalks must be installed on both sides of all arterial highways and through streets, except where special conditions, such as hillside development, slopes, single-loaded streets or

a rural neighborhood atmosphere makes such sidewalk construction impractical or undesirable. Widths shall be designated by the City Engineer, but shall not be less than four feet wide, clear of obstructions, in single-family residential areas and five feet wide in multiple-residential zones.

Street lights are required on all streets. The lighting system shall be constructed to City standards and shall be City-owned and operated. Private streets and common areas within planned residential and planned unit developments and within condominium projects shall be improved with street and area lighting systems, which shall be privately owned and operated systems designed to City standards or Edison-owned systems, as approved by the City Engineer.

Parkway trees are required along all streets and highways. The trees shall be installed in the manner and shall conform to the size and species specified by the City Engineer. In full-width sidewalks, tree wells shall be provided. On streets adjacent to industrial, manufacturing or planned residential zones, parkway trees may not be required, provided they are replaced by trees or other suitable landscaping planted on adjacent properties in conjunction with on-site landscaping.

Construction, modification or upgrading of traffic signals and appurtenances may be required as a condition of the approval of any subdivision, land division, use or building permit, if the additional traffic generated by the tract or development, the safety of the traveling public, the increased use of the streets or other circumstances require the construction.

New subdivisions may be required to dedicate land for public facilities such as schools, parks, libraries, fire stations or other public uses based on the land requirements for such facilities in the adopted Specific Plan or General Plan.

The on- and off-site improvements required by the City are necessary to adequately provide the infrastructure and public facilities that support housing development. These requirements ensure public safety and health is not jeopardized by increased development and do not unduly hinder housing development.

## **B. NON-GOVERNMENTAL CONSTRAINTS**

### **1. Land Prices**

Land costs influence the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes less available, the price of land increases. The price of land also increases as the number of units permitted on each lot increases. In Orange County, undeveloped land is limited, and combined with a rapidly growing population, land prices have in turn increased.

Throughout the City, the land values fluctuate significantly based on site and neighborhood characteristics. Based on recent land transactions and appraisals, vacant residential land averages \$35 to \$50 per square foot.

## 2. Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Fullerton are not substantially different than most other cities in Orange County. Construction costs for materials and labor have increased at a slightly higher pace than the general rate of inflation according to the Construction Industry Research Board. Typical residential construction cost is estimated to be \$100-140 per square foot for standard quality development.

## 3. Financing

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford.

The recent crisis in the mortgage industry has affected the availability of real estate loans, although the long-term effects are unpredictable. The credit "crunch" resulted when "sub-prime" lenders made it possible for families who could not qualify for standard mortgages to become home owners even though they might not have had the credit history and income to support repayment of the loans. The problem typically occurred with adjustable rate mortgages (ARMs) after the initial fixed interest rate period expired (often two to three years) and the interest rate converted to market. Because ARMs often offer "teaser" initial interest rates well below market for the first few years, monthly payments may increase by several hundred dollars when the loan adjusts to market rate. When property values were increasing, as was the case from 2000 to 2006, homeowners had the option of refinancing to a new loan when the initial rate expired. However, after the real estate crash of 2008, homeowners often owed more than the value of their home, making refinancing impossible. As a result of these conditions, there was a significant rise in foreclosure rates, and changes in mortgage underwriting standards has made it much more difficult to obtain financing. It is likely that the credit tightening will have greater impacts on low-income families than other segments of the community.

Table 3-15 shows 2011 loan application data by income category for Orange County. It is not surprising that the percentage of loan application denials is highest for the very-low income (less than 50 percent of the MFI) category with 25 percent.

Table 3-15 Home Mortgage Disclosure Act Data- 2011 Santa Ana- Anaheim- Irvine Metropolitan Division				
Income Group	Total Applications	Loans Originated	Applications Denied	Percentage Denied
< 50% MFI	324	153	80	24.7%
50-79% MFI	1,681	1,037	278	16.5%
80-99% MFI	1,428	960	185	13.0%
100-119% MFI	1,126	772	136	12.1%
>= 120% MFI	3,240	2,269	375	11.6%
<b>Total</b>	<b>7,927</b>	<b>5,269</b>	<b>1,070</b>	<b>13.5%</b>
Source: Federal Financial Institutions Examination Council, HMDA Data, 2011				

## Section 4: Housing Policy Plan

This section describes the City of Fullerton's Policy Program for the 2013-2021 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 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 and interested stakeholders. Based on this review and consultation, a number of Policy Theme Areas have been identified to provide policy guidance for the 2013-2021 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: Revitalization and Infill**

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

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

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

*Although the City's land use regulations are designed to facilitate the provision of suitable housing for persons with special needs, these groups continue to be underserved. Policies and programs that target universal design concepts, homeless issues, and mixed-income housing will continue to expand housing options for those with special needs.*

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

*Development fees and regulatory requirements 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: Resource Efficient Design**

*The preservation and improvement of the quality of life of Fullerton residents can be accomplished through 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 condition 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 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 2013-2021 Housing Element is organized into four core policy action areas:

**Housing 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

The City's land use plans and regulations identify adequate sites with appropriate zoning to accommodate the City's share of regional housing need for all income levels during the 5<sup>th</sup> planning period (see Appendix B). However, the prior Housing Element included a program that required rezoning of sites to accommodate 647 additional lower-income units. As described in Appendix B, Section 3 (Unaccommodated Need from the Prior Planning Period) adoption of the Fullerton Transportation Center Specific Plan (FTCSP) in 2010 partially satisfied that requirement but the following additional changes to zoning regulations are needed.

- a) A zoning amendment will be processed in 2015 to redesignate sites for exclusive residential development to accommodate 41 additional lower-income units.
- b) An FTCSP amendment will be processed in 2015 to establish a minimum density of 20 units/acre on Mixed-Use C sites plus at least 5.5 acres of Mixed-Use B sites in order to provide a total capacity of at least 647 lower-income units at a minimum density of 20 units/acre.

To ensure the continued availability of adequate sites to accommodate estimated future construction need by income category, the City shall monitor housing development activities and report annually on progress toward meeting the City's assigned share of regional housing need.

<b>Objective:</b>	Maintain adequate sites for housing commensurate with the City’s assigned share of regional housing need.
<b>Implementation Responsibility:</b>	Planning
<b>Funding Source:</b>	General Fund, 2010 housing bonds
<b>Implementation Timeline:</b>	Process zoning amendment in 2015; annual monitoring throughout the planning period

**Policy Action 1.2: Affordability Monitoring**

To better track the affordability levels of housing units built during the planning period and provide a more effective way to track performance, 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>	Track the initial affordability level of units built
<b>Implementation Responsibility:</b>	Planning/Building
<b>Funding Source:</b>	General Fund
<b>Implementation Timeline:</b>	Ongoing

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

The City shall continue to monitor entitlement and plan check procedures for affordable housing developments to determine if the 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-income 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, where feasible.





<b>Objective:</b>	Ensure expedited processing procedures for affordable housing
<b>Implementation Responsibility:</b>	Planning/Building
<b>Funding Source:</b>	General Fund
<b>Implementation Timeline:</b>	Ongoing. The City will report findings as part of the annual Housing Element evaluation.

**Policy Action 1.4: Facilitate Infill 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 continue to facilitate infill development within feasible development sites for homeownership and rental units through proactive and coordinated efforts with the Successor Agency, Planning Division, private development and non-profit entities, and other housing-related groups to encourage the construction of housing affordable to extremely-low-, very-low-, low-, and moderate-income households through a menu of regulatory incentives (e.g., streamlined review, reduced development standards, land assemblage, lot consolidation, fee assistance, and other methods) that will effectively encourage infill development.

<b>Objective:</b>	Increase infill development
<b>Implementation Responsibility:</b>	Planning/Successor Agency/Housing
<b>Funding Source:</b>	HUD, City/county/state bonds, low-income housing tax credits
<b>Implementation Timeline:</b>	Ongoing

**Policy Action 1.5: 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 continue to 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 Fullerton Plan, adopted in 2012, identifies 12 focus areas in which development character is either in transition or desired. Within 11 of these areas, residential development is established as an appropriate use. The Fullerton Plan further includes density parameters for each focus area, establishing maximums ranging from 30 to 80 units per acre, and creates two additional land use designations for mixed use developments. The City will continue to encourage mixed use development in the C-3 zone and the two additional Mixed-Use Community

Development Types. It is anticipated that future mixed use development may be implemented by specific plan. The City will further encourage mixed use development through a variety of activities such as organizing special marketing events geared towards the development community, posting the sites inventory on the City's webpage, identifying and targeting specific financial resources, and reducing appropriate development standards.

<b>Objective:</b>	Increase mixed use development
<b>Implementation Responsibility:</b>	Planning/Successor Agency/Housing
<b>Funding Source:</b>	General Fund/HUD
<b>Implementation Timeline:</b>	Ongoing

### Policy Action 1.6: Development of Housing for Large Families

The City understands that appropriately sized housing units for large 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 families. The City will encourage development of housing for large 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.

<b>Objective:</b>	Increase housing for large families
<b>Implementation Responsibility:</b>	Planning/Housing
<b>Funding Source:</b>	General Fund/2010 housing bonds/HUD
<b>Implementation Timeline:</b>	Ongoing

### Policy Action 1.7: Encourage Senior Housing

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 health care, nutrition, transportation, and other appropriate services.

<b>Objective:</b>	Increase senior housing
<b>Implementation Responsibility:</b>	Planning/Housing/Successor Agency
<b>Funding Source:</b>	General Fund/HUD/2010 housing bonds
<b>Implementation Timeline:</b>	Ongoing

**Policy Action 1.8: Use of Surplus City-Owned Land for Affordable Housing**

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/Planning/Housing
<b>Funding Source:</b>	General Fund/HUD/2010 housing bonds
<b>Implementation Timeline:</b>	Ongoing

**Policy Action 1.9: Support Community Housing Development Organization (CHDO) Projects**

CHDOs 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 CHDOs to develop affordable housing.

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

**Policy Action 1.10: 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 continue to utilize 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
<b>Funding Source:</b>	General Fund/HUD
<b>Implementation Timeline:</b>	Ongoing

**Policy Action 1.11: Review and Revise Multi-Family Parking Requirements**

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, during preparation of the Downtown Core and Corridor Specific Plan.

<b>Objective:</b>	Review/revise multi-family parking requirements
<b>Implementation Responsibility:</b>	Planning
<b>Funding Source:</b>	General Fund
<b>Implementation Timeline:</b>	Review requirements as part of the DCCSP (2014)

**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 continue to 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/Housing
<b>Funding Source:</b>	HUD
<b>Implementation Timeline:</b>	Ongoing

### 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>	100 Households (40 very-low income, 30 low income, and 30 moderate income)
<b>Implementation Responsibility:</b>	Planning/Housing
<b>Funding Source:</b>	HUD
<b>Implementation Timeline:</b>	Ongoing

**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 (17 very-low income, 19 low income, and 9 moderate income)
<b>Implementation Responsibility:</b>	Housing
<b>Funding Source:</b>	HUD
<b>Implementation Timeline:</b>	Annually

**Policy Action 2.5: Code Enforcement**

To ensure continued monitoring of housing quality, condition, and use, the City shall continue to 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>	Facilitate property maintenance through code enforcement
<b>Implementation Responsibility:</b>	Community Preservation
<b>Funding Source:</b>	General Fund
<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, 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/Housing
<b>Funding Source:</b>	HUD/2010 housing bonds
<b>Implementation Timeline:</b>	Ongoing

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

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 continue to monitor industry trends, technologies, and techniques that encourage the sustainable use of resources in new housing development and the retrofit of existing housing and 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>	Increased sustainable and green building practices
<b>Implementation Responsibility:</b>	Planning/Building/Housing/
<b>Funding Source:</b>	General Fund
<b>Implementation Timeline:</b>	Ongoing

### Policy Action 2.9: Relocation Assistance

The City will continue to 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 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.

<b>Objective:</b>	Relocation assistance
<b>Implementation Responsibility:</b>	Housing
<b>Funding Source:</b>	HUD
<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 continue to 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
<b>Funding Source:</b>	General Fund
<b>Implementation Timeline:</b>	Annual review of new technologies

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

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

The City 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. 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.

<b>Objective:</b>	100 units
<b>Implementation Responsibility:</b>	Housing
<b>Funding Source:</b>	HUD
<b>Implementation Timeline:</b>	Ongoing

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

The City currently contracts with the Fair Housing Foundation, 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 Foundation 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 through a partnership with the Fair Housing Foundation or a similar agency for these services and, while not legally required, will facilitate fair housing educational workshops or presentations every other year.

<b>Objective:</b>	400 referrals per year; fair housing workshops or presentations every other year
<b>Implementation Responsibility:</b>	Housing
<b>Funding Source:</b>	HUD
<b>Implementation Timeline:</b>	Ongoing

### Policy Action 4.3: Reasonable Accommodation Procedures

The City recognizes the unique needs of persons with disabilities. To comply with federal and State housing laws, the City will continue to implement the reasonable accommodation ordinance to provide relief to Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. The City also provides Handicap Modification Grants of up to \$4,000 to qualified households to offset the cost remodeling existing homes to accommodate household members with disabilities.

<b>Objective:</b>	Continue to implement the Reasonable Accommodation ordinance
<b>Implementation Responsibility:</b>	Planning/Building
<b>Funding Source:</b>	General Fund
<b>Implementation Timeline:</b>	Ongoing

### Policy Action 4.4: Emergency Shelters and Supportive and Transitional Housing

Pursuant to the provisions of SB 2, the City will continue to facilitate the establishment of emergency shelters, transitional housing and supportive housing. To ensure that development standards and procedures continue to provide adequate sites for emergency shelters throughout the planning period commensurate with the City's identified needs, a Code amendment will be processed in 2015 to eliminate separation requirements except for those between shelters and clarify that the review process does not constitute a discretionary act under CEQA. As part of the Code amendment, the City will ensure that the designated areas could accommodate 350 additional shelter beds. The City will evaluate the appropriateness and continued availability of suitable parcels as part of the annual review of Housing Element implementation.

In order to clarify that the City's existing Municipal Code provides that transitional and supportive housing are permitted uses in any zone where residential uses are permitted subject only to the same standards and procedures as apply to other residential uses of the same type in the same zone, the City will review the Municipal Code and if



necessary a Municipal Code amendment will be processed in 2015 to ensure that the text of the code accurately reflects the City’s intent that City regulations conform with state law.

<b>Objective:</b>	Compliance with SB 2
<b>Implementation Responsibility:</b>	Planning
<b>Funding Source:</b>	General Fund
<b>Implementation Timeline:</b>	Process Code amendment in 2015; Annual review

### 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. 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>	Work cooperatively with OCHA to provide rental assistance to Fullerton residents
<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. 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.

<b>Objective:</b>	Technical assistance to developers
<b>Implementation Responsibility:</b>	Housing
<b>Funding Source:</b>	HUD
<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 continue to encourage private and non-profit housing developers to incorporate specialized housing in new construction and substantial rehabilitation of existing housing, and 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>	Ongoing

#### **Policy Action 4.8: Homebuyer Assistance Program**

The City shall continue to provide information regarding affordable home purchase programs such as Mortgage Credit Certificates for homebuyers who are entering the market for the first time.

<b>Objective:</b>	100 households
<b>Implementation Responsibility:</b>	Housing
<b>Funding Source:</b>	HUD
<b>Implementation Timeline:</b>	Ongoing

#### **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 service to refer 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>	Ongoing

**C. QUANTIFIED OBJECTIVES SUMMARY**

Table 4-1 summarizes the quantified objectives for programs resulting in new construction, rehabilitation, and conservation and preservation of housing during the 2013-2021 Planning Period.

Program	Quantified Objective
<b>New Construction</b>	
<i>Extremely-Low Income (subset of very-low income units)</i>	206
Very-Low Income	411
Low Income	299
Moderate Income	337
Above Moderate Income	794
<b>Total</b>	<b>1,841</b>
<b>Rehabilitation</b>	
Extremely-Low Income	27
Very-Low Income	30
Low Income	49
Moderate Income	39
Above Moderate Income	--
<b>Total</b>	<b>145</b>
<b>Conservation/Preservation</b>	
Extremely-Low Income	--
Very-Low Income	100
Low Income	--
Moderate Income	--
Above Moderate Income	--
<b>Total</b>	<b>100</b>



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## 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 (FTCSP) adopted 11/2/2010, rezoned 39 acres to permit a high-intensity mix of residential, commercial, and office uses adjacent to the Metrolink/Amtrak train station in downtown Fullerton. The Specific Plan 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 FTCSP further encourages at least 15% of units in any new development to be restricted to very-low, low or moderate income households.</p> <p>While the FTCSP created more residential development capacity than needed to accommodate the additional 647 lower-income units called for in Policy Action 1.1, the regulations do not specify <i>minimum</i> density of 20 units/acre. Therefore, the FTCSP rezoning does not fully satisfy the requirements of Government Code Section 65583.2(h). To address this issue, Policy Action 1.1 includes a commitment to process an amendment to the FTCSP.</p> <p>The City approved a comprehensive General Plan Update (known as “The Fullerton Plan”), May 1, 2012. It identifies 12 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</p>	<p>This is generally tracked with the Housing Element Annual report; projects approved with affordable units are noted accordingly in the</p>



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<p>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>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>
<p><b><i>Policy Action 1.3: Expedited Processing for Extremely-Low, Very-Low, Low, and Moderate Income Housing Developments</i></b></p>	
<p>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 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>In 2010, Fullerton modified its permitting process to fully integrate the Permit Streamlining Act and expedite processing for all 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</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. Units were completed in 2014 and are now occupied</li> <li>2) 94 senior housing units (9 very low and 85 low income) and one mangers unit for a total of 95 units. Project was approved and is now under construction. (The Richman Group)</li> <li>3) 148 apartment units and four live-work units (14 very low and</li> </ol>





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<p>assistance, and other methods that will effectively encourage infill development).</p>	<p>134 low income units). Project was approved, but the original applicant (St. Anton Partners) is no longer planning to build. A new developer has been approved to modify the prior approval. The current project allows a total of 200 apartment units, with 5% (10 units) to be affordable to very low income households.</p>
<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 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>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 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</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>



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additional incentives beyond the density bonus provisions.	
<b><i>Policy Action 1.7: Development of Housing for Families</i></b>	
<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 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>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. 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 is under construction, consisting of three and four bedroom units (1110 W Orangethorpe).</li> <li>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).</li> </ol>
<b><i>Policy Action 1.8: Encourage Senior Housing</i></b>	
<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>	<ol style="list-style-type: none"> <li>1) 131 senior housing units were constructed in 2010 (Jacaranda Senior Housing).</li> <li>2) The City approved 94 units of senior housing (plus one resident manager unit), which included development concessions, in 2012, as stated above in 1.4. Project is currently under construction,</li> </ol>
<b><i>Policy Action 1.9: Amend the City of Fullerton Density Bonus Ordinance</i></b>	
<p>The City's existing Density Bonus Ordinance provides for incentives, concessions, and other regulatory</p>	<p>The City amended the Density Bonus Ordinance in compliance with State Law 2013. This program is no longer necessary.</p>



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<p>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><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 housing assistance.</p>
<p><b><i>Policy Action 1.11: Use of Surplus City-Owned Land for Affordable Housing Opportunity</i></b></p>	
<p>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.</p>	<p>City has not had surplus land suitable for housing during the planning period.</p>
<p><b><i>Policy Action 1.12: Support Community Housing Development Organization (CHDO) Projects</i></b></p>	
<p>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.</p>	<p>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</p>
<p><b><i>Policy Action 1.13: Review and Revise the City of Fullerton's Second Dwelling Unit Ordinance</i></b></p>	
<p>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</p>	<p>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.</p>



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existing Second Unit Ordinance and identify revisions, as appropriate, to further encourage the development of second units.

***Policy Action 1.14: 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.

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.

***Policy Action 1.15: Review and Revise Multi-Family Parking Requirements***

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:

- 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

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.

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<p>anticipate.</p> <ul style="list-style-type: none"> <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><b><i>Policy Action 1.16: Residential Development Monitoring Program for Rezoned Sites</i></b></p>	
<p>The City shall implement a program to monitor housing development on rezoned sites to ensure the capacity of sites is at a minimum equivalent to the City's remaining RHNA need, consistent with Policy Action 1.1 of this Housing Element. On an annual basis, the City shall analyze constructed/approved projects, remaining vacant and underutilized land capacity and market trends. Based on the findings of this analysis, the City shall revise policies as necessary to further encourage and facilitate residential development on rezoned sites to satisfy the City's remaining RHNA need.</p> <p>Recognizing that sites rezoned through Policy Action 1.1 may become unavailable for residential development over time, the monitoring program will include analysis of the need to rezone additional sites to ensure the City's remaining RHNA need is met through the Planning Period.</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 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</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 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</p>

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<p>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>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                      PRJ13-00341 1400 W. Orangethorpe Avenue                      545 W. Whiting 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 exterior and interior code violations that affect multi-family and single-family</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 properties were brought into compliance. In 2011, there were 56</p>

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housing units within the City's neighborhoods.	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.
<b><i>Policy Action 2.6 – Owner-Occupied Housing Rehabilitation</i></b>	
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.	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
<b><i>Policy Action 2.7: Neighborhood-Based Community Enhancement</i></b>	
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.	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
<b><i>Policy Action 2.8: Encourage Sustainability and Green Building Practices</i></b>	
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	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

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<p>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.</p>	
<p><b>Policy Action 2.9: Relocation Assistance</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>Policy Action 3.1: Efficient Use of Energy Resources in Residential Development</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</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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potential of offering incentives or other strategies that encourage energy conservation.	
<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>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</p>



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<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 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>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>

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

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

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

<p>The City currently contracts with the Fair Housing Council of Orange County, which provides community education, individual counseling, mediation, and</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>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.</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</p>	<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. As described in the Constraints chapter, the portions of the M-P, M-G and C-M zones allowing emergency shelters by-right include 61 parcels totaling 69 acres (see Appendix</p>



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

Policy Action	Progress in Implementation
<p>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 sites with sufficient capacity to meet the local need.</li> <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, Exhibits B-3a through B-3d), which are sufficient to accommodate the City's estimated need.</p>
<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,</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
<p>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><b><i>Policy Action 4.7: Consideration of Persons with Special Needs</i></b></p>	
<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 constructed and occupied in 2014</p>
<p><b><i>Policy Action 4.8: Homebuyer Assistance Program</i></b></p>	
<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>
<p><b><i>Policy Action 4.9: Foreclosure Referral Program</i></b></p>	



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

Policy Action	Progress in Implementation
<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 A-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>



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## Appendix B: Residential Land Resources

State Housing Element Law requires that cities demonstrate they have adequate sites to meet their housing obligations. An analysis of land resources must be completed and take into consideration zoning, development standards, and the availability of public services and facilities to accommodate a variety of housing types and incomes. The City must demonstrate that it has adequate sites to accommodate the projected need for housing due to anticipated growth during the planning period.

### **1. Regional Housing Needs**

The State Department of Finance (DOF) is responsible for projecting the total State-wide housing demand, with the State Department of Housing and Community Development (HCD) apportioning this demand to each of the State's regions. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market.

The Southern California Association of Governments (SCAG), the Council of Governments (COG) representing the region, in cooperation with the local jurisdictions, is tasked with the responsibility of allocating the region's projected new housing demand to each jurisdiction. The allocation is further divided into four income categories:

- Very-low income: Up to 50 percent of the median income;
- Low income: 51 percent to 80 percent of the median income;
- Moderate income: 81 percent to 120 percent of the median income; and,
- Above-moderate income: more than 120 percent of the median income.

This process is known as the Regional Housing Needs Assessment (RHNA), and the goals are referred to as either the RHNA goals or the "regional share" goals for new housing construction. The allocation takes into account factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and others. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower-income households in jurisdictions having a disproportionate share of lower-income residents.

The RHNA for the 5<sup>th</sup> Housing Element cycle allocates housing needs for the period from January 1, 2014 to October 1, 2021. The RHNA identifies the City of Fullerton's share of the region's housing needs as 1,841 new housing units, distributed to income categories as shown in Table B-1. The RHNA represents the City's planning goals and not a development quota or mandate.

**Table B-1  
Regional Housing Needs Assessment, 2014-2021**

	Total Construction Need	Very-low Income	Low Income	Moderate Income	Above-moderate Income
Units	1,841	411 <sup>1</sup>	299	337	794

Notes:

<sup>1</sup> Regional housing needs allocation for extremely-low income units is 206 units (assumed 50% of the very-low income share).

Source: Regional Housing Needs Assessment, SCAG 2012

## **2. Capacity to Meet Regional Housing Needs**

Table B-2 and the discussion that follows describes the City's capacity for residential development during the planning period compared to its share of regional housing needs. The analysis includes potential development on both vacant and underutilized sites, and demonstrates that the capacity for additional residential development exceeds the City's assigned share of housing at all income levels.

**Table B-2  
Potential Residential Development vs. Regional Housing Need**

	Income Category		
	Lower	Mod	Above
Approved and Pending Projects (Table B-3)	297	1	1,132
Vacant Sites (Table B-4)	70		29
Underutilized FTCSF Sites - (Table B-5)	958		
Underutilized Residential Sites - (Table B-6)		823	
<b>Total Potential Residential Development</b>	<b>1,325</b>	<b>824</b>	<b>1,161</b>
RHNA (2014-2021)*	751	337	794
Adequate Capacity?	Yes**	Yes	Yes

Source: City of Fullerton, 2015

\*Includes 41 exclusive residential units carried over from the 4<sup>th</sup> planning period (see discussion in Section 3 of this appendix.

\*\*See Policy Action 1.1(a)

### **a. Approved and Pending Projects**

The City of Fullerton has a number of projects in the planning process that are expected to be completed during the planning period (Table B-3). A total of 1,430 units are either entitled or in the approval process. There are a total of 297 deed-restricted lower-income units in these approved projects, including a substantial number of extremely-low-income (ELI) units. These projects demonstrate the feasibility of very high density residential developments in excess of 50 units/acre in the downtown area near the transportation center.

Table B-3 Approved and Pending Projects						
Project Name/Location	Anticipated Units					Status
	Very-low Income	Low Income	Moderate Income	Above-moderate Income	Total	
<i>Entitled Projects</i>						
Amerige Court- 100 block of W. Amerige (S. side/Amerige, W/Harbor) (C-3/ Downtown)				124	124	Entitled (124 dwelling units on 2.6 acres, net density of 47.7 du/ac)
Citrus Park				38 SFD 21 townhome	59	Complete/occupied
S. side Hughes Dr. between Bastanchury Greenbelt Park & Nicolas				115	115	Approved 2011 for 115 SFD; under construction
345 E. Commonwealth (C-3 CBD Commercial, [mixed use])	9	85	1 (manager's unit)		95	Senior apts approved in 2011; (148 units/acre) under construction
Pathways of Hope (FIES) PRJ11-00006	8				8	Transitional housing Complete/occupied
Brandywine Homes Townhomes 1110 W Orangethorpe PRJ12-00272				52	52	Approved 3/19/2013 Under construction
117 W Valencia Prj12-00286 Townhomes				7	7	Approved
655 W Valencia Prj12-00198 8 TH & 36 SFD				44	44	Approved Under construction
620 S. Roosevelt/Olson Co PRJ13-00258 Small lot SFD				19	19	Approved 10.6 du/ac Under construction
Santa Fe/Lennar	10			190	200	Approved (83 du/acre) Under construction
Orangefair Apartments PRJ13-00019				323	323	Approved (56 du/ac) In plan check/ grading underway
Harbor Walk Apartments 770 S Harbor PRJ12-00300				142	142	Approved 5/6/14 (49 du/ac)
Convert existing complex to Single Room Occupancy Hotel PRJ14-00011	149					Completed; Rents are limited to 30% to 50% of median income
131 E Brookdale PRJ13-00375 Apartments				9	9	Approved 12/16/14
313 Laguna Road SFD PRJ14-00113				7	7	Approved 12/16/14
<i>Projects In Entitlement Review Process</i>						
A Community of Friends PRJ14-00236 1220 E Orangethorpe Supportive housing with commercial component	36				36	Application filed and in process 43 du/ac proposed (100% affordable)

Project Name/Location	Anticipated Units					Status
	Very-low Income	Low Income	Moderate Income	Above-moderate Income	Total	
459 W Bastanchury PRJ14-00272 12 duplex units + 29 attached townhomes Collegetown				41	41	Application filed and in process
						Partnership btwn CSUF, HIU & City for 70± acres betw. Chapman Ave., State College Blvd., Nutwood Ave. & 57 Freeway. Vision is for housing, commercial, activity space & entertainment serving students, faculty and the wider Fullerton community, served by multiple modes of travel. A unit count has not yet been set.
<b>Totals</b>	212	85	1	1,132	1,430	

Source: City of Fullerton, Community Development Department, 3/2015

**b. Vacant Land Suitable for Residential Development**

Vacant sites permitting residential development are listed in Table B-4 and illustrated in Exhibit B-1. Vacant parcels that do not meet minimum lot size requirements have not been included. Based on current zoning there is potential for 99 housing units to be developed on these parcels. Prior to its dissolution, the redevelopment agency acquired 17 properties in the Richman Park area for affordable housing purposes. The City is in the process of considering a master plan for the acquired properties which are located in the same neighborhood but are non-contiguous. Acquisition of a few additional properties would allow assemblage of a larger site which could be more efficiently developed. Preliminary discussions are taking place to determine how the properties can be used to best advantage for creation of affordable housing.

**Table B-4  
Vacant Land Permitting Residential Construction**

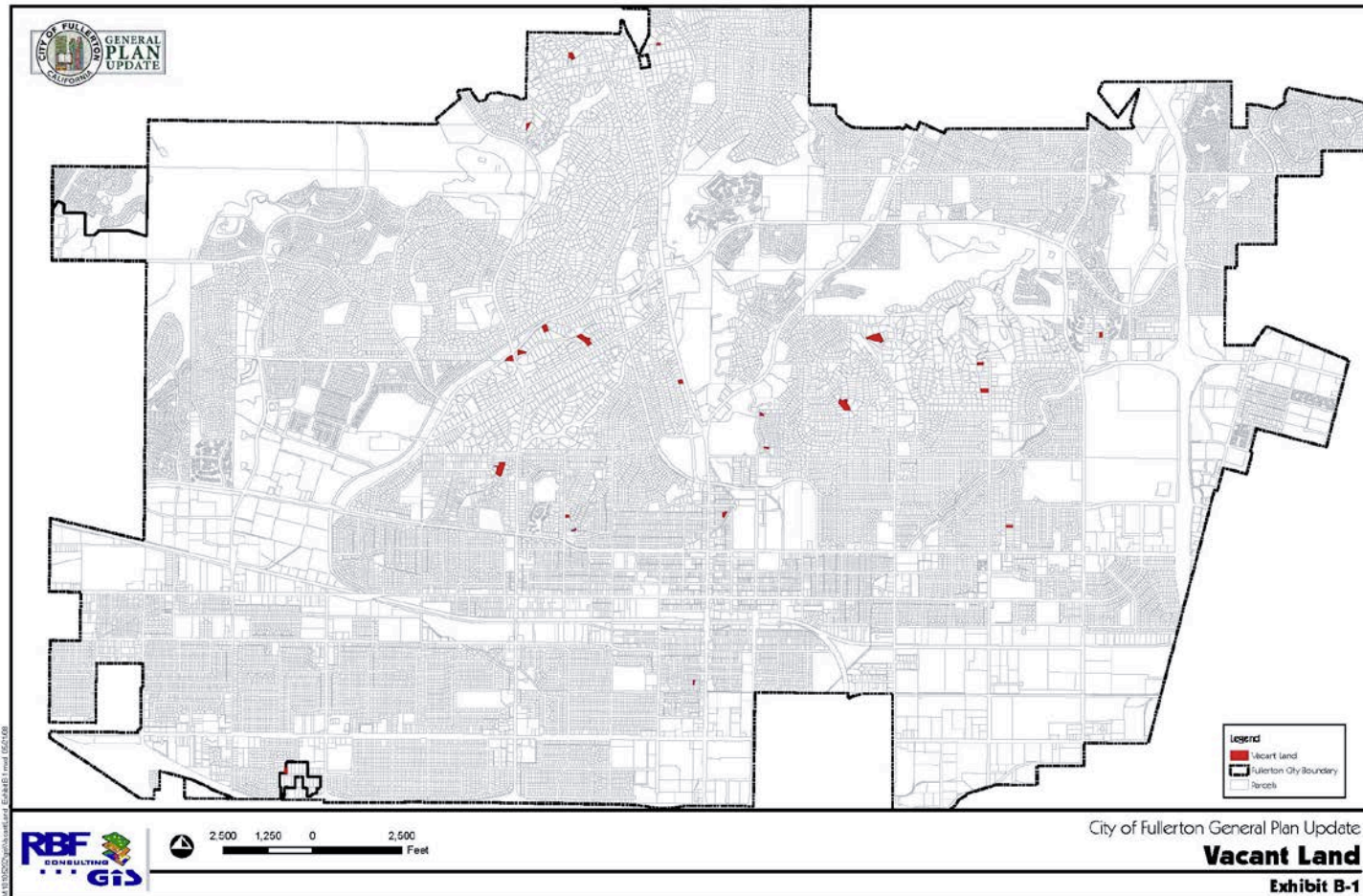
APN	Zoning	General Plan	Acres	Permitted Density	Potential Units				Notes
					Lower	Mod	Above Mod	Total	
028-141-35	R1-20	Low Density Residential	0.71	1 du/20,000sf			1	1	
029-152-04	R1-7.2	Low Density Residential	0.20	1 du/7,200sf			1	1	
029-232-13	R1-10	Low Density Residential	1.38	1 du/10,000sf			6	6	
281-091-27	R1-20	Low Density Residential	0.53	1 du/20,000sf			1	1	
283-011-15	R1-20	Low Density Residential	0.49	1 du/20,000sf			1	1	
283-191-14	R1-7.2	Low Density Residential	0.17	1 du/7,200sf			1	1	
032-043-08	R1-7.2	Low Density Residential	0.17	1 du/7,200sf			1	1	
292-441-08	R1-20	Low Density Residential	0.50	1 du/20,000sf			1	1	
293-132-02	R1-20	Low Density Residential	0.14	1 du/20,000sf			1	1	Requires LLA,
281-011-26	R1-10	Low Density Residential	0.27	1 du/10,000sf			1	1	
337-192-80	R1-10	Low Density Residential	0.23	1 du/10,000sf			1	1	
071-501-12	R1-12	Low Density Residential	0.37	1 du/12,000sf			1	1	
285-242-02	R1-20	Low Density Residential	0.78	1 du/20,000sf			1	1	
285-242-03	R1-20	Low Density Residential	0.74	1 du/20,000sf			1	1	
029-031-13	R2-P	Medium/ Low Density Residential	0.35	2 du/6,000sf			4	4	
031-061-45	R1-10	Low Density Residential (RSPC overlay)	.72	1 du/10,000sf			3	3	
031-061-46	R1-10	Low Density Residential (RSPC overlay)	.72	1 du/10,000sf			3	3	
032-182-8	R-3	MDR	.18	15-28 u/ac	5			5	City-owned*
032-182-9	R-3	MDR	.18	15-28 u/ac	5			5	City-owned*



APN	Zoning	General Plan	Acres	Permitted Density	Potential Units				Notes
					Lower	Mod	Above Mod	Total	
032-182-11	R-3	MDR	.18	15-28 u/ac	5			5	City-owned*
032-182-13	R-3	MDR	.18	15-28 u/ac	5			5	City-owned*
032-182-15	R-3	MDR	.18	15-28 u/ac	5			5	City-owned*
032-182-17	R-3	MDR	.19	15-28 u/ac	5			5	City-owned*
032-182-25	R-3	MDR	.17	15-28 u/ac	4			4	City-owned*
032-182-27	R-3	MDR	.17	15-28 u/ac	4			4	City-owned*
032-182-29	R-3	MDR	.16	15-28 u/ac	4			4	City-owned*
032-182-30	R-3	MDR	.17	15-28 u/ac	4			4	City-owned*
032-182-34	R-3	MDR	.17	15-28 u/ac	4			4	City-owned*
032-182-35	R-3	MDR	.16	15-28 u/ac	4			4	City-owned*
032-182-38	R-3	MDR	.19	15-28 u/ac	5			5	City-owned*
032-182-39	R-3	MDR	.17	15-28 u/ac	4			4	City-owned*
032-182-40	R-3	MDR	.17	15-28 u/ac	4			4	City-owned*
032-172-17	R-2	LMDR	.15	2 du/6000sf	2			2	City-owned*
032-172-18	R-2	LMDR	.13	2 du/6000sf	1			1	City-owned*
<b>Total</b>					<b>70</b>		<b>29</b>	<b>99</b>	

\*Acquired by city for low & very low income housing

### Exhibit B-1 Vacant Residential Sites



### c. Underutilized Land

#### Fullerton Transportation Center Specific Plan (FTCSP)

The FTCSP, adopted in 2010, includes approximately 39 acres within Downtown Fullerton adjacent to the Fullerton Train Station, which serves as a transit hub for Amtrak, Metrolink and connecting bus service. The Specific Plan is intended to focus growth and development around the Fullerton Transportation Center to link land use, housing, and transit per the direction of Senate Bill 375.

Existing uses within the FTCSP area include the transit station, a mix of commercial, industrial, office and public buildings, and parking. Some existing buildings, such as those with historic significance and more recently constructed buildings, are anticipated to remain. However, a large portion of the area is planned for redevelopment with mid-rise structures of 3 to 6 stories.

Consistent with the direction of The Fullerton Plan, the goals, development standards, and design guidelines within FTCSP implement the pillars of sustainability and are focused on creating Fullerton's most sustainable neighborhood. The standards and guidelines will promote the development of green buildings, streets, and public spaces, all of which will contribute to a sustainable neighborhood that will achieve certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Rating System for Neighborhood Development. All new buildings constructed in the FTC Specific Plan Area will also be designed to achieve equivalency of certification under the LEED for New Construction Rating System.

This Specific Plan designates the majority of the properties in the plan area for mixed-use (retail with office or residential) and multi-family land uses. The FTCSP gives property owners flexibility to develop a mix of retail, office, residential, and live-work uses based on future market demand. Because of this built-in flexibility, a precise mix of uses is not required by the Specific Plan. Two potential buildout scenarios were studied as part of the preparation and approval of the plan to analyze infrastructure requirements and evaluate environmental impacts: a "High Office/Low Residential" Scenario and a "High Residential/Low Office Scenario." It is anticipated that development within the FTCSP will occur somewhere between these two scenarios.

The High Office/Low Residential Scenario allows development of up to:

- 100,000 square feet of general retail/restaurant space
- 100,000 square feet of office space
- 120-room hotel
- 1,513 residential units (inclusive of affordable housing units and additional units that may be constructed per California Density Bonus Law).

The High Residential/Low Office Scenario allows development of up to:

- 100,000 square feet of general retail/restaurant space
- 49,000 square feet of office space
- 120-room hotel
- 1,560 residential units (inclusive of affordable housing units and additional units that may be constructed per California Density Bonus Law).



A list of parcels allowing residential development within the FTCSP area is provided in Table B-5 and Figure B-2 provides a map of the FTCSP Building Regulation Plan. As described below, the FTCSP regulations allow three types of mixed-use. Mixed-Use A and Mixed-Use B allow flexibility between residential, commercial and office uses. Mixed-Use C only permits residential, live/work uses and ancillary sales/leasing offices; other uses would only be allowed subject to approval of a conditional use permit.

### FTCSP Development Permit Process

Development applications within the FTC Specific Plan Area are reviewed by the City staff and Town Architect to determine if the project is in compliance with the goals and objectives of the Specific Plan. The City staff and Town Architect provide written findings and a recommendation to the Director of Community Development. After written findings are prepared, but prior to the Director's determination or Director's recommendation to the Planning Commission, the Town Architect shall consult with the DRC at a public meeting. The Town Architect shall present his findings and afford the DRC and public an opportunity to ask questions and provide comment. The Town Architect's recommendation will be focused on the physical design of the project, including compliance with the Secretary of Interior's Standards for the Treatment of Historic Properties, the Specific Plan Regulating Code, and LEED criteria.

Projects that are consistent with the Specific Plan and would not affect a historic structure are approved by the Community Development Director. Projects that require a Major Exception, Conditional Use Permit, Variance, Tract Map, and/or Parcel Map are reviewed by the Planning Commission.

### Mixed-Use Types

The FTCSP allows three types of mixed-use development:

**Mixed-Use A** allows 3- to 5-story buildings that may contain a mix of commercial and residential uses. Allowable density is 45 units/acre, and unused density may be transferred to other parcels within the MU-A area. The ground floor is intended to accommodate storefronts for retail, service, and dining uses. Upper floors generally contain office space or residential apartments and/or condominiums. The building may also be occupied by a hotel.



**Mixed-Use B** allows 3- to 6-story buildings that primarily contain residential apartments and/or condominiums. Live/work units, commercial uses, public parking, and public transit uses may also be provided within a building. Allowable density is 60 units/acre, and unused density may be transferred to other parcels within the MU-B area.





**Mixed-Use C** allows 2- to 5-story buildings that primarily contain residential apartments and/or condominiums. Live/work units may also be provided within a building. Allowable density is 55 units/acre, and unused density may be transferred to other parcels within the MU-C area. Residential, live/work and ancillary sales/leasing offices are the only permitted uses with the MU-C area. Other uses are only allowed subject to approval of a conditional use permit.







### Underutilized Residential Sites

There are number of parcels within the City that are zoned for R-2, R-2P, R-3, or R-3R and are developed with fewer residential units than the maximum allowed by the specific zone. These underutilized parcels provide opportunities for units to be constructed in addition to the existing unit(s) or opportunities for redeveloping the entire site with a larger number of units. Table B-6 details these underutilized parcels and their capacities. The total development potential of these parcels is an additional 823 units.

The development potential in the underutilized parcels zoned R-3 or R-3R is 656 units. The R-3 and R-3R zones allow multifamily development with densities up to 27 du/ac. Potential units in these zones are allocated to the moderate-income category.

The development potential in the underutilized parcels zoned R-2 or R-2P is 167 units. This analysis assumes these parcels would provide housing affordable to above-moderate income households.

### Suitability of Non-Vacant Sites

In the FTCSP area, many of the sites are existing parking facilities that do not pose any constraints on residential development. The parking lots have a low improvement versus land value, and the City anticipates that the existing parking uses have the greatest potential to convert to residential or mixed-uses. The current industrial sites do not contain any known environmental constraints or hazards that would impede residential development. Recent projects such as Amerige Court illustrate development trends within the Downtown area and the City's interest in developing private-public partnerships to increase housing as part of the overall revitalization of the area. The City has received developer interest in redeveloping non-residential uses in the Downtown with mixed-use and multi-family residential uses and continues to work with these developers to facilitate development.

Within the Harbor Gateway area, much of the existing commercial and retail uses are within older strip commercial centers which are not able to perform as well as larger regional commercial areas. Many of buildings within this area are over 30 years old and, based on the lifespan of building materials, are ripe for replacement. As a result of the underperforming commercial uses, there is also a surplus of parking. The parking facilities have a low improvement versus land value, and the City anticipates that the existing parking uses have the greatest potential to convert to residential or mixed-uses. The opportunity sites identified for rezoning for exclusive residential use (see Policy Action 1.1) are on underutilized parking lots within the Harbor Gateway area.

Table B-5  
Underutilized Sites - Fullerton Transportation Center Specific Plan

Assessor Parcel No.	Building No.	Building Type	Parcel Size (sq. ft.)	Potential Units	# of Stories	Max. Bldg. Ht. (ft.)	Existing Use
033-031-39	W2-I	Mixed Use A	0.64 ac	29	5	70	Parking lot
033-031-40	W3-I	Mixed Use A	0.63 ac	29	5	70	
033-032-05	C1-II	Mixed Use B	5,250	20	6	80	5,600 s.f. office
033-032-06			6,090				
033-032-07			3,500				
033-032-11	C1-IV	Mixed Use B	14,000	39	6	80	8,050 s.f. office + retail
033-032-26			13,843				
033-032-28	C2-I	Mixed Use B	0.38 ac	60	6	80	Parking lot
033-032-04			0.21 ac				
033-032-27			0.24 ac				
033-032-17			0.16 ac				
033-032-19	C3-I	Mixed Use B	0.24 ac	49	6	80	29,964 s.f. industrial/warehouse
033-032-20			0.16 ac				
033-032-22			0.11 ac				
033-032-23			0.15 ac				
033-032-24			0.12 ac				
033-032-25			0.03 ac				
033-030-18	C4-I	Mixed Use B	0.6 ac	36	6	80	Auto repair
033-091-23	E1-I	Mixed Use B	14,700	40	6	80	17,964 s.f. office/restaurant/public
033-091-21			14,000				
033-091-24	E1-II	Mixed Use B	14,000	43	6	80	Medical services
033-091-25			17,500				
033-091-28	E1-III	Mixed Use B	7,424	24	6	80	Office
033-091-29			7,765				
033-091-26	E2-I	Mixed Use B	14,582	40	6	80	7,068 s.f. warehouse
033-091-18	E2-II	Mixed Use B	42,000	44	6	80	Govt (Fire station)
033-091-10	E2-III	Mixed Use B	17,500	33	6	80	8,280 s.f. industrial
033-091-17			7,000				
033-092-08	E3-I	Mixed Use B	10,465	15	6	80	5,820 s.f. industrial/office
033-092-07	E3-II	Mixed Use B	34,540	47	6	80	1,600 s.f. warehouse
033-092-05	E3-III	Mixed Use B	40,820	60	6	80	10,712 s.f. industrial
033-045-04	S1-I & II	Mixed Use C	29,250	35	3	35	Parking lot
033-092-18	S2-I, II & III	Mixed Use C	1.37 ac	73	5	55	52,573 s.f. warehouse



Assessor Parcel No.	Building No.	Building Type	Parcel Size (sq. ft.)	Potential Units	# of Stories	Max. Bldg. Ht. (ft.)	Existing Use
033-143-36	S3-I	Mixed Use C	42,427	51	5	55	19,150 s.f. warehouse/industrial
033-143-30	S3-II/III	Mixed Use C	0.85 ac	124	5	55	18,975 s.f. warehouse
033-143-37			1.402 ac				
033-031-44	W1-I	Mixed Use A	14,810	27	5	70	SEC Harbor/Commonwealth
033-031-45			11,064				
033-031-27			-				
033-031-46	W1-III	Mixed Use A	16,639	17	3	40	Office
033-031-40	W3-1	Mixed Use A	27,878	29	5	70	Bus terminal
033-030-14	W4-II	Mixed Use A	0.91 ac	41	3	40	
<b>TOTAL :</b>				<b>1,005</b>			

Notes:

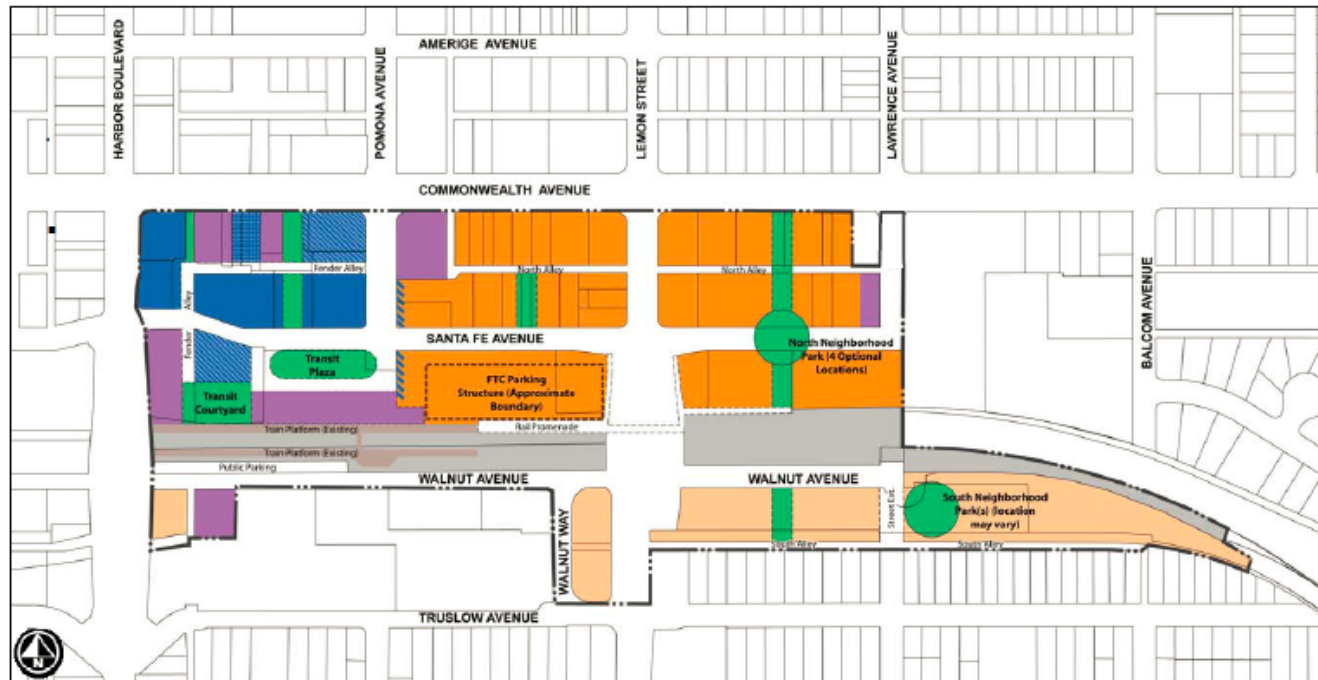
The General Plan designation for all sites is "Fullerton Transportation Center"

The zoning designation for all sites is SPD (Specific Plan District)

Source: City of Fullerton Community Development Department, 2013



## Exhibit B-2 Fullerton Transportation Center Specific Plan – Building Regulating Plan



- |   |   |   |  |
|---|---|---|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #0056b3; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use A: 3 floor (min.) &amp; 5 floors/70' (max.)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #4a7ebb; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use A: 2 floors (min.) &amp; 3 floors/40' (max.)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008080; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use A: 1 floor (min.) &amp; 2 floors/30' (max.)</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use B: 3 floors (min.) &amp; 6 floors/80' (max.)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use B: 3 floors (min.) &amp; 6 floors/80' (max.) with storefronts required on the ground floor</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9966; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use C: 2 floors (min.) &amp; 5 floors/60' (max.)</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #9933cc; border: 1px solid black; margin-right: 5px;"></span> Preserved Buildings (Historic and Potentially Historic Structures)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black; margin-right: 5px;"></span> Civic Space</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> Railroad Right-of-Way</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed orange; margin-right: 5px;"></span> FTC Parking Structure Boundary (Approximate)</li> </ul> |
|---|---|---|--|

**Table B-6**  
**Underutilized Residential Parcels**

Address	APN	Zone	Parcel Size (ac)	Min. Lot Area per Unit (sf)	Max. Units	Existing Units	Potential Units
106 EAST ROSSLYN	033-065-01	R-2	0.17	--	2	1	1
112 EAST ROSSLYN	033-065-02	R-2	0.13	--	2	1	1
113 EAST ROSSLYN	033-065-29	R-2	0.13	--	2	1	1
115 EAST ELM	033-061-09	R-2	0.12	--	2	1	1
116 EAST ELM	033-065-15	R-2	0.12	--	2	1	1
118 EAST ROSSLYN	033-065-03	R-2	0.15	--	2	1	1
119 EAST ROSSLYN	033-065-28	R-2	0.15	--	2	1	1
119 N STATE COLLEGE	269-065-14	R-2	0.26	--	2	1	1
120 EAST ELM	033-065-16	R-2	0.12	--	2	1	1
121 EAST ELM	033-061-11	R-2	0.12	--	2	1	1
124 EAST ELM	033-065-17	R-2	0.12	--	2	1	1
125 EAST ROSSLYN	033-065-27	R-2	0.15	--	2	1	1
128 EAST ELM	033-065-18	R-2	0.12	--	2	1	1
129 EAST ELM	033-061-13	R-2	0.12	--	2	1	1
131 EAST ROSSLYN	033-065-26	R-2	0.15	--	2	1	1
132 EAST ELM	033-065-19	R-2	0.12	--	2	1	1
133 EAST ELM	033-061-14	R-2	0.12	--	2	1	1
136 EAST ELM	033-065-20	R-2	0.12	--	2	1	1
136 EAST ROSSLYN	033-065-06	R-2	0.16	--	2	1	1
137 EAST ELM	033-061-15	R-2	0.12	--	2	1	1
137 EAST ROSSLYN	033-065-25	R-2	0.15	--	2	1	1
140 EAST ELM	033-065-21	R-2	0.12	--	2	1	1
142 EAST ROSSLYN	033-065-07	R-2	0.15	--	2	1	1
143 EAST ROSSLYN	033-065-24	R-2	0.15	--	2	1	1
144 EAST ELM	033-065-22	R-2	0.12	--	2	1	1
147 EAST ELM	033-061-17	R-2	0.12	--	2	1	1
148 EAST ROSSLYN	033-065-08	R-2	0.17	--	2	1	1
200 EAST ROSSLYN	033-066-01	R-2	0.18	--	2	1	1
206 EAST ROSSLYN	033-066-02	R-2	0.18	--	2	1	1
212 EAST ROSSLYN	033-066-03	R-2	0.18	--	2	1	1
213 EAST ROSSLYN	033-066-09	R-2	0.17	--	2	1	1
218 EAST ROSSLYN	033-066-04	R-2	0.17	--	2	1	1
219 EAST ROSSLYN	033-066-08	R-2	0.17	--	2	1	1
224 EAST ROSSLYN	033-066-05	R-2	0.18	--	2	1	1
225 EAST ROSSLYN	033-066-07	R-2	0.17	--	2	1	1
228 WEST VALENCIA	032-263-09	R-2	0.11	--	2	1	1
235 SOUTH PACIFIC	030-464-02	R-2	0.31	--	2	1	1
313 SOUTH BASQUE	031-332-03	R-2	0.14	--	2	1	1
319 SOUTH BASQUE	031-332-04	R-2	0.14	--	2	1	1
400 SOUTH MAGNOLIA	030-112-02	R-2	0.15	--	2	1	1
404 SOUTH MAGNOLIA	030-112-01	R-2	0.13	--	2	1	1
601 EAST PATTERSON	033-144-19	R-2	0.18	--	2	1	1
605 EAST PATTERSON	033-144-18	R-2	0.14	--	2	1	1
609 EAST PATTERSON	033-144-01	R-2	0.11	--	2	1	1
912 E COMMONWEALTH	033-182-03	R-2	0.11	--	2	1	1
1000 E COMMONWEALTH	033-181-03	R-2	0.11	--	2	1	1
1006 E COMMONWEALTH	033-181-02	R-2	0.12	--	2	1	1
1010 E COMMONWEALTH	033-181-01	R-2	0.11	--	2	1	1
1015 NORTH LEMON	029-042-03	R-2	0.18	--	2	1	1
1017 NORTH LEMON	029-042-02	R-2	0.19	--	2	1	1

Address	APN	Zone	Parcel Size (ac)	Min. Lot Area per Unit (sf)	Max. Units	Existing Units	Potential Units	
1021	NORTH LEMON	029-042-16	R-2	0.32	--	2	1	1
1101	NORTH LEMON	029-041-04	R-2	0.16	--	2	1	1
1103	NORTH LEMON	029-041-03	R-2	0.17	--	2	1	1
1418	WEST VALENCIA	030-441-18	R-2	0.17	--	2	1	1
1424	WEST VALENCIA	030-441-17	R-2	0.17	--	2	1	1
1430	WEST VALENCIA	030-441-16	R-2	0.17	--	2	1	1
1436	WEST VALENCIA	030-441-15	R-2	0.17	--	2	1	1
1442	WEST VALENCIA	030-441-14	R-2	0.16	--	2	1	1
1448	WEST VALENCIA	030-441-13	R-2	0.16	--	2	1	1
1454	WEST VALENCIA	030-441-12	R-2	0.16	--	2	1	1
1460	WEST VALENCIA	030-441-11	R-2	0.16	--	2	1	1
1466	WEST VALENCIA	030-441-10	R-2	0.16	--	2	1	1
1472	WEST VALENCIA	030-441-09	R-2	0.16	--	2	1	1
1478	WEST VALENCIA	030-441-08	R-2	0.16	--	2	1	1
1484	WEST VALENCIA	030-441-07	R-2	0.16	--	2	1	1
1500	WEST VALENCIA	030-441-06	R-2	0.16	--	2	1	1
1506	WEST VALENCIA	030-441-05	R-2	0.16	--	2	1	1
1512	WEST VALENCIA	030-441-04	R-2	0.16	--	2	1	1
1518	WEST VALENCIA	030-441-03	R-2	0.16	--	2	1	1
1524	WEST VALENCIA	030-441-02	R-2	0.16	--	2	1	1
1530	WEST VALENCIA	030-441-01	R-2	0.17	--	2	1	1
1619	WEST VALENCIA	030-464-06	R-2	0.17	--	2	1	1
1625	WEST VALENCIA	030-464-07	R-2	0.17	--	2	1	1
1631	WEST VALENCIA	030-464-08	R-2	0.20	--	2	1	1
2320	EAST REVERE	269-065-09	R-2	0.20	--	2	1	1
2326	EAST REVERE	269-065-10	R-2	0.23	--	2	1	1
2334	EAST REVERE	269-065-11	R-2	0.14	--	2	1	1
3633	SOUTH MAGNOLIA	030-361-03	R-2	0.14	--	2	1	1
3637	SOUTH MAGNOLIA	030-361-02	R-2	0.14	--	2	1	1
3641	SOUTH MAGNOLIA	030-361-01	R-2	0.13	--	2	1	1
200	WEST BROOKDALE	032-203-12	R-2P	0.16	--	2	1	1
205	WEST BROOKDALE	032-201-11	R-2P	0.15	--	2	1	1
205	WEST MALVERN	032-203-21	R-2P	0.19	--	2	1	1
206	WEST JACARANDA	032-213-11	R-2P	0.11	--	2	1	1
208	WEST BROOKDALE	032-203-10	R-2P	0.16	--	2	1	1
209	WEST BROOKDALE	032-201-10	R-2P	0.15	--	2	1	1
210	WEST BROOKDALE	032-203-09	R-2P	0.16	--	2	1	1
212	WEST BROOKDALE	032-203-08	R-2P	0.16	--	2	1	1
214	WEST JACARANDA	032-213-09	R-2P	0.13	--	2	1	1
214	WEST MALVERN	032-211-08	R-2P	0.16	--	2	1	1
215	WEST JACARANDA	032-211-19	R-2P	0.16	--	2	1	1
217	WEST BROOKDALE	032-201-08	R-2P	0.15	--	2	1	1
217	WEST MALVERN	032-203-18	R-2P	0.19	--	2	1	1
218	WEST JACARANDA	032-213-08	R-2P	0.13	--	2	1	1
222	WEST JACARANDA	032-213-07	R-2P	0.13	--	2	1	1
222	WEST MALVERN	032-211-06	R-2P	0.16	--	2	1	1
225	WEST BROOKDALE	032-201-06	R-2P	0.15	--	2	1	1
229	WEST BROOKDALE	032-201-05	R-2P	0.15	--	2	1	1
232	WEST BROOKDALE	032-203-04	R-2P	0.16	--	2	1	1
232	WEST JACARANDA	032-213-04	R-2P	0.13	--	2	1	1
233	WEST BROOKDALE	032-201-04	R-2P	0.15	--	2	1	1
235	WEST JACARANDA	032-211-14	R-2P	0.16	--	2	1	1
236	WEST BROOKDALE	032-203-03	R-2P	0.16	--	2	1	1

Address	APN	Zone	Parcel Size (ac)	Min. Lot Area per Unit (sf)	Max. Units	Existing Units	Potential Units
236 WEST JACARANDA	032-213-03	R-2P	0.13	--	2	1	1
245 WEST BROOKDALE	032-201-01	R-2P	0.15	--	2	1	1
115 NORTH LINCOLN	033-171-24	R-2-P	0.17	--	2	1	1
116 NORTH LINCOLN	033-172-09	R-2-P	0.14	--	2	1	1
130 NORTH LINCOLN	033-172-06	R-2-P	0.14	--	2	1	1
149 NORTH PRINCETON	033-132-15	R-2-P	0.14	--	2	1	1
200 NORTH CORNELL	033-163-10	R-2-P	0.14	--	2	1	1
201 NORTH YALE	033-161-20	R-2-P	0.14	--	2	1	1
202 NORTH YALE	033-161-10	R-2-P	0.14	--	2	1	1
204 NORTH CORNELL	033-163-09	R-2-P	0.14	--	2	1	1
205 NORTH CORNELL	033-162-19	R-2-P	0.14	--	2	1	1
205 NORTH YALE	033-161-19	R-2-P	0.14	--	2	1	1
208 NORTH CORNELL	033-163-08	R-2-P	0.15	--	2	1	1
208 NORTH YALE	033-162-08	R-2-P	0.14	--	2	1	1
209 NORTH CORNELL	033-162-18	R-2-P	0.15	--	2	1	1
209 NORTH YALE	033-161-18	R-2-P	0.14	--	2	1	1
211 WEST WHITING	032-221-15	R-2-P	0.11	--	2	1	1
212 NORTH CORNELL	033-163-07	R-2-P	0.14	--	2	1	1
212 NORTH YALE	033-162-07	R-2-P	0.14	--	2	1	1
213 NORTH CORNELL	033-162-17	R-2-P	0.14	--	2	1	1
213 NORTH YALE	033-123-19	R-2-P	0.14	--	2	1	1
214 NORTH YALE	033-162-06	R-2-P	0.11	--	2	1	1
217 NORTH CORNELL	033-162-22	R-2-P	0.14	--	2	1	1
217 NORTH YALE	033-123-18	R-2-P	0.14	--	2	1	1
217 WEST WHITING	032-221-14	R-2-P	0.11	--	2	1	1
218 NORTH CORNELL	033-163-06	R-2-P	0.14	--	2	1	1
220 NORTH YALE	033-162-05	R-2-P	0.11	--	2	1	1
220 WEST WHITING	032-223-08	R-2-P	0.16	--	2	1	1
221 NORTH CORNELL	033-162-21	R-2-P	0.14	--	2	1	1
221 NORTH YALE	033-161-15	R-2-P	0.14	--	2	1	1
221 WEST WHITING	032-221-13	R-2-P	0.11	--	2	1	1
222 NORTH CORNELL	033-163-05	R-2-P	0.15	--	2	1	1
225 NORTH CORNELL	033-162-15	R-2-P	0.15	--	2	1	1
225 NORTH YALE	033-161-14	R-2-P	0.14	--	2	1	1
225 WEST WHITING	032-221-26	R-2-P	0.13	--	2	1	1
226 NORTH YALE	033-162-03	R-2-P	0.11	--	2	1	1
226 WEST WHITING	032-223-06	R-2-P	0.16	--	2	1	1
228 NORTH CORNELL	033-163-04	R-2-P	0.15	--	2	1	1
228 NORTH YALE	033-162-02	R-2-P	0.12	--	2	1	1
229 NORTH CORNELL	033-162-14	R-2-P	0.14	--	2	1	1
229 NORTH YALE	033-123-15	R-2-P	0.14	--	2	1	1
232 NORTH CORNELL	033-163-03	R-2-P	0.14	--	2	1	1
232 WEST WHITING	032-223-05	R-2-P	0.16	--	2	1	1
233 WEST WHITING	032-221-28	R-2-P	0.12	--	2	1	1
237 WEST WHITING	032-221-23	R-2-P	0.12	--	2	1	1
238 WEST WHITING	032-223-03	R-2-P	0.16	--	2	1	1
244 WEST WHITING	032-223-02	R-2-P	0.16	--	2	1	1
247 WEST WHITING	032-221-01	R-2-P	0.12	--	2	1	1
300 WEST WHITING	032-142-15	R-2-P	0.12	--	2	1	1
303 WEST WHITING	032-141-39	R-2-P	0.17	--	2	1	1
305 NORTH BALCOM	033-072-14	R-2-P	0.13	--	2	1	1
308 WEST WHITING	032-142-13	R-2-P	0.13	--	2	1	1
314 WEST WHITING	032-142-11	R-2-P	0.13	--	2	1	1

Address	APN	Zone	Parcel Size (ac)	Min. Lot Area per Unit (sf)	Max. Units	Existing Units	Potential Units
318 WEST WHITING	032-142-10	R-2-P	0.13	--	2	1	1
319 NORTH BALCOM	033-072-11	R-2-P	0.27	--	2	1	1
320 WEST WHITING	032-142-09	R-2-P	0.13	--	2	1	1
324 WEST WHITING	032-142-08	R-2-P	0.13	--	2	1	1
330 WEST WHITING	032-142-06	R-2-P	0.13	--	2	1	1
334 WEST WHITING	032-142-05	R-2-P	0.13	--	2	1	1
336 WEST WHITING	032-142-04	R-2-P	0.13	--	2	1	1
503 EAST WILSHIRE	033-121-12	R-2-P	0.12	--	2	1	1
505 EAST WILSHIRE	033-121-13	R-2-P	0.12	--	2	1	1
509 EAST WILSHIRE	033-121-14	R-2-P	0.12	--	2	1	1
524 EAST WILSHIRE	033-131-12	R-2-P	0.13	--	2	1	1
107 NORTH RICHMAN	032-074-10	R-3	0.10	1,800	2	1	1
108 SOUTH PRITCHARD	030-086-04	R-3	0.11	1,800	2	1	1
112 WEST SOUTHGATE	032-283-03	R-3	0.21	1,800	5	1	4
117 NORTH PRITCHARD	030-052-11	R-3	0.36	1,800	8	1	7
118 NORTH LAWRENCE	033-084-02	R-3	0.08	1,800	2	1	1
118 NORTH PRITCHARD	030-051-14	R-3	0.14	1,800	3	1	2
120 NORTH LAWRENCE	033-084-03	R-3	0.11	1,800	2	1	1
122 NORTH PRITCHARD	030-051-13	R-3	0.14	1,800	3	1	2
124 NORTH PRITCHARD	030-051-12	R-3	0.14	1,800	3	1	2
124 WEST SOUTHGATE	032-283-04	R-3	0.21	1,800	5	1	4
125 NORTH PRITCHARD	030-052-09	R-3	0.36	1,800	8	1	7
128 NORTH PRITCHARD	030-051-11	R-3	0.14	1,800	3	1	2
132 NORTH PRITCHARD	030-051-10	R-3	0.14	1,800	3	1	2
134 NORTH PRITCHARD	030-051-09	R-3	0.14	1,800	3	1	2
138 NORTH PRITCHARD	030-051-08	R-3	0.14	1,800	3	1	2
142 NORTH PRITCHARD	030-051-07	R-3	0.14	1,800	3	1	2
144 NORTH PRITCHARD	030-051-27	R-3	0.14	1,800	3	1	2
204 EAST TRUSLOW	033-044-03	R-3	0.22	1,800	5	1	4
214 NORTH LAWRENCE	033-083-04	R-3	0.10	1,800	2	1	1
218 NORTH LAWRENCE	033-083-03	R-3	0.11	1,800	2	1	1
227 WEST VALENCIA	032-261-15	R-3	0.11	1,800	2	1	1
300 EAST ROSSLYN	033-116-01	R-3	0.20	1,800	4	1	3
301 EAST ROSSLYN	033-114-17	R-3	0.15	1,800	3	1	2
307 NORTH HIGHLAND	032-142-17	R-3	0.19	1,800	3	1	3
310 NORTH POMONA	033-014-02	R-3	0.15	1,800	3	1	2
315 NORTH LEMON	033-014-13	R-3	0.16	1,800	3	1	2
315 SOUTH OLIN	070-221-07	R-3	0.15	1,800	3	1	2
319 SOUTH OLIN	070-221-08	R-3	0.15	1,800	3	1	2
319 WEST WILSHIRE	032-142-21	R-3	0.16	1,800	3	1	2
323 SOUTH OLIN	070-221-09	R-3	0.15	1,800	3	1	2
331 WEST WILSHIRE	032-142-24	R-3	0.16	1,800	3	1	2
335 WEST WILSHIRE	032-142-25	R-3	0.16	1,800	3	1	2
421 SOUTH MAGNOLIA	070-224-11	R-3	0.14	1,800	3	1	2
431 S MAGNOLIA	070-224-07	R-3	0.41	1,800	10	1	9
449 WEST AMERIGE	032-151-13	R-3	0.08	1,800	2	1	1
605 NORTH POMONA	029-032-07	R-3	0.13	1,800	3	1	2
609 NORTH POMONA	029-032-06	R-3	0.13	1,800	3	1	2
629 NORTH POMONA	029-031-23	R-3	0.14	1,800	3	1	2
635 NORTH POMONA	029-031-21	R-3	0.19	1,800	4	1	3
1131 SOUTH NICKLETT	071-023-25	R-3	0.15	1,800	3	1	2
1201 SOUTH NICKLETT	071-023-12	R-3	0.14	1,800	3	1	2
2208 EAST CHAPMAN	269-051-02	R-3	0.22	1,800	5	1	4

Address	APN	Zone	Parcel Size (ac)	Min. Lot Area per Unit (sf)	Max. Units	Existing Units	Potential Units
3409 WEST GREGORY	030-051-17	R-3	0.19	1,800	4	1	3
3410 COMMONWEALTH	030-086-03	R-3	0.22	1,800	5	1	4
3415 WEST GREGORY	030-051-18	R-3	0.19	1,800	4	1	3
3418 COMMONWEALTH	030-086-01	R-3	0.10	1,800	2	1	1
3740 W VALENCIA	070-222-18	R-3	0.20	1,800	4	1	3
3910 W FRANKLIN	070-223-11	R-3	0.14	1,800	3	1	2
3910 W VALENCIA	070-221-05	R-3	0.17	1,800	4	1	3
3920 W VALENCIA	070-221-04	R-3	0.26	1,800	6	1	5
3921 WEST FRANKLIN	070-221-10	R-3	0.22	1,800	5	1	4
3930 W VALENCIA	070-221-03	R-3	0.43	1,800	10	1	9
3951 WEST FRANKLIN	070-221-19	R-3	0.22	1,800	5	1	4
4000 W FRANKLIN	070-223-06	R-3	0.22	1,800	5	1	4
4051 WEST FRANKLIN	070-221-17	R-3	0.21	1,800	5	1	4
WEST WILSHIRE	032-142-23	R-3	0.16	1,800	3	1	2
113 EAST ASH	033-052-14	R-3	0.17	1,800	4	2	2
115 EAST TRUSLOW	033-041-09	R-3	0.12	1,800	3	2	1
117 WEST VALENCIA	032-271-03	R-3	0.34	1,800	8	2	6
119 WEST VALENCIA	032-271-04	R-3	0.17	1,800	4	2	2
120 WEST TRUSLOW	032-253-08	R-3	0.20	1,800	4	2	2
122 EAST TRUSLOW	033-042-06	R-3	0.20	1,800	4	2	2
125 WEST VALENCIA	032-271-05	R-3	0.17	1,800	4	2	2
126 WEST TRUSLOW	032-253-06	R-3	0.20	1,800	4	2	2
128 WEST SOUTHGATE	032-283-05	R-3	0.21	1,800	5	2	3
129 EAST ASH	033-052-18	R-3	0.14	1,800	3	2	1
129 ELLIS LANE	029-032-15	R-3	0.20	1,800	4	2	2
129 WEST VALENCIA	032-271-06	R-3	0.17	1,800	4	2	2
130 EAST TRUSLOW	033-042-07	R-3	0.40	1,800	9	2	7
132 WEST TRUSLOW	032-253-05	R-3	0.20	1,800	6	2	4
133 EAST TRUSLOW	033-041-14	R-3	0.16	1,800	3	2	1
133 ELLIS LANE	029-032-14	R-3	0.18	1,800	4	2	2
133 WEST VALENCIA	032-271-07	R-3	0.17	1,800	4	2	2
134 WEST TRUSLOW	032-253-04	R-3	0.20	1,800	4	2	2
136 EAST TRUSLOW	033-042-09	R-3	0.20	1,800	4	2	2
137 EAST TRUSLOW	033-041-15	R-3	0.16	1,800	3	2	1
137 WEST VALENCIA	032-271-08	R-3	0.17	1,800	4	2	2
141 WEST VALENCIA	032-271-09	R-3	0.17	1,800	4	2	2
142 EAST TRUSLOW	033-042-10	R-3	0.20	1,800	4	2	2
201 WEST VALENCIA	032-261-17	R-3	0.16	1,800	3	2	1
203 EAST ASH	033-054-05	R-3	0.19	1,800	4	2	2
205 WEST VALENCIA	032-261-16	R-3	0.17	1,800	4	2	2
206 EAST VALENCIA	033-054-02	R-3	0.17	1,800	4	2	2
210 EAST TRUSLOW	033-044-04	R-3	0.20	1,800	4	2	2
210 EAST VALENCIA	033-054-03	R-3	0.17	1,800	4	2	2
211 NORTH RICHMAN	032-072-24	R-3	0.15	1,800	3	2	1
211 WEST VALENCIA	032-261-02	R-3	0.17	1,800	4	2	2
213 EAST TRUSLOW	033-043-07	R-3	0.16	1,800	3	2	1
213 EAST VALENCIA	033-053-02	R-3	0.17	1,800	4	2	2
214 EAST TRUSLOW	033-044-05	R-3	0.20	1,800	4	2	2
214 EAST VALENCIA	033-054-04	R-3	0.17	1,800	4	2	2
214 EAST WHITING	033-014-05	R-3	0.16	1,800	3	2	1
215 WEST VALENCIA	032-261-03	R-3	0.17	1,800	4	2	2
216 EAST TRUSLOW	033-044-06	R-3	0.20	1,800	4	2	2
217 NORTH RICHMAN	032-072-13	R-3	0.15	1,800	3	2	1

	Address	APN	Zone	Parcel Size (ac)	Min. Lot Area per Unit (sf)	Max. Units	Existing Units	Potential Units
217	WEST VALENCIA	032-261-09	R-3	0.17	1,800	4	2	2
219	EAST TRUSLOW	033-043-08	R-3	0.16	1,800	3	2	1
219	EAST VALENCIA	033-053-03	R-3	0.17	1,800	4	2	2
221	WEST VALENCIA	032-261-10	R-3	0.17	1,800	4	2	2
227	EAST TRUSLOW	033-043-10	R-3	0.16	1,800	3	2	1
230	EAST TRUSLOW	033-044-09	R-3	0.20	1,800	4	2	2
232	EAST TRUSLOW	033-044-10	R-3	0.20	1,800	4	2	2
232	EAST WHITING	033-014-10	R-3	0.16	1,800	3	2	1
233	WEST VALENCIA	032-261-06	R-3	0.17	1,800	4	2	2
243	EAST VALENCIA	033-053-10	R-3	0.20	1,800	4	2	2
243	WEST WILSHIRE	032-223-14	R-3	0.16	1,800	3	2	1
247	EAST VALENCIA	033-053-15	R-3	0.22	1,800	5	2	3
307	EAST TRUSLOW	033-093-13	R-3	0.16	1,800	3	2	1
307	WEST WILSHIRE	032-142-18	R-3	0.14	1,800	3	2	1
310	EAST WILSHIRE	033-081-03	R-3	0.16	1,800	3	2	1
314	EAST WILSHIRE	033-081-04	R-3	0.16	1,800	3	2	1
315	EAST AMERIGE	033-081-16	R-3	0.16	1,800	3	2	1
318	EAST TRUSLOW	033-094-08	R-3	0.20	1,800	4	2	2
320	EAST TRUSLOW	033-094-07	R-3	0.20	1,800	4	2	2
324	EAST TRUSLOW	033-094-06	R-3	0.20	1,800	4	2	2
326	EAST AMERIGE	033-082-07	R-3	0.16	1,800	3	2	1
330	EAST TRUSLOW	033-094-05	R-3	0.20	1,800	4	2	2
333	EAST TRUSLOW	033-093-07	R-3	0.16	1,800	3	2	1
336	WEST TRUSLOW	032-172-10	R-3	0.17	1,800	4	2	2
337	EAST AMERIGE	033-081-21	R-3	0.14	1,800	3	2	1
337	EAST TRUSLOW	033-093-06	R-3	0.16	1,800	3	2	1
339	WEST WILSHIRE	032-142-26	R-3	0.16	1,800	3	2	1
341	EAST TRUSLOW	033-093-05	R-3	0.16	1,800	3	2	1
343	WEST WILSHIRE	032-142-27	R-3	0.15	1,800	3	2	1
352	WEST TRUSLOW	032-172-06	R-3	0.17	1,800	4	2	2
372	WEST TRUSLOW	032-172-04	R-3	0.17	1,800	4	2	2
378	WEST TRUSLOW	032-172-03	R-3	0.17	1,800	4	2	2
382	WEST TRUSLOW	032-172-02	R-3	0.17	1,800	4	2	2
401	EAST TRUSLOW	033-143-13	R-3	0.13	1,800	3	2	1
405	WEST AMERIGE	032-151-23	R-3	0.16	1,800	3	2	1
413	EAST TRUSLOW	033-143-16	R-3	0.13	1,800	3	2	1
417	EAST TRUSLOW	033-143-17	R-3	0.13	1,800	3	2	1
421	EAST TRUSLOW	033-143-18	R-3	0.13	1,800	3	2	1
425	EAST TRUSLOW	033-143-19	R-3	0.13	1,800	3	2	1
429	WEST AMERIGE	032-151-17	R-3	0.16	1,800	3	2	1
430	WEST WILSHIRE	032-151-05	R-3	0.16	1,800	3	2	1
431	EAST TRUSLOW	033-143-20	R-3	0.14	1,800	3	2	1
434	WEST WILSHIRE	032-151-04	R-3	0.16	1,800	3	2	1
435	EAST TRUSLOW	033-143-21	R-3	0.13	1,800	3	2	1
435	WEST AMERIGE	032-151-16	R-3	0.16	1,800	3	2	1
439	WEST AMERIGE	032-151-15	R-3	0.16	1,800	3	2	1
441	EAST TRUSLOW	033-143-23	R-3	0.13	1,800	3	2	1
445	EAST TRUSLOW	033-143-24	R-3	0.14	1,800	3	2	1
449	EAST TRUSLOW	033-143-25	R-3	0.13	1,800	3	2	1
453	EAST TRUSLOW	033-143-26	R-3	0.13	1,800	3	2	1
457	EAST TRUSLOW	033-143-27	R-3	0.13	1,800	3	2	1
502	WEST WILLIAMSON	032-083-11	R-3	0.21	1,800	5	2	3
504	WEST WILLIAMSON	032-083-10	R-3	0.21	1,800	5	2	3

Address	APN	Zone	Parcel Size (ac)	Min. Lot Area per Unit (sf)	Max. Units	Existing Units	Potential Units	
508	SOUTH HIGHLAND	032-263-13	R-3	0.14	1,800	3	2	1
509	NORTH POMONA	029-033-05	R-3	0.16	1,800	3	2	1
510	SOUTH HIGHLAND	032-263-14	R-3	0.18	1,800	4	2	2
511	NORTH POMONA	029-033-04	R-3	0.16	1,800	3	2	1
516	WEST WILLIAMSON	032-083-07	R-3	0.21	1,800	5	2	3
520	WEST WILLIAMSON	032-083-05	R-3	0.15	1,800	3	2	1
520	WEST WILSHIRE	032-072-08	R-3	0.18	1,800	4	2	2
528	WEST AMERIGE	032-074-04	R-3	0.24	1,800	5	2	3
535	WILLIAMSON	032-082-12	R-3	0.18	1,800	4	2	2
539	WEST AMERIGE	032-072-17	R-3	0.18	1,800	4	2	2
611	NORTH POMONA	029-032-05	R-3	0.13	1,800	3	2	1
615	E COMMONWEALTH	033-132-25	R-3	0.16	1,800	3	2	1
615	NORTH POMONA	029-032-04	R-3	0.13	1,800	3	2	1
619	NORTH POMONA	029-032-03	R-3	0.13	1,800	3	2	1
631	NORTH POMONA	029-031-22	R-3	0.21	1,800	5	2	3
707	E COMMONWEALTH	033-133-13	R-3	0.16	1,800	3	2	1
805	SOUTH HIGHLAND	032-190-21	R-3	0.19	1,800	4	2	2
807	SOUTH HIGHLAND	032-190-20	R-3	0.97	1,800	23	2	21
840	SOUTH MAGNOLIA	071-011-14	R-3	0.32	1,800	7	2	5
915	E COMMONWEALTH	033-172-26	R-3	0.16	1,800	3	2	1
918	SOUTH HIGHLAND	073-072-34	R-3	0.55	1,800	13	2	11
1808	CRISTINE PLACE	028-330-22	R-3	0.22	1,800	5	2	3
1902	WEST VALENCIA	030-421-08	R-3	0.27	1,800	6	2	4
3412	COMMONWEALTH	030-086-02	R-3	0.22	1,800	5	2	3
3730	WEST FRANKLIN	070-224-10	R-3	0.27	1,800	6	2	4
3801	WEST FRANKLIN	070-222-23	R-3	0.38	1,800	9	2	7
3810	WEST FRANKLIN	070-224-09	R-3	0.22	1,800	5	2	3
3931	WEST FRANKLIN	070-221-11	R-3	0.22	1,800	5	2	3
	CRISTINE PLACE	028-330-21	R-3	0.27	1,800	6	2	4
	EAST TRUSLOW	033-043-09	R-3	0.16	1,800	3	2	1
	EAST TRUSLOW	033-043-11	R-3	0.16	1,800	3	2	1
	EAST TRUSLOW	033-093-08	R-3	0.16	1,800	3	2	1
	EAST TRUSLOW	033-143-14	R-3	0.13	1,800	3	2	1
	EAST VALENCIA	033-053-06	R-3	0.17	1,800	4	2	2
	EAST VALENCIA	033-053-13	R-3	0.17	1,800	4	2	2
	EAST WILSHIRE	033-081-28	R-3	0.25	1,800	6	2	4
	NORTH POMONA	029-032-13	R-3	0.15	1,800	3	2	1
	SUNNYCREST	028-330-24	R-3	0.23	1,800	5	2	3
	WEST AMERIGE	032-231-13	R-3	0.16	1,800	3	2	1
	WEST SOUTHGATE	032-282-12	R-3	0.21	1,800	5	2	3
	W VALENCIA MESA	028-330-12	R-3	0.22	1,800	5	2	3
	WILLIAMSON	032-082-17	R-3	0.18	1,800	4	2	2
114	EAST TRUSLOW	033-042-04	R-3	0.18	1,800	4	3	1
118	EAST TRUSLOW	033-042-05	R-3	0.20	1,800	4	3	1
138	WEST TRUSLOW	032-253-03	R-3	0.20	1,800	4	3	1
142	WEST TRUSLOW	032-253-02	R-3	0.20	1,800	4	3	1
202	EAST VALENCIA	033-054-01	R-3	0.19	1,800	4	3	1
204	WEST TRUSLOW	032-252-12	R-3	0.20	1,800	4	3	1
205	EAST ASH	033-054-06	R-3	0.17	1,800	4	3	1
206	WEST TRUSLOW	032-252-11	R-3	0.20	1,800	4	3	1
215	EAST ASH	033-054-08	R-3	0.17	1,800	4	3	1
234	WEST TRUSLOW	032-252-04	R-3	0.20	1,800	4	3	1
319	EAST AMERIGE	033-081-17	R-3	0.32	1,800	4	3	1



	Address	APN	Zone	Parcel Size (ac)	Min. Lot Area per Unit (sf)	Max. Units	Existing Units	Potential Units
324	WEST TRUSLOW	032-172-13	R-3	0.17	1,800	4	3	1
328	WEST TRUSLOW	032-172-12	R-3	0.17	1,800	4	3	1
332	WEST TRUSLOW	032-172-11	R-3	0.17	1,800	4	3	1
334	EAST TRUSLOW	033-094-04	R-3	0.20	1,800	4	3	1
336	EAST TRUSLOW	033-094-03	R-3	0.20	1,800	4	3	1
340	EAST TRUSLOW	033-094-02	R-3	0.20	1,800	4	3	1
344	EAST TRUSLOW	033-094-01	R-3	0.20	1,800	4	3	1
344	WEST TRUSLOW	032-172-08	R-3	0.17	1,800	4	3	1
350	WEST TRUSLOW	032-172-07	R-3	0.17	1,800	4	3	1
505	WILLIAMSON	032-082-19	R-3	0.18	1,800	4	3	1
508	WEST AMERIGE	032-074-08	R-3	0.27	1,800	6	3	3
513	WEST WILSHIRE	032-064-21	R-3	0.20	1,800	4	3	1
514	WEST AMERIGE	032-074-07	R-3	0.22	1,800	5	3	2
514	WEST WILSHIRE	032-072-10	R-3	0.18	1,800	4	3	1
515	WEST AMERIGE	032-072-20	R-3	0.30	1,800	7	3	4
516	WEST AMERIGE	032-074-06	R-3	0.18	1,800	4	3	1
520	WEST AMERIGE	032-074-05	R-3	0.20	1,800	4	3	1
543	WEST AMERIGE	032-072-16	R-3	0.18	1,800	4	3	1
1010	SOUTH HIGHLAND	073-072-12	R-3	0.27	1,800	6	3	3
1707	PEPPER TREE LANE	028-330-02	R-3	0.39	1,800	9	3	6
1860	WEST VALENCIA	030-411-02	R-3	0.21	1,800	5	3	2
1866	WEST VALENCIA	030-411-12	R-3	0.21	1,800	5	3	2
1872	WEST VALENCIA	030-411-13	R-3	0.27	1,800	6	3	3
1914	WEST VALENCIA	030-421-06	R-3	0.21	1,800	5	3	2
1918	WEST VALENCIA	030-421-05	R-3	0.21	1,800	5	3	2
1926	WEST VALENCIA	030-421-04	R-3	0.21	1,800	5	3	2
1936	WEST VALENCIA	030-421-03	R-3	0.21	1,800	5	3	2
1942	WEST VALENCIA	030-421-02	R-3	0.21	1,800	4	3	1
3735	WEST FRANKLIN	070-222-22	R-3	0.27	1,800	6	3	3
3941	WEST FRANKLIN	070-221-18	R-3	0.22	1,800	5	3	2
	EAST ASH	033-052-19	R-3	0.21	1,800	5	3	2
	SOUTH CHESNUT	032-082-11	R-3	0.18	1,800	4	3	1
	SUNNYCREST	028-330-23	R-3	0.23	1,800	5	3	2
	WEST VALENCIA	030-421-07	R-3	0.21	1,800	5	3	2
137	NORTH PRITCHARD	030-052-06	R-3	0.36	1,800	8	4	4
141	NORTH PRITCHARD	030-052-05	R-3	0.36	1,800	8	4	4
245	WEST WILSHIRE	032-223-13	R-3	0.24	1,800	5	4	1
307	SOUTH MAGNOLIA	070-222-09	R-3	0.37	1,800	8	4	4
419	WEST VALENCIA	032-181-21	R-3	0.33	1,800	7	4	3
443	WEST VALENCIA	032-181-22	R-3	0.33	1,800	7	4	3
603	NORTH POMONA	029-032-08	R-3	0.23	1,800	5	4	1
3800	WEST FRANKLIN	070-224-04	R-3	0.22	1,800	5	4	1
3830	W VALENCIA	070-222-19	R-3	0.44	1,800	10	4	6
4010	FRANKLIN	070-223-05	R-3	0.21	1,800	5	4	1
4024	VALENCIA	070-221-24	R-3	0.28	1,800	6	4	2
	EAST VALENCIA	033-053-14	R-3	0.48	1,800	11	4	7
124	W VALENCIA MESA	028-330-16	R-3	0.29	1,800	7	5	2
1318	SOUTH PECKHAM	071-471-06	R-3	0.25	1,800	6	5	1
1801	CRISTINE PLACE	028-330-20	R-3	0.27	1,800	6	5	1
	SOUTH MAGNOLIA	070-222-10	R-3	0.38	1,800	9	5	4
115	NORTH PRITCHARD	030-052-19	R-3	0.35	1,800	8	6	2
1701	PEPPER TREE LANE	028-330-03	R-3	0.52	1,800	12	6	6
1708	PEPPER TREE LANE	028-330-05	R-3	0.30	1,800	7	6	1

Address	APN	Zone	Parcel Size (ac)	Min. Lot Area per Unit (sf)	Max. Units	Existing Units	Potential Units	
1807	CRISTINE PLACE	028-330-19	R-3	0.29	1,800	7	6	1
1411	SOUTH PECKHAM	071-051-91	R-3	0.48	1,800	11	7	4
	E COMMONWEALTH	033-084-16	R-3	0.48	1,800	11	8	3
	WEST TRUSLOW	032-172-05	R-3	0.68	1,800	16	8	8
3810	W VALENCIA	070-222-02	R-3	0.43	1,800	10	10	0
3926	W FRANKLIN	070-223-15	R-3	0.44	1,800	10	10	0
	WEST FRANKLIN	070-224-12	R-3	0.87	1,800	21	13	8
122	WEST MALVERN	032-212-20	R-3P	0.26	1,800	6	2	4
126	WEST MALVERN	032-212-08	R-3P	0.15	1,800	3	2	1
134	WEST MALVERN	032-212-06	R-3P	0.17	1,800	4	2	2
118	WEST MALVERN	032-212-10	R-3P	0.24	1,800	5	3	2
142	WEST MALVERN	032-212-02	R-3P	0.17	1,800	4	3	1
144	WEST MALVERN	032-212-01	R-3P	0.17	1,800	4	3	1
112	WEST MALVERN	032-212-11	R-3P	0.21	1,800	5	5	0
138	WEST MALVERN	032-212-05	R-3P	0.53	1,800	12	5	7
130	WEST MALVERN	032-212-07	R-3P	0.43	1,800	10	6	4
116	EAST VALENCIA	033-052-06	R-3P	0.17	1,800	4	2	2
120	EAST VALENCIA	033-052-07	R-3P	0.17	1,800	4	2	2
126	EAST VALENCIA	033-052-08	R-3P	0.17	1,800	4	2	2
127	EAST VALENCIA	033-051-06	R-3P	0.17	1,800	4	2	2
131	EAST VALENCIA	033-051-07	R-3P	0.17	1,800	4	2	2
133	EAST VALENCIA	033-051-08	R-3P	0.17	1,800	4	2	2
134	EAST VALENCIA	033-052-10	R-3P	0.17	1,800	4	2	2
137	EAST VALENCIA	033-051-09	R-3P	0.17	1,800	4	2	2
143	EAST VALENCIA	033-051-10	R-3P	0.17	1,800	4	2	2
144	EAST VALENCIA	033-052-12	R-3P	0.26	1,800	5	2	3
147	EAST VALENCIA	033-051-11	R-3P	0.17	1,800	4	2	2
112	EAST VALENCIA	033-052-05	R-3P	0.17	1,800	4	3	1
128	EAST VALENCIA	033-052-09	R-3P	0.17	1,800	4	3	1
	EAST VALENCIA	033-051-05	R-3P	0.17	1,800	4	3	1
119	EAST VALENCIA	033-051-04	R-3P	0.17	1,800	4	4	0
3007	BREA BOULEVARD	293-231-15	R-3R	1.20	2,200	23	1	22
	HOUSTON	071-511-05	R-3R	0.47	2,200	9	6	3

Total Development Potential of Underutilized Land 823

### **3. Unaccommodated Need from the Prior Planning Period**

Policy Action 1.1 of the prior Housing Element called for rezoning to accommodate an additional 647 lower-income units. Of this total, capacity for 324 units was required to be provided on sites zoned exclusively for residential use. In 2010 the Fullerton Transportation Center Specific Plan (FTCSP) was adopted, designating 39 acres for transit-oriented residential, commercial, and office uses. The FTCSP 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. Permitted densities range from 45 to 60 units per acre. The Mixed-Use C land use category permits only residential uses. The FTCSP further encourages at least 15% of units in any new development to be restricted to very-low, low or moderate income households.

As seen in Table B-5, the FTCSP has an estimated realistic capacity of 1,005 residential units (as compared to a maximum of 1,560 units) of which 283 units are in Mixed-Use C areas. Therefore, the FTCSP did not fully satisfy the requirement for 324 units of exclusive residential units established in the 4<sup>th</sup> cycle rezoning program, and an unaccommodated need of 41 exclusive residential lower-income units is carried over to the 5<sup>th</sup> cycle. The portion of the rezoning program that is not required to be exclusive residential was fully satisfied by mixed-use sites in the FTCSP. Policy Action 1.1(a) in the Housing Plan includes a commitment to rezone sites sufficient to accommodate 41 exclusive residential lower-income units in addition to the 5<sup>th</sup> cycle RHNA allocation of 710 lower-income units.

While the FTCSP created more residential development capacity than needed to accommodate the additional 647 lower-income units called for in the 4<sup>th</sup> cycle rezoning program, the regulations did not specify *minimum* density of 20 units/acre as required by *Government Code* Section 65583.2(h). To address this issue, Policy Action 1.1(b) includes a commitment to amend the FTCSP to establish a minimum density of 20 units/acre on Mixed-Use C sites plus at least 5.5 acres of Mixed-Use B sites in order to provide a total capacity of at least 647 units at a minimum density of 20 units/acre. These program actions would satisfy the requirements of *Government Code* Sec. 65584.09 (AB 1233).

### **4. Emergency Shelter Sites**

Exhibits B-3a through B-3d show sites where emergency shelters are currently permitted by-right based on existing regulations. Exhibit B-4 shows examples of underutilized properties in these areas (see additional discussion in Section 3.B.4 (Resources and Constraints)).

Exhibit B-3a: Potential Emergency Shelter Sites

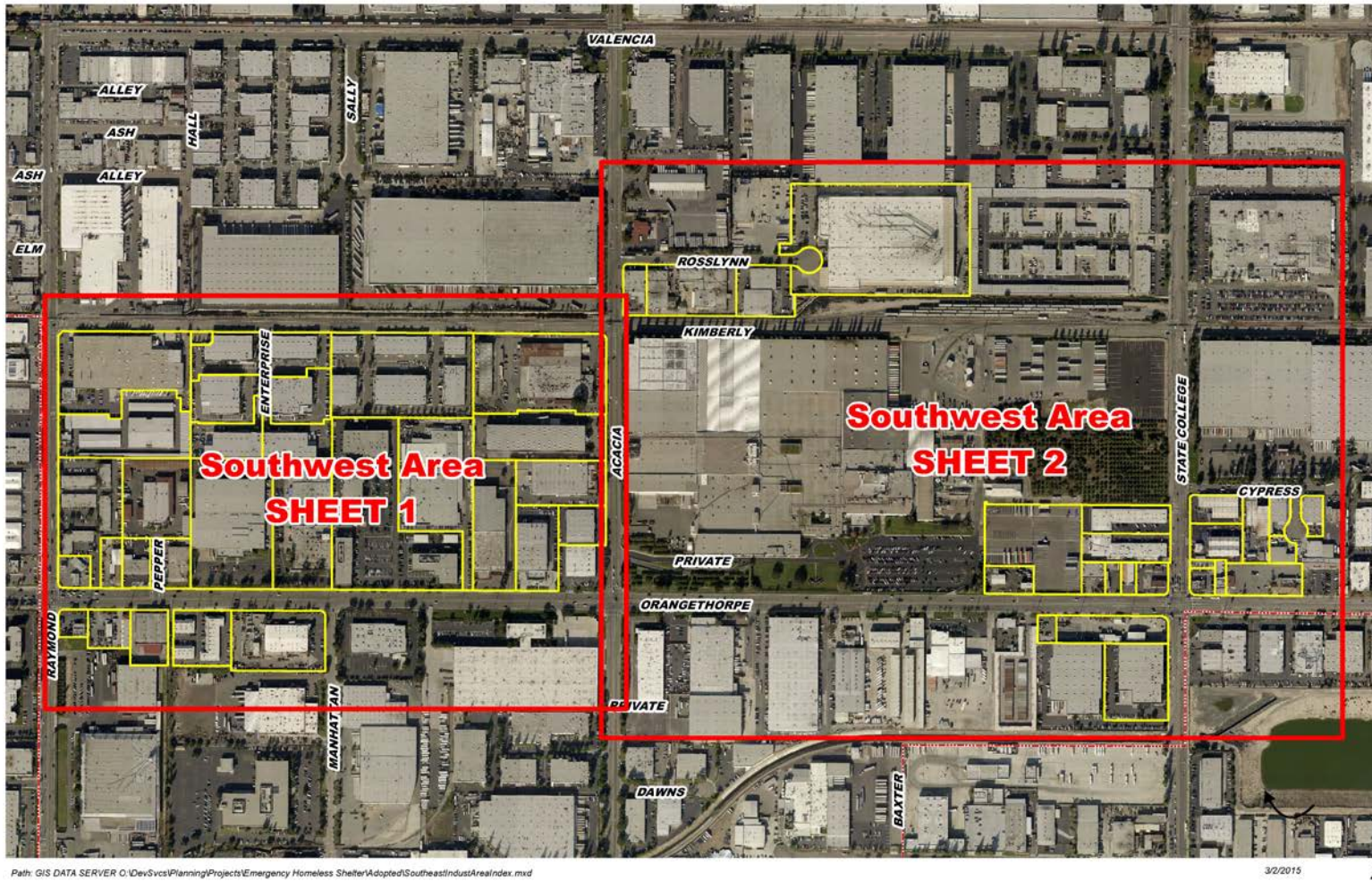


Path: GIS DATA SERVER O:\DevSvcs\Planning\Projects\Emergency Homeless Shelter\Adopted\NorthernIndustArea.mxd

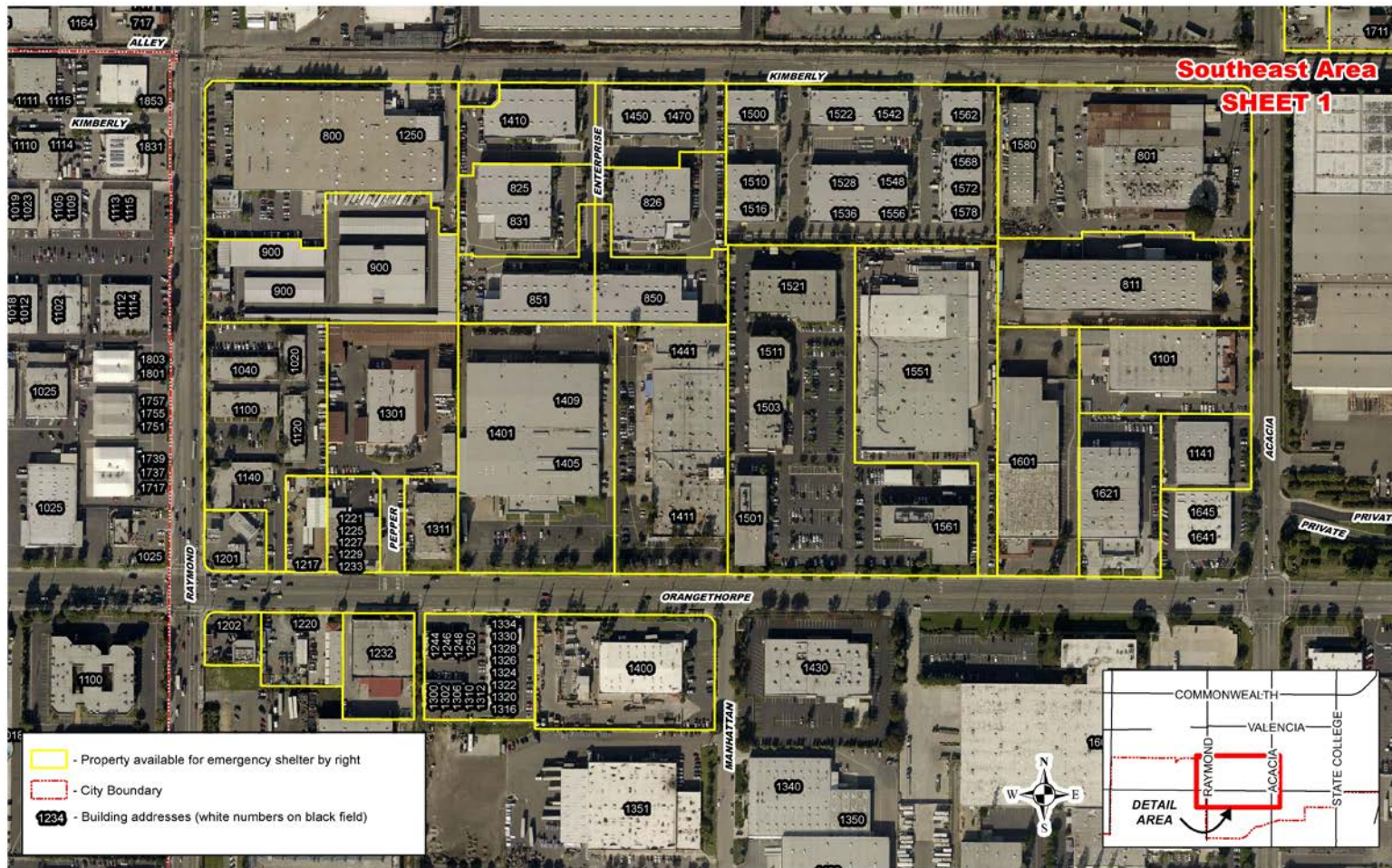
3/2/2015

1

Exhibit B-3b: Potential Emergency Shelter Sites



**Exhibit B-3c: Potential Emergency Shelter Sites**

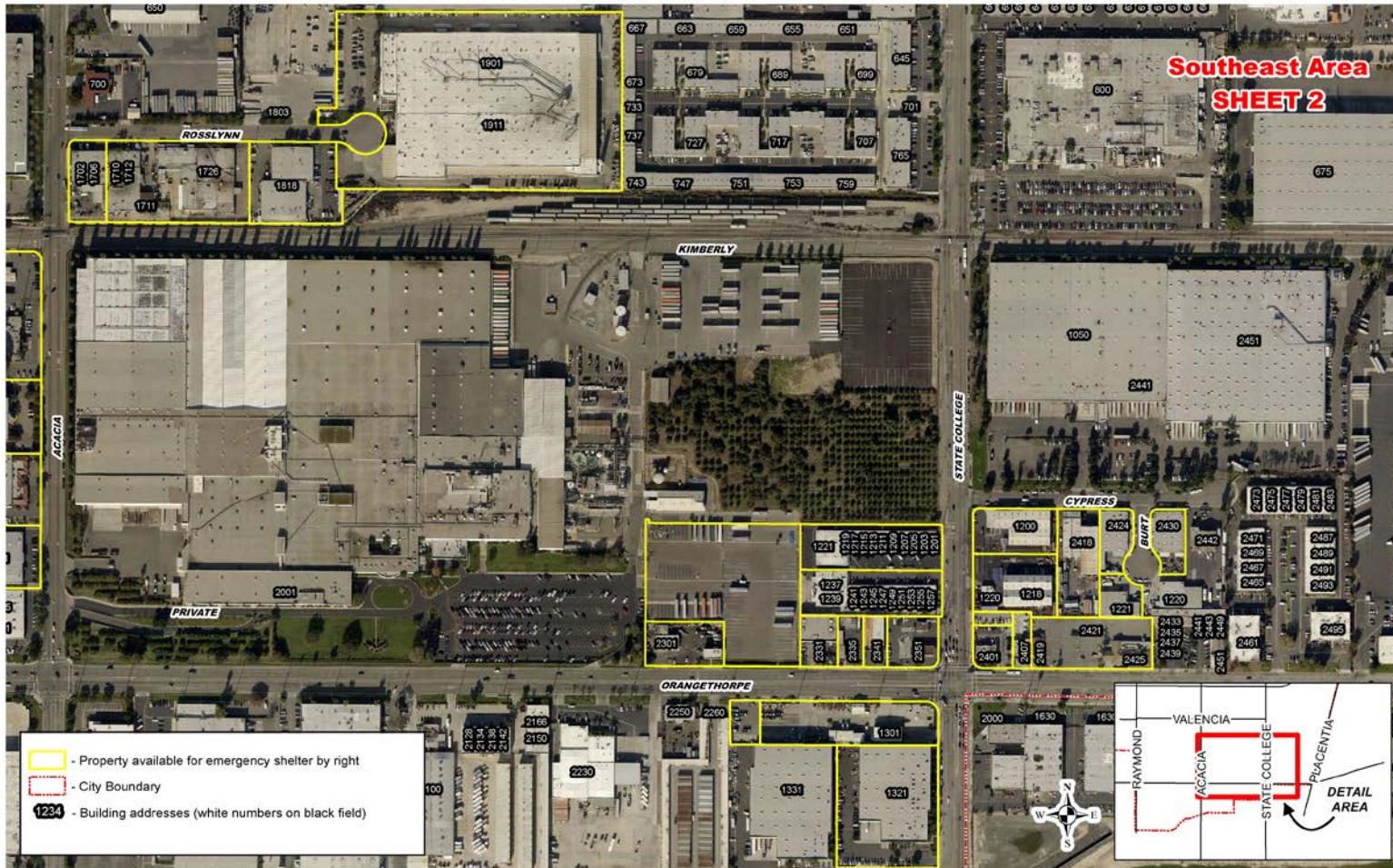


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3

**Exhibit B-3d: Potential Emergency Shelter Sites**



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**Exhibit B-4: Underutilized Emergency Shelter Sites**





# Appendix C: Analysis of Housing at Risk of Conversion

The State Housing Element Law requires jurisdictions to analyze government-assisted housing that is eligible for conversion from lower income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy, or mortgage insurance to an assisted housing development. Government assisted housing converts to market rate housing for a number of reasons including expiring subsidies, mortgage repayments, or expiration of affordability restrictions.

This section will address:

- An inventory of assisted housing units that are at-risk of converting to market rate housing
- An analysis of the costs of preserving and/or replacing these units
- Resources that could be used to preserve at-risk units
- Program efforts for preservation of at-risk housing units
- Quantified objectives for the number of at-risk units to be preserved during the Housing Element Planning Period

## 1. Inventory of At-Risk Units

Table D-1 lists assisted affordable units in the City. Of the eight projects, only one is considered to be at risk during the 2013-2023 period. This project, Amerige Villa Apartments, has 101 Section 8 units, which are on an annual renewal program.

Table D-1  
Assisted Housing Developments

Project	Address	Sec 8 Assist Units	Total Units	Program Type	Overall Exp Date	Financing	Loan Maturity Date	Owner	Risk Level
Acacia Villa (no City involvement)	1620 E. Chapman Ave.	0	0			232/223(f)	2/1/2037	Limited Dividend	None
<b>Amerige Villa Apts</b>	<b>343 W Amerige Ave.</b>	<b>101</b>	<b>101</b>	<b>Sec 8 NC</b>	<b>7/25/2011</b>	<b>223(a)(7)/221(d)(4)M</b>	<b>12/1/2019</b>	<b>Profit Motivated</b>	<b>Very High</b>
Cambridge Court Assisted Living (no City involvement)	1621 E. Commonwealth Ave.	0	0			232/223(f)	1/1/2037	Profit Motivated	None
Casa Maria Del Rio	2200 East Chapman Ave.	24	25	PRAC/811	5/31/2017	811		Non-Profit	Low
Evergreen At Fullerton (no City involvement)	2222 N. Harbor Blvd.	0	0			232/223(f)	8/1/2037	Profit Motivated	None
Fullerton Pointe Apartments (no City involvement)	1318-1424 S. Gilbert St.	0	65			207/223(f)	1/1/2040	Profit Motivated	None
Harbor View Terrace Apts (no City involvement)	2305 N Harbor Blvd	24	24	PRAC/811	5/31/2016	811		Non-Profit	Low
Windsor Gardens Care Center Of Fullerton (no City involvement)	245 E Wilshire Blvd	0	0			232/223(f)	1/1/2044	Profit Motivated	None
		<b>149</b>	<b>215</b>						

Source: SCAG based on California Housing Partnership Corp, 2012

### 2. Cost of Preservation Versus Replacement

There are many options for unit preservation: providing financial incentives to project owners to extend low income use restrictions, purchase of affordable housing units by or for a non-profit or public agency, or providing local subsidies to offset the difference between the affordable and market rate. Scenarios for preservation will depend on the type of project at-risk.

#### a. Rental Subsidy

One strategy for preserving the affordability of units lost to conversion is to provide a rent subsidy to residents. To determine the subsidy needed, HUD Fair Market Rents were compared to the affordable rent for very-low-income tenants. According to HUD, the FY2013 fair market rent for a 2-bedroom apartment in Orange County \$1,621 per month. Based on an affordable monthly rent of \$1,204 for a very-low-income 4-person household, the affordability “gap” is \$417 per month. Therefore, the total monthly rent subsidy for a 100-unit apartment project would be approximately \$41,700 per month, or about \$500,000 annually.

#### b. Replacement Cost

An alternative to providing rent subsidies is replacement of lost units either through new construction or purchase of existing units. Development costs vary based on location, land cost and unit size. For comparison purposes, a typical development cost of \$350,000 per unit is assumed. At this per-unit cost, development of a 100-unit project would require an investment of approximately \$35 million. Acquisition of existing units would likely be less expensive, depending on project location, age, condition and amenities. Assuming an approximate per-unit value of \$275,000, acquisition of 100 units would require an investment of \$27.5 million.

### 3. Resources for Preservation

A variety of programs exist to assist cities acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available to the City of Fullerton.

#### a. Federal Programs

- **Community Development Block Grant (CDBG)** – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment, and economic opportunity for principally low and moderate income persons. Funds can be used for housing acquisition, rehabilitation, economic development, and public services.
- **HOME Investment Partnership** – The City of Fullerton receives funds by formula from HUD to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include new construction, acquisition, rental assistance, and rehabilitation.

- **Section 8 Rental Assistance Program** – The Section 8 Rental Assistance program provides rental assistance payments to owners of private, market rate units on behalf of very-low income tenants. Rental assistance through Section 8 certificates administered by the Orange County Housing Authority (OCHA), which is supported by Fullerton. Approximately 665 households currently receive assistance through Section 8 Housing Choice Vouchers.
- **Section 811/202 Program (Supportive Housing for Persons with Disabilities/Elderly)** – Non-profit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of very-low-income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

### b. State Programs

- **California Housing Finance Agency (CalHFA) Multifamily Programs** – CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for low and moderate income families and individuals. One of the programs is the Acquisition Finance Program, which is designed to facilitate the acquisition of at-risk affordable housing developments and provide low-cost funding to preserve affordability.
- **Low Income Housing Tax Credit (LIHTC)** – This program provides tax credits to individuals and corporations that invest in low income rental housing. Tax credits are sold to those with high tax liability and proceeds are used to subsidize affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- **California Community Reinvestment Corporation (CCRC)** – The California Community Reinvestment Corporation is a multi-family affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.

### c. Housing Successor Agency

In June 2011, Governor Jerry Brown signed the FY 2011-12 State Budget including several budget trailer bills. Specifically, one “trailer” bill attached to the Budget, Assembly Bill X1 26 (AB 26), affected Redevelopment Agencies statewide. AB 26, known as the “Dissolution Act”, immediately suspended all new redevelopment activities and incurrence of indebtedness and dissolved redevelopment agencies effective October 1, 2011. In response to the passage of AB 26, the California Redevelopment Association and League of California Cities filed a lawsuit challenging the validity and constitutionality of AB 26. On December 29, 2011, the California Supreme Court issued its ruling on California Redevelopment Association v Matosantos, which

upheld AB 26 and dissolved all of the redevelopment agencies in California effective February 1, 2012.

As the Governor's plan to dissolve Redevelopment came to fruition, the City Council passed a resolution on January 10, 2012, to have the City serve as the Successor Agency to the Fullerton Redevelopment Agency (Agency). Pursuant to Health and Safety Code Section 34176, the City was also given the option to retain all of the housing assets and functions of the former Fullerton Redevelopment Agency. On January 17, 2012, City Council approved Resolution No. 2012-07 to this effect. In June 2012, Assembly Bill 1484 was passed by the State Legislature and signed by Governor Brown. Assembly Bill 1484 added new requirements to the redevelopment dissolution process, including agencies needing to receive a "finding of completion" to move forward with former redevelopment housing projects/existing obligations, which can occur after preparing due diligence review audits approved by the Department of Finance that determine the amount of funds to be remitted to the State. The City has met all of the requirements of Assembly Bill 1484, including the remittance of \$7.6 million in former Agency housing funds to be distributed to all affected taxing entities, and was issued a finding of completion in May 2013.

#### **d. Qualified Entities to Preserve At-Risk Units**

A number of non-profit corporations currently working in Fullerton or in Orange County have the experience and capacity to assist in preserving at-risk units. These non-profits include:

- BRIDGE Housing Corporation (San Francisco)
- Civic Center Barrio Housing Corporation (Santa Ana)
- Jamboree Housing Corporation (Irvine)
- Mercy Housing Corporation (San Francisco)

## Appendix D: Glossary of Housing Terms

**Above-moderate Income Household.** A household with an annual income usually greater than 120 percent of the area Median Family Income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Apartment.** An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

**Assisted Housing.** Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, State, or local housing programs including, but not limited to federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), federal Sections 213, 236, and 202, federal Section 221 (d) (3) (below-market interest rate program), federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

**Below-market-rate (BMR).** Any housing unit specifically priced to be sold or rented to low or moderate income households for an amount less than the fair market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low income” or “moderate income.” The financing of housing at less than prevailing interest rates.

**Build-out.** That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

**Community Development Block Grant (CDBG).** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Condominium.** A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See “Townhouse.”)

**Covenants, Conditions, and Restrictions (CC&Rs).** A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

**Deed.** A legal document that affects the transfer of ownership of real estate from the seller to the buyer.

**Density Bonus.** The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned; usually in exchange for the provision or preservation of an amenity at the same site or at another location.

**Density, Residential.** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

**Developable Land.** Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on natural resource areas.

**Down Payment.** Money paid by a buyer from his own funds, as opposed to that portion of the purchase price that is financed.

**Duplex.** A detached building under single ownership that is designed for occupancy as the residence of two families living independently of each other.

**Dwelling Unit (du).** A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

**Emergency Shelter.** A facility that provides immediate and short-term housing and supplemental services for the homeless. Supplemental services may include food, counseling, and access to other social programs. (See “Transitional Housing.”)

**Extremely-low Income Household.** A household with an annual income less than 30 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Fair Market Rent.** The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Existing Housing Program.

**Family.** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

**General Plan.** A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land

use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

**Goal.** A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

**Green Building.** Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

**Group Quarters.** Group quarters include nursing homes, orphanages, and prisons. Non-institutional group quarters include dormitories, shelters, and large boarding houses.

**Historic Preservation.** The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

**Historic Property.** A historic property is a structure or site that has significant historic, architectural, or cultural value.

**Household.** All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)

**Housing and Community Development Department (HCD).** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low and moderate income households.

**Housing Element.** One of the seven State-mandated elements of a local General Plan. It assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

**Housing Payment.** For ownership housing, this is defined as the mortgage payment, property taxes, insurance, and utilities. For rental housing this is defined as rent and utilities.

**Housing Ratio.** The ratio of the monthly housing payment to total gross monthly income. Also called Payment-to-Income Ratio or Front-End Ratio.

**Housing Unit.** The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

**Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the federal government that administers housing and community development programs.



**Impacted Areas.** Census tracts where more than 50 percent of the dwelling units house low and very-low income households.

**Implementing Policies.** The City's statements of its commitments to consistent actions.

**Implementation.** Actions, procedures, programs, or techniques that carry out policies.

**Infill Development.** The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

**Jobs-Housing Balance.** A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses the Southern California Association of Government's definition, which is a job total equal to 1.2 times the number of housing units within the area under consideration.

**Land Use Classification.** A system for classifying and designating the appropriate use of properties.

**Live-Work Units.** Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

**Low Income Household.** A household with an annual income usually no greater than 51 percent-80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Low Income Housing Tax Credits.** Tax reductions provided by the federal and State governments for investors in housing for low income households.

**Manufactured Housing.** Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

**Mixed-use.** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

**Moderate Income Household.** A household with an annual income usually no greater than 81 percent-120 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a

survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Modular Unit.** A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, education, or industrial use. Differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. California standards are more restrictive than federal standards in some respects (e.g., plumbing and energy conservation). Also called Factory-built Housing and regulated by State law of the title.

**Monthly Housing Expense.** Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

**Multiple-Family Building.** A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

**Ordinance.** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowding Housing Unit.** A housing unit in which the members of the household, or group. Are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one that is occupied by more than one person per room.

**Parcel.** A lot or tract of land.

**Persons with Disabilities.** Persons determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

**Planning Area.** The area directly addressed by the General Plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

**Policy.** A specific statement of principle or of guiding actions that implies clear commitment, but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

**Poverty Level.** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a Poverty Index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

**Program.** An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

**Redevelop.** To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

**Regional.** Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

**Regional Housing Needs Assessment (RHNA).** A quantification by the Southern California Association of Government of existing and projected housing need by household income group, for all localities within a region.

**Rehabilitation.** The repair, preservation, and/or improvement of substandard housing.

**Residential.** Land designated in the General Plan and Zoning Ordinance for building of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

**Residential Care Facility.** A facility that provides 24-hour care and supervision to its residents.

**Residential, Multiple-Family.** Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

**Residential, Single-Family.** A single dwelling unit on a building site.

**Retrofit.** To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

**Rezoning.** An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Second Unit.** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit.

**Section 8 Rental Assistance Program.** A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

**Senior Citizen.** A person 62 years of age or older, or 55 years of age or older in a senior citizen housing development. (California Civil Code Section 51.3.b.1)

**Shared Living.** The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared

living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.

**Single-family Dwelling, Attached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See “Townhouse.”)

**Single-family Dwelling, Detached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See “Family.”)

**Single Room Occupancy (SRO).** A single room, typically 80-250 square feet, with a sink and closet, but which may require the occupant to share a communal bathroom, shower, and kitchen.

**Subsidize.** To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or State income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

**Substandard Housing.** Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

**Target Areas.** Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very-low and low income households.

**Tax Increment.** Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community’s supply of very-low and low income housing.

**Tenure.** A housing unit is “owned” if the owner or co-owner lives in the unit, even if it is “mortgaged or not fully paid for. All other occupied units are classified as “rented,” including units rented for cash rent and those occupied without payment of cash rent.

**Townhouse.** A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

**Transitional Housing.** Shelter provide to the homeless for an extend period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See “Emergency Shelter.”)

**Undevelopable.** Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City are designated as “undevelopable” by the City.



**Very-low Income Household.** A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

## ACRONYMS USED

<b>ACS</b>	American Community Survey
<b>BMPs:</b>	Best Management Practices
<b>CalHFA:</b>	California Housing Finance Agency
<b>CALTRANS:</b>	California Department of Transportation
<b>CCRC:</b>	California Community Reinvestment Corporation
<b>CDBG:</b>	Community Development Block Grant
<b>CEQA:</b>	California Environmental Quality Act
<b>CIP:</b>	Capital Improvement Program
<b>CMP:</b>	Congestion Management Plan
<b>DIF:</b>	Development Impact Fee
<b>DU/ac:</b>	Dwelling units per acre
<b>EDD:</b>	California Employment Development Department
<b>FAR:</b>	Floor Area Ratio
<b>FEMA:</b>	Federal Emergency Management Agency
<b>GDP:</b>	General Development Plan
<b>HCD:</b>	California Department of Housing and Community Development
<b>HOA:</b>	Homeowners Association
<b>HUD:</b>	U.S. Department of Housing and Urban Development
<b>LAFCO:</b>	Local Agency Formation Commission
<b>LIHTC:</b>	Low Income Housing Tax Credit
<b>MFI:</b>	Median Family Income
<b>NPDES:</b>	National Pollutant Discharge Elimination System
<b>OCHA:</b>	Orange County Housing Authority
<b>PRD:</b>	Planned Residential Development
<b>RHNA:</b>	Regional Housing Needs Assessment
<b>RTP:</b>	Regional Transportation Plan
<b>SCAG:</b>	Southern California Association of Governments
<b>SF:</b>	Summary File (U.S. Census)
<b>SOI:</b>	Sphere of Influence
<b>SPA:</b>	Sectional Planning Area
<b>SPD:</b>	Specific Plan District
<b>SRO:</b>	Single Room Occupancy
<b>STF:</b>	Summary Tape File (U.S. Census)
<b>TOD:</b>	Transit-Oriented Development
<b>TDM:</b>	Transportation Demand Management
<b>TSM:</b>	Transportation Systems Management
<b>WCP:</b>	Water Conservation Plan