

2006-2014 Housing Element

Final

Adopted March 2, 2010



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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 January 2006 through June 2014.

B. Purpose and Content

The Housing Element addresses housing opportunities for current and future Fullerton residents through 2014 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 and certification 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 1998-2005 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.

C. Housing Element Update Process

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.

This Housing Element covers the Planning Period from January 2006 through June 2014. State planning law mandates that jurisdictions within the Southern California Association of Governments (SCAG) region update and adopt their Housing Element by June 30, 2008. It is intended that this Housing Element be reviewed annually and updated not less than every five years in order to remain relevant, useful, and reflective of the community's changing housing needs.

D. 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
A. Housing Needs Assessment	
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
State Housing Element Requirements
(continued)**

Required Housing Element Component	Reference
B. Goals and Policies	
12. Identification of goals, quantified objectives, and policies relative to maintenance, improvement, and development of housing	Section 4
C. Implementation Program	
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 each Element 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.

3. Relationship to Other Plans and Programs

The Housing Element identifies goals, objectives, policies, and actions for the 2006-2014 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 Redevelopment Plan. 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.

E. Housing Element Organization

The City of Fullerton's Housing Element is organized in four parts:

- **Introduction-** Explains the purpose, process, and content of the Housing Element.
- **Housing Needs Analysis-** Describes the demographic, economic, and housing characteristics of Fullerton as well as existing and future housing needs.
- **Resources and Constraints Analysis-** Analyzes the actual and potential governmental and non-governmental constraints to the maintenance, preservation, conservation, and development of housing.
- **Housing Policy Program-** Details specific policies and programs the City will carry out over the Planning Period to address Fullerton's housing goals.

Supporting background material is included in the following appendices:

- Appendix A: Community Outreach Summary
- Appendix B: Residential Land Resources
- Appendix C: Review of 1998-2005 Housing Element Performance
- Appendix D: Glossary of Housing Terms

F. Citizen Participation

The Housing Element was developed through the combined efforts of City staff and consultants, the General Plan Advisory Committee, the Planning Commission, and the City Council. Citizen input was received through public workshops and public hearings conducted by the General Plan Advisory Committee, 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. In addition, housing stakeholders-organizations involved in the development of housing or representing the interests of lower income and special needs households were contacted directly to participate in Stakeholder Meetings held in conjunction with the public workshops.

1. Community Workshops and Stakeholder Meetings

The following community workshop was advertised and open to the general public:



- Workshop 1: February 20, 2008, 7:00 p.m. at the Fullerton Senior Center

The following stakeholder meeting was held and stakeholder groups such as affordable housing developers, community groups, and housing advocacy groups were invited to participate:

- Stakeholder Meeting 1: February 20, 2008, 5:30 p.m. at the Fullerton Senior Center

During the Community Workshop and Stakeholder Meeting, participants were provided with an overview of the Housing Element update process and content. Participants were then asked to identify and discuss challenges, opportunities, and resources related to housing in Fullerton.

Comments received through the outreach activities have been considered in the development of the Housing Policy Program provided in Section 4 of this document. A summary of the comments is provided in Appendix A of the Housing Element.

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.

Primary data sources referenced include the 1990 and 2000 U.S. Census, the California Department of Finance (DOF), and the Southern California Association of Governments (SCAG). These sources are the most reliable for assessing existing conditions and provide a basis for comparison of historical data and forecasting. This section also includes data from the 2006 American Community Survey (ACS). The ACS provides an opportunity to utilize information for the period since the 2000 Census. The ACS is not as statistically accurate as the decennial census and is provided only to illustrate trends and change 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 DOF estimates Orange County's population was 3,098,121 in 2007, 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 1980 to 1990, the population increased by 24.7 percent. From 1990 to 2000, the County population increased by 18.1 percent. Table 2-1 lists the counties in southern California and their respective populations.

**Table 2-1
Regional Population Trends 1990-2007**

County	1990	2000	2007¹
Imperial County	109,303	142,361	172,672
Los Angeles County	8,863,164	9,519,338	10,331,939
Orange County	2,410,556	2,846,289	3,098,121
Riverside County	1,170,413	1,545,387	2,031,625
San Bernardino County	1,418,380	1,709,434	2,028,013
San Diego County	2,498,016	2,813,833	3,098,269
Ventura County	669,016	753,197	825,512

Notes:

¹ California Department of Finance, January 2007

Source: U.S. Census 2000 SF 1, 1990 STF 1, and the California Department of Finance, E4

According to the U.S. Census and 2006 ACS, Fullerton experienced a 10.6 percent population increase between 1990 and 2000 and an 8.8 percent increase between 2000 and 2006. The Center for Demographic Research at Cal State Fullerton forecasts a leveling population growth rate over the next 20 years with a forecast population of approximately 152,500 in 2030.

**Table 2-2
Population Growth 1990-2007**

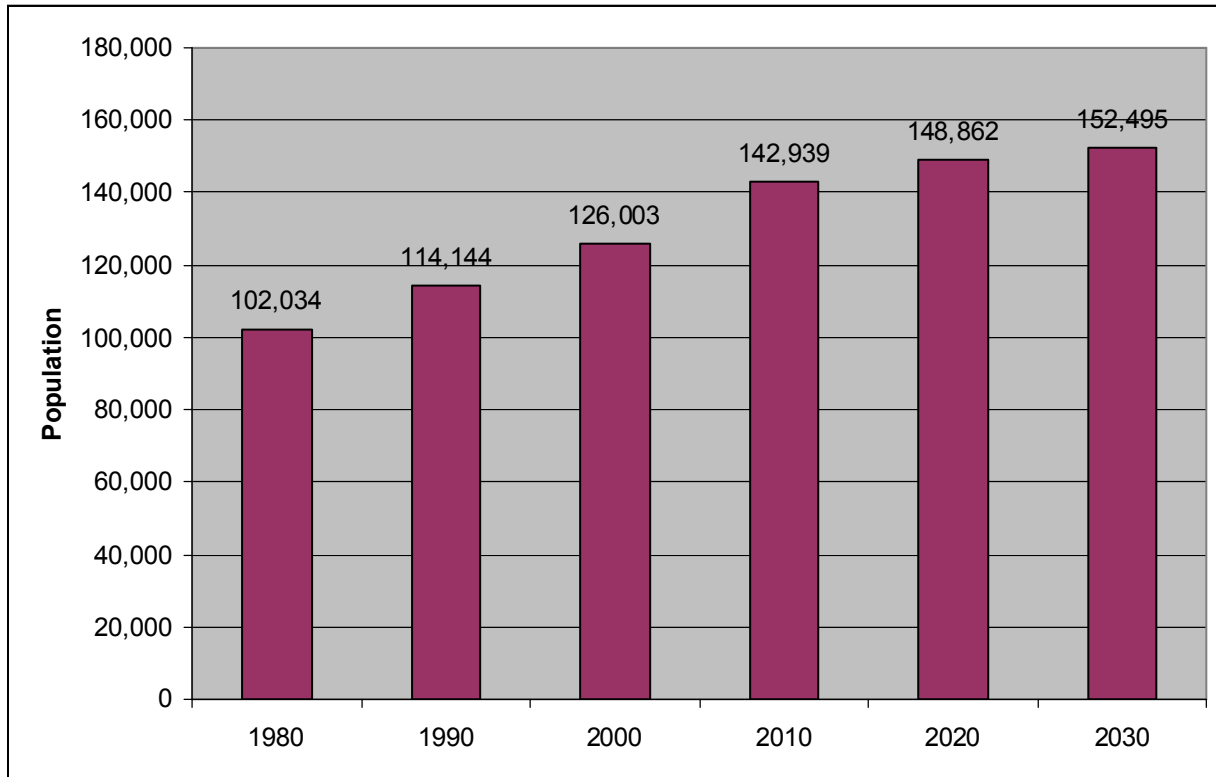
Jurisdiction	1990	2000	2007¹	1990-2000 Growth		2000-2007 Growth	
				Number	%	Number	%
Fullerton	114,144	126,246	137,367	12,102	10.6%	11,121	8.8%
Orange County	2,410,556	2,846,289	3,098,121	435,733	18.1%	251,832	8.8%

Note:

¹ California Department of Finance, January 2007

Source: U.S. Census 1990 STF3 P001, U.S. Census 2000 SF3 P1 and California Department of Finance E4

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



Source: U.S. Census 2000 SF3 P1 and CSUF Center for Demographic Research, 2007

b. Age Composition

Between 1990 and 2000, Fullerton experienced an increase in “preschool” (0-4 years), “school age” (5-17 years), “young adult” (18-24 years), “prime working” (25-54 years), and “senior citizen” (65+ years) categories. The “prime working” (25-54 years) population remains the largest age group in the City. According to estimates from the 2006 ACS, the percentage of “preschool”, “school age”, “young adult”, “retirement age,” and “senior citizens” in Fullerton has increased since 2000. The “preschool” age group is estimated to be 9.6 percent of the city’s total population. The “school” age group is estimated to be 17.8 percent of the City’s total population. The “young adult” age group is estimated to be 11.0 percent of the City’s total population. The “retirement” age group is estimated to be 10.1 percent of the City’s total population. The “senior citizen” age group is estimated to be 9.7 percent of the City’s total population.

Table 2-3
Age Distribution
1990-2006

Age Group	1990		2000		2006 ¹	
	Number	% of Population ²	Number	% of Population ²	Number	% of Population ²
Preschool (0-4 years)	7,626	6.7%	9,081	7.2%	12,951	9.6%
School Age (5-17 years)	18,108	15.9%	22,754	18.0%	23,946	17.8%
Young Adult (18-24 years)	15,795	13.8%	14,401	11.4%	14,833	11.0%
Prime Working (25-54 years)	51,099	44.8%	56,007	44.4%	56,439	41.9%
Retirement Age (55-64 years)	9,841	8.6%	9,837	7.8%	13,555	10.1%
Senior Citizen (65+ years)	11,675	10.2%	14,166	11.2%	13,127	9.7%
Total	114,144	100%	126,246	100%	134,851	100%

Notes:

¹Estimated data from 2006 American Community Survey for illustrative purposes only.

²Percentages may not add up to 100 percent due to rounding.

Source: U.S. Census 1990 STF3, P013, U.S. Census 2000 SF3, P8, 2006 ACS B01001, B01003

c. Race And Ethnicity

Fullerton residents are predominantly comprised of two racial/ethnic groups: White and Hispanic. In 2000, 48.5 percent of Fullerton residents were White and 30.3 percent were of Hispanic origin. Between 1990 and 2000, the White percentage of the total population declined by 15.8 percent, while persons of Hispanic origin increased 9 percent. The Asian and Pacific Islander population was the third largest ethnic group in the City with 16.2 percent of the population. The Asian and Pacific Islander percentage of the total population increased by 4.3 percent between 1990 and 2000.

From 2000 to 2006, the growth in the Asian and Pacific Islander and Hispanic groups continued, while the White population declined. The 2006 ACS estimates 30.9 percent of Fullerton's population are of Hispanic origin. The Asian and Pacific Islander population is estimated to be 21.9 percent of the total population and the White population is estimated to be 42.0 percent of the total population. The demographic changes experienced in Fullerton are consistent with the general trends experienced in Orange County.

**Table 2-4
Racial and Ethnic Composition
1990-2006¹**

Racial/Ethnic Group	1990		2000		2006 ¹		2000-2006 % Change
	Number	%	Number	% ³	Number	% ³	
White	73,408	64.3%	61,197	48.5%	56,645	42.0%	- 6.5%
Black	2,348	2.1%	2,286	1.8%	1,614	1.2%	-0.6%
American Indian & Alaska Native	369	0.3%	493	0.4%	207	0.2%	-0.2%
Asian or Pacific Islander	13,552	11.9%	20,419	16.2%	29,588	21.9%	5.7%
Hispanic	24,304	21.3%	38,260	30.3%	41,608	30.9 %	0.6%
Other	163	0.1%	290	0.3%	2,502	1.9%	1.9%
Two or more races ²	---	---	3,301	2.6%	2,687	2.0%	-0.6%
Total	114,144	100%	126,246	100%	134,851	100%	---

Notes:

¹Estimated data from 2006 American Community Survey for illustrative purposes only.

² The "Population of two or more races" category has been added in 2000 U.S. Census. Data may not be comparable.

³Percentages may not add up to 100 percent due to rounding.

Source: U.S. Census 1990 STF 1, P010, U.S. Census 2000 SF3, P7 and 2006 ACS B03002

2. Employment Trends

Housing needs are influenced by employment trends. Local employment opportunities can lead to growth in demand for local housing. Wages paid for available employment can also influence the need for various housing types and prices.

As shown in Table 2-5, the largest group of Fullerton residents was employed in educational, health, and social services in 2000. This accounts for 17.9 percent of the total labor force. Manufacturing employed the second largest group of Fullerton residents, equaling 17.5 percent of the total labor force. Twelve percent were employed in retail trade. Ten percent were employed in professional, scientific, management, administrative, and waste management services. Nine percent were employed in arts, entertainment, recreation, accommodation, and food services.

Based on 2006 ACS estimates, the percentage of Fullerton residents employed in educational, health, and social services declined to 17.2 percent of the labor force. The percentage of residents employed in the manufacturing industry declined to 14.7 percent of the labor force. Residents employed in retail trade increased to an estimated 12.2 percent. Those in professional, scientific, management, administrative, and waste management services remained relatively the same with an estimate of 10.6 percent of the labor force and those in arts, entertainment, recreation, accommodation, and food services remained relatively the same with an estimate of 9.6 percent of the labor force.

Table 2-5
Employment by Industry¹
2000 Census

Industry	Fullerton		Orange County	
	Employees	%	Employees	%²
Agriculture, forestry, fishing, hunting, and mining	136	0.2%	4,872	0.4%
Construction	3,285	5.5%	81,822	6.1%
Manufacturing	10,374	17.5%	227,495	17.0%
Wholesale trade	3,315	5.6%	67,541	5.0%
Retail trade	6,860	11.6%	150,462	11.2%
Transportation and warehousing, and utilities	2,500	4.2%	48,103	3.6%
Information	1,802	3.0%	38,339	2.9%
Finance, insurance, real estate, and rental and leasing	4,254	7.2%	117,351	8.8%
Professional, scientific, management, administrative, and waste management services	6,139	10.3%	168,930	12.6%
Educational, health and social services	10,613	17.9%	216,017	16.1%
Arts, entertainment, recreation, accommodation and food services	5,558	9.4%	111,469	8.3%
Other services (except public administration)	2,983	5.0%	67,009	5.0%
Public Administration	1,513	2.6%	39,428	2.9%
Total	59,332	100%	1,338,838	100%

Notes:

¹ Data cited for the Fullerton population, and does not represent the number of jobs in Fullerton.

² Percentages may not add up to 100 percent due to rounding.

Source: U.S. Census 2000 SF3, P49

Table 2-6
Estimated Employment by Industry^{1, 2}
2006 ACS

Industry	Fullerton		Orange County	
	Employees	%	Employees	%
Agriculture, forestry, fishing, hunting, and mining	488	0.8%	6,438	0.4%
Construction	5,031	7.9%	104,634	7.1%
Manufacturing	8,753	13.7%	207,636	14.2%
Wholesale trade	3,208	5.0%	65,313	4.5%
Retail trade	7,793	12.2%	161,028	11.0%
Transportation and warehousing, and utilities	2,068	3.2%	50,620	3.5%
Information	1,234	1.9%	34,021	2.3%
Finance, insurance, real estate, and rental and leasing	5,350	8.4%	148,697	10.1%
Professional, scientific, management, administrative, and waste management services	6,776	10.6%	193,093	13.2%
Educational, health, and social services	11,025	17.2%	241,299	16.5%
Arts, entertainment, recreation, accommodation, and food services	6,138	9.6%	132,658	9.0%
Other services (except public administration)	4,054	6.3%	80,428	5.5%
Public Administration	2,045	3.2%	40,029	2.7%
Total	63,963	100%	1,465,894	100%

Notes:

¹ Data cited for the Fullerton population, and does not represent the number of jobs in Fullerton.

² Estimated data from 2006 American Community Survey for illustrative purposes only.

Source: 2006 ACS B24030

As shown in Table 2-7, California State University, Fullerton is the top single employer in the City 5,634 employees in 200. Other large employers in Fullerton include St. Jude Medical Center (2,750 employees) and Raytheon Systems Company (1,500 employees).

**Table 2-7
City of Fullerton
Major Employers in 2007**

Employer	Number of Employees
California State University, Fullerton	5,634
St. Jude Medical Center	2,750
Raytheon Systems Company	1,500
Fullerton School District	1,452
Fullerton Joint Union High School District	1,410
Beckman Coulter	1,300
Fullerton College	1,123
Alcoa Fastening Systems	1,000
City of Fullerton	964
Albertsons	920
FoxConn	800
St. Jude Heritage Health	750
Target	650
Kraft Foods	475
Kimberly Clark	450

Source: California Employment Development Department, 2007

As shown in Table 2-8, Fullerton's labor force increased from 65,400 in 2000 to an estimated 71,800 in 2006. According to the California Employment Development Department, the unemployment rate in Fullerton for 2006 was 3.8 percent. The unemployment rate for Fullerton was higher than the County's unemployment rate of 3.4 percent in 2006.

**Table 2-8
City of Fullerton
Labor Force Trends 2000-2006**

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	70,100	66,700	3,400	4.8%
2004	70,100	66,700	3,400	4.8%
2005	71,000	68,000	3,000	4.2%
2006	71,800	69,000	2,800	3.8%

Source: State of California Employment Development Department (EDD), 2006

3. Household Characteristics

This section describes Fullerton's household characteristics. 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. The U.S. Census Bureau defines a family as related persons living within a single housing unit.

a. Household Formation and Composition

In 2000, the U.S. Census Bureau reported 43,581 households in Fullerton, a 6.2 percent increase from 1990. In comparison, total households in Orange County increased by 12.8 percent between 1990 and 2000 and total households in California increased by 10.6 percent. Estimates for 2006 show the number of households in Fullerton continues to grow at a slower pace than the County and the State. The 2006 ACS estimates 44,179 households in Fullerton, a 1.4 percent increase from 2000.

**Table 2-9
Total Households
1990-2006**

Area	1990	2000	2006 ¹	Percent Increase 1990-2000	Percent Increase 2000-2006
Fullerton	41,025	43,581	44,179	6.2%	1.4%
Orange County	828,849	935,287	971,208	12.8%	3.8%
California	10,399,700	11,502,870	12,151,227	10.6%	5.6%

Notes:

¹Estimated data from 2006 American Community Survey for illustrative purposes only.

Source: U.S. Census 1990 STF3, P005, U.S. Census 2000 SF3, H16 and 2006 ACS B11012

The average persons per household in Fullerton was 2.82 in 2000. DOF estimates that in 2007 persons per household increased to 2.92. As shown in Table 2-10, average persons per household in Fullerton continues to be lower than the County.

**Table 2-10
Average Persons per Household
2000-2007**

Jurisdiction	2000 ¹	2007 ²
Fullerton	2.82	2.92
Orange County	3.00	3.09

Source: ¹U.S. Census 2000 SF3, ²Department of Finance Table 2- E-5, 2007

As shown in Table 2-11, two person and three-to-four person households made up the largest segment of owner-occupied households in 2000, while one-person households made up the largest segment renter-occupied households. Approximately 13.5 percent of total households were renter-occupied households of one person. Of the total households, 31.0 percent had three-to-four persons; 30.7 percent had 2 persons; 23.5 percent had one person; and, 14.8 percent had five or more persons.

Table 2-11
Household Size Distribution
2000

Household Size	Total Households¹	% of Total	Renter Households	% of Total²	Owner Households	% of Total²
1 Person	10,221	23.5%	5,841	13.4%	4,380	10.1%
2 Persons	13,396	30.7%	5,544	12.7%	7,852	18.0%
3-4 Persons	13,521	31.0%	5,623	12.9%	7,898	18.1%
5+ Persons	6,443	14.8%	3,132	7.2%	3,311	7.6%
Total	43,581	100%	20,140	46.2%	23,441	53.8%

Notes:

¹ Represents Total Households

² Percent of Total Households

Source: U.S. Census 2000 SF3 H17

Estimates from the 2006 ACS indicate the percentage of renter-occupied households comprised of one person remained the same as 2000, while the share of renter-occupied households with two and three-to-four persons decreased slightly. The percentages of owner-occupied households of three-to-four persons have increased to 21.7 percent of total households, while the percentages of owner-occupied households of two persons have decreased to 16.8 percent of total households.

Table 2-12
Estimated Household Size Distribution
2006¹

Household Size	Total Households²	% of Total⁴	Renter Households	% of Total^{3, 4}	Owner Households	% of Total^{3, 4}
1 Person	10,130	23.2%	5,933	13.4%	4,197	9.5%
2 Persons	12,593	28.9%	5,193	11.8%	7,400	16.8%
3-4 Persons	14,807	34.0%	5,242	11.9%	9,565	21.7%
5+ Persons	6,649	15.3%	3,176	7.2%	3,473	7.9%
Total	44,179	100%	19,544	44.3%	24,635	55.9%

Notes:

¹ Estimated data from 2006 American Community Survey for illustrative purposes only.

² Represents Total Households

³ Percent of Total Households

⁴ Percentages may not add up to 100% due to rounding.

Source: 2006 ACS B25009

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 2008 Median Family Income (MFI) for Orange County, including the City of Fullerton, is \$84,100.

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.

Table 2-13 shows the income ranges for each income category based on the 2008 HUD MFI for Orange County.

Affordability Category	Percent of County Median¹	Income Range (\$)²
Extremely-low Income	<30%	<\$25,230
Very-low Income	30%-50%	\$25,230-\$42,050
Low Income	51%-80%	\$42,051-\$67,280
Moderate Income	81%-120%	\$67,281-\$100,920
Above-moderate Income	>120%	>\$100,920

Notes:

¹ Based on HCD income categories.

² Based on 2008 HUD MFI of \$84,100 for Orange County

The HUD Median Family Income for Orange County was \$68,300 in 2000. Based on 2000 U.S. Census information shown in Table 2-14, 19.8 percent of Fullerton's owner-occupied households and 33.5 percent of renter-occupied households had an income less than \$35,000 in 1999. These households were within the very-low and extremely-low income categories. Sixty-three percent of renter-occupied households and 46.7 percent of owner-occupied households were within the very-low and low income categories. Approximately 16.4 percent of all Fullerton households were within the extremely-low income category in 2000.

**Table 2-14
Household Income by Tenure
In 1999**

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Number	% ¹	Number	% ¹	Number	% ¹
Less than \$5,000	305	1.3%	1,018	5.0%	1,323	3.0%
\$5,000 to \$9,999	448	1.9%	1,113	5.5%	1,561	3.6%
\$10,000 to \$14,999	521	2.2%	1,483	7.4%	2,004	4.6%
\$15,000 to \$19,999	765	3.2%	1,507	7.5%	2,272	5.2%
\$20,000 to \$24,999	798	3.4%	1,438	7.1%	2,236	5.1%
\$25,000 to \$34,999	1,830	7.8%	3,380	16.8%	5,210	12.0%
\$35,000 to \$49,999	2,938	12.5%	4,304	21.4%	7,242	16.6%
\$50,000 to \$74,999	5,393	23.0%	3,675	18.2%	9,068	21.0%
\$75,000 to \$99,999	3,864	16.5%	1,283	6.4%	5,147	11.8%
\$100,000 to \$149,000	3,920	16.7%	574	2.9%	4,494	10.3%
\$150,000 or more	2,659	11.3%	365	1.8%	3,024	6.9%
Total	23,441	100%	20,140	100%	43,581	100%

Notes:

¹ Percentages may not equal 100 percent due to rounding

Source: U.S. Census 2000 SF3 HCT11

The 2006 ACS provides updated information on the household income distribution. Estimates from 2006 indicate 14.2 percent of Fullerton's owner-occupied households and 46.2 percent of renter-occupied households had an income less than \$35,000, within the very-low and extremely-low income categories for 2006. Approximately 35.7 percent of owner-occupied households and 60.8 percent of renter-occupied households were within the very-low and low income categories. Approximately 13 percent of Fullerton's households were estimated to be in the extremely-low income category in 2006.

Table 2-15
Estimated Household Income by Tenure
In 2006¹

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Number	% ²	Number	% ²	Number	% ²
Less than \$5,000	130	0.5%	1,840	9.4%	1,970	4.5%
\$5,000 to \$9,999	165	0.7%	819	4.2%	984	2.2%
\$10,000 to \$14,999	668	2.7%	991	5.1%	1,659	3.8%
\$15,000 to \$19,999	702	2.8%	490	2.5%	1,192	2.7%
\$20,000 to \$24,999	767	3.1%	2,523	13.0%	3,290	7.4%
\$25,000 to \$34,999	1,096	4.4%	2,337	12.0%	3,433	7.8%
\$35,000 to \$49,999	1,944	7.9%	2,763	14.1%	4,707	10.7%
\$50,000 to \$74,999	5,001	20.3%	4,250	21.7%	9,251	21.0%
\$75,000 to \$99,999	3,712	15.1%	1,896	9.7%	5,608	12.7%
\$100,000 to \$149,000	6,696	27.2%	1,111	5.7%	7,807	17.7%
\$150,000 or more	3,754	15.2%	524	2.6%	4,278	9.7%
Total	24,635	100%	19,544	100%	44,179	100%

Notes:

¹ Estimated data from 2006 American Community Survey for illustrative purposes only

² Percentages may not equal 100% due to rounding

Source: 2006 ACS B25118

The median household income for the City of Fullerton in 2000 was \$49,833, approximately \$8,700 less than the median income for the County. Within the City, the median income for owner-occupied households (\$69,020) was higher than the median income for renter-occupied households (\$35,356). Estimates from the American Community Survey show the median income in 2006 for the City was \$62,124. The median income for owner-occupied households continues to be higher than renter-occupied households' median income. The estimated median household income for the City is approximately \$8,100 less than the County.

Table 2-16
2000-2006 Median Household Income by Tenure

Jurisdiction	2000 Median Income	2006 Estimated Median Income ¹
City of Fullerton	\$49,833	\$62,124
Owner-Occupied Households	\$69,020	\$86,341
Renter-Occupied Households	\$35,356	\$40,362
Orange County	\$58,500	\$70,232

Notes:

¹ Estimated data from 2006 American Community Survey for illustrative purposes only.

Source: U.S. Census 2000 SF3 HCT 12 and 2006 ACS B25119

4. Housing Inventory & Market Conditions

This section describes the housing stock and market conditions in the City of Fullerton. By analyzing past and current housing trends, future housing needs can be projected.

a. Housing Stock Profile

According to the 1990 U.S. Census, approximately five percent of Orange County’s housing units were within Fullerton’s boundaries. This number decreased in 2000 to 4.6 percent and to 4.5 percent in 2006. In 1990, Fullerton had 42,956 housing units. By 2000, the City experienced a 0.3 percent increase in housing units. By 2006, the ACS estimates 45,796 housing units within the City.

**Table 2-17
Number of Housing Units
Fullerton and Orange County
1990-2006**

Year	Fullerton	Orange County	Fullerton as % of total Orange County units
1990	42,956	875,072	4.9%
2000	44,755	969,484	4.6%
2006 ¹	45,796	1,023,053	4.5%

Notes:

¹ Estimated data from 2006 American Community Survey for illustrative purposes only.

Source: U.S. Census 1990 STF3 H001, U.S. Census 2000 SF3 H1, and 2006 ACS B25001

i. Unit Size

In 2000, the majority (52 percent) of renter-occupied units were studio or 1-bedroom units. The second largest group of renter-occupied units had 2 bedrooms (35.7 percent). Forty-two percent of owner-occupied units had 3 bedrooms and 28 percent had 4 bedrooms.

Estimates from 2006 show the number of studio and 1-bedroom renter-occupied units declined while the units with 2 or more bedrooms increased. The number of studio, 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom owner-occupied units declined, while the number of owner-occupied units with 5 or more bedrooms increased.

Table 2-18
Unit Size by Tenure
2000

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% ¹	Units	%	Units	%
Studio/1 bedroom	1,608	6.9%	10,453	52.0%	12,061	27.7%
2 bedrooms	4,053	17.3%	7,191	35.7%	11,244	25.8%
3 bedrooms	9,827	41.9%	1,921	9.5%	11,748	27.0%
4 bedrooms	6,584	28.0%	511	2.5%	7,095	16.2%
5 or more bedrooms	1,369	5.8%	64	0.3%	1,433	3.3%
Total	23,441	100%	20,140	100%	43,581	100%

Notes:

¹ Percentages may not equal 100% due to rounding

Source: U.S. Census 2000 SF3 H42

Table 2-19
Estimated Unit Size by Tenure
2006¹

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% ²	Units	%	Units	% ²
Studio/ 1 bedroom	782	3.2%	8,669	44.4%	9,451	21.3%
2 bedrooms	3,053	12.4%	7,471	38.2%	10,524	23.8%
3 bedrooms	9,990	41.0%	2,752	14.1%	12,742	28.8%
4 bedrooms	8,992	37.0%	536	2.7%	9,528	21.6%
5 or more bedrooms	1,818	7.4%	116	0.6%	1,934	4.4%
Total	24,635	100%	19,544	100%	44,179	100%

Notes:

¹ Estimated data from 2006 from American Community Survey for illustrative purposes only.

² Percentages may not equal 100% due to rounding

Source: U.S. Census 2006 ACS B25042

ii. Unit Type

The 2000 U.S. Census shows single-family detached housing, with 22,476 units, was the largest housing type in Fullerton. Multi-family units were the second largest group with 17,631 units. From 1990 to 2000, the number of units for single-family detached and multi-family housing types increased, while the number of units in all other housing type categories decreased.

Owner-occupied housing units were predominately single-family detached, comprising approximately 81 percent of all owner-occupied units. The majority of renter-occupied units

were multi-family (5 or more units in the complex) with approximately 62 percent of total renter-occupied units.

**Table 2-20
Housing Inventory by Unit Type
1990-2006**

Housing Type	1990	% of Total²	2000	% of Total²	2006¹	% of Total
Single-family, detached	21,532	50.1%	22,476	50.2%	23,716	51.8%
Single-family, attached	3,789	8.8%	3,727	8.3%	4,066	8.9%
Multi-family	16,234	37.8%	17,631	39.3%	17,435	38.0%
Mobile homes	877	2.0%	861	1.9%	579	1.3%
Other (Boats, RV, etc.)	524	1.2%	60	0.1%	0	0%
Total Housing	42,956	100%	44,755	100%	45,796	100%

Note;

¹ Estimated data from 2006 American Community Survey for illustrative purposes only

² Percentages may not equal 100 percent due to rounding

Source: U.S. Census 1990 STF3 H020, U.S. Census 2000 SF3 H30, and 2006 ACS B25024

**Table 2-21
Unit Type by Tenure
2000**

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	%¹	Units	%¹	Units	%¹
Single-family, detached	19,068	81.3%	3,114	15.5%	22,182	51.0%
Single-family, attached	2,361	10.1%	1,276	6.3%	3,637	8.3%
Multi-family (2-4 units)	291	1.2%	3,216	16.0%	3,507	8.0%
Multi-family (5+ units)	965	4.1%	12,432	61.7%	13,397	30.7%
Mobile Homes	728	3.1%	74	0.4%	802	2.0%
Other (Boats, RV, etc.)	28	0.1%	28	0.1%	56	0.1%
Total	23,441	100%	20,140	100%	43,581	100%

Notes:

¹ Percentages may not equal 100 percent due to rounding

Source: U.S. Census 2000 SF3 H32

In 2006, the ACS estimated the number of single-family detached and multi-family (5 or more units in the complex) units increased, while the number of single-family attached units remained relatively constant. The number of multi-family (4 or less units in the complex) decreased, along with the number of mobile homes and those in the “other” category. Single-family, detached units remain the largest housing type in the City.

Table 2-22
Estimated Unit Type by Tenure
2006¹

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% ²	Units	% ²	Units	% ²
Single-family, detached	20,233	82.1%	2,714	13.9%	22,947	51.9%
Single-family, attached	2,445	10.0%	1,189	6.0%	3,634	8.2%
Multi-family (2-4 units)	259	1.0%	3,120	16.0%	3,379	7.6%
Multi-family (5+ units)	1,119	4.5%	12,521	64.0%	13,640	30.9%
Mobile Homes	579	2.4%	0	0%	579	2.4%
Other (Boats, RV, etc.)	0	0%	0	0%	0	0%
Total	24,635	100%	19,544	100%	44,179	100%

Notes:

¹ Estimated data from 2006 American Community Survey for illustrative purposes only

² Percentages may not equal 100 percent due to rounding

Source: 2006 ACS B25032

b. Tenure

Approximately 53.8 percent of Fullerton's housing units were owner-occupied and 46.2 percent of the units were renter-occupied in 2000. As shown in Table 2-23, the percentage of owner-occupied units in Fullerton was comparatively less than Orange County and California.

Table 2-23
Occupied Units by Tenure
2000

	Owner-Occupied		Renter- Occupied		Total	
	Number	% ¹	Number	% ¹	Number	% ¹
Fullerton	23,441	53.8%	20,140	46.2%	43,581	100%
Orange County	574,193	61.4%	361,094	38.6%	935,287	100%
California	6,546,237	56.9%	4,956,633	43.1%	11,502,870	100%

Notes:

¹ Percentages may not equal 100 percent due to rounding.

Source: U.S. Census 2000 SF3 H7

The 2006 ACS estimates owner-occupied units in the City have increased to 55.8 percent. The percentage of owner-occupied units in Orange County and California has also increased.

Table 2-24
Estimated Occupied Units by Tenure
2006¹

	Owner-Occupied		Renter- Occupied		Total	
	Number	%²	Number	%²	Number	%²
Fullerton	24,635	55.8%	19,544	44.2%	44,179	100%
Orange County	605,615	62.4%	365,593	37.6%	971,208	100%
California	7,102,197	58.4%	5,049,030	41.6%	12,151,227	100%

Notes:

¹ Estimated data from 2006 American Community Survey for illustrative purposes only.

² Percentages may not equal 100 percent due to rounding.

Source: 2006 ACS B25003

c. Vacancy Rates

Vacancy rates are an indicator of housing supply and housing demand. Low vacancy rates influence greater upward price pressure. A higher vacancy rate indicates downward price pressure. A four to five percent vacancy rate is considered “healthy.” In 2000, the vacancy rate in Fullerton was 2.6 percent. The estimated vacancy rate based on the 2006 ACS was 3.5 percent.

Table 2-25
Occupancy Status
2000- 2006

Occupancy Status	2000	Percent	2006¹	Percent
Occupied Housing Units	43,581	97.4%	44,179	96.5%
Vacant Housing Units	1,174	2.6%	1,617	3.5%
Total Housing Units	44,755	100%	45,796	100%

Notes:

¹ Estimated data from 2006 American Community Survey for illustrative purposes only.

Source: U.S. Census 2000 SF3, H6 and 2006 ACS B25001 and B25003

d. 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 over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Table 2-26 categorizes the City’s housing units by the year of construction. According to the

U.S. Census Bureau, 37,021 (83 percent) of Fullerton's housing units were constructed prior to 1980. Thirty-four percent (14,988) of the City's housing units were constructed prior to 1960.

Table 2-26
Housing Stock by Year Built

Year Built	Units	Percent
1995 - 1998	992	2.2%
1990 - 1994	1,417	3.2%
1980 - 1989	4,989	11.2%
1970 - 1979	12,226	27.5%
1960 - 1969	9,807	22.3%
1950 - 1959	10,746	24.2%
1940 - 1949	1,856	4.2%
1939 or earlier	2,386	5.4%
Total Housing Units	44,419	100%

Source: U.S. Census SF3, H34

The U.S. Census provides data on housing tenure by age. Approximately 95 percent of owner-occupied units in the City were built before 1980 and 63.7 percent were built before 1960. Of the renter-occupied units, 92.5 percent were built before 1980 and 46.7 percent were built before 1960. Table 2-27 provides a summary of housing unit tenure by age.

Table 2-27
Tenure by Age of Housing Stock

Year Built	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	%¹	Units	%¹	Units	%¹
1999 - March 2000	160	0.7%	119	0.6%	279	0.6%
1995 - 1998	516	2.2%	457	2.3%	973	2.2%
1990 - 1994	427	1.8%	937	4.7%	1,364	3.1%
1980 - 1989	2,363	10.0%	2,490	12.4%	4,853	11.1%
1970 - 1979	5,006	21.4%	6,725	33.4%	11,731	26.9%
1960 - 1969	5,004	21.3%	4,610	22.9%	9,614	22.0%
1950 - 1959	7,704	32.9%	2,908	14.4%	10,612	24.3%
1940 - 1949	1,066	4.5%	768	3.8%	1,834	4.2%
1939 or earlier	1,195	5.0%	1,126	5.6%	2,321	5.3%
Total	23,441	100%	20,140	100%	43,581	100%

Notes: ¹ Percentages may not equal 100 percent due to rounding

Source: U.S. Census 2000 SF3 H36

e. Housing Conditions

Due to threat to health and safety, households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. According to the 2000 U.S. Census, 211 occupied units in Fullerton lacked complete plumbing facilities. Ninety-one of the units were owner-occupied and 120 of the units were renter-occupied. Five hundred seventy-five of the occupied units lacked complete kitchen facilities. Of those lacking complete kitchen facilities, 509 (88.5 percent) were renter-occupied units. It should be noted that there may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities.

Estimates from 2006 show the number of both owner-occupied and renter-occupied units lacking complete plumbing and kitchen facilities decreased.

**Table 2-28
Units Lacking Plumbing or Complete Kitchen Facilities
2000**

Units	Owner-Occupied	Renter-Occupied	Total
Lacking plumbing facilities	91	120	211
Lacking complete kitchen facilities	66	509	575

Source: U.S. Census 2000 SF3 H48, H51

**Table 2-29
Estimated Units Lacking Plumbing or Complete Kitchen Facilities
2006¹**

Units	Owner-Occupied	Renter-Occupied	Total
Lacking plumbing facilities	0	0	0
Lacking complete kitchen facilities	0	483	483

Note:

¹ Estimated data from American Community Survey for illustrative purposes only.

Source: 2006 ACS B25049 and B25053

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 2-30 lists the areas and the estimated number of substandard units in each. In total, the City estimates there are 315 substandard units in these areas that would benefit from rehabilitation activities.

Table 2-30
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.	171
2300 block of Iris Court	48
2300 block of Roberta Ave.	52
1201 S. Gilbert St.	44

Source: City of Fullerton Community Preservation, 2008

f. Housing Costs and Rents

This section evaluates housing cost trends in Fullerton.

i. Existing and New Home Price Trends

In 2000, the median value for all owner-occupied units in Fullerton was \$230,500. As shown in Table 2-31, 5.9 percent of the owner-occupied housing units were valued below \$100,000. Approximately 34 percent were valued between \$100,000 and \$199,999. Approximately 29 percent were valued between \$200,000 and \$299,999. Owner-occupied units valued at \$300,000 or more represented 30.6 percent.

Estimates in 2006 indicate the median value for all owner-occupied units increased to \$655,800. Owner-occupied units valued at \$500,000 or more constituted 77.6 percent. Table 2-32 shows the number of units in each price range.

Table 2-31
Value of Owner-Occupied Housing Units
2000

Price Range	Number of Units	Percent of Total ¹
\$49,999 or less	851	3.6%
\$50,000 to \$99,999	528	2.3%
\$100,000 to \$149,999	1,842	7.9%
\$150,000 to \$199,999	6,186	26.4%
\$200,000 to \$299,999	6,878	29.3%
\$300,000 to \$499,999	5,756	24.6%
\$500,000 or more	1,400	6.0%
Total	23,441	100%

Source: U.S. Census 2000 SF3, H84

Notes: ¹ Percentages may not equal 100 percent due to rounding

Table 2-32
Estimated Value of Owner-Occupied Housing Units
2006¹

Price Range	Number of Units	Percent of Total
\$49,999 or less	350	1.4%
\$50,000 to \$99,999	410	1.7%
\$100,000 to \$149,999	423	1.7%
\$150,000 to \$199,999	144	0.6%
\$200,000 to \$299,999	938	3.8%
\$300,000 to \$499,999	3,255	13.2%
\$500,000 or more	19,115	77.6%
Total	24,635	100%

Note:

¹ Estimated data from American Community Survey for illustrative purposes only.

Source: 2006 ACS B25075

As shown in Table 2-33, the median sale price for new and resale homes in Fullerton is \$620,000 as of November 2007. This represents a 9 percent decrease from the median sales price in November 2006. The median sales price in Fullerton is the same as the median for the County.

Table 2-33
Median Sales Price

Jurisdiction	November 2006	November 2007	% Change
Fullerton	\$620,000	\$564,000	-9.03%
Garden Grove	\$592,500	\$460,000	-22.36%
Orange	\$592,000	\$508,000	-14.19%
Stanton	\$407,000	\$415,954	-2.2%
Anaheim	\$585,000	\$459,500	-21.45%
Orange County	\$620,000	\$593,000	-4.35%

Source: California Association of Realtors, November 2007

ii. Rental Prices

According to the Second Quarter Report for 2007 published by RealFacts, the average monthly rent for a studio apartment in Fullerton was \$974. The average for a 1-bedroom unit was \$1,169; a 2 bedroom, 1 bath unit was \$1,433; a 2 bedroom, 2 bath unit was \$1,687; and a 3 bedroom, 2 bath unit was \$2,103.

**Table 2-34
Average Monthly Rent by Unit Size
2007**

Unit Size	Average Monthly Rent
Studio	\$974
1 bedroom, 1 bath	\$1,169
2 bedrooms, 1 bath	\$1,433
2 bedrooms, 2 baths	\$1,687
3 bedrooms, 2 baths	\$2,103
All	\$1,344

Source: RealFacts, Second Quarter 2007

According to the 2000 U.S. Census, 42.9 percent of renter households in Fullerton spent 30 percent or more of their household income on rent in 1999. Twenty percent spent 50 percent or more on rent. Table 2-35 shows the number of households by percentage of household income spent on rent in 1999.

**Table 2-35
Gross Rent as a Percentage of
Household Income in 1999**

Percent of Household Income	Number of Households	Percent of Households
Less than 10 percent	756	3.8%
10 to 14 percent	1,639	8.1%
15 to 19 percent	2,711	13.5%
20 to 24 percent	2,915	14.5%
25 to 29 percent	2,563	12.7%
30 to 34 percent	1,697	8.4%
35 to 39 percent	1,186	5.9%
40 to 49 percent	1,691	8.4%
50 percent or more	4,070	20.2%
Not computed	912	4.5%
Total	20,140	100.0%

Source: U.S. Census SF3, H69

Table 2-36 shows the number of households by percentage of household income spent on rent in 2006. An estimated 57.9 percent of households spent 30 percent or more of their household income on rent. Approximately 29 percent spent 50 percent or more on rent.

**Table 2-36
Estimated Gross Rent as a Percentage
of Household Income in 2006¹**

Percent of Household Income	Number of Households	Percent of Households²
Less than 10 percent	443	2.3%
10 to 14 percent	983	5.0%
15 to 19 percent	2,040	10.4%
20 to 24 percent	2,427	12.4%
25 to 29 percent	1,403	7.1%
30 to 34 percent	1,795	9.1%
35 to 39 percent	2,033	10.4%
40 to 49 percent	1,801	9.2%
50 percent or more	5,708	29.2%
Not computed	911	4.7%
Total	19,544	100%

Note:

¹ Estimated data from American Community Survey for illustrative purposes only.

² Percentages may not equal 100 percent due to rounding

Source: 2006 ACS B25070

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 2-37 summarizes affordable rents and purchase prices by income categories based on the 2008 HUD MFI of \$84,100 for Orange County. Affordable purchase price assumes a 6.0 percent interest rate with a 30-year fully amortized mortgage.

**Table 2-37
Affordable Rent and Purchase Price
By Income Category**

Income Category	% of MFI¹	Affordable Rent Payment²	Estimated Affordable Purchase Price³
Extremely-low Income	≤ 30% MFI ⁴	≤ \$630	≤ \$105,000
Very-low Income	31%-50% MFI	\$631-\$1,051	\$106,000 - \$175,000
Low Income	51% - 80% MFI	\$1,052 - \$1,682	\$176,000 – \$280,000
Moderate Income	81% - 120% MFI	\$1,683 - \$2,523	\$281,000 - \$420,000
Above-moderate Income	>120% MFI	>\$2,523	>\$420,000

Notes:

¹ Percent of Median Family Income

² Based on 30 percent of income.

³ Assumes 6.0 percent interest rate, 30 year mortgage

⁴ MFI= 2008 HUD Median Family Income (\$84,100)

iv. Rental Affordability

In 2007, affordable rents for the very-low income group coincide with the average rent for a studio apartment. The average rents for studio to two-bedroom, 1-bathroom units would be affordable for the low income group. The average rent for a two or three-bedroom unit with 2 bathrooms exceeds the affordable payment of both the very-low and low income groups.

v. Ownership Affordability

The median sales price for new and resale housing units in Fullerton in 2007 exceeds the affordability range for all income categories except above-moderate income households. Very-low, low, and moderate income households may have difficulty finding housing that they can afford to purchase. This indicates greater affordability pressure for ownership housing.

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 of the existing housing stock;
- 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 SCAG, 27 percent of the total households in Fullerton experience overpayment. Of the owner-occupied households, approximately 25 percent experience overpayment. Of the renter-occupied households, approximately 30 percent experience overpayment. Over 31 percent of the owner-occupied households overpaying for housing earn over 95 percent of the median income. 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. Of the renter households experiencing overpayment, approximately 38 percent are extremely-low income and approximately 34 percent are very-low income.

Table 2-38
City of Fullerton
Overpayment by Tenure and Income
2007

% of Median Income	Owners		Renters		Total	
	Households	% of Over-paying ¹	Households	% of Over-paying ¹	Households	% of Over-paying
<30%	880	15.3%	2,235	37.6%	3,115	26.6%
30 - 50%	870	15.1%	1,995	33.6%	2,865	24.5%
51 – 80%	1,300	22.6%	1,395	23.5%	2,695	23.0%
81 – 95%	880	15.3%	170	2.9%	1,050	9.0%
> 95%	1,830	31.8%	150	2.5%	1,980	16.9%
Total	5,760	100%	5,945	100%	11,705	100%

Note:

¹ Percentages may not equal 100 percent due to rounding

Source: Regional Housing Needs Assessment, SCAG 2007

2. Overcrowding

Overcrowding is defined as households having an average of more than one person per room (excluding bathrooms, kitchen, hallway, and closet space). 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 2-39 summarizes SCAG estimates of overcrowding in Fullerton. Approximately 15 percent of Fullerton's total households are overcrowded. Instances of overcrowding vary by tenure. Approximately 4 percent of owner households and 11.5 percent of renter households are overcrowded. Of the overcrowded owner-occupied households, approximately 40 percent earn over 95 percent of the median household income. In renter-occupied households, overcrowding is more prevalent in the low income categories. Approximately 21.5 percent of overcrowded renter-occupied households are extremely-low income. Approximately twenty-five percent are very-low income and approximately 29 percent are low income.

Table 2-39
City of Fullerton
Overcrowding by Tenure and Income

% of Median Income	Owners		Renters		Total	
	Households	% of overcrowded	Households	% of overcrowded	Households	% of overcrowded
<30%	65	3.9%	1,070	21.6%	1,135	17.1%
30 - 50%	205	12.1%	1,220	24.7%	1,425	21.5%
51 – 80%	435	25.8%	1,425	28.8%	1,860	28.1%
81 – 95%	310	18.4%	425	8.6%	735	11.1%
> 95%	670	39.8%	805	16.3%	1,475	22.2%
Total	1,685	100%	4,945	100%	6,630	100%

Source: Regional Housing Needs Assessment, SCAG 2007

3. 2006-2014 Growth Needs

SCAG is responsible for allocating housing needs to each jurisdiction in its region, including Fullerton. A local jurisdiction’s “fair share” of regional housing need is the number of additional housing units that will 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 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 assumed to be 50 percent of the very-low income share. Table 2-40 shows the Regional Housing Needs Allocation (RHNA) for the City of Fullerton:

Table 2-40
City of Fullerton
Regional Housing Needs Allocation, 2006-2014

	Total Construction Need	Very-low Income	Low Income	Moderate Income	Above-moderate Income
Number of Units	1,910	398 ¹	329	376	806

Notes:

¹ Regional housing needs allocation for extremely-low income units is 199 units (assumed 50% of the very-low income share).

Source: Regional Housing Needs Allocation, SCAG 2007

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.

In addition to the data from the 2000 U.S. Census and the 2006 ACS, this section also uses data from the 2000 Comprehensive Housing Affordability Strategy (CHAS) published by HUD. The CHAS provides information related to households with housing problems, including overpayment, overcrowding and/or without complete kitchen facilities and plumbing systems. The CHAS data is based on the Census 2000 data files and are mostly comprised of a variety of housing need variables split by HUD-defined income limits and HUD-specified housing types.

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 (i.e. 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 the 2000 U.S. Census, approximately 19.5 percent of Fullerton's residents were elderly (age 65 and over). As shown in Table 2-41, 28.7 percent of Fullerton's owner-occupied households had an elderly householder in 2000. Nine percent of renter-occupied households had an elderly head of household.

**Table 2-41
Head of Household by Tenure and Age
2000**

Head of Household Age	Owner-Occupied		Renter- Occupied		Total	
	Units	%^c	Units	%¹	Units	%¹
15-24 years	139	0.6%	2,640	13.1%	2,779	6.4%
25-34 years	2,230	9.5%	6,414	31.8%	8,644	19.8%
35-64 years	14,332	61.1%	9,270	46.0%	23,602	54.2%
65-74 years	3,455	14.7%	947	4.7%	4,402	10.1%
75 plus years	3,285	14.0%	869	4.3%	4,154	9.5%
Total	23,441	100%	20,140	100%	43,581	100%

Note:

¹ Percentages may not equal 100 percent due to rounding

Source: U.S. Census 2000 SF3 H14

In 2006, an estimated 26.1 percent of Fullerton's owner-occupied households and an estimated 7.6 percent of renter-occupied households had an elderly head of household.

**Table 2-42
Estimated Head of Household by Tenure and Age
2006¹**

Head of Household Age	Owner-Occupied		Renter- Occupied		Total	
	Units	% ²	Units	%	Units	%
15-24 years	183	0.7%	2,574	13.2%	2,757	6.2%
25-34 years	1,552	6.3%	5,675	29.0%	7,227	16.4%
35-64 years	16,460	66.8%	9,800	50.1%	26,260	59.4%
65-74 years	3,102	12.6%	495	2.5%	3,597	8.1%
75 plus years	3,338	13.5%	1,000	5.1%	4,338	9.8%
Total	24,635	100%	19,544	100%	44,179	100%

Notes:

¹ Estimated data from 2006 American Community Survey for illustrative purposes only.

² Percentages may not equal 100 percent due to rounding

Source: 2006 ACS B25007

Twelve percent of the elderly population had a self-care or going-outside-the-home disability in 2000. Of those with a disability, the majority had a self-care disability, as well as, at least one other disability.

**Table 2-43
Elderly with Disabilities Limiting Independent Living
2000**

Disability Type	Male	% of Males 65+	Female	% of Females 65+	Total	% of People 65+
Going-outside-the-home disability only	209	3.6%	363	4.8%	572	4.2%
Self-care disability only	10	0.2%	0	0%	10	0.07%
Self-care and at least one other disability	253	4.3%	816	10.7%	1,069	7.9%
Total	472	8.1%	1,179	15.5%	1,651	12.1%

Source: U.S. Census 2000 SF3 PCT 26

The 2006 American Community Survey estimates 18 percent of Fullerton's elderly population have a going-outside-the-home disability and 9.3 percent have a self-care disability.

Table 2-44
Estimated Elderly with Disabilities Limiting Independent Living
2006¹

Disability Type	Male	% of Males 65+	Female	% of Females 65+	Total	% of People 65+
Going-outside-the-home disability	623	11.6%	1,675	22.7%	2,298	18.0%
Self-care disability	282	5.2%	906	12.3%	1,188	9.3%
Total	905	16.8%	2,581	35%	3,486	27.3%

Notes:

¹ Estimated data from 2006 American Community Survey for illustrative purposes only.

Source: 2006 ACS B18006 and B18007

According to the 2000 CHAS data, 55.1 percent of elderly renter-occupied households and 23.2 percent of elderly owner-occupied households experience at least one type of housing problem. The increasing number of elderly persons in the population is creating a demand for more affordable housing. The City will address the needs of the elderly population through the development of policies and programs that will address affordability and special design guidelines for the elderly. Table 2-45 provides a summary of housing problems experienced by elderly households per income category.

Table 2-45
Housing Problems for Elderly Households
2000

	Renters	Owners
Elderly Households- Household Income ≤ 30% MFI	622	703
% with any Housing Problems ¹	71.9%	62.4%
% Cost Burden ² > 30%	67.0%	61.0%
% Cost Burden ² > 50%	58.5%	46.2%
Elderly Households- Household Income > 30% to ≤ 50% MFI	393	889
% with any Housing Problems ¹	78.4%	39.3%
% Cost Burden ² > 30%	76.3%	38.1%
% Cost Burden ² > 50%	40.7%	21.8%
Elderly Households- Household Income > 50% to ≤ 80% MFI	256	1,294
% with any Housing Problems ¹	47.3%	27.4%
% Cost Burden ² > 30%	45.7%	27.4%

% Cost Burden ² > 50%	13.3%	9.6%
Elderly Households- Household Income > 80% MFI	635	3,774
% with any Housing Problems ¹	27.6%	10.7%
% Cost Burden ² > 30%	22.8%	10.4%
% Cost Burden ² > 50%	6.3%	3.4%
Total Elderly Households	1,906	6,660
% with any Housing Problems ¹	55.1%	23.2%
% Cost Burden ² > 30%	51.4%	22.8%
% Cost Burden ² > 50%	31.4%	11.6%

Notes:

¹ "Housing Problems" defined as any occupied housing units lacking a complete kitchen, complete plumbing facilities, having more than 1.01 persons per room (overcrowded), or costing more than 30 percent of the occupant household's income.

² Percentage of household income spent on housing costs

Source: 2000 HUD CHAS data

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 Section 4: Housing Policy Program.

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 bedroom counts. In 2000, there were 3,203 households in Fullerton with at least five persons, representing 7.3 percent of the total households in the City. Of the large households, 7.2 percent were renter-occupied and 7.6 percent were owner-occupied.

Estimates from the 2006 ACS show the percentage of large renter-occupied households remaining stable at 7.2 percent. However, the number of large owner-occupied households increased slightly from 7.6 percent to 7.9 percent. Data for large households are shown in Tables B-46 and B-47.

**Table 2-46
Large Households by Tenure
2000**

Number of Persons in Unit	Owner-Occupied	Renter-Occupied	Total
Five	1,745	1,458	3,203
Six	920	743	1,663
Seven or more	646	931	1,577
Total	3,311	3,132	6,443
Percent of Total Households	7.6%	7.2%	14.8%

Source: U.S. Census 2000 SF3 H17

**Table 2-47 Estimated Large Households by Tenure
2006¹**

Number of Persons in Unit	Owner-Occupied	Renter-Occupied	Total
Five	1,897	2,272	4,169
Six	970	624	1,594
Seven or more	606	280	886
Total	3,473	3,176	6,649
Percent of Total Households	7.9%	7.2%	15.1%

Notes:

¹ Estimated data from 2006 American Community Survey for illustrative purposes only.

Source: 2006 ACS B25009

According to the 2000 CHAS data, 91 percent of large renter-occupied households and 56.7 percent of large owner-occupied households experience at least one type of housing problem. Currently, less than five percent of the City’s rental housing stock has four or more bedrooms (refer to Table 2-18) resulting in a high percentage of large family households that reside in overcrowded situations To address the need of large households, the City shall develop policies that will establish incentives and programs to encourage the development of housing for large families. Table 2-48 provides a summary of housing problems experienced by large households in the City of Fullerton.

**Table 2-48
Housing Problems for Large Households
2000**

	Renters	Owners
Large Households- Household Income ≤ 30% MFI	599	89
% with any Housing Problems ¹	100.0%	95.5%
% Cost Burden ² > 30%	91.0%	95.5%
% Cost Burden ² > 50%	66.8%	84.3%
Large Households- Household Income >	840	279

30% to ≤ 50% MFI		
% with any Housing Problems ¹	100.0%	92.8%
% Cost Burden ² > 30%	56.5%	78.5%
% Cost Burden ² > 50%	14.9%	60.9%
Large Households- Household Income > 50% to ≤ 80% MFI	915	550
% with any Housing Problems ¹	91.8%	76.4%
% Cost Burden ² > 30%	13.7%	50.0%
% Cost Burden ² > 50%	0.0%	12.7%
Large Households- Household Income > 80% MFI	710	2,380
% with any Housing Problems ¹	71.8%	46.4%
% Cost Burden ² > 30%	0.0%	21.8%
% Cost Burden ² > 50%	0.0%	1.3%
Total Large Households	3,064	3,298
% with any Housing Problems ¹	91.0%	56.7%
% Cost Burden ² > 30%	37.4%	33.3%
% Cost Burden ² > 50%	17.1%	10.5%

Notes:

¹ "Housing Problems" defined as any occupied housing units lacking a complete kitchen, complete plumbing facilities, having more than 1.01 persons per room (overcrowded), or costing more than 30 percent of the occupant household's income.

² Percentage of household income spent on housing costs

Source: 2000 HUD CHAS data

To encourage the development of housing with larger bedroom counts and appropriately sized for families, the City has included a policy action in Section 4: Housing Policy Program.

c. Female-Headed Households

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower incomes, and high poverty rates experienced by this group. According to the 2000 U.S. Census, there were 2,434 female-headed households with children and 2,267 female-headed households without children in Fullerton. Of the total female-headed households in the City, 59.5 percent were renter-occupied and 40.5 percent were owner-occupied. From 2000 to 2006, the number of female-headed households with children decreased in both tenures. During the same time frame the number of owner-occupied female-headed households without children remained relatively stable, while the number of renter-occupied female-headed households without children decreased.

**Table 2-49
Tenure in Female-Headed Households
2000**

Household Type	Number Owner- Occupied	% of Owner- Occupied	Number Renter- Occupied	% of Renter- Occupied	Total
Female-headed household, no husband present, with own children under 18	627	2.7%	1,807	9.0%	2,434
Female-headed household, no husband present, without own children	1,276	5.5%	991	5.0%	2,267
Total	1,903	8.2%	2,798	14.0%	4,701

Source: U.S. Census 2000 SF3 HCT1

**Table 2-50
Estimated Tenure in Female-Headed Households
2006¹**

Household Type	Number Owner- Occupied	% of Owner- Occupied	Number Renter- Occupied	% of Renter- Occupied	Total
Female-headed household, no husband present, with own children	380	1.5%	1,633	8.4%	2,013
Female-headed household, no husband present, without children	1,275	5.2%	700	3.6%	1,975
Total	1,655	6.7%	2,333	12%	3,988

Notes:

1 Estimated data from 2006 American Community Survey for illustrative purposes only.

Source: 2006 ACS B25115

In 2000, 880 or 19.2 percent of the female-headed households were below poverty level. Of those below poverty level, 85 percent had children under age 18. The 2006 American Community Survey does not provide an estimate for the percentage of female-headed households below poverty level as the sample size is too small.

**Table 2-51
Poverty in Female-Headed Households
2000**

Household Type	Number Below Poverty Level	% of Household Type	Number Above Poverty Level	% of Household Type
Female-headed household, no husband present, with own children under 18	751	26.4%	2,091	73.6%
Female-headed household, no husband present, without own children	129	7.4%	1,613	92.6%
Total	880	19.2%	3,704	80.8%

Source: U.S. Census 2000 SF3 P90

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 the persons with disabilities. This often requires specially designed dwelling units. Additionally, locating near public facilities and public transit is important for this special needs group.

Table 2-52 shows the number of Fullerton residents in 2000 with physical, self-care, and going-outside-the-home disabilities over the age of 16. According to the U.S. Census, 2.8 percent of residents age 16 to 20 and 4.1 percent of 21 to 64-year olds had one of these disabilities. Twenty percent of residents age 65 and up also had one of these disabilities.

The estimated percentage of persons with physical, self-care or going-outside-the-home disabilities in the 21 to 64 years and 65 years and over age groups increased by 2006. Approximately 54 percent of the elderly (65 years or older) and over eight percent of the population age 21 to 64 years have at least one of the three types of disabilities.

**Table 2-52
Persons Reporting Physical and Self-Care Disabilities
2000**

Age Group	Physical Disability Only	Self-Care Disability Only	Going-Outside-the-Home Disability Only	Self-Care Disability and At Least One Other Disability	Total	% of Age Group¹
16-20 yrs.	22	0	191	46	259	2.8%
21-64 yrs.	1,239	21	888	933	3,081	4.1%
65+ yrs.	1,054	10	572	1,069	2,705	20.0%
Total 16+ yrs.	2,315	31	1,651	2,048	6,045	26.9%

Note:

¹Total 16-20 year olds: 9,138; 21-64 year olds: 74,315; 65+ year olds: 13,494

Source: U.S. Census 2000 SF3 PCT 26

**Table 2-53
Estimated Persons Reporting Physical and Self-Care Disabilities
2006¹**

Age Group	Physical Disability	Self-Care Disability	Going-Outside-the-Home Disability	Total	% of Age Group²
16-20 yrs.	97	0	49	146	1.5%
21-64 yrs.	4,014	1,038	1,558	6,610	8.4%
65+ yrs.	3,460	1,188	2,298	6,946	54.4%
Total 16+ yrs.	7,571	2,226	3,905	13,702	64.3%

Note:

¹ Estimated data from 2006 American Community Survey for illustrative purposes only.

²Total 16-20 year olds: 9,744, 21-64 year olds: 79,039, 65+ year olds: 12,767

Source: 2006 ACS B18004, B18006, B18007

Table 2-54 provides a summary of housing problems experienced by households with mobility and self-care limitation in the City of Fullerton. According to the 2000 CHAS data, 43.6 percent of the total number of households with mobility and self-care limitations experience some sort of housing problem. As previously stated, these problems include overpayment, overcrowding, and/or lack of complete kitchen facilities and plumbing systems.

**Table 2-54
Housing Problems for Households with Mobility and Self-Care Limitation
2000**

	Renters				Owners				Total Households
	Extra Elderly	Elderly	All Other Households	Total Renters	Extra Elderly	Elderly	All Other Households	Total Owners	
Household Income ≤ 30% MFI	140	130	485	755	154	59	110	323	1,078
% with any Housing Problems	50.0%	84.6%	90.7%	82.1%	64.9%	59.3%	90.9%	72.8%	79.3%
Household Income > 30% to ≤ 50% MFI	70	75	280	425	179	94	185	458	883
% with any Housing Problems	64.3%	73.3%	85.7%	80.0%	30.7%	52.1%	59.5%	46.7%	62.7%
Household Income > 50% to ≤ 80% MFI	45	19	440	504	230	135	300	665	1,169
% with any Housing Problems	66.7%	21.1%	51.1%	51.4%	13.0%	37.0%	48.3%	33.8%	41.4%
Household Income > 80% MFI	110	40	435	585	414	360	1,429	2,203	2,788
% with any Housing Problems	50.0%	0.0%	27.6%	29.9%	5.8%	8.3%	32.1%	23.3%	24.7%
Total Households	365	264	1,640	2,269	977	648	2,024	3,649	5,918
% with any Housing Problems	54.8%	64.0%	62.5%	61.4%	21.4%	25.3%	40.2%	32.5%	43.6%

Notes:

¹Extra Elderly: 1 or 2 persons with either person 75 years or over

²Elderly: 1 or 2 persons with either person 62 to 74 years

³"Housing Problem" defined as any occupied housing units lacking a complete kitchen, lacking complete plumbing, having more than 1.01 persons per room (overcrowded), or costing more than 30 percent of the occupant household's income.

Source: 2000 HUD CHAS data

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.

To further facilitate the development of housing for persons with disabilities, the City has included a policy action to adopt reasonable accommodation procedures in Section 4: Housing Policy Program.

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. The most recent data regarding the homeless population in Orange County comes from the 2007 Point-in-Time Count and Survey and the 2007 Homeless Needs Assessment. The 2007 Point-in-Time Count estimates 27,732 incidents of homelessness in the County over a 12-month period. The 2007 Homeless Needs Assessment reports 35,065 homeless episodes in Orange County; of these, 24,545 are homeless episodes of persons in families with children and 10,420 are homeless episodes of unaccompanied individuals. An episode is a single continuous period of homelessness. An episode could range from a single day to many months. Based on conversations with staff from Fullerton Interfaith Emergency Services, Interfaith Shelter Network, Mercy House, and OC Community Services Homeless Prevention Division, there are an estimated 1,113 persons in need of shelter in Fullerton on an annual basis. The Cold-Weather Shelter at the National Guard Armory had 871 unduplicated clients in the last year, making up the majority of the total need in the City.

The Housing and Community Services Department of Orange County reports 68 emergency and transitional shelters available that provide 3,400 beds.

There are currently one emergency shelter and three transitional shelters located in Fullerton. These facilities provide a total of 240 beds.

Section 3: Resources and Constraints Analysis describes the current resources for homeless persons in Fullerton.

f. Farm Workers

Farm workers are defined as persons whose primary income is earned through seasonal agricultural work. In 2000, 136 persons, less than 1 percent of Fullerton's labor force, were employed in agriculture (or related industries). It is assumed that only a small percentage of persons employed in this industry are involved in active agricultural production and harvest. Therefore, there is no apparent or recognized need for farm worker housing.

5. Extremely-Low Income Households

Extremely-low income households are defined as households with income less than 30 percent of the MFI. The provisions of Government Code Section 65583 (a)(1) require quantification and analysis of existing and projected housing needs of extremely-low income households. In 2000, 21.5 percent of Fullerton households were within the extremely-low income category (refer to Table 2-14; household income less than \$25,000).

Table 2-55 provides a summary of housing problems experienced by extremely low-income households in the City of Fullerton. Extremely-low income renter-occupied households experience both overpayment and overcrowding. According to data from the 2000 CHAS provided by HUD, 80.7 percent of extremely low income households experience at least one type of housing problem.

**Table 2-55
Extremely-Low Income Households
With Housing Problems
2000**

	Renters	Owners	Total Households
Extremely Low-Income Households- Household Income ≤ 30% MFI	4,156	1,391	5,547
% with any Housing Problems ¹	84.5%	69.6%	80.7%
% Cost Burden ² > 30%	79.9%	68.9%	77.2%
% Cost Burden ² > 50%	68.7%	60.0%	66.5%

Notes:

¹ "Housing Problems" defined as any occupied housing units lacking a complete kitchen, complete plumbing facilities, having more than 1.01 persons per room (overcrowded), or costing more than 30 percent of the occupant household's income.

² Percentage of household income spent on housing costs

Source: 2000 HUD CHAS data

The City recognizes the unmet needs of extremely-low income households. Based on analysis of existing needs and resources, the City has included a policy action in Section 4: Housing Policy Program.

Section 3: Resources and Constraints Analysis

A. 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.

1. 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.

a. General Plan

Every city in California must have a General Plan, which establishes policy guidelines for all development within the City. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution, and density of the land uses within the City. General Plan residential densities are expressed in dwelling units per acre. The Fullerton General Plan identifies five residential land use designations. Table 3-1 summarizes the residential land use designations and their associated acreages and density ranges.

**Table 3-1
General Plan
Residential Land Use Designations**

Designation	Description	Acreage	Density Range
Low Density	Conventional single-family, detached dwellings, and Planned Residential Developments.	4,658.2	0-6.0 du/ac
Low/Medium Density	Multiple-unit attached dwellings including duplexes, townhouses, condominiums, and mobile home parks; and Planned Residential Developments.	262.63	0-15.0 du/ac
Medium Density	Multiple-unit attached dwellings including duplexes, garden apartments, and multi-family attached dwellings	767.6	0-28.0 du/ac
High Density	Multi-family attached dwellings	Over 55 acres	Over 28.0 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	1,461	Average 3.0 du/ac

Source: City of Fullerton General Plan 1996

The General Plan anticipates a total of 49,138 dwelling units at build-out. The Department of Finance (DOF) reports 47,061 dwelling units have been developed as of January 2007.

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

b. Zoning Code

The Zoning Code is the primary tool for implementing the General 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. Table 3-2 summarizes the uses 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.

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.

The City permits or conditionally permits a variety of housing types including manufactured housing, mobile homes, transitional housing, senior housing and SRO's. The City's Municipal Code does not explicitly define or address supportive housing or emergency shelters.

ii. 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 zone of R-1-6,000 or R-1-7,200, 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 Development Services 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.

iii. Mobile Homes

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

Table 3-3 summarizes the single-family residential zoning designations and their requirements. Table 3-4 summarizes the multi-family residential designations and requirements. Tables 3-5 and 3-6 further reviews lot coverage and building setback requirements.

**Table 3-2
Permitted Uses**

Zone	Single Family	Two Family	Multiple-Family	Manufactured Housing	Mobile Home	Transitional Housing	Small Group Home¹	Large Group Home²	Small Residential Care Facility	Large Residential Care Facility	Retirement Complex	SRO
R-1/R1-P	X			X	X		X	CUP	X		CUP	
R-2/R-2P	X	X					X	CUP	X		CUP	
R-G	X	X	X			CUP	X	CUP	X		CUP	
R-3R	X	X	X			CUP	X	CUP	X		CUP	
R-3/R-3P	X	X	X			CUP	X	CUP	X	CUP	CUP	
R-4	X	X	X			CUP	X	CUP	X	CUP	CUP	
R-5	X	X	X			CUP	X	CUP	X	CUP	CUP	
R-MH					X							
PRD												
O-P											CUP	
C-1									CUP	CUP	CUP	
C-2									CUP	CUP		CUP
C-3	Dwelling units permitted as part of a mixed use development.								CUP	CUP		CUP
C-H									CUP	CUP		CUP
C-M									CUP	CUP		

**Table 3-2
Permitted Uses**

Zone	Single Family	Two Family	Multiple-Family	Manufactured Housing	Mobile Home	Transitional Housing	Small Group Home¹	Large Group Home²	Small Residential Care Facility	Large Residential Care Facility	Retirement Complex	SRO
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Notes:

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

¹"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.

²"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.

Source: City of Fullerton Municipal Code, Title 15

**Table 3-3
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 ¹	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 ¹	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

Notes:

¹Or when lots are consolidated, or when subterranean parking is used.

Source: City of Fullerton Municipal Code, Chapter 15.17

**Table 3-4
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 3-4
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 ¹ , 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

Notes:

¹Except as provided in Title 16 of the Fullerton Municipal Code.

Source: City of Fullerton Municipal Code, Chapter 15.17

**Table 3-5
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 3-6
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.)
Along a public street:						
Front yard	15	20	25	35	20 ¹	15
Side yard	5	5	5	5	5	5
Rear yard (through lot)	See Note ²	See Note ²	See Note ²	See Note ²	See Note ²	See Note ²
Along a public alley or flood control channel:						
Rear yard (first-story)	0	0	0	0	0	0
Rear yard (second-story)	0	0	0	0	0	2.5
Along another property line (i.e. an interior lot line):						
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:

¹In 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.

²The 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 City 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 3-7 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 bedroom size 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

**Table 3-7
Residential Parking Requirements**

Single-Family Residence in the R-1, R-1P, R-2 and R-2P Zones	
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)
Duplex Project in the R-2 and R-2P Zones	
R-2 zone (per unit)	2 car garage plus one space if 5 or more bedrooms

**Table 3-7
Residential Parking Requirements**

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)
Multiple-Family Residential Zones	
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
R-5 zone	No bedrooms (studio): 1 ¾ spaces, open or covered, per dwelling unit 1 bedroom: 2 spaces, open or covered, per dwelling unit 2 bedrooms: 2 ½ spaces, open or covered, per dwelling unit 3 or more bedrooms: 3 spaces, open or covered, per dwelling unit

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 active 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 of Fullerton has adopted a Density Bonus for Affordable Housing (Section 15.17.120 of the Municipal Code). The City grants a density bonus of 25 percent, or other incentives of equivalent financial value based on land cost per dwelling unit, when an applicant for five or more housing units agrees to set aside at least 10 percent of the units for very-low income households, or 20 percent of the units for low income households, or 50 percent of the units for senior citizens. These percentages are firm even if the developer does not wish to take advantage of the full density bonus. The City has not yet revised its Zoning Code to conform to the density bonus provisions of Senate Bill 1818. When the City revises the Zoning Code to conform to the provisions of Senate Bill 1818, the City will revise or eliminate the resident selection criteria to comply with State and Federal Fair Housing Law.

The City may also provide other incentives at its discretion. Developments must meet the requirements of the ordinance for 15 years if no incentives beyond the density bonus have been provided, or 30 years if additional incentives have been provided.

a. Density Bonus for Rental Projects

The ordinance specifies the priority order for selecting tenants:

1. Very-low income Fullerton resident/worker households without Section 8 certificates;
2. Very-low income households without Section 8 certificates;
3. Very-low income Fullerton resident/worker households;
4. Low income Fullerton resident/worker households;
5. Low income households.

In addition, the ordinance states that household size must be taken into account, so that households of two persons have priority over single-person households for units with zero or one bedrooms, households of four persons have priority for units with two bedrooms, and households of six persons have priority for units with three bedrooms.

If the set-aside units are not fully occupied, the ordinance specifies minimum actions that must be taken to market the units. Tenants whose income increases so that they no longer qualify for units may be charged market rent, and another unit must be designated as a set-aside unit instead. Subletting is only allowed to tenants who meet the income requirements.

b. Density Bonus for Ownership Projects

Households with more than \$30,000 in cash assets cannot qualify for a set-aside unit, regardless of whether they otherwise meet the income requirements. Owners must occupy their units. Limits on sales as provided by the ordinance must be incorporated into deed restrictions and monetary liens must be recorded in favor of the City to discourage speculation. Units must be held until they are sold to qualifying buyers.

c. Additional Incentives

In addition to the density bonus, the City may grant other incentives requested by the applicant to make the project economically feasible or to help achieve the City's low-cost housing goals as set forth in the Housing Element. Requests may also be denied for reasons such as public health and safety.

The following incentives may be requested:

- Reduction in minimum lot size required;
- Increase in maximum lot coverage allowed;
- Increase in maximum building height;
- Reduction in minimum property line, street, and setbacks required;
- Reduction in minimum distance between buildings on the same property;

- Increase in amount of compact parking allowed;
- Reduction in minimum driveway widths;
- Additional increases in density.

Other regulatory concessions may also be considered, including permit fee and/or plan check fee reductions, allowing mixed-use (either residential/commercial or residential/office-professional), use of redevelopment funds, provision of required infrastructure, and/or other means of direct financial assistance.

Requests for additional incentives must be submitted to the Director of Community Development as part of the project application. The Director of Community Development evaluates requests using the criteria in the ordinance and makes recommendations to the Planning Commission. Final approval of the request is made by the Planning Commission, unless direct financial assistance is requested, in which case the Planning Commission makes a recommendation, and the City Council makes the final decision.

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 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 and Transitional Housing

State Housing Law requires that cities identify sites that are adequately zoned for homeless shelters and transitional housing. Additionally, cities must not unduly discourage or deter these uses. To meet the requirements of Senate Bill 2, the City will identify a zone or zones in which emergency shelters and transitional housing will be permitted by right. Table 3-8 summarizes the emergency and transitional shelter facilities located in Fullerton. There are currently one emergency shelter and three transitional shelters that provide a total of 240 beds.

**Table 3-8
Emergency and Transitional Shelters**

Shelter Name	Type of Shelter	Target Population	Number of Beds
National Guard Armory	Emergency/ Cold Weather	Individuals	125
New Vista (Fullerton Interfaith Emergency Services)	Transitional	Families	50
Interfaith Shelter Network	Transitional	Single Adults	12
Women's Transitional Living Center	Transitional	Women and Children	53
Total Beds			240

Source: City of Fullerton Consolidated Plan, 2005; Phone conversations with shelters, 5/20/2008

Transitional housing for the homeless is defined as “a dwelling unit or units designed for non-transient living for person or persons who temporarily are unable to find permanent or safe shelter from the environment.” Transitional housing for the homeless shall only be in dwellings designed for non-transient living (a residency longer than 30 days) located in multiple-family residential zones. The City allows transitional housing for the homeless, subject to a Conditional Use Permit in the R-G, R-3R, R-3, R-3P, R-4, and R-5 zones. The Conditional Use Permit shall be subject to the review by the Planning Commission at the end of one and two years after initial approval. The Conditional Use Permit application will be evaluated based on relationships between proposed and existing/surrounding uses, potential impacts on surrounding uses involving noise, parking, traffic, activity and security, provision of a full-time on-site manager, and location relevant to transit and social service agencies. The City’s Municipal Code does not address the provision of emergency shelters.

As discussed in Section 2: Housing Needs Analysis, there are an estimated 1,113 persons in need of shelter in Fullerton on an annual basis. The existing shelters provide 240 beds, resulting in a remaining need for approximately 873 shelter beds.

The City’s Policy Program for the 2004-2016 Planning Period will include a program to amend the Municipal Code to comply with the provisions of SB 2 related to emergency shelters and transitional and supportive housing. To comply with SB 2, the City will amend the R-3 (Limited Density Multi-family Residential), R-4 (Medium Density Multi-family Residential), R-5 (Maximum Density Multi-family Residential), or other appropriate zones with sufficient capacity to permit emergency shelters by-right and without any discretionary approvals. The subject zoning categories will have the capacity to meet the local need for emergency shelter.

The City has analyzed the R-3, R-4, and R-5 zones and has determined these zones have sufficient capacity and are suitable zones for shelters to be located in. The R-3, R-4, and R-5 zones are located primarily along major arterials and in close proximity to public transit. These zones are also located within walking distance of retail and service areas. Two of the existing shelters in Fullerton are currently located in the R-3 zone.

The following capacity analysis utilizes a conservative density of 30 shelter beds per acre, recognizing the per person space requirements for adequate shelter facilities including in-take and service areas and bathrooms.

Table 3-9 summarizes the total area and vacant land in each zone. A total of 752.01 acres are within these three zones, 6.03 acres of which are vacant. The vacant parcels have the capacity to provide 180 shelter beds at 30 beds/ac. The City has also identified a number of underutilized parcels within the R-3 zone. Refer to Appendix B3: Underutilized Land. There are a total of 54.42 acres on 260 underutilized parcels within R-3 zone. These parcels have an additional development potential of 583 dwelling units utilizing their current density standards.

There are a number of opportunities for redevelopment of older multi-family buildings in addition to the vacant land available. If 2 percent of the land (excluding the vacant and underutilized parcels) within the three zones was redeveloped with shelters at 30 beds/ac, 414 shelter beds could be provided.

Within these zones, the City has found there is adequate capacity for the provision of an emergency shelter or shelters. Based on the analysis above, the R-3, R-4 and R-5 zones have the capacity to provide 1,177 shelter beds.

**Table 3-9
Area of R-3, R-4, and R-5 zones**

Zone	Total Area	Vacant Land
R-3	712.83 acres	4.87 acres
R-4	3.47 acres	0 acres
R-5	35.71 acres	1.16 acres
Total	752.01 acres	6.03 acres

Source: City of Fullerton

Table 3-10 summarizes the development standards for the R-3, R-4, and R-5 zones. These development standards do not constrain the ability to develop an emergency shelter within these zones.

**Table 3-10
Development Standards in the R-3, R-4 and R-5 zones**

Development Standards	R-3	R-4	R-5
Minimum Lot Area (Sq. Ft.)	10,000	20,000	30,000
Maximum Lot Coverage	60%	60%	60%

Maximum Building Height	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	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	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
Minimum Front Yard (Ft.)	15	15	15
Minimum Interior Side Yard (Ft.)	Depends on window type, building height, and the type of room where the window is located.	Depends on window type, building height, and the type of room where the window is located.	Depends on window type, building height, and the type of room where the window is located.
Minimum Street Side Yard (Ft.)	15	15	15
Minimum Rear Yard Through Lot (Ft.)	15	15	15

Source: City of Fullerton

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 with 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 3-11.

Table 3-11
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 Plan 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 3-12. Indoor common recreational areas may contribute up to one third of the useable open space requirements.

Table 3-12
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	400 sq. ft
R-G	400 sq. ft
R-3R	400 sq. ft
R-3/R-3P	300 sq. ft
R-4	300 sq. ft
R-5	200 sq. ft
PRD	Established by General Plan 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.

Cities must develop reasonable accommodation procedures to provide relief to Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. The City currently does not have formal reasonable accommodation procedures and therefore has included a policy action to develop procedures in Section 4: Housing Policy Program.

7. 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.

a. Building Codes

The City of Fullerton has adopted the 2007 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.

b. 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.

8. 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.

The Building Industry Association (BIA) of Orange County provides a yearly land development fee survey for Orange County jurisdictions. Table 3-13 shows the results of the survey and

provides a comparative summary for Fullerton and surrounding jurisdictions. The fee survey utilizes a hypothetical subdivision and house size to standardize the reporting of fees. The prototype subdivision used in 2006-2007 was 50 units on 10 acres at a density of 5 dwelling units per acre. The building fees are based on a 2,500 square foot, single-family detached unit with a 400 square foot garage. The building is valued at \$177,970 and contains 4 bedrooms and 3 bathrooms.

**Table 3-13
Comparative Development Fee Summary (2006-2007)**

Fee Charges	Fullerton	Anaheim	Santa Ana	Stanton
Environmental				
Initial Determination	N/A	N/A ¹	\$200	\$205
Negative Declaration	\$330 + recordation	Included in Zone Change	\$2,920 or 10% of consultant fee, whichever is greater	\$275
EIR Processing	Actual cost; \$5,000 minimum deposit	\$181.10/hour; \$30,000 deposit	\$11,700 or 10% of consultant fee, whichever is greater	Actual cost + \$5,150 review fee
Categorical Exemption	Recordation fee only	\$181.10/hour; \$5,000 deposit	\$200	\$205
Planning				
General Plan Amendment	\$3,572	N/A	\$2,390	\$2,510
Zone Change	\$3,572	\$181.10/hour; \$10,000 deposit	\$1,910	\$2,510
Tentative Tract Map	\$3,316 + \$49/lot	\$181.10/hour; \$10,700 deposit	\$2,355 + \$28/lot	\$1,645 + \$25/lot
Site Plan Review	\$2,816 + time & materials	N/A	\$490- \$1385 + 3/10 of 1% of building value	\$845

**Table 3-13
Comparative Development Fee Summary (2006-2007)**

Fee Charges	Fullerton	Anaheim	Santa Ana	Stanton
Planned Development Review	\$2,371 + \$18/lot	N/A	Actual cost; \$3,430 deposit	N/A
Conditional Use Permits and Variances	\$2,846	\$181.10/hour; \$10,000 deposit	\$2,155	\$1,970/\$930
Building				
Building	\$1,038.18	\$705.42	\$1089.80	\$1337.25
Plan Check	\$738.29	\$1,150.94	\$708.37	\$1002.94
Electrical	\$96.61	\$542.71	\$131.10	\$64.25
Mechanical	\$96.61	\$446.66	\$273.75	\$85
Plumbing	\$132.26	\$397.08	\$203.29	\$163
SMIP	\$6.14	\$17.80	0.0001 plus valuation	\$17.80
Energy	\$154.18	Incl. in plan check	\$22/1,000 sq. ft.	\$468.04
Permit Issuance	\$21.78	N/A	\$34	\$15
Engineering and Subdivision				
Final Tract Map	Time and materials	\$709/lot; \$35,450 deposit	\$1214.13/10 hours +\$121.41/additional hour	\$1,055 + County charges
Sewer Studies	Time and materials	\$109-153/hour	\$121.41/hour	\$960 or 5% of offsite costs if greater
Storm Drain/Water Quality	Time and Materials	\$9.46/l.f.	\$121.41/hour	\$960 or 5% of off-site costs if greater
Street Improvement	Time and Materials	\$9.46/l.f.	\$121.41/hour	\$960 or 5% of off-site costs if greater
Sewer Improvement	N/A	\$9.46/l.f.	N/A	N/A
Grading	\$2,951.71	\$98-119/hour	\$121.41/hour	Hourly;\$510 deposit
Surface Drainage	N/A	\$98-119/hour	\$117.51/hour	N/A
Capital Facilities and Connections				

**Table 3-13
Comparative Development Fee Summary (2006-2007)**

Fee Charges	Fullerton	Anaheim	Santa Ana	Stanton
Water	N/A	\$3,100/acre, \$7/l.f. of frontage	\$60	\$700
Sewer	N/A	\$350/acre, \$250 minimum	\$74.21/ fixture unit	Varies by area
Traffic/Road fees	\$325.50/unit (Single-Family)	\$796/unit	\$4,500	\$698/unit
In-lieu Park Facilities Fee	\$9,500	\$6,936.46/unit (Single-Family)	N/A	\$5556.78/unit
School Facilities	\$2.63/ sq. ft.	\$2.63/s.f.	\$3.56/s.f.	\$2.24/s.f.

Notes: N/A= fee not included in survey response
Source: BIA OC 2006-2007 Land Development Fee Survey

Table 3-14 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 single-family detached dwelling unit. The fees for the typical multi-family project are based on 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 3-14
Total Typical Fees**

Single Family Dwelling¹	Estimated Fee
Building Permit	\$3,648.00 (includes plan check fee of \$723)
Plumbing	\$150.00
Electrical	\$175.00
Mechanical	\$105.57
Sanitation	\$4,671.00
Park Facilities	\$10,600.00
School Facilities	\$5,260.00
Traffic Impact Mitigation	\$325.50
Total	\$24,935.07
Multi-Family Dwelling²	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	\$1,261.50



Park Facilities	\$10,600.00
School Facilities ³	\$10,520.00
Traffic Impact Mitigation	\$195.30
Total	\$24,128.50

Notes:

1 Based on a 2,000 square foot single family dwelling not requiring review by SRC, PC, RDRC, or CC.

2 Based on a 4 unit apartment project not requiring review by PC, RDRC, or CC.

3 Based on average of 1,000 square feet per unit, 4,000 square feet total.

Source: City of Fullerton

9. 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.

a. Multi-family Projects and Site Plan Review

Multi-family projects require Site Plan Review by either the Staff Review Committee (SRC) or Planning Commission (PC). SRC is the approving body for Minor Site Plan applications. SRC reviews and makes recommendations on any projects where Planning Commission or City Council is the final approving body. The Director of Community Development determines whether the 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.

b. Development Projects

A proposal for new construction, rehabilitation, or remodeling of buildings within a Community Improvement District (CID), which corresponds to a Redevelopment Project Area, is considered a Development Project. Single-family detached dwellings, Planned Residential Developments (PRDs), and interior modifications to existing buildings are excluded as a Development Project. Multi-family projects with the CID are reviewed as Development Projects and do not undergo a separate Site Plan Review. The Redevelopment Design Review Committee (RDRC) is the approving body for Minor Development Projects. RDRC 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. 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.

c. 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 RDRC

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

d. Review Bodies

The City has four review bodies: Staff Review Committee (SRC), Redevelopment Design Review Committee (RDRC), Planning Commission (PC), and City Council.

i. Staff Review Committee

Once a complete application is received by the Community Development Department, the SRC reviews projects requiring discretionary review. The SRC is comprised of City Staff from Engineering, Community Development, Fire, and other departments with interests in development within the City. The SRC works to streamline the development review and approval process by coordinating review by these departments. SRC is the approving body for Minor Site Plan applications. SRC reviews and makes recommendations on any projects where Planning Commission or City Council is the final approving body. SRC does not have the authority to deny a project based on its use, as long as the proposed use is consistent with standards and requirements of the Municipal Code for the zone it is located in.

ii. Redevelopment Design Review Committee

The RDRC reviews projects within a Community Improvement District (CID) or redevelopment area (Minor and Major Development Projects) and any construction in a Preservation Zone, Potential Landmark District or to a recognized historic building. Projects not falling into these categories are not reviewed by RDRC and are not subject to design review (with the exception of projects within the Pico-Carhart Rural Street Overlay discussed previously). The City finds that design review by the RDRC 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. RDRC is the approving body for Minor Development Projects. RDRC reviews Major Development Projects and makes recommendations to the Planning Commission.

iii. 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.

iv. 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.

e. Development Processing Time

Table 3-15 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, where the initial review is completed in two days. Table 3-16 outlines the typical processing timeframes by project type.

Table 3-15
Local Development Processing Time, City of Fullerton

Item	Approximate Length of Time from Submittal to Public Hearing
Conditional Use Permit	8 weeks
Site Plan Review – Minor	2 weeks
Site Plan Review – Major	8 weeks
Development Project Review (projects located within a Redevelopment Project Area) – Minor	3 weeks
Development Project Review (projects located within a Redevelopment Project Area) – Major	8 weeks
Parcel Map	8 weeks
Tentative Tract Map	3 months
Variance	8 weeks
Zoning Amendments or Zone Change	3 months
General Plan Amendment	3 months
Environmental Documentation	3 months (depending on documentation required)

Source: City of Fullerton

Table 3-16
Typical Processing Timeframes by Project Type

Project Type	Estimated Typical Timeframe
Single-family Dwelling ¹	2 weeks
Subdivision ²	3 months
Multi-family Dwelling (≤ 6 units) ³	4 weeks
Multi-family Dwelling (> 6 units) ⁴	3.5 months

Notes:

1 Assumes the proposed project does not require review by SRC, RDRC, PC, or CC

2 Assumes a Tentative Tract Map is required.

3 Assumes a Minor Site Plan Review and plan check is required.

4 Assumes a Major Site Plan, Environmental Documentation, and plan check is required.

Source: City of Fullerton

10. 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.

a. Environmental Constraints

i. 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).

ii. 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.

iii. 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.

iv. 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.

v. 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.

vi. 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 Atcheson Topeka & Santa Fe (AT& SF) and Union Pacific (UP) railroad trains and aircraft accessing the Fullerton Municipal Airport.

b. Infrastructure Constraints**i. 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. The Metropolitan Water District of Southern California (MWD), through their regional water supply system delivers, imported water to the service area. As of 2005, the City's water system has over 430 miles of transmission and distribution mains, 16 reservoirs with a capacity of 89.5 million gallons, 12 pumping stations, and 11 active wells. According to the 2005 Urban Water Management Plan, total water use for residential areas is expected to increase by three percent and serve a population of 144,700 people by 2030. Fullerton will continue to meet its future demands with groundwater supplies and imported water.

ii. 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.

11. Fullerton Redevelopment Agency Housing Set-aside Fund Resources

The City of Fullerton Redevelopment Agency (Agency) provides the funding sources for many housing-related activities in the City. Table 3-17 shows the housing set-aside fund projections from fiscal year 2004/2005 through fiscal year 2013/2014. Housing fund revenues include property tax increment funding, interest income, loan repayments, and rental/lease income.

Table 3-17
Projections for Housing Set-Aside Fund (in dollars), 2004-2014

Revenue Source	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014
Cash Balance	11,914,574	14,706,432	13,702,267	8,082,777	1,037,025	4,528,036	3,983,640	3,518,169	3,099,755	2,731,341
Total Revenues	3,909,598	4,358,228	3,998,623	4,113,266	4,066,799	4,048,666	4,145,383	4,210,766	4,279,641	2,442,101
<i>Cash Balance + Total Revenues</i>	15,824,172	19,064,660	17,700,890	12,196,043	5,103,824	8,576,702	8,129,023	7,728,935	7,379,396	5,173,442
Bond Debt Service	0	0	0	0	0	0	0	0	0	0
Administrative Costs	1,035,213	770,404	542,736	559,018	575,788	593,062	610,854	629,180	648,055	667,497
Land Assemblage	0	4,509,009	9,075,377	10,000,000	0	0	0	0	0	0
Housing Programs and Projects	82,527	82,980	0	600,000	0	4,000,000	4,000,000	4,000,000	4,000,000	4,505,945
Balance/ (Loss)	14,706,432	13,702,267	8,082,777	1,037,025	4,528,036	3,983,640	3,518,169	3,099,755	2,731,341	0

Source: Fullerton Redevelopment Agency Five-Year Implementation Plan 2004-2009

The 2004-2009 Implementation Plan outlines the following projects and programs the Agency will pursue within the five-year term:

- Administration of Agency's Seismic Rehabilitation Loan Program, Commercial Rehabilitation Loan Program, and the Tenant Improvement Loan Program to provide assistance to eligible property owners, businesses, and tenants.
- Continued Agency support of improvements to parks and public facilities of a community-wide benefit.
- Various physical infrastructure projects providing repairs and enhancements to streets and highways; traffic signals; street lighting; curbs; sidewalks and gutters; handicapped accessibility; and water, sewer and drainage systems will continue to be a priority of the Agency.
- Promoting home ownership continues to be the target of the Agency's affordable housing efforts. The Agency's efforts will continue to focus on improving and expanding the City's housing stock in order to provide quality affordable housing for residents.
- The Agency will continue to pursue development and participation agreements to provide developer assistance for projects through funding of appraisals, acquisitions, and land and/or lease write-downs to address blighting conditions.
- Payment of existing Agency obligations for various bond issues and reimbursement agreements, which comprise about a third of the Agency's annual tax increment revenues.
- Funding for salaries, operations, and maintenance to administer Agency programs and projects.

a. Inclusionary Housing Requirements

The City of Fullerton, in accordance with California Community Redevelopment Law, requires the production of housing based on activities in the redevelopment areas. These requirements are as follows:

- At least 30 percent of all new and substantially rehabilitated dwelling units developed by the Agency shall be available at affordable cost to low and moderate income households. Of these low-to-moderate units, 50 percent must be affordable to low income households.
- At least 15 percent of all new dwelling units within a project area developed by an entity other than the Agency must be affordable to low and moderate income households. Of these low-to-moderate units, 40 percent must be affordable for low income households.

12. Community Development Block Grant (CDBG) and HOME Program

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

13. 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 3-18 summarizes the City's standards for 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 Consolidated Plan, 2005; Phone conversations with shelters, 5/20/2008

Concrete sidewalks shall 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 residential areas and five feet wide in multiple-residential zones.

Street lights shall be provided and installed 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 by the construction of 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 shall be installed 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 as required for the trees. 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, of 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 unusual 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. Vacant and Underutilized Land

A thorough analysis of vacant and underutilized land within the City of Fullerton is provided in Appendix B: Land Resources.

2. 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.

3. Construction Costs

Construction costs are primarily determined by the costs of materials and labor. They are also influenced by market demands and market-based changes in the cost of materials. Construction costs depend on the type of unit being built and the quality of the product being produced. Table 3-19 summarizes the estimated construction costs based on type of development in Fullerton.

Table 3-19
Construction Cost Estimates

Development Type	Cost per Square Foot
Single-Family Residential	\$100-\$125
Townhome	\$159-\$180
Multi-Family Garden Apartment	\$200
Multi-Family Podium	\$250

Source: RBF Consulting, 2007

4. 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.

When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower income households often find it most difficult to purchase a home during this time period.

As shown in Table 3-20, the number of loan applications increases as income increases. The percentage of persons denied for a home loan in Orange County is highest for the very-low income (less than 50 percent of the MFI) category with 31 percent.

Table 3-20
Mortgage Lending Rates- 2006
Santa Ana- Anaheim- Irvine Metropolitan Division

Income Group	Total Applications	Loans Originated	Applications Denied	Percentage Denied
< 50% MFI	633	189	199	31.4%
50-79% MFI	2,226	998	399	17.9%
80-99% MFI	3,261	1,663	647	19.8%

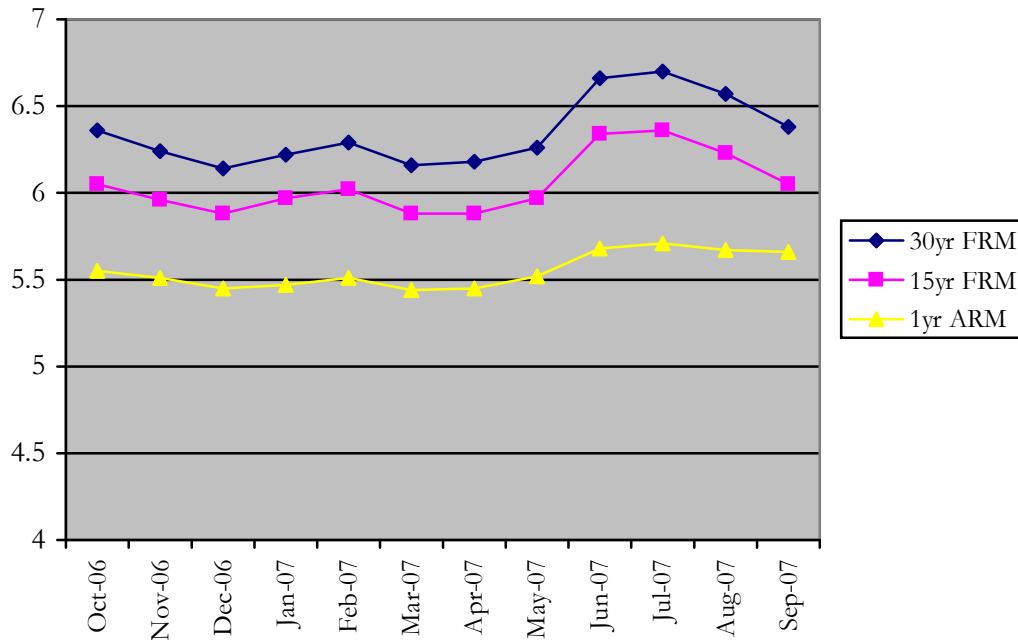
Table 3-20
Mortgage Lending Rates- 2006
Santa Ana- Anaheim- Irvine Metropolitan Division

Income Group	Total Applications	Loans Originated	Applications Denied	Percentage Denied
110-119% MFI	4,836	2,648	977	20.2%
>= 120% MFI	73,237	39,855	15,168	20.7%
Total	84,193	45,353	17,390	20.7%

Source: Federal Financial Institutions Examination Council, HMDA Data, 2006

Figure 3-1 shows the average interest rates between October 2006 and September 2007. The interest rates fluctuated slightly until May 2007. Interest rates reached a high point in July 2007 and have decreased since. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to lower income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements.

Figure 3-1



Source: Freddie Mac Primary Mortgage Market Survey

There have been recent changes in the qualifications and lending standards for home loans. Nationwide there has been a large increase in the number of delinquencies and foreclosures in

the residential mortgage loans. As a result, lenders have developed more stringent qualifications for home loans and lower income households may find it more difficult to qualify.

5. 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 City's Municipal Code and General 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 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. To demonstrate water conservation efforts, at least 50 percent of the required trees, shrubs, and ground cover used must be drought-tolerant. In addition, the landscape plans must demonstrate a concern for solar access, including exposure and shading of window areas.

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. Through the California Energy Star® New Homes program, builders can receive up to \$700 per single-family unit or \$275 per multi-family unit for

constructing homes that are 15-20 percent more energy efficient than the Title 24 requirements. Builders also have the option of installing efficient appliances, insulation, and/or tight ducts to receive similar monetary incentives. 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 Municipal Water District of Orange County. 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.

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

- Provide incentives, such as expedited plan check or reduced building permit fees, for developments utilizing green building or sustainable design;
- Promote the utility rebate programs described below through informational materials at City Hall, on the City's website, and at other public locations;
- Develop green building and sustainable design standards;
- Increase areas for 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.

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.

Section 4: Housing Policy Program

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

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

A. KEY POLICY THEME AREAS

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

Policy Theme Area A: Housing Availability and Affordability

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

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

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

Policy Theme Area C: Redevelopment and Infill

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

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

Policy Theme Area D: Special Needs Groups

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

Policy Theme Area E: Governmental Constraints and Incentives

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

Policy Theme Area F: 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 quality of the existing housing stock can affect neighborhood quality. Establishing policies and programs that target rehabilitation and proactive code enforcement can safeguard and enhance neighborhood quality and preserve existing housing stock.

Policy Theme Area H: Policy Development and Planning

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

Policy Theme Area I: Funding and Partnership Opportunities

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

Policy Theme Area J: Education and Civic Engagement

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

B. POLICY ACTION AREAS

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

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

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

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

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

Policy Action Area #1 – New Production

Policy Action 1.1 – Provision of Adequate Sites for Housing Development

To ensure the continued availability of adequate sites to accommodate estimated future construction need by income category, the City shall update and revise the General Plan and Zoning Ordinance to establish and codify land use designations/classifications that will meet projected need for the 2006-2014 Planning Period. Specifically, the City will identify General Plan/Zoning revisions that will facilitate the development of extremely-low, very-low, low, moderate, and above-moderate rental and for-sale housing.

To accommodate the City's remaining very-low and low income growth need of 647 dwelling units and to ensure compliance with adequate sites requirements of AB 2348, the City shall rezone up to 35 acres of land to permit by-right residential development at a minimum density of 30 du/ac. Residential development permitted by-right shall include rental and owner-occupied, single and multifamily units.

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. Individual sites rezoned for very-low and low income need shall be required to accommodate a minimum of 16 housing units.

The City has identified candidate sites considered for rezoning in Appendix B2, Table B2-1 of this Housing Element.

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

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

To better track the income levels of units built during the Planning Period and provide a more effective way to track performance during the Planning Period, the City will include an estimated sales/rental value at time of unit occupancy. This value will be included as part of the application to reflect the assumed market value of the home constructed.

Objective:	Create income-level based inventory of units built
Implementation Responsibility:	Planning/Building
Funding Source:	General Fund
Implementation Timeline:	December 2008

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

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

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

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

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 facilitate infill development within feasible development sites for homeownership and rental units. The City shall facilitate the development of infill residential development through proactive and coordinated efforts with the Redevelopment Agency, Planning Division, private development and non-profit entities, and any other housing related groups to encourage the construction of residential development affordable to extremely-low, very-low, low, and moderate income households through a menu of regulatory incentives (i.e., streamlined review, reduced development standards, land assemblage, lot consolidation, fee assistance, and other methods that will effectively encourage infill development).

Objective:	Increase infill development
Implementation Responsibility:	Planning/RDA/Housing
Funding Source:	RDA/HUD
Implementation Timeline:	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 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.

Objective:	Increase mixed use development
Implementation Responsibility:	Planning/RDA/Housing
Funding Source:	General Fund/RDA/HUD
Implementation Timeline:	Develop incentive program by December 2009 and outreach to developers by June 2010

Policy Action 1.6: Encourage Development of Housing for Extremely-Low Income Households

The City encourages the development of housing units for households earning 30% or less of the Median Family Income for Orange County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancies, transitional facilities, and housing units serving temporary needs. The City will encourage development of housing for extremely-low income households through a variety of activities such as outreaching to housing developers, providing financial or in-kind technical assistance or land-write downs, providing expedited processing, identifying grant and funding opportunities, and/or offering additional incentives beyond the density bonus provisions.

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

Policy Action 1.7: Development of Housing for Families

The City understands that appropriately sized housing units for families is an important means to improve livability, reduce incidence of overcrowding and minimize deferred maintenance issues. To support the development of rental and for-sale housing for larger families, especially extremely-low income larger families, the City 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.

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

Policy Action 1.8 – 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 healthcare, nutrition, transportation, and other appropriate services.

Objective:	Increase senior housing
Implementation Responsibility:	Planning/Housing/RDA
Funding Source:	General Fund/HUD/RDA
Implementation Timeline:	Ongoing

Policy Action 1.9 - Amend the City of Fullerton Density Bonus Ordinance

The City’s existing Density Bonus Ordinance provides for incentives, concessions, and other regulatory procedures that facilitate and encourage the development of affordable housing in the community. To further the effectiveness of the Density Bonus Ordinance and to be in compliance with the requirements of SB 1818 and State and Federal Fair Housing Law, the City shall review and revise the existing Density Bonus Ordinance.

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

Policy Action 1.10 - Use Redevelopment Agency Set-Aside Funds to Facilitate the Development of Rental and Homeownership Housing

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

Objective:	20 percent Housing Set-Aside
Implementation Responsibility:	RDA
Funding Source:	RDA
Implementation Timeline:	Ongoing

Policy Action 1.11 – Use of Surplus City-Owned Land for Affordable Housing Opportunity

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

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

Policy Action 1.12 - Support Community Housing Development Organization (CHDO) Projects

CHDO's are private nonprofit, community-based service organizations whose primary purpose is to provide and develop decent, affordable housing. The City will continue to provide in-kind assistance and funding for qualified CHDO's to develop affordable housing.

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

Policy Action 1.13 - Review and Revise the City of Fullerton's Second Dwelling Unit Ordinance

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

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

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

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.

Objective:	Comprehensive housing outreach strategy
Implementation Responsibility:	Planning/Housing/RDA
Funding Source:	General Fund/RDA/HUD
Implementation Timeline:	Evaluate existing outreach by June 2009 Implement strategy by January 2010

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 anticipate.
- 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.

Objective:	Review/revise multi-family parking requirements
Implementation Responsibility:	Planning
Funding Source:	General Fund
Implementation Timeline:	Review requirements by September 2009 Update requirements by March 2010

Policy Action 1.16: Residential Development Monitoring Program for Rezoned Sites

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.

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.

Objective:	Monitor Residential Development
Implementation Responsibility:	Planning
Funding Source:	General Fund
Implementation Timeline:	Annually

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.

Objective:	Preservation of historic residential resources
Implementation Responsibility:	Planning
Funding Source:	General Fund
Implementation Timeline:	Ongoing

Policy Action 2.2- Proactive Identification of Substandard Housing Areas

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

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

Policy Action 2.3 – Affordable Housing Acquisition and Rehabilitation

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

Objective:	180 Households (65 very-low income, 54 low income, and 61 moderate income)
Implementation Responsibility:	RDA/Planning/Housing
Funding Source:	RDA/HUD
Implementation Timeline:	2014

Policy Action 2.4 - Funding for Resident-Initiated Rehabilitation Activities

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

Objective:	45 households/year (17 very-low income, 19 low income, and 9 moderate income)
Implementation Responsibility:	Housing
Funding Source:	HUD
Implementation Timeline:	Annually

Policy Action 2.5 - Proactive Code Enforcement

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

Objective:	Proactive code enforcement
Implementation Responsibility:	Community Preservation
Funding Source:	General Fund/HUD
Implementation Timeline:	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.

Objective:	See Policy 2.4
Implementation Responsibility:	Housing
Funding Source:	HUD
Implementation Timeline:	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.

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

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 evaluate industry trends, technologies, and techniques that encourage the sustainable use of resources in new housing development and the retrofit of existing housing. Based upon this evaluation, the City shall develop programs and procedures, as appropriate, that encourage the incorporation of sustainability in new and existing residential development. The City shall determine the appropriateness of offering incentives or other mechanisms to further encourage the incorporation of sustainability in residential development.

Objective:	Increased sustainable and green building practices
Implementation Responsibility:	Planning/Building/Housing/RDA
Funding Source:	General Fund
Implementation Timeline:	Annual review of new technologies Incentive strategies by August 2009

Policy Action 2.9: Relocation Assistance

The City will provide relocation assistance to individuals and households through the City’s Permanent Relocation Assistance Program to complement future rehabilitation programs as required by funding sources. Relocation assistance 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.

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

POLICY ACTION AREA #3 - DESIGN AND LIVABILITY

Policy Action 3.1 - Efficient Use of Energy Resources in Residential Development

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

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

Policy Action 3.2: Address Overcrowding

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

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

Policy Action 3.3: Provision of Amenities and Services Adjacent to Housing

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

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

Objective:	Amenities and services adjacent to housing
Implementation Responsibility:	Planning/RDA/Housing
Funding Source:	General Fund/RDA
Implementation Timeline:	Ongoing on a project basis

Policy Action 3.4: Joint Participation of Employers and Housing Developers

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

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.

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

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 of Fullerton shall provide for regular monitoring of existing deed-restricted units that will have expiring affordability covenants during the Planning Period.

To encourage the preservation of these deed-restricted affordable units, the City shall provide for targeted outreach to owners of these units to encourage the extension and/or renewal deed restrictions and/or covenants.

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.

Objective:	126 units
Implementation Responsibility:	Housing
Funding Source:	HUD/RDA
Implementation Timeline:	Develop preservation strategy by January 2010

Policy Action 4.2: Continue Support of Regional Fair Housing Efforts

The City currently contracts with the Fair Housing Council of Orange County, which provides community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people to freely choose the housing for which they qualify in the area they desire. The City refers all inquiries for these services to the Fair Housing Council of Orange County and similar agencies and maintains literature and informational brochures at City Hall available for public distribution. The City will continue the provision of fair housing assistance including landlord/tenant counseling, homebuyer assistance, and amelioration or removal of identified impediments. The City will continue to contract with the Fair Housing Council of Orange County or a similar agency for these services.

Objective:	485 referrals per year
Implementation Responsibility:	Housing
Funding Source:	HUD
Implementation Timeline:	Ongoing

Policy Action 4.3: Adopt Reasonable Accommodation Procedures

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

Objective:	Adopt Reasonable Accommodation procedures
Implementation Responsibility:	Planning/Building
Funding Source:	General Fund
Implementation Timeline:	December 2009

Policy Action 4.4: Emergency Shelters and Supportive and Transitional Housing

Pursuant the provisions of SB 2, the City shall analyze and revise the existing Zoning Ordinance to allow for emergency shelters, transitional housing, and supportive housing for homeless individuals and families. The City will comply with SB 2 by:

- 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.
- 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.
- 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.

Objective:	Compliance with SB 2
Implementation Responsibility:	Planning
Funding Source:	General Fund
Implementation Timeline:	June 2009 or within 1 year of Housing Element adoption

Policy Action 4.5: Section 8 Rental Assistance

The Orange County Housing Authority (OCHA) currently administers the Section 8 Rental Assistance program on behalf of the City. Currently the program assists renter households in the City of Fullerton. Based on future congressional appropriations, the OCHA will apply for additional funding, which will enable them to administer additional certificates for families, elderly, and persons with disabilities over the Housing Element Planning Period. The City will continue to provide referral services and information to the City's residents.

Objective:	591 vouchers
Implementation Responsibility:	Housing/Orange County Housing Authority
Funding Source:	HUD
Implementation Timeline:	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.

Objective:	Technical assistance to housing developers
Implementation Responsibility:	Housing/RDA
Funding Source:	HUD/RDA

Implementation Timeline:	Ongoing
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Policy Action 4.7: Consideration of Persons with Special Needs

The City understands persons with special needs may require the incorporation of special housing facilities and services to meet their daily housing needs. The City shall consider the specialized needs of persons with physical and mental disabilities as well as large family households, single parent households, and other groups requiring specialized services or facilities when developing housing within Fullerton.

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

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

Objective:	Housing for persons with special needs
Implementation Responsibility:	Planning/Housing
Funding Source:	General Fund
Implementation Timeline:	Identify needs by August 2009 Implement incentives by February 2010

Policy Action 4.8: Homebuyer Assistance Program

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

Objective:	100 households
Implementation Responsibility:	Housing/RDA
Funding Source:	HUD/RDA
Implementation Timeline:	Identify constraints by December 2008 Implement strategy by June 2009

Policy Action 4.9: Foreclosure Referral Program

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

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

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 2006-2014 Planning Period.

**Table 4-1
Quantified Objectives Summary
2006-2014 Planning Period**

Program	Quantified Objective
New Construction	
<i>Extremely-Low Income (subset of very-low income units)</i>	199
Very-Low Income	398
Low Income	329
Moderate Income	376
Above Moderate Income	807
Total	1,910
Rehabilitation	
Extremely-Low Income	0
Very-Low Income	82
Low Income	73
Moderate Income	70
Above Moderate Income	--
Total	225
Conservation/Preservation	
Extremely-Low Income	--
Very-Low Income	126
Low Income	--
Moderate Income	--
Above Moderate Income	--
Total	126

Appendix A: Community Outreach Summary

A. INTRODUCTION

During 2008, the City of Fullerton (City) conducted a number of community outreach activities to ensure the Housing Element update reflected the issues and opportunities identified by the community. The workshops were advertised through flyers and notices in the local newspaper and on the City's website. In addition, the City mailed invitations to stakeholder groups such as affordable housing developers, professional and community organizations, housing advocacy groups, and supportive service providers.

The following community workshop was advertised and open to the general public:

- Workshop #1: February 20, 2008, 7:00 p.m. at the Fullerton Senior Center

The following meeting was held specifically for and designed to engage stakeholders:

- Stakeholder Meeting: February 20, 2008 at 5:30 p.m. at the Fullerton Senior Center.

Members of the public were welcome to attend the stakeholder meeting if they chose. A number of the stakeholders also attended the community workshop as well.

During the first Community Workshop and Stakeholder Workshop Meeting, participants were provided with an overview of the Housing Element Update process and content. Participants identified and discussed challenges, opportunities, and resources related to housing in Fullerton.

The General Plan Advisory Committee (GPAC) also provided their thoughts on the challenges, opportunities, and resources through a written questionnaire. The GPAC conducted three noticed meetings focused on the Housing Element update. Members of the community and stakeholders spoke about the Housing Element at all three meetings.

The community and stakeholder input was considered in the drafting of the Housing Element and was provided to the GPAC. Subsequent to drafting the initial document, the GPAC reviewed and commented on the document during a noticed meeting. The draft Housing Element was made available on the City's website at that time. The Planning Commission then reviewed the draft document, public and stakeholder input received to date, and heard public testimony during a noticed meeting subsequent to submitting the draft to HCD.

Any future revisions to the draft Housing Element, including any revisions made to respond to HCD's review comments will be provided to the public on the City's website. Prior to the City Council's adoption of the Housing Element, the document will be made available for formal public review for a period of at least 30 days.

B. STAKEHOLDER PARTICIPATION

The City recognizes the importance of including stakeholder organizations in the process of developing the Housing Element. It is especially important to include organizations that represent the interests of extremely-low, very-low, low and moderate income households. The following stakeholders were invited via mail to the Stakeholder Workshop.

- Kennedy Commission
- Public Law Center
- OCCORD
- OC Community Housing Corporation
- OC Partnership
- OC Housing Trust
- ULI Orange County
- Building Industry Association, Orange County Chapter
- Fair Housing Council of Orange County
- Faces of Fullerton
- Hanover Pacific.

The following stakeholder organizations chose to attend and participate in the Stakeholder Workshop. Those organizations wishing to be notified of subsequent public meetings and hearings were contacted via email.

- Kennedy Commission
- ULI Orange County
- Fullerton Observer
- Silber Architects
- Hanover Pacific
- UUMC
- Fullerton School District

C. SUMMARY OF COMMUNITY AND STAKEHOLDER INPUT

From the input received at the first stakeholder meeting and community workshop and from the GPAC, a number of overarching themes emerged. This section summarizes those themes. The actual comments received are provided verbatim at the end of this appendix.

1. Housing Availability and Affordability

Availability of affordable and suitable housing for those who currently live in Fullerton as well as those who work in the city was identified as a challenge. Participants identified high housing costs as a primary reason for the young adults and families leaving the City to find housing. Affordable housing for all income segments of the population was identified as a challenge, especially for those in the very-low and low income categories. Participants wanted to see opportunities to assist first-time homebuyers and those who are employed in the City or grew up in Fullerton and would like to continue to live here.

2. Land Use, Location and Linkages

Participants discussed needs for balanced development to create housing in conjunction with employment centers and public facilities such as parks. Location of housing near transportation was important as well as child care and other services. Participants identified concerns with density and would like to see some areas of the City increase density while preserving the character of other areas such as the historic districts and horse properties. Mixed income development was discussed in the context of providing balanced housing. A number of participants identified quality of life as an important aspect related to not only housing units, but the development of neighborhoods.

3. Redevelopment and Infill

As Fullerton is close to becoming a built-out city, participants identified a number of redevelopment and infill opportunities to accommodate growth. Suggestions included redeveloping underutilized parcels, allowing second units to be developed in single-family areas and rezoning commercial areas to residential or mixed-use.

4. Housing for Special Needs Groups

Participants identified housing for specific special needs groups as important to the future of Fullerton. These special needs groups included college students, persons with disabilities, the elderly, and persons in need of transitional housing. One participant would like to see single room occupancy (SRO) units modeled after the project currently in Fullerton. One participant would like to see supportive services provided with transitional housing to help residents move into permanent housing.

5. Government Constraints and Incentives

Challenges identified with government policies, standards, and procedures included lot coverage and density maximums, outdated codes, and infrastructure fees. Opportunities identified included zoning for mixed use, increase maximum heights allowed, zone changes, and permit fee waivers for home improvement during certain months. Incentive for student housing and inclusionary housing programs were also identified as opportunities to increase the housing stock.

6. Planning and Policy Development

The workshop participants felt that a thorough survey and data collection on the housing needs of all segments of the City's population would be necessary for policy development. They also felt that there is an opportunity to address challenges by developing strong policies.

7. Funding and Partnership Opportunities

Participants identified a number of funding and partnership opportunities. Funding opportunities included federal and State grants, Redevelopment Housing Set-Aside funds and leveraging these funds. Partnerships with banks, employers in Fullerton, non-profit groups such as Habitat for Humanity and for-profit developers were also identified as opportunities to create housing.

8. Education and Civic Engagement

Workshop participants discussed the need for education and outreach on housing programs and projects to increase participation and neighborhood acceptance. Civic engagement and support may also reduce constraints felt by affordable housing developers.

9. Sustainable Design

Sustainable design, especially green building, was discussed by workshop participants. They felt green building practices should be encouraged for residential construction and that the City could create a green building program or green building requirements.

10. Housing Conditions

Challenges with existing housing conditions included overcrowding, garage conversions, lack of maintenance, and unsafe housing conditions, especially in rental apartments. Opportunities included increased code enforcement, targeted housing improvement programs, and rehabilitating units. One concern was displacement of residents if areas are rehabilitated and housing becomes unaffordable.



**Fullerton Housing Element Update
Community Workshop #1
Wednesday, February 20, 2008**

Post-it Notes

(Comments are provided verbatim.)

CHALLENGES

Insufficient Affordable Housing

- Insufficient low income housing
- No low income housing
- Limited land and financial support for lower income housing
- More low income homes for people
- “Affordable” housing = 2 levels – the teachers/firefighters, but also the lower income families need homes also

Density

- Density
- Density issues

Housing Costs

- Cost
- Housing cost/rent

Overcrowding

- Overcrowding (listed twice)
- Overcrowding of living spaces
- Number of people living in house
- Not allowing too many people to live in a 3 br. permanently
- Overcrowding in homes – more than one family living in the homes

Balance

- Housing vs. parks
- No economically integrated neighborhoods
- Develop a balance between developer needs and community interest
- OC has run out of room for more bldg. How will Fullerton offer homes in high rises, but “green” and aesthetic?
- Create an appropriate balance of housing that fits our community

Open Area

- Open area

Parking

- Parking across sidewalks – preventing pedestrians to use sidewalks

Housing Maintenance

- The testimony at the City Council, about the deplorable rental apts. shows Fullerton needs to address this
- Lack of upkeep to property

Gov't Constraints/Perception

- City father don't believe in government helping families

Garage Conversions

- Converting garages into rental units
- No converted garage into an apartment

Accommodating Special Needs

- No housing for the mentally disturbed homeless

Short Term Needs

- ❖ Transitional housing
 - Special needs groups
- ❖ University/College housing

Quality of Life

- ❖ Residents staying in area
- ❖ Kids affording to stay

Other

- ❖ Acquiring funding for workforce housing

OPPORTUNITIES

Zoning

- Zone changes
- More downtown mixed use housing need the trans. [sic] center
- Zoning laws studied, revised, appropriate
- Allow housing to go higher i.e. more floors

Public Transit

- Promote public transit to relieve auto congestion

Adequate Parking

- Require adequate parking for housing



Affordable Housing/Working Class

- Make rents affordable for the working class who pay taxes – either homes or apartments

Existing Opportunities

- Move forward on existing housing opportunities

Green Building

- Pass “green building” rules

Incentives

- Waive permit fees (1 month) for home improvements
- First time home-buyer program

Design Standards

- Good designs for high rises – they need to be “green”, architecturally pleasing, affordable
- Set higher standards for architectural design

Looking at Data & Needs

- A thorough survey of all the sections of Fullerton to meet the needs of all the communities
- Planning & using data as to population, age groups, etc.

Redevelop Older Houses

- Redevelop old & decaying multi family units

Redevelopment Funds

- 20% \$ in redevelopment for housing



**Fullerton Housing Element Update
Stakeholder Meeting 1
Wednesday, February 20, 2008**

Notes

CHALLENGES

- Create quality of life in high density
- Declining school-age population/retaining families
- City is built out
- Replacement of blighted areas
 - Displaced residents
- Overcrowding in housing to create affordability
- Reduced selling incentives
 - Mismatch of buyers & sellers
- Locate affordable housing near employment
 - Transportation
- Create policies that address all issues
 - Policy that aids housing for all sectors of population
- Dependency on single-occupancy vehicle
- Lack of affordable housing drives out young buyers/young professionals
- Lack of balance in location of affordable housing
 - North vs. South
- Poor code enforcement
- Affordable housing is cheaper (perception)
- Replacement of substandard housing creates displacement of existing residents
- Meeting densities
 - Lot coverage/zoning
- Outdated codes/standards
- Regional connections
 - Traffic
- Developers not held responsible
- Infrastructure fees very high

OPPORTUNITIES

- Quality of life – not just housing, but the neighborhood
- Affordability covenants
- w/rehab. units
- Regional traffic approach
- Fee scale for infrastructure
- Balanced housing
- Public transportation

- Connection to housing
- Marketing
- Child care near housing
- Revised zoning standards – lot coverage open space req.
- Revise density bonus
- Developing policy to encourage/allow development of housing for all income segments
- Replace older housing stock w/new appropriately designed housing at increased density
- Green building (pilot program)
- Working w/non profit & for profit affordable housing developers
- Educating city – community council
- Workforce housing
 - Next generation housing
- Infill
- Underutilized land
- Appropriately located density close to transportation/services

RESOURCES

- Update zoning laws
 - Update SB2
- 20% set aside for affordable housing
- Leveraging funding
- Partnerships
 - Non-profits
 - Non-profit low cost housing providers
 - For profit dev
 - Workforce housing
- Tax credits
- Council support!
- Civic engagement
- Quality of life amenities
 - Parks
 - Child care
- USGBC

**General Plan Advisory Committee
Housing Element Questionnaire Responses**

(Comments are provided verbatim.)

(A)

1. What are the challenges related to housing in Fullerton?

Overcome high construction cost.

Finding “in-fill” availability.

Identifying affordable land.

2. What are the opportunities to provide or improve housing in Fullerton?

Continue to encourage apartment developments.

Conversion of non-residential properties into residential use.

Continue to find and provide low and no-interest loans where needed.

3. What resources are there to improve housing in Fullerton?

Numerous low-income buildings can be made available with rehabilitation.

Government grants must be sought.

Development standards and housing codes can be modified on the city level.

(B)

1. What are the challenges related to housing in Fullerton?

For ownership housing the challenge is creating opportunities for first time home buyers that those first time home buyers can afford. The key here is price because price sets both down-payment level and monthly payment level. To be practical to the buyer the price is unlikely to motivate a seller who is in no hurry to sell cheap or who can not afford to sell cheap because they will be upside down with the their loan.

For rental housing the challenge is creating workforce housing that is affordable and of good quality. This is needed to insure our employers do not move to cheaper housing markets or lose their employees to those cheaper housing markets.

2. What are the opportunities to provide or improve housing in Fullerton?

We have many commercially zoned areas for which there is no market. How many storefront churches does Fullerton need? Look at west Commonwealth, Euclid south of Commonwealth, etc. This land should recycle to housing or mixed use.

Some single-family areas should be allowed to add second units so long as this is done in a carefully planned way. The example that has worked is the R2-P zones.

3. What resources are there to improve housing in Fullerton?

There is land – see the above. There are redevelopment and affordable housing tools that area available.

(C)

1. What are the challenges related to housing in Fullerton?

1. Density issues
2. Mix of Historic and new architecture
3. Retention of Horse Property
4. Build-out nearly achieved
5. Current housing down-turn

2. What are the opportunities to provide or improve housing in Fullerton?

1. Re-development of areas needing improving
2. Add additional units in areas where shortages exist

3. What resources are there to improve housing in Fullerton?

1. Federal and State Funding
2. Developers willing to enter the market in Fullerton
3. Neighborhood acceptance

(D)

1. What are the challenges related to housing in Fullerton?

Getting people (architects, developers, staff, council, etc.) to understand how important the "site plan" really is.

2. What are the opportunities to provide or improve housing in Fullerton?

Understanding the meaning of "sustainable design".

3. What resources are there to improve housing in Fullerton?

Knowledge.

(E)

1. What are the challenges related to housing in Fullerton?

The housing market in Fullerton is very expensive, thus difficult for young families or elderly people to buy and live in this city

2. What are the opportunities to provide or improve housing in Fullerton?

Considering low to moderate income housing developments in the city plan

3. What resources are there to improve housing in Fullerton?

Habitat for Humanity
Maybe other grants by the state and federal government
Incentives for developers to create affordable housing

(F)

1. What are the challenges related to housing in Fullerton?

- Affordability
- Older housing stock (needs maintenance)
- Student housing (needed in student communities, not in single-family neighborhoods)

2. What are the opportunities to provide or improve housing in Fullerton?

- Targeted code enforcement areas
 - a. Housing improvement loan programs to low and moderate-income residents
 - b. Zoning incentives for the provision of student housing
 - c. Inclusionary housing programs (in the Housing element and zoning code)

3. What resources are there to improve housing in Fullerton?

- Redevelopment 20% set aside funds (for housing improvement loans and mortgage assistance programs geared to moderate income people)
- HOME funds
- Block Grant funds
- Private Bank programs that target low and moderate income people

(G)

1. What are the challenges related to housing in Fullerton?

The housing challenges that Fullerton must address is how do we keep our neighborhoods safe, clean, appealing and affordable. We must comply with State law which is intended to address the needs of low income families using the tax increment from redevelopment. We must also make sure that our programs do not distort the free market and have negative unintended consequences.

2. What are the opportunities to provide or improve housing in Fullerton?

With real estate declining in value, it may be easier for Fullerton residence to afford homes and for the housing programs to help more people buy or fix up their homes. I think a guiding principal should be to keep as many housing units in private hands as possible and to avoid large public housing projects. I like the habit for humanity program. I think the reduced cost of building and the shared “sweat equity” approach to giving families their own homes helps build communities. Because the home is privately owned the owner will have a strong incentive to keep up the appearance of the home. For super low income needs I think we should focus on Students, Seniors or Transitional housing programs that may be publicly owned to keep them affordable. These units should not be permanent housing for those in their normal working years. Transitional housing should encourage residence to move out of their current circumstances and move up in their economic status. I think the partnerships with non-profits in these transitional units will be important to help stabilize residents and prepare them for a return to private sector housing.

3. What resources are there to improve housing in Fullerton?

Fullerton is a generous community with a strong non-profit base. Churches, Service Clubs and similar organizations can leverage up the financial resources of our housing programs. Fullerton also has very affordable educational opportunities at FCC and CSUF. Students can train for a wide variety of good paying jobs. But they may need help with housing during those education years. Seniors who no longer need their large homes but would like to remain close to family and friends would benefit from housing options targeted to their needs. Large employers like CSUF, St. Jude might also use this market down turn to consider joint ventures that would provide work force housing to their employees.

(H)

1. What are the challenges related to housing in Fullerton?

- Unreasonable rents/mortgages
- Maintenance/sustainability of existing housing
- Is Fullerton meeting the affordable housing requirements?

2. What are the opportunities to provide or improve housing in Fullerton?

- Easier application process for existing programs and/or more hands on assistance or community outreach
- Less stringent requirements where allowed

- Target neighborhoods for improvement w/grants or other programs
- Model current SRO project for other future projects

3. What resources are there to improve housing in Fullerton?

- Offer more grants, not just roof/paint
- Target blighted hotel/motels for improvement/conversions
- Use Redevelopment money both for residential or commercial,
 - ie: hotels, strip centers, stand alone stores, etc.

(l)

1. What are the challenges related to housing in Fullerton

Displacing current residents in areas that need to be re-vitalized.

Finding places for people to live that will be forced to move and helping them financially.

Getting the community to accept the plan for re-vitalizing the areas to be determined.

2. What are the opportunities to provide or improve housing in Fullerton?

Areas deteriorating that should be considered for re-development and housing are:

Truslow east of Highland to Lemon.

Continuation of Valencia Dr. re-vitalizing to Lemon.

The following east of Harbor to Lemon:

Ash, Elm, and Rosslyn

Areas in Southwest Fullerton also need to be reviewed.

3. What resources are there to improve housing in Fullerton?

Federal and State funding.

Re-development funding available that I am not familiar with.

Federal programs that may support housing for low income residents.

Appendix B: Residential Land Resources

A. ADEQUATE SITES ANALYSIS

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 capacity or adequate sites to accommodate the projected need for housing.

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: 0 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: 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 any one jurisdiction.

The current RHNA prepared by SCAG allocates housing needs for the period from January 1, 2006 to June 30, 2014 (a seven and a half year period). The RHNA identifies the City of Fullerton's share of the region's housing needs as 1,910 new housing units. The City of Fullerton's share of the region's housing needs for 2006-2014, as determined by SCAG, is the projected need for housing used in this evaluation. This evaluation of adequate sites represents planning goals and not a goal for actual production of housing within the Planning Period.

1. Construction Achievements Through January 2008

To determine the regional housing needs for the 2006-2014 Planning Period, the needs are adjusted by the actual number of units constructed from January 1, 2006 to the current period, or a total of 140 housing units. Two of the units were affordable to low income households and one unit was affordable to moderate income households. No units were constructed for very-low income or extremely-low income households. The remaining 139 units are in the above moderate category. Detailed permit information is included in Appendix B1. The locations of these units are shown on Appendix B1, Exhibit B1-1. Based upon this adjustment, the regional housing need for 2006-2014 is 1,768 housing units, with the allocations based in the income categories shown in Table B-1.

**Table B-1
Adjusted RHNA Allocations**

Income Category	Dwelling Units		
	2006-2014 RHNA Need	Construction Achievements ¹	Adjusted RHNA Need
<i>Extremely-low income</i>	199	0	199 ²
Very-low income	398	0	398
Low income	329	2	327
Moderate income	376	1	375
Above-moderate income	807	139	667
Total³	1,910	142	1,768

Notes:

- ¹ Based on building permits through December, 2008. Does not include projects currently under construction or in the review and entitlement process.
- ² The extremely-low income need is a subset equal to 50 percent of the very-low income need and is therefore not included in the total RHNA allocation.
- ³ SCAG allows communities to choose one of the four income categories it will adjust by one unit to accommodate the one units rounding difference and maintain consistency with the approved total housing need. Fullerton has chosen to adjust the above-moderate income category by one unit.

Source: City of Fullerton, and Southern California Association of Governments, Final Regional Housing Need Allocation Plan, January 1, 2006.

2. Capacity to Meet Regional Share Goals

To enable the City of Fullerton to meet RHNA construction goals, the City must evaluate its capacity to meet this need with existing development capacities.

a. Vacant Land

The majority of vacant land within the City is in the area known as West Coyote Hills. The General Plan land use designation of West Coyote Hills is currently "Greenbelt Concept", which allows limited residential development, as specified in the approved Coyote Hills West Master

(Specific) Plan MP - 2A (adopted in 1977 and most recently amended in 1990). The current zoning does not permit residential development; however, an active application is in process to complete the master plan concept.

The remainder of vacant land is sparsely located over approximately 73 residential and commercial lots, and may have the potential for infill development. Existing vacant land permitting residential development is listed in Table B-2 and illustrated in Exhibit B-1. Remnant vacant parcels, too small to allow construction of a dwelling unit (less than 4,000 square feet), have not been listed. However, of the vacant residential parcels found to be potentially feasible for construction of residential units, a conservative calculation was taken to determine potential units that may be feasibly constructed on-site. It is assumed that a potential of 36 dwellings units on these vacant parcels will be comprised of market-rate residential units.

Based on the City's existing available land, there is insufficient vacant land to meet the future growth needs.

**Table B-2
Vacant Land Permitting Residential Construction**

APN	Zoning	General Plan	Acres	Permitted Density	Square Feet	Projected Units	Notes
028-141-28	R1-20	Low Density Residential	0.46	1 du/20,000sf	19,970.44	1	Construction may not be feasible due to lot size
028-141-35	R1-35	Low Density Residential	0.71	1 du/35,000sf	30,730.67	1	Construction may not be feasible due to lot size
029-152-04	R1-72	Low Density Residential	0.20	1 du/7,200sf	8,592.42	1	
029-232-13	R1-10	Low Density Residential	1.38	1 du/10,000sf	60,088.03	6	Subdivision of lots required
281-091-10	R1-20	Low Density Residential	0.40	1 du/20,000sf	17,504.22	1	Construction may not be feasible due to lot size
281-091-27	R1-20	Low Density Residential	0.53	1 du/20,000sf	23,094.76	1	
283-011-15	R1-20	Low Density Residential	0.49	1 du/20,000sf	21,201.41	1	Subdivision of lots required

**Table B-2
Vacant Land Permitting Residential Construction**

APN	Zoning	General Plan	Acres	Permitted Density	Square Feet	Projected Units	Notes
283-011-17	R1-20	Low Density Residential	0.25	1 du/20,000sf	10,809.11	0	
283-011-22	R1-20	Low Density Residential	0.29	1 du/20,000sf	12,662.10	1	Construction may not be feasible due to lot size
283-181-15	R1-72	Low Density Residential	0.14	1 du/7,200sf	6,107.14	1	Construction may not be feasible due to lot size
283-191-14	R1-72	Low Density Residential	0.17	1 du/7,200sf	7,602.44	1	
284-021-08	R1-19	Low Density Residential	0.21	1 du/19,000sf	9,000.01	0	
032-043-08	R1-72	Low Density Residential	0.17	1 du/7,200sf	7,342.85	1	
032-044-06	R1-6	Low Density Residential	0.10	1 du/6,000sf	4,343.72	1	Construction may not be feasible due to lot size
292-371-05	R1-20	Low Density Residential	0.31	1 du/20,000sf	13,597.72	1	Construction may not be feasible due to lot size
292-441-08	R1-20	Low Density Residential	0.50	1 du/20,000sf	21,682.68	1	
293-132-02	R1-20	Low Density Residential	0.14	1 du/20,000sf	6,091.21	1	
285-141-10	R1-20	Low Density Residential	0.04	1 du/20,000sf	1,891.31	0	Construction of lot not feasible due to lot size
028-134-57	R1-20	Low Density Residential	0.03	1 du/20,000sf	1,300.85	0	Construction of lot not feasible due to lot size

**Table B-2
Vacant Land Permitting Residential Construction**

APN	Zoning	General Plan	Acres	Permitted Density	Square Feet	Projected Units	Notes
029-043-04	R1-72	Low Density Residential	0.02	1 du/7,200sf	742.48	0	Construction of lot not feasible due to lot size
029-043-17	R1-72	Low Density Residential	0.02	1 du/7,200sf	983.27	0	Construction of lot not feasible due to lot size
029-481-39	R1-72	Low Density Residential	0.01	1 du/7,200sf	357.93	0	Construction of lot not feasible due to lot size
029-491-05	R1-72	Low Density Residential	0.03	1 du/7,200sf	1,405.12	0	Construction of lot not feasible due to lot size
029-492-12	R1-72	Low Density Residential	0.03	1 du/7,200sf	1,283.38	0	Construction of lot not feasible due to lot size
029-644-09	R1-10	Low Density Residential	0.06	1 du/10,000sf	2,414.58	0	Construction of lot not feasible due to lot size
030-084-21	R1-6	Low Density Residential	0.02	1 du/6,000sf	751.29	0	Construction of lot not feasible due to lot size
030-085-09	R1-6	Low Density Residential	0.11	1 du/6,000sf	4,673.99	0	Construction of lot not feasible due to lot size
030-200-02	R1-6	Low Density Residential	0.05	1 du/6,000sf	2,340.03	0	Construction of lot not feasible due to lot size
030-264-21	R1-72	Low Density Residential	0.03	1 du/7,200sf	1,249.86	0	Construction of lot not feasible due to lot size
030-314-20	R1-72	Low Density Residential	0.03	1 du/7,200sf	1,230.11	0	Construction of lot not feasible due to lot size
030-402-37	R1-6	Low Density Residential	0.01	1 du/6,000sf	312.16	0	Construction of lot not feasible due to lot size
283-091-04	R1-72	Low Density Residential	0.07	1 du/7,200sf	3,064.77	0	Construction of lot not feasible due to lot size

**Table B-2
Vacant Land Permitting Residential Construction**

APN	Zoning	General Plan	Acres	Permitted Density	Square Feet	Projected Units	Notes
281-081-18	R1-72	Low Density Residential	0.06	1 du/7,200sf	2,484.30	0	Construction of lot not feasible due to lot size
283-105-10	R1-72	Low Density Residential	0.02	1 du/7,200sf	1,082.65	0	Construction of lot not feasible due to lot size
283-141-14	R1-20	Low Density Residential	0.06	1 du/20,000sf	2,648.62	0	Construction of lot not feasible due to lot size
283-141-15	R1-20	Low Density Residential	0.06	1 du/20,000sf	2,397.18	0	Construction of lot not feasible due to lot size
283-191-02	R1-72	Low Density Residential	0.00	1 du/7,200sf	104.95	0	Construction of lot not feasible due to lot size
283-201-12	R1-10	Low Density Residential	0.00	1 du/10,000sf	186.68	0	Construction of lot not feasible due to lot size
031-061-25	R1-10	Low Density Residential	0.11	1 du/10,000sf	4,982.11	0	Construction of lot not feasible due to lot size
031-111-25	R1-72	Low Density Residential	0.03	1 du/7,200sf	1,276.01	0	Construction of lot not feasible due to lot size
031-173-19	R1-6	Low Density Residential	0.02	1 du/6,000sf	720.05	0	Construction of lot not feasible due to lot size
031-193-16	R1-72	Low Density Residential	0.01	1 du/7,200sf	417.60	0	Construction of lot not feasible due to lot size
032-062-24	R1-72	Low Density Residential	0.08	1 du/7,200sf	3,584.73	0	Construction of lot not feasible due to lot size
032-071-10	R1-72	Low Density Residential	0.00	1 du/7,200sf	101.74	0	Construction of lot not feasible due to lot size
293-271-21	R1-15	Low Density Residential	0.09	1 du/15,000sf	4,099.54	0	Construction of lot not feasible due to lot size

**Table B-2
Vacant Land Permitting Residential Construction**

APN	Zoning	General Plan	Acres	Permitted Density	Square Feet	Projected Units	Notes
285-161-13	R1-20	Low Density Residential	0.06	1 du/20,000sf	2,661.36	0	Construction of lot not feasible due to lot size
337-181-16	R1-10	Low Density Residential	0.00	1 du/10,000sf	79.80	0	Construction of lot not feasible due to lot size
285-071-16	R1-20	Low Density Residential	0.07	1 du/20,000sf	3,206.58	0	Construction of lot not feasible due to lot size
285-241-04	R1-20	Low Density Residential	0.18	1 du/20,000sf	7,802.24	0	Construction of lot not feasible due to lot size
281-011-26	R1-10	Low Density Residential	0.27	1 du/10,000sf	11,698.66	1	
337-192-80	R1-10	Low Density Residential	0.23	1 du/10,000sf	10,199.58	1	
287-181-35	R1-10	Low Density Residential	0.01	1 du/10,000sf	354.54	0	Construction of lot not feasible due to lot size
287-251-20	R1-10	Low Density Residential	0.03	1 du/10,000sf	1,229.23	0	Construction of lot not feasible due to lot size
288-012-38	R1-9	Low Density Residential	0.01	1 du/9,000sf	416.94	0	Construction of lot not feasible due to lot size
288-021-10	R1-9	Low Density Residential	0.07	1 du/9,000sf	2,966.53	0	Construction of lot not feasible due to lot size
288-021-17	R1-9	Low Density Residential	0.05	1 du/9,000sf	2,366.35	0	Construction of lot not feasible due to lot size
288-021-18	R1-9	Low Density Residential	0.10	1 du/9,000sf	4,189.16	0	Construction of lot not feasible due to lot size
288-021-22	R1-9	Low Density Residential	0.05	1 du/9,000sf	2,146.10	0	Construction of lot not feasible due to lot size

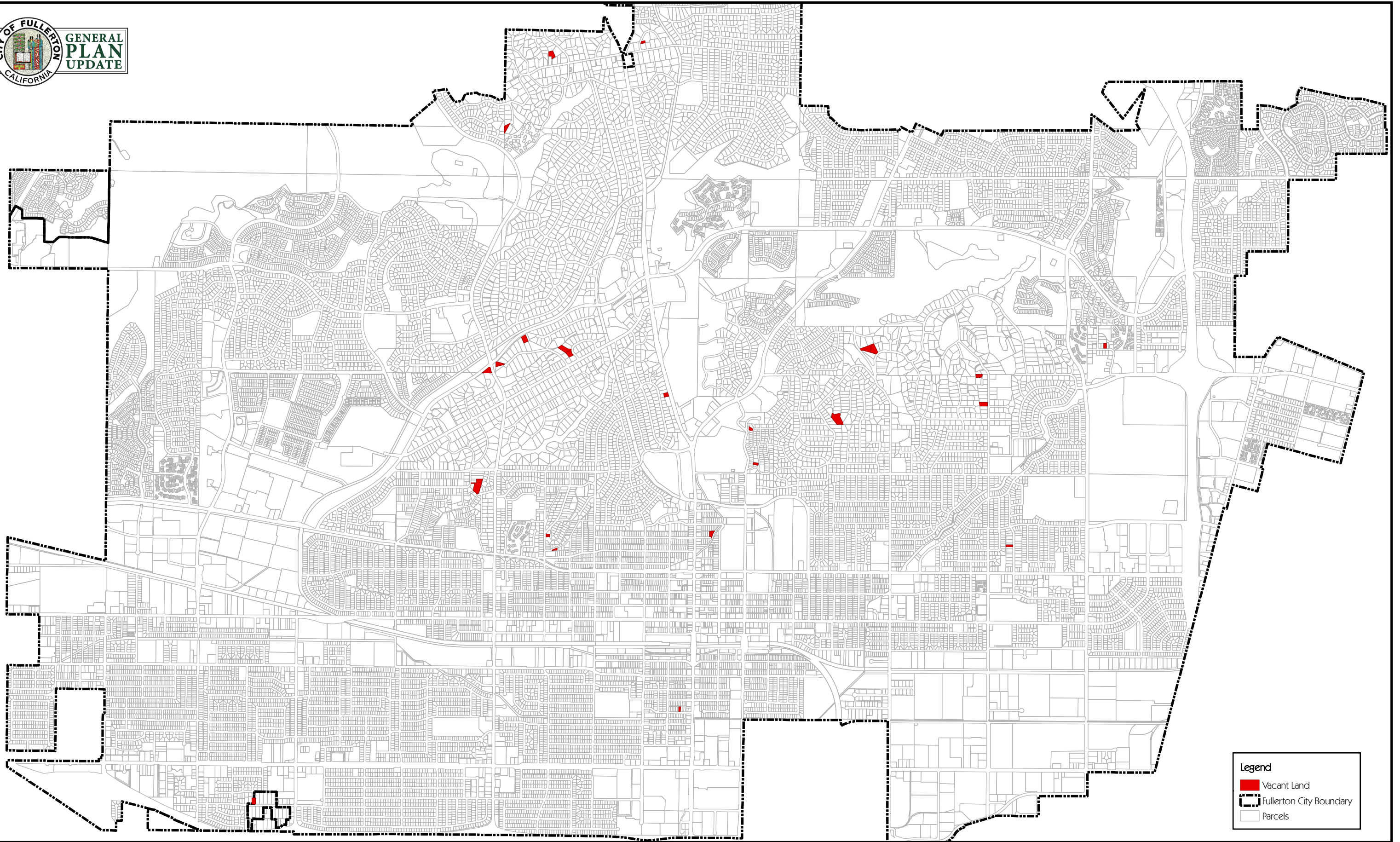
**Table B-2
Vacant Land Permitting Residential Construction**

APN	Zoning	General Plan	Acres	Permitted Density	Square Feet	Projected Units	Notes
288-021-27	R1-9	Low Density Residential	0.08	1 du/9,000sf	3,316.88	0	Construction of lot not feasible due to lot size
337-062-36	R1-8	Low Density Residential	0.08	1 du/8,000sf	3,322.56	0	Construction of lot not feasible due to lot size
071-501-12	R1-12	Low Density Residential	0.37	1 du/12,000sf	16,286.01	1	
285-242-02	R1-20	Low Density Residential	0.78	1 du/20,000sf	33,798.91	1	
285-242-03	R1-20	Low Density Residential	0.74	1 du/20,000sf	32,271.65	1	
032-272-33	R2	Medium/Low Density Residential	0.08	2 du/6,000sf	3,604.91	0	Construction of lot at R2 zone not feasible due to lot size
029-031-13	R2-P	Medium/Low Density Residential	0.35	2 du/6,000sf	15,170.39	4	Subdivision of lots required
032-141-40	R2-P	Medium/Low Density Residential	0.01	2 du/6,000sf	620.90	0	Construction of lot at R2 zone not feasible due to lot size
029-031-01	R3	Low Density Residential	0.12	1 du/3,600 Min lot:7,200sf	5,299.05	0	Construction of lot at R3 zone not feasible due to lot size
032-274-25	R2	Medium/Low Density Residential	0.13	2 du/6,000sf	5,849.91	1	Construction of lot at R2 zone not feasible due to lot size
033-143-11	R3	Medium Density Residential	0.05	1 du/3600 Min lot:7200sf	1,991.24	0	Construction of lot at R3 zone not feasible due to lot size



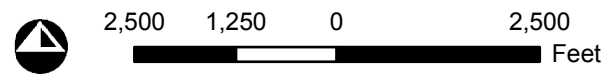
**Table B-2
Vacant Land Permitting Residential Construction**

APN	Zoning	General Plan	Acres	Permitted Density	Square Feet	Projected Units	Notes
031-061-41	R1-10	Low Density Residential (RSPC overlay)	1.43	1 du/10,000sf	62,290.80	6	
Total						36	



Legend

- Vacant Land
- Fullerton City Boundary
- Parcels



b. Underutilized Land

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. Appendix B3 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. Based on current sales and rental prices in the City, development in these zones would provide housing affordable to moderate income households. In Table B-5: Sites Summary, these units are distributed in the moderate and above-moderate income categories.

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.

In addition to the underutilized land in the residential zones, there are additional opportunities for infill mixed-use development in the C-3 zone with a Major Site Plan review. Due to the current discretionary review requirement for mixed-use development in the C-3 zone, the potential development capacity and affordability levels in this zone cannot be quantified. Based on the specific project and density entitled through the Major Site Plan review process, there may be opportunities for providing housing affordable to lower-income and moderate income households.

c. Current Projects

The City of Fullerton has a number of projects under construction, planning entitlements, or in the process of acquiring entitlements. These projects-in-the-pipeline are shown in Table B-3 and displayed in Exhibit B-2. A total of 867 units are currently entitled or under construction. Five of the unitsto be constructed in the City are deed-restricted low or very-low income units. Amerige Court is entitled with a maximum of 124 units. This project has an approved Major Site Plan, but final site and unit design, number of units, unit size and pricing has not been determined. Jefferson Commons will have 350 rental units within a student-oriented development. Unit sizes range from 1 to 4 bedrooms. Construction has not started on the project and final rental prices have not been determined. An additional 843 dwelling units are in the process of getting entitled. Anticipated approval and construction dates for these units are unknown.

**Table B-3
Projects-In-the-Pipeline**

Project Name/Location	Anticipated Units					Status
	Very-low Income	Low Income	Moderate Income	Above-moderate Income	Total	
Entitled Projects						
115 E. Truslow				120	120	Under Construction
Highland (E. side, N. of Hill)				14	14	Under Construction
Richman Park: Phase I (430 W. Valencia Drive) ¹	2				2	Construction
Richman Park: Phase 2 (W. Valencia Drive) ¹	1	2			3	Pending Permits
1600 W. Commonwealth Ave. (R-3/ Medium Density)				68	68	Plan Check
Amerige Court- 100 block of W. Amerige (S. side of Amerige, W. of Harbor) (C-3/ Downtown) ²		18	17	89	124	Entitled (124 dwelling units on 2.6 acres, net density of 47.7 du/ac)
2941 Brea Blvd.(R-3R, Medium Density Residential)				13	13	Under Construction
Jacaranda Senior Apartments/ 1900 Camino Loma (S. side of Rosecrans, W. of Euclid) (O-P/ Office)				131	131	Under Construction
Jefferson Commons/ 501 E. Commonwealth (R-3/High Density Residential) ³		55	295		350	Entitled/ In Plan Check (350 dwelling units on 6.8 acres, net density of 51.5 du/ac)
1451 Brea Blvd.				42	42	Under Construction
Projects In Entitlement Process						
SW corner of Euclid & Rosecrans (C-2/ Commercial)				375	375	Application (anticipated approval date unknown)

**Table B-3
Projects-In-the-Pipeline**

Project Name/Location	Anticipated Units					Status
	Very-low Income	Low Income	Moderate Income	Above-moderate Income	Total	
S. of Nutwood E. of State College Blvd. (C-2/ Medium Density)				270	270	Conceptual (anticipated approval date unknown)
345 E. Commonwealth (R-3/Medium Density Residential)				28	28	Plan Check (anticipated approval date unknown)
S. side Hughes Dr. between Bastanchury Greenbelt Park and Nicolas				136	136	Hearings (anticipated approval date unknown)
S. Side of West Avenue Between Richman and Ford (R-3/ Medium Density Residential)			34		34	Development Agreement/ Hearings (anticipated approval date unknown)

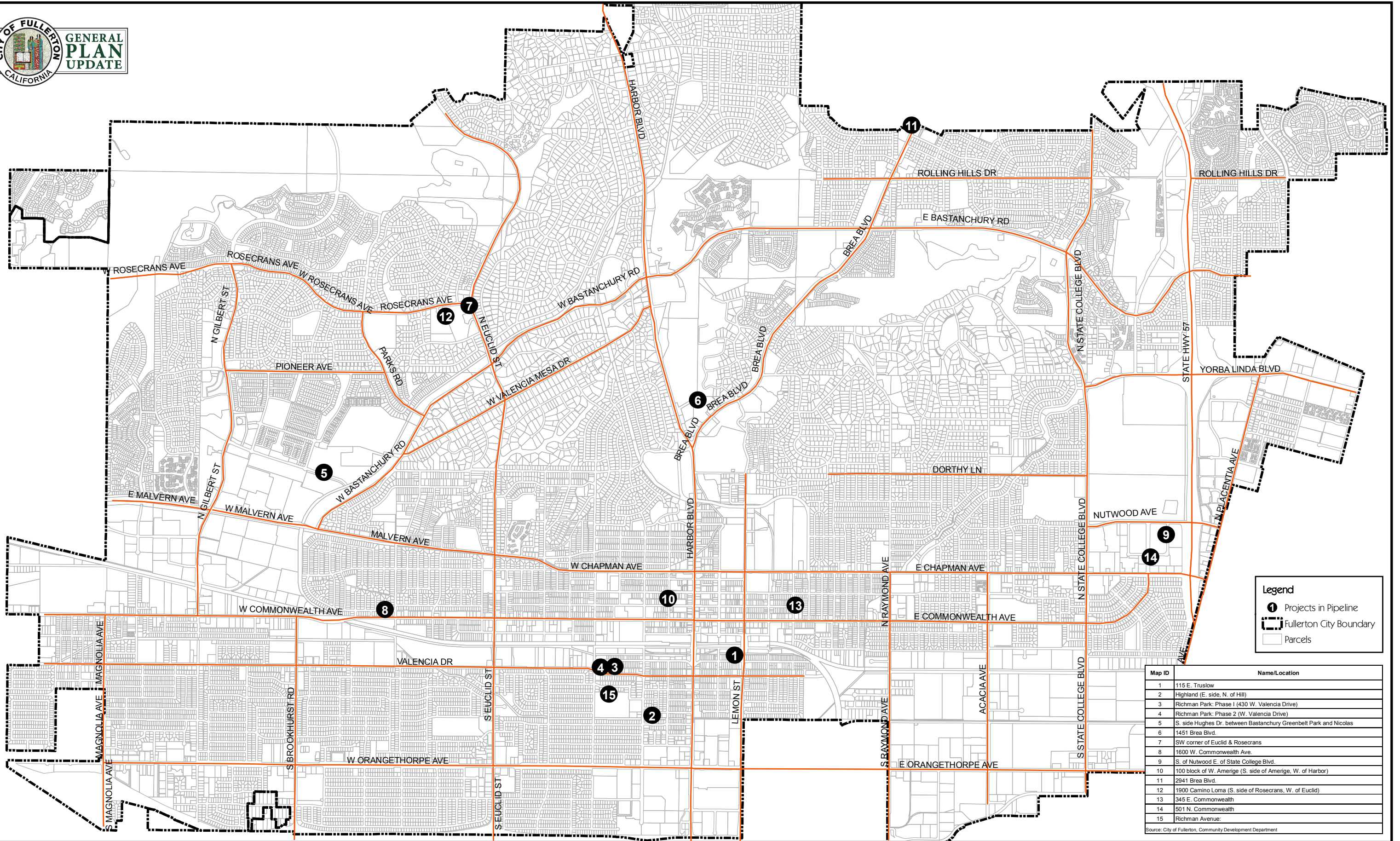
Notes:

¹ The 5 very-low and low income units in Richman Park Phases 1 and 2 are assisted with Redevelopment Agency Housing Set-Aside funds and will be deed-restricted to the corresponding income levels based on the associated Disposition and Development Agreements for those properties.

²Anticipated sales price determined by average sales price per square foot (\$262/ s.f.) for new construction condos in Fullerton for February 2008 through February 2009, redfin.com, accessed March 2009. Proposed unit count is (3) 784 s.f. units; (15) 920 s.f. units; (15) 1,341 s.f. units; (8) 1,732 units; (2) 1,043 s.f. units; (25) 1,670 s.f. units; (20) 1,643 s.f. units; (10) 1,712 s.f. units; (6) 1, 582 s.f. units; and 20 units which sizes have yet to be determined and are assumed to be affordable to above-moderate income households.

³Anticipated rent determined by average rental price by bedroom count, RealFacts.com. Refer to Table 2-34 for average rental prices by bedroom count. Proposed unit count is: (55) 1 bedroom, 1 bath units; (87) 2 bedroom, 2 bath units; (32) 3 bedroom, 3 bath units; (47) 4 bedroom, 2 bath units; (129) 4 bedroom, 4 bath units.

Source: City of Fullerton, Community Development Department



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d. Substantial Rehabilitation and Converted Units

Since January 1, 2006, one unit has been substantially rehabilitated or converted to an affordable unit. Table B-4 details this project. The unit was completed prior to June 30, 2008 and therefore is not counted towards meeting the City's lower-income RHNA need. The City continues to monitor and pursue opportunities to rehabilitate or convert units to increase the affordable housing stock.

**Table B-4
Substantially Rehabilitated or Converted Units**

Project Name	Address	Dwelling Units				Total
		Very-low Income	Low Income	Moderate Income	Above-moderate Income	
Harlow	408 E. Truslow		1			1

Source: City of Fullerton, Community Development

e. Sites Summary

Table B-5 summarizes the construction achievements, and entitled projects by income category, that fulfill a portion of Fullerton's RHNA need. The table also shows the capacity of residential vacant land and residential underutilized land. The City has the capacity to exceed its moderate and above-moderate income growth needs through the construction achievements, entitled projects, and vacant and underutilized land. The City has a remaining RHNA need of 196 very-low income units, and 161 low income units.

**Table B-5
Sites Summary**

Income Category	Dwelling Units						
	2006-2014 RHNA Allocation	Construction Achievements	Entitled Projects	Total	RHNA Allocation Minus Total	Capacity of Vacant Land Permitting Residential Uses	Additional Capacity of Underutilized Land
Extremely-low	199	0	0	0	199	0	0
Very-low	398	0	3	3	395	0	0
Low	329	2	75	77	252	0	0
Moderate	376	1	312	313	63	0	63
Above-Moderate	807	139	477	616	191	36	760
Total	1,910	142	867	1,009	901	36	823

Notes:

¹The allocation for extremely-low income units is a subset equal to 50 percent of the allocation for very-low income units and is therefore not included in the total RHNA allocation.

f. Rezoning for Adequate sites

After accounting for construction achievements, entitled projects, and vacant land, the City has a shortfall of sites to accommodate its growth needs. Pursuant to AB 2348, jurisdictions with a shortfall of vacant and underutilized residential land to meet its RHNA needs must commit to a rezoning program to provide adequate sites to meet its remaining needs. The program must adhere to the following parameters:

- Sites must be rezoned to accommodate 100 percent of the RHNA shortfall for lower-income units
- Rezoned sites must accommodate owner-occupied and rental multifamily residential uses by-right
- At least 50 percent of the very-low and low income housing need shall be accommodated on sites designated for residential use and for which nonresidential use or mixed uses are not permitted.

Fullerton's rezoning program must provide for adequate sites to accommodate the remaining RHNA need of 647 lower-income dwelling units. To accommodate these units, the City has provided a Policy Action in Section 4: Housing Policy Program to rezone a minimum of 21.6 acres to permit by-right residential development at a minimum density of 30 du/ac. The minimum net density standard for residential uses will be independent of non-residential uses. Of the rezoned sites, at least 11.9 acres will permit exclusively by-right residential to accommodate at least 50 percent of the very-low and low income housing need (359 remaining units).

The City is currently undergoing a comprehensive General Plan update and has identified two focus areas (Harbor Gateway and the Downtown) that have the potential to accommodate adequate sites for residential development through rezoning. In addition to these two areas, there may be additional opportunities in other areas of the City through the General Plan update and subsequent Zoning Code update to provide for adequate sites to accommodate the City's growth needs.

The City has evaluated the development capacity of each area based on the existing land uses and other site characteristics. A summary of the existing uses and the potential for redevelopment of the larger opportunity sites is provided in Appendix B2. Parcels with existing residential units are assumed to have limited potential to redevelop at a higher capacity. Large employment and revenue-generating centers and parcels with recent construction are also assumed to have limited redevelopment potential. Historic structures within the Downtown also have limited potential to accommodate residential-only uses, but there may be opportunities to accommodate additional units above the first floors.

The City also considered market conditions and development trends while identifying the suitable and feasible sites. Fullerton and other communities in Orange County have experienced market trends towards both horizontal and vertical mixed uses. While the housing market has slowed over the past couple of years, the City continues to receive applications and

developer interest for higher density residential development and mixed use development. Recent residential development projects and proposals in the City include:

- Amerige Court- approved mixed use project with 124 residential units on the site of a public parking lot in the Downtown
- Jefferson Commons- approved mixed use project with 350 residential units close to Cal State Fullerton
- SOCO Walk (115 E. Truslow)- 120 condominiums in a transit-oriented development.

Additional projects can be found in Table B-3: Projects in the Pipeline.

The rezoning program utilizes the 'default density' of 30 du/ac. Government Code Section 65583.2(c)(3)(B) allows jurisdictions in metropolitan counties, such as Fullerton, to include sites with a minimum density of 30 units per acre and 16 units per site as appropriate sites to accommodate the jurisdictions' lower income households.

i. Harbor Gateway Capacity

The Harbor Gateway area is generally located along Harbor Boulevard between the 91 freeway and the AT&SF railroad. Currently, the southern portion of the Harbor Gateway area is developed with larger commercial/retail centers with surface parking and multi-family residential uses. The northern portion of the area is developed with older, smaller scale commercial buildings and some single and multi-family residential units.

Within the Harbor Gateway, there are opportunities for redevelopment with residential-only and mixed uses. The large surface parking areas serving the commercial/retail centers provide the opportunity for residential and mixed use infill development. Locating residential uses along and close to Harbor Boulevard provides access to transit, services, and retail areas.

Table B2-2 in Appendix B2 summarizes the potential redevelopment capacity in the Harbor Gateway area. Exhibit B2-1 in Appendix B2 shows the location of the parcels with potential redevelopment capacity. The City will rezone a portion of the area for exclusively residential use with a minimum net density of 30 du/ac. The City will also rezone a portion of the area for mixed use with a minimum net density of 30 du/ac. Within the Harbor Gateway, there is a total potential capacity of 2,505 dwelling units. Of the total potential capacity, there is a capacity for 1,827 dwelling units utilizing the surface parking lots and vacant parcels alone.

ii. Downtown Capacity

The City's Downtown area is generally located to the east and west of Harbor Boulevard between Berkeley Avenue and the AT&SF railroad. Existing uses include commercial retail, restaurants, offices, and multi-family residential.

Within the core of the Downtown, there are limited opportunities for additional residential units due to the historic character of the buildings. There are a number of parking lots, some owned by the City's Redevelopment Agency, which provide opportunities for infill development. The

City recently approved the Amerige Court project which will replace a public parking lot with mixed uses including 124 residential units. Outside of the core of the Downtown, there are a number of smaller scale commercial and retail buildings which could be redeveloped with mixed uses.

In order to maintain the mixed use fabric of the Downtown while providing for additional residential units, the City will rezone a portion of the Downtown to allow by-right mixed use development including residential units at a minimum net density of 30 du/ac. Table B2-3 in Appendix B2 summarizes the potential redevelopment capacity in the Downtown. Exhibit B2-2 in Appendix B2 shows the location of the parcels with potential redevelopment capacity. Within the Downtown, there is a total potential capacity of 1,848 dwelling units. Of the total potential capacity, there is a capacity for 269 dwelling units utilizing the surface parking lots and vacant parcels alone.

B. ASSISTED UNITS “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

Programs utilized by these units include Section 8 Contracts, Multiple-family Mortgage Revenue Bond, Density Bonus Ordinance, rehabilitation loans, tax credits, tax-exempt bonds, and CDBG and HOME funds. Of the total assisted housing units, seven units were “at-risk” of losing their affordability in 2006 and 2007; refer to Table B-6. Affordability restrictions were not continued for these seven units, and they converted to market rate in 2006.

**Table B-6
Units "At-Risk" of Conversion
2006-2007**

Project	Address	Type of Units	Program	Length of Affordability	Earliest Conversion Date	Total Units	Assisted Units
Palm Court	505 West Amerige Ave.	Family	Density Bonus	No Longer Affordable	2006	4	4
Truslow Village	220 West Truslow Ave.	Family	Density Bonus	No longer Affordable	2006	3	3

Source: City of Fullerton, Community Development Department, March 2008.

Table B-7, lists units at risk of losing their affordability from 2008 through 2014. In the City of Fullerton, 142 currently affordable units are "at-risk" of being converted to market rate. Of the total, 100 are Section 8 units, which are on an annual renewal program. While there is no intention of converting the 100 units to market rate at this time, these units are still considered to be "at-risk". Another 26 affordable units are no longer under contract, but have remained affordable. There is currently no intention of converting these units to market rate at this time. However, because no contract exists these units are considered "at-risk". No units in Fullerton were found to be "at-risk" from 2015 through 2019.

**Table B-7
Units "At-Risk" of Conversion
2008-2014**

Project	Address	Type of Units	Program	Length of Affordability	Earliest Conversion Date	Total Units	Assisted Units
Amerige Villas	343 West Amerige Ave	Senior Apts	Section 8 Annual Renewal	Annual Renewal		101	100
Las Palmas	2500 Associated Road	Family	Multiple-family Mortgage Revenue Bond	Contract expired, but, affordable units still being provided	2009	52	26

Source: City of Fullerton, Community Development Department, March 2008.

2. Cost of Preservation Versus Replacement

Two projects with a total of 126 units are at-risk of converting to market rate housing from 2008 through 2014. No projects were found to be at risk from 2015 through 2019. Generally, the cost of preserving existing units is more cost effective than replacing units through new construction. However, replacement of these units with rehabilitated units may be cost effective in some instances.

a. Preservation Strategies

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.

b. Local Rental Subsidy

One strategy for preservation of units at-risk during the Planning Period is to provide a local rent subsidy to residents. Rent subsidies can provide assistance to residents when their affordable units convert to market rate. To determine the subsidy needed, Fair Market Rents were compared to market rate rents. Table B-8 provides a summary of Fair Market Rents for Orange County and Table B-9 provides an estimate of the required subsidy by unit type.

**Table B-8
2007 Fair Market Rents (Orange County)**

Size of Unit	Fair Market Rent
0 bedroom	\$1,103
1 bedroom	\$1,218
2 bedroom	\$1,485
3 bedroom	\$2,125
4 bedroom	\$2,411

Source: U.S. Department of Housing and Urban Development (HUD), 2007.

**Table B-9
Estimated Monthly Subsidy to Preserve "At-Risk" Units**

Unit Size	Rents		Number of Units	Difference	Monthly Subsidy	Annual Subsidy
	Fair Market Rents ¹	Market Rate ²				
Studio	\$1,103	\$ 974	--	--	--	--
1 bedroom	\$1,218	\$ 1,169	100	(\$49)	(\$ 4,900)	(\$58,800)

2 bedroom	\$1,485	\$1,433	26	(\$52)	(\$ 1,352)	(\$16,224)
3 bedroom	\$2,125	\$2,103	---	--	--	--
Total						(\$75,024)

¹ HUD Fair Market Rents 2007

² RealFacts, 2nd quarter 2007

c. Replacement Cost

Fullerton may consider the cost of unit replacement with new construction. Construction cost estimates include per unit land costs and all hard and soft costs associated with construction. The analysis assumes the replacement units are garden style apartments with parking provided on-site. Square footage estimates are based on the average unit size per the prevailing sales in the region. Land costs have been determined on a per unit basis. Tables B-10 and B-11 summarize the estimated replacement costs per unit.

Table B-10
Replacement Costs by Unit Type¹

Unit Size	Costs per Square Foot	Average Square Foot/Unit²	Replacement Cost per Unit³
Studio	\$200	497	\$124,400
1 bedroom	\$200	705	\$166,000
2 bedroom	\$200	985	\$222,000
3 bedroom	\$200	1,366	\$298,200

¹ Based on prevailing market conditions. Units assumed as garden apartments with on-site parking.

² Based on average square footage reported by RealFacts, Second Quarter 2007.

³ Includes construction costs, financing, and land acquisition costs of \$25,000 per unit.

Source: RBF Consulting. 2007

**Table B-11
Replacement Costs of "At-Risk" Units¹**

Unit Size	Replacement Cost per Unit#	Number of Units	Total Replacement Costs
Studio	\$124,400		
1 bedroom	\$166,000	100	\$ 16,600,000
2 bedroom	\$222,000	26	\$ 5,772,000
3 bedroom	\$298,200	--	

Notes:

¹ Based on prevailing market conditions. Units assumed as garden apartments with on-site parking. Includes construction costs, financing, and land acquisition costs of \$25,000 per unit.

Source: RBF Consulting. 2007

d. 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.

i. 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. In Fiscal Year 2006-2007, Fullerton received \$1,563,844 in CDBG funds.
- **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. In Fiscal Year 2006-2007, Fullerton received \$747,632 in HOME funds.
- **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 608 households 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.

ii. 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 liability and proceeds are used to create 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.

iii. Local Programs

- **Redevelopment Agency Funding** – The Fullerton Redevelopment Agency sets aside 20 percent of its tax increment funding for affordable housing activities. The housing set-aside funds can be utilized for new construction, rehabilitation, and acquisition of properties. Table B-12 summarizes the projected affordable housing fund expenditures through Project Area Life. Table B-12 shows the Redevelopment Agency's revenue stream for the Affordable Housing Fund, which is estimated to be over 60 million in total revenues between the fiscal year 2004-2005 through Project Area Life.

**Table B-12
Affordable Housing Fund Expenditures**

Costs	Fiscal Years 2004/05 – 2008/09	Fiscal Years 2009/10 – Project Area Life	Total
Administrative	3,483,159	6,024,980	9,508,139
Land Assemblage	23,584,386	0	23,584,386
Projects/Programs	765,507	26,751,558	27,517,065
Debt Service	0	0	0
Total	\$27,833,052	\$32,776,538	\$60,609,590

Source: Fullerton Redevelopment Agency, Five-Year Implementation Plan, Midterm Update, 2004-2009. December 18, 2007.

**Table B-11
Affordable Housing Fund Revenue Stream**

Beginning Balance 2004/2005	11,194,574
Revenues Generated 2004/05 – 2008/09	20,446,514
Revenues Generated 2009/10 – Project Area Life	28,248,502
Total Revenues	\$59,889,590

Source: Fullerton Redevelopment Agency, Five-Year Implementation Plan, Midterm Update, 2004-2009. December 18, 2007.

iv. 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 B1: Units Constructed

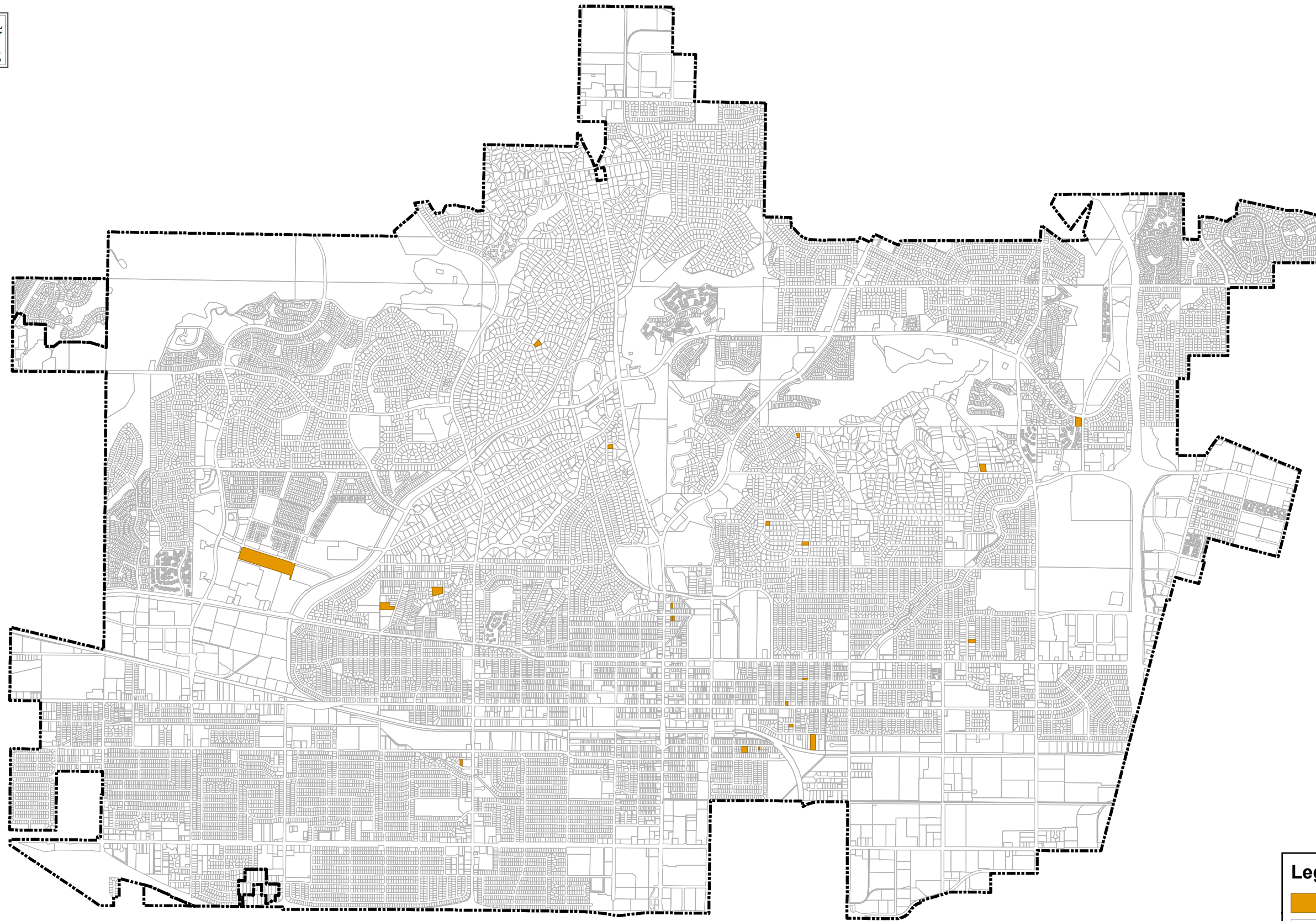
Table B1-1 details the dwelling units constructed from January 1, 2006 through January 2008. Exhibit B1-1 shows the locations of the units. The table provides the building permit number, unit type, address, building and lot sizes, date of permit final, and estimated sales price for each dwelling unit. The affordability category of each unit was determined through an assessed value from the County of Orange, actual sales price from Realquest.com or an estimated sales price based on square footage. The estimated sales price based on square footage assumes an average price per square foot of \$440, consistent with the sales prices of similar units sold during the same year. If an assessed value, actual sales price or estimated sales price could not be determined, the unit was assumed to be in the above-moderate income affordability category.

Table B1-1: Construction Achievements through January 2008




Permit Number	Unit Type	Address	Unit/Lot #	Building Size (sq. ft.)	Lot Size (acres)	Date of Permit Final	Estimated Sales Price				Number of Units by Affordability Category				
							Assessed Value	Date Sold	Sales Price (Real Quest)	Estimated Price Based on Square Footage	Very-low	Low	Moderate	Above-moderate	
BLD03-00349	Single-family Detached	1324 N LINCOLN AV		4,381	0.10	8/28/2007									1
BLD03-01480	Second Unit	918 E COMMONWEALTH AV		504	0.01	7/10/2006				987 (monthly rent)		1*			
BLD03-01733	Townhome	2159 ASSOCIATED RD		1,538	0.04	4/9/2007	304,803	10/26/07	445,000						1
BLD03-01734	Townhome	2199 ASSOCIATED RD		1,510	0.03	4/9/2007									1
BLD03-01735	Townhome	2195 ASSOCIATED RD		1,510	0.03	4/9/2007									1
BLD03-01736	Townhome	2191 ASSOCIATED RD		1,510	0.03	4/9/2007	304,486	12/03/07	443,181						1
BLD03-01737	Townhome	2187 ASSOCIATED RD		1,486	0.03	4/9/2007									1
BLD03-01738	Townhome	2183 ASSOCIATED RD		1,486	0.03	4/9/2007	304,486	01/25/08	450,000						1
BLD03-01739	Townhome	2179 ASSOCIATED RD		1,486	0.03	4/9/2007									1
BLD03-01740	Townhome	2175 ASSOCIATED RD		1,538	0.04	4/9/2007	304,803	09/27/07	465,000						1
BLD03-01741	Townhome	2171 ASSOCIATED RD		1,538	0.04	4/9/2007	304,803	10/18/07	455,000						1
BLD03-01742	Townhome	2167 ASSOCIATED RD		1,538	0.04	4/9/2007	304,803	09/27/07	465,000						1
BLD03-01743	Townhome	2163 ASSOCIATED RD		1,538	0.04	4/9/2007	304,803	10/05/07	465,000						1
BLD03-01744	Townhome	2151 ASSOCIATED RD		1,538	0.04	4/9/2007	304,803	07/13/07	555,000						1
BLD03-01745	Townhome	2155 ASSOCIATED RD		1,538	0.04	4/9/2007	304,803	10/22/07	450,000						1
BLD03-01943	Single-family Detached	1729 LADERA VISTA DR		6,732	0.15	4/25/2006									1
BLD03-02709	Townhome	2099 OWENS DR		1,642	0.04	4/5/2007									1
BLD03-02709	Townhome	2103 OWENS DR		1,642	0.04	4/5/2007									1
BLD03-02709	Townhome	2107 OWENS DR		1,642	0.04	4/5/2007									1
BLD03-02709	Townhome	2111 OWENS DR		1,642	0.04	4/5/2007									1
BLD03-02709	Townhome	2115 OWENS DR		1,642	0.04	4/5/2007									1
BLD03-02709	Townhome	2119 OWENS DR		1,642	0.04	4/5/2007									1
BLD03-03054	Townhome	2165 SILVA DR		1,638	0.04	1/6/2006	587,974								1
BLD03-03054	Townhome	2169 SILVA DR		1,638	0.04	1/6/2006	536,836	09/28/07	578,000						1
BLD03-03054	Townhome	2173 SILVA DR		1,638	0.04	1/6/2006	535,500								1
BLD03-03054	Townhome	2177 SILVA DR		1,638	0.04	1/6/2006									1
BLD03-03054	Townhome	2181 SILVA DR		1,638	0.04	1/6/2006									1
BLD03-03054	Townhome	2185 SILVA DR		1,638	0.04	1/6/2006	589,642								1
BLD03-03055	Townhome	2160 SILVA DR		1,640	0.04	1/17/2006									1
BLD03-03055	Townhome	2164 SILVA DR		1,640	0.04	1/17/2006									1
BLD03-03055	Townhome	2168 SILVA DR		1,640	0.04	1/17/2006									1
BLD03-03055	Townhome	2172 SILVA DR		1,640	0.04	1/17/2006									1
BLD03-03055	Townhome	2176 SILVA DR		1,640	0.04	1/17/2006									1
BLD03-03055	Townhome	2180 SILVA DR		1,640	0.04	1/17/2006									1
BLD03-03056	Townhome	2179 CITTADIN DR	TRACT 16458 LOT 91	1,638	0.04	1/17/2006									1
BLD03-03056	Townhome	2167 CITTADIN DR	TRACT 16458 LOT 94	1,638	0.04	1/17/2006									1
BLD03-03056	Townhome	2187 CITTADIN DR	TRACT 16458 LOT 89	1,638	0.04	1/17/2006									1
BLD03-03056	Townhome	2175 CITTADIN DR	TRACT 16458 LOT 92	1,638	0.04	1/17/2006									1
BLD03-03056	Townhome	2183 CITTADIN DR	TRACT 16458 LOT 90	1,638	0.04	1/17/2006									1
BLD03-03056	Townhome	2171 CITTADIN DR	TRACT 16458 LOT 93	1,638	0.04	1/17/2006									1
BLD03-03058	Townhome	2172 CITTADIN DR	TRACT 16458 LOT 100	1,640	0.04	1/25/2006									1
BLD03-03058	Townhome	2176 CITTADIN DR	TRACT 16458 LOT 84	1,640	0.04	1/25/2006									1
BLD03-03058	Townhome	2180 CITTADIN DR	TRACT 16458 LOT 83	1,640	0.04	1/25/2006									1
BLD03-03058	Townhome	2184 CITTADIN DR	TRACT 16458 LOT 97	1,640	0.04	1/25/2006									1
BLD03-03058	Townhome	2188 CITTADIN DR	TRACT 16458 LOT 96	1,640	0.04	1/25/2006									1
BLD03-03058	Townhome	2192 CITTADIN DR	TRACT 16458 LOT 95	1,640	0.04	1/25/2006									1

Permit Number	Unit Type	Address	Unit/Lot #	Building Size (sq. ft.)	Lot Size (acres)	Date of Permit Final	Estimated Sales Price				Number of Units by Affordability Category			
							Assessed Value	Date Sold	Sales Price (Real Quest)	Estimated Price Based on Square Footage	Very-low	Low	Moderate	Above-moderate
BLD03-03059	Townhome	1157 MAAG PL		1,644	0.04	11/16/2006								1
BLD03-03059	Townhome	1161 MAAG PL		1,644	0.04	11/16/2006	384,900	01/25/07	550,000					1
BLD03-03059	Townhome	1165 MAAG PL		1,644	0.04	11/16/2006								1
BLD03-03059	Townhome	1169 MAAG PL		1,644	0.04	11/16/2006								1
BLD03-03059	Townhome	1173 MAAG PL		1,644	0.04	11/16/2006								1
BLD03-03061	Townhome	1121 MAAG PL		1,648	0.04	11/22/2006								1
BLD03-03061	Townhome	1125 MAAG PL		1,648	0.04	11/22/2006	384,900	02/21/07	560,000					1
BLD03-03061	Townhome	1129 MAAG PL		1,648	0.04	11/22/2006								1
BLD03-03061	Townhome	1133 MAAG PL		1,648	0.04	11/22/2006	760,755	11/29/06	702,500					1
BLD03-03061	Townhome	1137 MAAG PL		1,648	0.04	11/22/2006								1
BLD03-03063	Townhome	2125 SILVA DR		1,642	0.04	2/28/2006								1
BLD03-03063	Townhome	2129 SILVA DR		1,629	0.04	2/28/2006	567,560							1
BLD03-03063	Townhome	2133 SILVA DR		1,642	0.04	2/28/2006								1
BLD03-03063	Townhome	2137 SILVA DR		1,642	0.04	2/28/2006								1
BLD03-03063	Townhome	2141 SILVA DR		1,642	0.04	2/28/2006								1
BLD03-03063	Townhome	2145 SILVA DR		1,642	0.04	2/28/2006								1
BLD03-03064	Townhome	2126 SILVA DR		1,640	0.04	2/21/2006								1
BLD03-03064	Townhome	2130 SILVA DR		1,640	0.04	2/21/2006								1
BLD03-03064	Townhome	2134 SILVA DR		1,640	0.04	2/21/2006								1
BLD03-03064	Townhome	2138 SILVA DR		1,640	0.04	2/21/2006								1
BLD03-03064	Townhome	2142 SILVA DR		1,640	0.04	2/21/2006								1
BLD03-03065	Townhome	2127 CITTADIN DR	TRACT 16458 LOT 127	1,642	0.04	3/13/2006								1
BLD03-03065	Townhome	2135 CITTADIN DR	TRACT 16458 LOT 125	1,642	0.04	3/13/2006								1
BLD03-03065	Townhome	2139 CITTADIN DR	TRACT 16458 LOT 124	1,642	0.04	3/13/2006								1
BLD03-03065	Townhome	2143 CITTADIN DR	TRACT 16458 LOT 123	1,642	0.04	3/13/2006								1
BLD03-03065	Townhome	2147 CITTADIN DR	TRACT 16458 LOT 122	1,642	0.04	3/13/2006								1
BLD03-03066	Townhome	2128 CITTADIN DR		1,642	0.04	3/13/2006								1
BLD03-03066	Townhome	2132 CITTADIN DR		1,638	0.04	3/13/2006								1
BLD03-03066	Townhome	2136 CITTADIN DR		1,638	0.04	3/13/2006								1
BLD03-03066	Townhome	2140 CITTADIN DR		1,638	0.04	3/13/2006								1
BLD03-03066	Townhome	2144 CITTADIN DR		1,638	0.04	3/13/2006								1
BLD03-03066	Townhome	2152 CITTADIN DR		1,638	0.04	3/13/2006								1
BLD03-03067	Townhome	1164 CORNWELL DR	TRACT 16458 LOT 138	1,640	0.04	7/21/2006	600,000							1
BLD03-03067	Townhome	1160 CORNWELL DR	TRACT 16458 LOT 139	1,640	0.04	7/21/2006								1
BLD03-03067	Townhome	1168 CORNWELL DR	TRACT 16458 LOT 137	1,640	0.04	7/21/2006								1
BLD03-03067	Townhome	1172 CORNWELL DR	TRACT 16458 LOT 136	1,640	0.04	7/21/2006								1
BLD03-03067	Townhome	1176 CORNWELL DR	TRACT 16458 LOT 135	1,640	0.04	7/21/2006								1
BLD03-03067	Townhome	1180 CORNWELL DR	TRACT 16458 LOT 134	1,640	0.04	7/21/2006								1
BLD03-03072	Townhome	1124 CORNWELL DR	TRACT 16458 LOT 144	1,648	0.04	7/24/2006								1
BLD03-03072	Townhome	1128 CORNWELL DR	TRACT 16458 LOT 143	1,648	0.04	7/24/2006								1
BLD03-03072	Townhome	1132 CORNWELL DR	TRACT 16458 LOT 142	1,648	0.04	7/24/2006								1
BLD03-03072	Townhome	1136 CORNWELL DR	TRACT 16458 LOT 141	1,648	0.04	7/24/2006								1
BLD03-03072	Townhome	1140 CORNWELL DR	TRACT 16458 LOT 140	1,648	0.04	7/24/2006								1
BLD03-03073	Townhome	1161 KOHLENBERGER DR		1,638	0.04	8/21/2006								1
BLD03-03073	Townhome	1165 KOHLENBERGER DR		1,638	0.04	8/21/2006								1

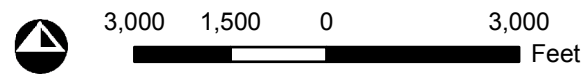
Permit Number	Unit Type	Address	Unit/Lot #	Building Size (sq. ft.)	Lot Size (acres)	Date of Permit Final	Estimated Sales Price				Number of Units by Affordability Category				
							Assessed Value	Date Sold	Sales Price (Real Quest)	Estimated Price Based on Square Footage	Very-low	Low	Moderate	Above-moderate	
BLD03-03073	Townhome	1169 KOHLENBERGER DR		1,638	0.04	8/21/2006									1
BLD03-03073	Townhome	1173 KOHLENBERGER DR		1,638	0.04	8/21/2006									1
BLD03-03073	Townhome	1177 KOHLENBERGER DR		1,638	0.04	8/21/2006									1
BLD03-03073	Townhome	1181 KOHLENBERGER DR		1,638	0.04	8/21/2006	649,990								1
BLD03-03075	Townhome	1125 KOHLENBERGER DR		1,651	0.04	9/19/2006									1
BLD03-03075	Townhome	1129 KOHLENBERGER DR		1,651	0.04	9/19/2006									1
BLD03-03075	Townhome	1133 KOHLENBERGER DR		1,651	0.04	9/19/2006									1
BLD03-03075	Townhome	1137 KOHLENBERGER DR		1,651	0.04	9/19/2006									1
BLD03-03075	Townhome	1141 KOHLENBERGER DR		1,651	0.04	9/19/2006									1
BLD03-03076	Townhome	2100 OWENS DR		1,659	0.04	10/4/2006									1
BLD03-03076	Townhome	2104 OWENS DR		1,659	0.04	10/4/2006									1
BLD03-03076	Townhome	2108 OWENS DR		1,659	0.04	10/4/2006									1
BLD03-03076	Townhome	2112 OWENS DR		1,659	0.04	10/4/2006									1
BLD03-03076	Townhome	2116 OWENS DR		1,659	0.04	10/4/2006									1
BLD03-03077	Townhome	2095 ARNOLD WY		1,638	0.04	10/11/2006									1
BLD03-03077	Townhome	2099 ARNOLD WY		1,638	0.04	10/11/2006		12/27/06	678,000						1
BLD03-03077	Townhome	2103 ARNOLD WY		1,638	0.04	10/11/2006									1
BLD03-03077	Townhome	2107 ARNOLD WY		1,638	0.04	10/11/2006									1
BLD03-03077	Townhome	2111 ARNOLD WY		1,638	0.04	10/11/2006									1
BLD03-03077	Townhome	2115 ARNOLD WY		1,638	0.04	10/11/2006									1
BLD03-03078	Townhome	2110 ARNOLD WY		1,650	0.04	10/26/2006	679,515								1
BLD03-03078	Townhome	2114 ARNOLD WY		1,650	0.04	10/26/2006	414,824	02/07/07	596,500						1
BLD03-03078	Townhome	2118 ARNOLD WY		1,650	0.04	10/26/2006									1
BLD03-03080	Townhome	2090 ARNOLD WY		1,644	0.04	10/26/2006									1
BLD03-03080	Townhome	2094 ARNOLD WY		1,644	0.04	10/26/2006									1
BLD03-03080	Townhome	2098 ARNOLD WY		1,644	0.04	10/26/2006									1
BLD03-03080	Townhome	2102 ARNOLD WY		1,644	0.04	10/26/2006	414,824	02/27/07	710,000						1
BLD04-01109	Single-family Detached	1306 CARHART AV		3,129	0.07	7/25/2006									1
BLD04-01124	Single-family Detached	1316 CARHART AV		2,727	0.06	7/27/2006									1
BLD04-01125	Single-family Detached	1326 CARHART AV		1,516	0.03	6/14/2006									1
BLD04-01126	Single-family Detached	1339 CARHART AV		1,516	0.03	6/14/2006		06/15/06	1,097,000						1
BLD04-01127	Single-family Detached	1329 CARHART AV		3,129	0.07	6/14/2006		06/19/06	1,055,000						1
BLD04-01128	Single-family Detached	1319 CARHART AV		2,728	0.06	7/27/2006									1
BLD04-01775	Single-family Detached	701 LAGUNA RD		6,836	0.16	4/24/2006	1,455,777								1
BLD04-02069	Single-family Detached	512 E TRUSLOW AV		1,400	0.03	10/24/2006	439,385								1
BLD04-02334	Single-family Detached	1065 WEST AV	A	831	0.02	6/8/2006									1
BLD04-02409	Single-family Detached	1731 SUNNY KNOLL		5,291	0.12	6/18/2007									1
BLD05-00574	Single-family Detached	2098 PALISADES DR		2,516	0.06	5/3/2006	715,268								1
BLD05-00593	Second Unit	150 S YALE AV		409	0.01	12/4/2006				801 (monthly rent)			1*		
BLD05-00873	Single-family Detached	548 N MOUNTAIN VIEW PL		6,867	0.16	7/6/2006									1
BLD05-01213	Single-family Detached	716 MIRAMAR DR		3,761	0.09	7/26/2006									1
BLD05-01559	Single-family Detached	811 ARROYO PL		3,414	0.08	12/22/2006									1
BLD05-01560	Single-family Detached	809 ARROYO PL		3,825	0.09	12/22/2006									1
BLD05-02265	Second Unit	123 E UNION AV		1,310	0.03	3/20/2006				2,567 (monthly rent)					1
BLD05-02302	Second Unit	1209 W VALLEY VIEW DR		864	0.02	3/13/2007				1,693 (monthly rent)			1*		
BLD05-02554	Single-family Detached	128 E UNION AV	B	1,815	0.04	5/15/2007	739,536								1
BLD06-00536	Single-family Detached	111 N PRINCETON AV		855	0.02	7/30/2007				376,200					1
BLD06-01193	Single-family Detached	439 E TRUSLOW AV		1,625	0.04	10/31/2007				715,000					1
BLD06-01600	Second Unit	128 E GLENWOOD AV		1,143	0.03	2/2/2007				502,920					1
BLD06-01801	Duplex	201 N LINCOLN AV	A	951	0.02	11/20/2007				418,440					2
total												0	2	1	139



Legend

-  Units Constructed
-  Parcels
-  Fullerton City Boundary

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Appendix B2: Potential Capacity through Rezoning

Table B2-1 summarizes the large opportunity sites within the Downtown area and the Harbor Gateway area with the potential redevelopment capacity through rezoning. These large opportunity sites have the capacity to accommodate at least 16 dwelling units per site. This section describes the specific characteristics and circumstances of the existing uses that may lead to conversion to residential or mixed-use in the planning period.

**Table B2-1
Large Opportunity Sites with Potential Redevelopment Capacity Through Rezoning**

Site #	APN	Existing Use	Existing Zoning	Acres	Existing Structure (sq. ft.)	Potential Redevelopment Capacity at 30 du/ac	Notes
Downtown Area							
1	033-022-14	Parking	C3	0.2		35	Potential for lot consolidation
2	033-022-20	Parking	C3	0.7			
3	033-022-25	Parking	C3	0.2			
4	033-022-27	Parking	C3	0.1			
5	033-022-32	Parking	C3	0.1			
6	032-212-15	Parking	C3	1.1		33	
7	033-071-24	Parking	PL	1.0		30	
8	033-031-39	Parking	PL	0.7		21	
9	032-222-29	Bank/ Parking	C3	1.3		19	Redevelopment capacity of parking lot only
10	033-071-21	Parking	PL	0.6		16	
11	033-013-24	Parking Structure	PL	1.6		47	
12	033-021-17	Parking Structure	C3	0.8		24	
13	033-091-18	Fire Station Parking	PL	1.0		28	
14	033-014-24	Commercial	R3	0.6	19,255	19	
15	033-101-38	Commercial	C2	2.9	48,483	86	
16	033-131-30	Office	OP	0.5	8,460	16	
17	029-021-25	Car Wash	C3	0.6		17	
18	032-243-18	Industrial (Citrus Growers)	MG	5.4	118,024	162	
19	033-092-05	Industrial	MG	1.0	10,712	29	
Harbor Gateway							
20	073-060-51	Parking	C2	2.7		80	



Housing Element

21	073-060-38	Parking	C2	1.7	1,647	52	
22	073-060-28	Parking	C2	1.7	33,810	51	
23	073-060-25	Parking	C2	0.6		18	
24	073-081-05	Commercial /Parking	C2	16.1	246,000	313	Redevelopment capacity of parking lot only
25	073-052-16	Commercial /Parking	C2	18.4		307	Redevelopment capacity of parking lot only
26	073-081-07	Commercial /Parking	C2	13.6	22,835	255	Redevelopment capacity of parking lot only
27	073-060-54	Commercial /Parking	C2	6.7	109,816	125	Redevelopment capacity of parking lot only
28	073-052-14	Commercial /Parking	C2	5.1	40,000	125	Redevelopment capacity of parking lot only
29	073-060-65	Commercial /Parking	C2	6.7	53,471	96	Redevelopment capacity of parking lot only
30	267-091-05	Commercial /Parking	C2	4.0	48,000	86	Redevelopment capacity of parking lot only
31	073-060-58	Commercial /Parking	C2	3.0	22,000	74	Redevelopment capacity of parking lot only
32	073-060-64	Commercial /Parking	C2	2.4	31,843	41	Redevelopment capacity of parking lot only
33	267-091-04	Commercial /Parking	C2	2.0	35,000	35	Redevelopment capacity of parking lot only
34	267-091-02	Commercial /Parking	C2	1.7	21,633	26	Redevelopment capacity of parking lot only
35	073-073-02	Commercial /Parking	C2	0.8	6,889	24	Redevelopment capacity of parking lot only
36	073-060-57	Commercial /Parking	C2	1.0	6,959	18	Redevelopment capacity of parking lot only
37	073-052-21	Commercial /Parking	C2	0.9	14,000	17	Redevelopment capacity of parking lot only

38	073-052-20	Commercial /Parking	C2	0.7	7,000	16	Redevelopment capacity of parking lot only
39	032-251-02	Industrial/ Parking	MG	1.2	29,000	16	Redevelopment capacity of parking lot only

Source: City of Fullerton

In the Downtown area, Sites 1-13 are existing parking facilities that do not pose any constraints on additional residential development. The City has identified that 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 industrial sites 18 and 19 do not contain any know environmental constraints or hazards that would impede residential development. Current projects such as Amerige Court illustrate development trends within the Downtown area and the City/Redevelopment Agency'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 multifamily residential uses and continues to work with these developers on an on-going basis to bring projects to market. The large opportunity sites within the Downtown area have the potential to provide a total of 567 new units at a density of 30 dwelling units per acre.

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. In the Harbor Gateway area, Sites 20-39 are parking facilities that the City has identified as underutilized. 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 large opportunity sites within the Harbor Gateway area have the potential to provide a total of 1,775 new units at a density of 30 dwelling units per acre.

Table B2-2 details the potential redevelopment capacity through rezoning for all of the sites in the Harbor Gateway area. Sites with capacity for potential redevelopment are shown in Exhibit B2-1. Table B2-3 details the potential redevelopment capacity through rezoning for all of the sites in the Downtown area. Sites with capacity for potential redevelopment are shown in Exhibit B2-2.

Table B2-2: Harbor Gateway Potential Redevelopment Capacity

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
073-081-05	Commercial/Parking	C2	COM	246,000	16.1	313	Redevelopment capacity of parking lot only
073-052-16	Commercial/ Parking	C2	COM		18.4	307	Redevelopment capacity of parking lot only
073-081-07	Commercial/Parking	C2	COM	22,835	13.6	255	Redevelopment capacity of parking lot only
073-060-54	Commercial/Parking	C2	COM	109,816	6.7	125	Redevelopment capacity of parking lot only
073-052-14	Commercial/Parking	C2	COM	40,000	5.1	125	Redevelopment capacity of parking lot only
073-060-65	Commercial/Parking	C2	COM	53,471	6.7	96	Redevelopment capacity of parking lot only
267-091-05	Commerical/Parking	C2	COM	48,000	4.0	86	Redevelopment capacity of parking lot only
073-060-51	Parking	C2	COM		2.7	80	
073-060-58	Commercial/Parking	C2	COM	22,000	3.0	74	Redevelopment capacity of parking lot only
073-060-38	Parking	C2	COM	1,647	1.7	52	
073-060-28	Parking	C2	COM	33,810	1.7	51	
073-060-64	Commercial/ Parking	C2	COM	31,843	2.4	41	Redevelopment capacity of parking lot only
267-091-04	Commercial/Parking	C2	COM	35,000	2.0	35	Redevelopment capacity of parking lot only
267-091-02	Commercial/ Parking	C2	COM	21,633	1.7	26	Redevelopment capacity of parking lot only
073-073-02	Commercial/Parking	C2	COM	6,889	0.8	24	Redevelopment capacity of parking lot only
073-060-57	Commercial/ Parking	C2	COM	6,959	1.0	18	Redevelopment capacity of parking lot only
073-060-25	Parking	C2	COM		0.6	18	
073-052-21	Commercial/ Parking	C2	COM	14,000	0.9	17	Redevelopment capacity of parking lot only
073-052-20	Commerical/Parking	C2	COM	7,000	0.7	16	Redevelopment capacity of parking lot only
073-073-11	Commercial/ Parking	C2	COM	7,961	1.0	14	Redevelopment capacity of parking lot only

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
073-060-16	Parking	C2	COM		0.4	11	
073-052-19	Parking	C2	COM		0.4	11	lot consol w/ 073-052-18
032-273-24	Parking	CH	COM		0.2	7	
033-042-04	Parking	C3	COM	1,360	0.2	5	
032-253-10	Vacant	CH	COM		0.2	4	
073-052-17	Commercial	C2	COM		2.8	84	
073-052-13	Commercial	C2	COM		1.4	43	
033-065-33	Commercial	CH	COM		1.4	41	
073-060-59	Commercial	C2	COM	3,408	0.9	27	
032-284-08	Commercial	C2	COM	4,605	0.9	27	
032-284-09	Commercial	C2	COM	15,200	0.9	26	
032-284-04	Commercial	C2	COM	2,091	0.6	17	
032-251-03	Industrial	MG	IND	18,000	0.6	17	
073-060-63	Restaurant	C2	COM	2,229	0.5	16	
032-272-29	Commercial	CH	COM	2,580	0.6	16	
032-251-18	Industrial	MG	IND	11,900	0.5	16	
032-251-02	Industrial/ Parking	MG	IND	29,000	1.2	16	Redevelopment capacity of parking lot only
073-060-23	Commercial	C2	COM	2,434	0.5	14	
032-283-02	Commercial	CH	COM	11,478	0.5	14	
073-073-05	Commercial	C1	COM	1,752	0.4	13	
033-052-13	Commercial	CH	COM	3,109	0.5	13	
032-282-02	Commercial	CH	COM	2,416	0.4	13	
073-052-12	Commercial	C2	COM		0.4	12	
033-042-07	Commercial	R3	LRES	7,290	0.4	12	
032-284-11	Commercial	C2	COM		0.4	12	
032-274-01	Commercial	CH	COM	9,035	0.4	12	
032-271-02	Commercial	CH	COM	12,549	0.4	12	
032-284-13	Commercial	C2	COM	3,684	0.4	11	
032-251-04	Industrial	MG	IND	3,946	0.4	11	
073-052-24	Commercial	C2	COM		0.4	10	
073-052-23	Commercial	C2	COM		0.4	10	
033-065-13	Commercial	CH	COM		0.3	10	
032-284-16	Commercial	C2	COM		0.4	10	
032-272-03	Commercial	CH	COM	3,606	0.3	10	
032-251-16	Commercial	MG	IND	5,250	0.4	10	
032-281-03	Commercial	CH	COM	7,554	0.3	9	
032-251-07	Commercial	MG	IND	6,551	0.3	9	
032-281-02	Commercial	CH	COM	9,230	0.3	8	
033-041-31	Industrial	MG	COM	5,992	0.3	7	
032-282-01	Commercial	CH	COM	7,740	0.3	7	
033-065-34	Auto Dealership	CH	COM		0.2	5	
033-061-24	Auto Dealership	CH	COM	1,458	0.2	5	
033-061-01	Commercial	CH	COM	1,407	0.2	5	
033-052-04	Commercial	CH	COM	2,750	0.2	5	
033-042-03	Commercial	C3	COM		0.2	5	
032-283-01	Commercial	CH	COM	4,722	0.2	5	
032-274-03	Commercial	CH	COM	5,700	0.2	5	
073-052-25	Commercial	C2	COM		0.1	4	

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
033-061-25	Auto Dealership	CH	COM	3,008	0.1	4	
033-061-02	Auto Dealership	CH	COM	959	0.1	4	
033-052-22	Commercial	CH	COM	2,757	0.2	4	
033-052-01	Commercial	CH	COM	720	0.2	4	
032-281-01	Commercial	CH	COM	3,342	0.1	4	
032-274-02	Commercial	CH	COM	1,215	0.1	4	
032-272-02	Commercial	CH	COM	1,372	0.2	4	
032-272-01	Commercial	CH	COM	161	0.2	4	
032-253-11	Commercial	CH	COM	2,471	0.1	4	
033-042-02	Commercial	C3	COM		0.1	3	
032-274-04	Commercial	CH	COM	1,026	0.1	3	
032-273-25	Commercial	CH	COM		0.1	3	
032-273-04	Commercial	CH	COM	1,008	0.1	3	
032-273-03	Commercial	CH	COM		0.1	3	
032-251-08	Commercial	MG	IND		0.1	3	
073-060-61	Commercial	C2	COM		0.1	2	
073-060-60	Restaurant	C2	COM		0.1	2	
032-271-01	Commercial	CH	COM	3,125	0.1	2	
Total Potential Redevelopment Capacity						2,505	
267-091-03	Multi-family Residential	R3	MRES		4.7	0	
267-091-01	Residential	R3	MRES		4.6	0	
073-073-12	Residential	R3	MRES	83,304	5.0	0	
073-060-62	Commercial	C2	COM		5.8	0	
073-060-41	Flood Control District	OCFCD	FLO		0.1	0	
073-060-39	Flood Control District	OCFCD	FLO		0.3	0	
073-060-37	Flood Control District	OCFCD	FLO		0.1	0	
073-052-18	Residential	C2	COM		4.4	0	
073-052-18	Residential	C2	COM		3.8	0	
073-052-10	Residential	R3	MRES	76,084	5.1	0	
073-052-08	Residential	R3	MRES	93,977	3.7	0	
033-066-30	Park	PL	PRC		4.1	0	
033-066-30	Flood Control District	OCFCD	FLO		0.6	0	
033-066-29	School	PL	SCH		1.5	0	
033-066-28	Residential	R2	MLOR	931	0.1	0	
033-066-27	Residential	R2	MLOR	744	0.1	0	
033-066-26	Residential	R2	MLOR	720	0.1	0	
033-066-25	Residential	R2	MLOR	891	0.1	0	
033-066-24	Residential	R2	MLOR	972	0.1	0	
033-066-23	Residential	R2	MLOR	1,104	0.1	0	
033-066-22	Residential	R2	MLOR	816	0.1	0	
033-066-21	Residential	R2	MLOR	1,062	0.1	0	
033-066-20	Residential	R2	MLOR	1,094	0.1	0	
033-066-19	Residential	R2	MLOR	706	0.1	0	
033-066-18	Residential	R2	MLOR	880	0.1	0	
033-066-17	Residential	R2	MLOR	1,064	0.1	0	
033-066-16	Residential	R2	MLOR	696	0.1	0	
033-066-15	Residential	R2	MLOR	1,120	0.2	0	
033-066-14	Residential	R2	MLOR	1,017	0.2	0	

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
033-066-13	Residential	R2	MLOR	1,322	0.1	0	
033-066-12	Residential	R2	MLOR	2,120	0.1	0	
033-066-11	Residential	R2	MLOR	1,330	0.2	0	
033-066-10	Residential	R2	MLOR	1,071	0.2	0	
033-066-09	Residential	R2	MLOR	1,378	0.2	0	
033-066-08	Residential	R2	MLOR	1,071	0.2	0	
033-066-07	Residential	R2	MLOR	1,571	0.2	0	
033-066-05	Residential	R2	MLOR	1,071	0.2	0	
033-066-04	Residential	R2	MLOR	1,419	0.2	0	
033-066-03	Residential	R2	MLOR	1,371	0.2	0	
033-066-02	Residential	R2	MLOR	1,071	0.2	0	
033-066-01	Residential	R2	MLOR	1,071	0.2	0	
033-065-30	Residential	R2	MLOR	1,071	0.2	0	
033-065-29	Residential	R2	MLOR	1,471	0.1	0	
033-065-28	Residential	R2	MLOR	1,071	0.2	0	
033-065-27	Residential	R2	MLOR	1,071	0.2	0	
033-065-26	Residential	R2	MLOR	1,071	0.2	0	
033-065-25	Residential	R2	MLOR	1,071	0.2	0	
033-065-24	Residential	R2	MLOR	1,071	0.2	0	
033-065-23	Residential	R2	MLOR	1,058	0.2	0	
033-065-22	Residential	R2	MLOR	1,252	0.1	0	
033-065-21	Residential	R2	MLOR	1,028	0.1	0	
033-065-20	Residential	R2	MLOR	971	0.1	0	
033-065-19	Residential	R2	MLOR	1,124	0.1	0	
033-065-18	Residential	R2	MLOR	996	0.1	0	
033-065-17	Residential	R2	MLOR	920	0.1	0	
033-065-16	Residential	R2	MLOR	1,327	0.1	0	
033-065-15	Residential	R2	MLOR	1,153	0.1	0	
033-065-08	Residential	R2	MLOR	1,071	0.2	0	
033-065-07	Residential	R2	MLOR	1,071	0.2	0	
033-065-06	Residential	R2	MLOR	1,407	0.2	0	
033-065-05	Residential	R2	MLOR	1,071	0.2	0	
033-065-04	Residential	R2	MLOR	1,071	0.2	0	
033-065-03	Residential	R2	MLOR	1,071	0.2	0	
033-065-02	Residential	R2	MLOR	1,071	0.1	0	
033-065-01	Residential	R2	MLOR	1,071	0.2	0	
033-061-23	Residential	R3	MRES	1,926	0.1	0	
033-061-22	Residential	R3	MRES	1,203	0.1	0	
033-061-21	Residential	R3	MRES	1,421	0.1	0	
033-061-20	Residential	R3	MRES	1,298	0.1	0	
033-061-19	Residential	R3	MRES	1,288	0.1	0	
033-061-17	Residential	R2	MLOR	1,280	0.1	0	
033-061-16	Residential	R2	MLOR	1,238	0.1	0	
033-061-15	Residential	R2	MLOR	936	0.1	0	
033-061-14	Residential	R2	MLOR	816	0.1	0	
033-061-13	Residential	R2	MLOR	927	0.1	0	
033-061-12	Residential	R2	MLOR	1,057	0.1	0	
033-061-11	Residential	R2	MLOR	1,082	0.1	0	
033-061-10	Residential	R2	MLOR	1,540	0.1	0	
033-061-09	Residential	CH	COM	1,355	0.1	0	
033-061-08	Residential	R3	MRES		0.2	0	
033-061-06	Residential	R3	MRES	807	0.1	0	

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
033-061-04	Residential	R3	MRES	1,147	0.1	0	
033-054-12	School	R3	LRES	484	0.6	0	
033-054-12	School	PL	SCH	484	2.4	0	
033-054-08	Residential	R3	MRES	865	0.2	0	
033-054-07	Residential	R3	MRES	2,726	0.2	0	
033-054-06	Residential	R3	MRES	1,712	0.2	0	
033-054-05	Residential	R3	MRES	1,026	0.2	0	
033-054-04	Residential	R3	MRES	748	0.2	0	
033-054-03	Residential	R3	MRES	504	0.2	0	
033-054-02	Residential	R3	MRES	792	0.2	0	
033-054-01	Residential	R3	MRES	922	0.2	0	
033-053-15	Residential	R3	MRES	2,334	0.2	0	
033-053-14	Residential	R3	MRES		0.5	0	
033-053-13	Residential	R3	MRES	883	0.2	0	
033-053-10	Residential	R3	MRES	1,124	0.2	0	
033-053-07	Residential	R3	MRES	815	0.3	0	
033-053-06	Residential	R3	MRES	702	0.2	0	
033-053-04	Residential	R3	MRES	833	0.2	0	
033-053-03	Residential	R3	MRES	756	0.2	0	
033-053-02	Residential	R3	MRES	1,338	0.2	0	
033-052-21	Residential	R3	MRES	5,122	0.3	0	
033-052-19	Residential	R3	MRES	1,194	0.2	0	
033-052-18	Residential	R3	MRES	859	0.1	0	
033-052-17	Residential	R3	MRES	3,010	0.2	0	
033-052-16	Residential	R3	MRES	566	0.2	0	
033-052-15	Residential	R3	MRES	763	0.2	0	
033-052-14	Residential	R3	MRES	1,158	0.2	0	
033-052-12	Residential	R3P	MRES	1,074	0.3	0	
033-052-11	Residential	R3P	MRES	996	0.2	0	
033-052-10	Residential	R3P	MRES	948	0.2	0	
033-052-09	Residential	R3P	MRES	688	0.2	0	
033-052-08	Residential	R3P	MRES	1,070	0.2	0	
033-052-07	Residential	R3P	MRES	1,020	0.2	0	
033-052-06	Residential	R3P	MRES	987	0.2	0	
033-052-05	Residential	R3P	MRES	797	0.2	0	
033-051-11	Residential	R3P	MRES	892	0.2	0	
033-051-10	Residential	R3P	MRES	1,140	0.2	0	
033-051-09	Residential	R3P	MRES	918	0.2	0	
033-051-08	Residential	R3P	MRES	1,142	0.2	0	
033-051-07	Residential	R3P	MRES	1,108	0.2	0	
033-051-06	Residential	R3P	MRES	2,067	0.2	0	
033-051-05	Residential	R3P	MRES	1,758	0.2	0	
033-051-04	Residential	R3P	MRES	1,323	0.2	0	
033-044-15	Residential	R2	LRES	1,258	0.3	0	
033-044-14	Residential	R2	LRES	1,255	0.3	0	
033-044-10	Residential	R3	LRES	1,017	0.2	0	
033-044-09	Residential	R3	LRES	1,009	0.2	0	
033-044-08	Residential	R3	LRES		0.2	0	
033-044-07	Residential	R3	LRES	1,492	0.2	0	
033-044-06	Residential	R3	LRES	1,207	0.2	0	
033-044-05	Residential	R3	LRES	716	0.2	0	
033-044-04	Residential	R3	LRES	1,290	0.2	0	
033-044-03	Residential	R3	LRES	824	0.2	0	

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
033-044-02	Residential	R3	LRES	637	0.1	0	
033-044-01	Residential	R3	LRES	927	0.2	0	
033-043-28	Residential	SPD	HRES		0.3	0	
033-043-11	Residential	SPD	HRES		0.2	0	
033-043-10	Residential	SPD	HRES		0.2	0	
033-043-09	Residential	SPD	HRES		0.2	0	
033-043-08	Residential	SPD	HRES		0.2	0	
033-043-07	Residential	SPD	HRES		0.2	0	
033-043-06	Residential	SPD	HRES		0.2	0	
033-043-05	Residential	SPD	HRES		0.2	0	
033-043-04	Residential	SPD	HRES		0.2	0	
033-042-12	Residential	R3	LRES	970	0.1	0	
033-042-11	Residential	R3	LRES	1,134	0.1	0	
033-042-10	Residential	R3	LRES	810	0.2	0	
033-042-09	Residential	R3	LRES	704	0.2	0	
033-042-08	Residential	R3	LRES	1,158	0.2	0	
033-042-06	Residential	R3	LRES	983	0.2	0	
033-042-05	Residential	C3	LRES	2,154	0.2	0	
033-041-32	Residential	SPD	HRES		0.3	0	
033-041-29	Residential	SPD	HRES		0.2	0	
033-041-27	Residential	SPD	HRES		0.4	0	
033-041-23	Residential	SPD	HRES		0.4	0	
033-041-19	Residential	SPD	HRES		0.1	0	
033-041-18	Residential	SPD	HRES		0.1	0	
033-041-16	Residential	SPD	HRES		0.1	0	
033-041-15	Residential	SPD	HRES		0.2	0	
033-041-14	Residential	SPD	HRES		0.2	0	
033-041-13	Residential	SPD	HRES		0.2	0	
033-041-12	Residential	SPD	HRES		0.2	0	
033-041-11	Residential	SPD	HRES		0.1	0	
033-041-10	Residential	SPD	HRES		0.1	0	
033-041-09	Residential	SPD	HRES		0.1	0	
033-041-08	Residential	SPD	HRES		0.1	0	
032-284-17	Residential	R4	HRES	48,456	0.7	0	
032-284-15	Residential	R4	HRES	63,768	2.8	0	

Table B2-3: Downtown Potential Redevelopment Capacity

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
033-022-14	Parking	C3	DWN		0.2	35	Lot Consolidation
033-022-20	Parking	C3	DWN		0.7		
033-022-25	Parking	C3	DWN		0.2		
033-022-27	Parking	C3	DWN		0.1		
033-022-32	Parking	C3	DWN		0.1		
032-212-15	Parking	C3	DWN		1.1	33	
033-071-24	Parking (Community College)	PL	SCH		1.0	30	
033-031-39	Parking	PL	GOV		0.7	21	
032-222-29	Bank/Parking	C3	DWN		1.3	19	Redevelopment capacity of parking lot only
033-071-21	Parking (Community College)	PL	SCH		0.6	16	
032-152-08	Parking	R5	HRES		0.2	4	
032-231-05	Parking	OP	OFF		0.2	4	
032-231-07	Parking	OP	OFF		0.2	4	
032-242-15	Parking	C3	COM		0.1	4	
033-021-08	Parking	C3	DWN		0.2	9	Lot Consolidation
033-021-09	Parking	C3	DWN		0.2		
033-024-21	Parking	C3	OFF		0.3	9	
033-031-40	Bus Stop/ Parking	PL	GOV		0.6	11	Redevelopment capacity of parking lot only
033-071-22	Parking (Community College)	PL	SCH		0.2	6	
029-020-09	Parking	C3	COM		0.2	5	
029-032-17	Parking	C3	DWN		0.2	6	
029-032-21	Parking	C3	DWN		0.4	12	
029-033-10	Parking	C3	DWN		0.3	8	
032-204-21	Parking	C3	COM		0.2	4	
032-242-17	Parking	C3	COM		0.2	4	
032-242-43	Vacant	C3	COM		0.1	2	
033-014-08	Parking	R3	MRES		0.2	4	

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
033-014-25	Parking	R3	MRES		0.3	9	
033-022-23	Vacant	C3	DWN		0.1	2	
033-023-13	Parking	R5	HRES		0.2	4	
033-083-33	Vacant	R3	MRES		0.2	4	
029-021-23	Car Wash	C3	COM	2,676	0.1	4	
029-021-24	Car Wash	C3	COM		0.1	4	
029-021-25	Car Wash	C3	COM		0.6	17	
033-023-23	Church	R3	MRES	19,505	0.5	13	
033-024-24	Church	OP	REL		0.4	13	
033-083-28	Church	R3	REL	3,269	0.3	9	
029-020-08	Commercial	C3	COM	1,108	0.2	4	
029-020-10	Office	C3	COM	2,298	0.1	3	
029-020-11	Commercial	C3	COM	9,977	0.3	9	
029-031-30	Commercial	C3	COM	3,761	0.3	9	
029-031-35	Commercial	C3	COM	4,752	0.3	7	
029-031-37	Commercial	C3	COM	4,352	0.3	9	
032-202-11	Office	C3	COM	3,008	0.2	4	
032-202-12	Commercial	C3	COM	3,309	0.2	4	
032-202-13	Commercial	C3	COM	3,052	0.2	4	
032-202-14	Commercial	C3	COM	2,635	0.1	4	
032-202-15	Commercial	C3	COM	2,298	0.2	4	
032-202-16	Office	C3	COM	3,993	0.2	4	
032-204-19	Commercial	C3	COM	3,429	0.2	5	
032-204-20	Commercial	C3	COM	1,479	0.2	4	
032-204-22	Office	C3	COM	2,387	0.1	4	
032-212-12	Office	C3	COM	2,409	0.5	14	
032-222-13	Commercial	C3	DWN	17,699	0.2	5	
032-222-25	Commercial	C3	DWN	2,471	0.1	3	
032-223-17	Commercial	R3	MRES	2,061	0.2	4	
032-224-05	Commercial	C3	DWN	3,639	0.1	4	
032-231-03	Church	OP	REL	15,869	0.3	9	
032-231-09	Commercial	OP	OFF		0.2	4	
032-231-10	Commercial	C2	COM	1,490	0.2	4	
032-231-11	Commercial	C2	COM		0.2	4	
032-231-13	Commercial	R3	MRES	1,037	0.2	4	
032-231-17	Community Organization	C2	COM		0.2	4	
032-231-23	Commercial	C2	COM		0.2	5	
032-231-23	Commercial	C2	COM		0.3	8	
032-231-24	Church	OP	REL		0.3	9	
032-231-25	Community Organization	C2	COM		0.3	9	
032-232-01	Commercial	C3	DWN	2,400	0.2	4	
032-232-28	Commercial	C3	DWN	4,800	0.1	2	
032-232-34	Commercial	C3	DWN		0.2	4	
032-233-10	Commercial	C3	COM		0.2	4	
032-233-11	Commercial	C3	COM		0.1	2	
032-233-13	Commercial	C3	COM	3,130	0.2	4	

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
032-233-18	Commercial	C3	COM	7,820	0.2	4	
032-233-19	Commercial	C3	COM	10,000	0.2	4	
032-233-20	Commercial	C3	COM	24,621	0.2	4	
032-233-22	Commercial	C3	COM	5,050	0.1	3	
032-234-31	Commercial	C3	DWN	2,500	0.1	2	
032-241-01	Commercial	C3	COM	2,326	0.2	4	
032-241-02	Commercial	C3	COM	6,500	0.2	4	
032-241-05	Commercial	C3	COM	8,187	0.5	14	
032-241-06	Bank	C3	COM		0.2	6	
032-241-10	Commercial	MG	IND	1,976	0.2	4	
032-241-13	Industrial	MG	IND	2,500	0.2	4	
032-241-14	Commercial	MG	IND	2,035	0.1	3	
032-241-17	Industrial	MG	IND	16,124	0.4	11	
032-241-19	Bank	MG	IND		0.2	4	
032-241-20	Bank	MG	IND		0.2	4	
032-241-24	Industrial	MG	IND	9,800	0.2	6	
032-241-25	Bank	C3	COM	7,537	0.2	4	
032-241-25	Bank	C3	COM	7,537	0.3	9	
032-241-26	Commercial	C3	COM		0.2	6	
032-241-27	Commercial	C3	COM	6,712	0.2	6	
032-241-28	Commercial	MG	IND		0.2	5	
032-241-28	Commercial	MG	IND		0.2	4	
032-242-03	Commercial	C3	DWN	5,500	0.2	4	
032-242-06	Commercial	C3	DWN	2,875	0.1	2	
032-242-07	Commercial	C3	DWN	1,500	0.1	2	
032-242-08	Commercial	C3	DWN		0.2	4	
032-242-09	Commercial	C3	DWN	1,650	0.1	2	
032-242-10	Commercial	C3	DWN	5,000	0.2	4	
032-242-18	Industrial	C3	COM	6,200	0.2	4	
032-242-19	Commercial	C3	COM	5,328	0.2	4	
032-242-20	Commercial	C3	COM	10,074	0.2	7	
032-242-22	Commercial	C3	DWN	2,225	0.1	2	
032-242-23	Commercial	C3	DWN	4,000	0.1	4	
032-242-31	Commercial	C3	DWN	3,121	0.2	7	
032-242-37	Commercial	C3	COM	3,048	0.2	6	
032-242-38	Commercial	C3	DWN	3,000	0.1	2	
032-242-40	Commercial	MG	IND	2,350	0.2	7	
032-242-41	Commercial	MG	IND		0.2	7	
033-012-16	Commercial	C3	DWN		0.2	5	
033-014-02	Office	R3	MRES	1,133	0.1	4	
033-014-03	Commercial	R3	MRES	1,377	0.1	4	
033-014-13	Office	R3	MRES	3,737	0.2	4	
033-021-15	Office	C3	DWN	3,477	0.1	4	
033-021-16	Commercial	C3	DWN	2,131	0.1	4	
033-022-02	Office	C3	DWN	3,658	0.1	1	
033-022-11	Commercial	C3	DWN	1,817	0.1	4	
033-022-22	Office	C3	DWN	1,384	0.1	2	
033-024-12	Commercial	C3	COM	5,100	0.2	4	
033-024-23	Commercial	C3	COM	2,680	0.2	4	
033-024-24	Church	C3	REL		0.5	13	

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
033-032-05	Commercial	C3	COM	1,150	0.1	3	
033-032-06	Commercial	C3	COM	1,512	0.1	3	
033-032-07	Commercial	C3	COM	2,952	0.1	2	
033-032-11	Commercial	??□N	COM	1,916	0.3	9	
033-032-17	Industrial	MG	IND	3,800	0.2	4	
033-032-18	Industrial	MG	IND	2,000	0.1	2	
033-032-19	Industrial	MG	IND	6,000	0.2	7	
033-032-20	Industrial	MG	IND	15,850	0.2	4	
033-032-22	Industrial	MG	IND	1,015	0.1	3	
033-032-23	Industrial	MG	IND	928	0.1	4	
033-032-24	Industrial	MG	IND	3,864	0.1	3	
033-032-26	Commercial	C3	COM	260	0.3	9	
033-081-31	Commercial	C1	MRES		0.2	7	
033-082-02	Commercial	C1	COM	1,113	0.1	2	
033-082-18	Commercial	C2	COM	2,278	0.2	4	
033-082-19	Commercial	C2	COM	1,440	0.2	4	
033-082-21	Commercial	C2	COM	493	0.2	4	
033-082-22	Commercial	C2	COM	2,580	0.2	4	
281-081-26	Bank	C3	COM	4,387	0.6	17	
032-233-12	Commercial	C3	COM		0.2	4	
032-233-17	Parking (Police Station)	PL	GOV		0.2	4	
032-233-26	Parking (Police Station)	PL	GOV	7,640	0.3	9	
032-234-32	Commercial	C3	DWN		0.3	9	
032-243-18	Industrial (Citrus Growers)	MG	IND	118,024	5.4	162	
033-014-24	Commercial	R3	MRES	19,255	0.6	19	
033-022-21	Commercial	C3	DWN	9,543	0.3	8	
033-030-12	Commercial	MG	IND	5,200	0.5	14	
033-083-30	Commercial	R2P	MLOR	3,060	0.2	4	
033-083-31	Commercial	R2P	MLOR	2,714	0.2	4	
033-084-03	Commercial	R3	MRES	1,608	0.1	3	
033-084-04	Commercial	R3	MRES		0.2	4	
033-084-15	Commercial	R3	MRES	2,500	0.2	4	
033-084-16	Commercial	R3	MRES	22,439	0.5	14	
033-084-17	Commercial	R3	MRES	1,307	0.2	4	
033-084-20	Commercial	R3	MRES	1,129	0.2	4	
033-091-13	Commercial	C2	COM		0.1	2	
033-091-23	Commercial	C2	COM	2,548	0.3	10	
033-091-24	Commercial	C2	COM	8,016	0.3	9	
033-091-25	Commercial	C2	COM		0.4	12	
033-101-17	Commercial	C2	COM	2,015	0.2	6	
033-101-18	Commercial	C2	COM		0.1	3	
033-101-19	Commercial	C2	COM		0.2	5	
033-101-20	Commercial	C2	COM	1,502	0.2	6	
033-101-22	Commercial	C2	COM	6,455	0.3	10	
033-121-04	Commercial	OP	OFF	2,201	0.2	4	
033-131-28	Commercial	OP	OFF	6,028	0.4	12	

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
281-081-10	Office	C3	COM	6,012	0.2	5	
281-081-11	Office	C3	COM	4,309	0.1	3	
033-012-23	Church	C3	REL		0.5	14	
033-013-23	Parking Structure	PL	SCH	7,527	0.5	15	
033-013-24	Parking Structure	PL	SCH		1.6	47	
033-021-07	Parking Structure	C3	DWN		0.2	4	
033-021-17	Parking Structure	C3	DWN		0.8	24	
033-022-12	Church	C3	REL		0.2	5	
033-031-04	Commercial	C3	DWN	16,500	0.2	6	
033-031-05	Commercial	C3	DWN	3,216	0.1	2	
033-031-19	Commercial	C3	DWN	1,310	0.1	2	
033-031-36	Commercial	C3	DWN	3,614	0.1	4	
033-071-25	Commercial	OP	SCH		0.4	11	
033-072-04	Commercial	OP	OFF		0.3	9	
033-072-11	Commercial	R2P	MLOR		0.3	8	
033-082-23	Commercial	C3	COM	3,447	0.2	7	
033-091-10	Industrial	MG	IND	8,280	0.4	12	
033-091-17	Industrial	MG	IND		0.2	4	
281-081-05	Commercial	C3	COM	2,745	0.2	4	
281-081-06	Office	C3	COM	4,300	0.2	4	
281-081-07	Commercial	C3	COM	1,407	0.2	4	
281-081-08	Commercial	C3	COM	4,612	0.2	4	
281-081-09	Commercial	C3	COM	2,682	0.2	4	
033-082-28	Commercial	C1	COM	2,551	0.2	4	
033-082-29	Commercial	C2	COM	747	0.3	7	
033-091-18	Fire Station Parking	PL	GOV		1.0	28	
033-091-26	Industrial	MG	IND	7,068	0.3	10	
033-092-05	Industrial	MG	IND	10,712	1.0	29	
033-101-38	Commercial	C2	COM	48,483	2.9	86	
033-131-30	Office	OP	OFF	8,460	0.5	16	
Total Potential Redevelopment Capacity						1,579	
029-020-05	Residential	R2P	MLOR	2,282	0.1	0	
029-020-06	Residential	R2P	MLOR	1,104	0.1	0	
029-020-07	Residential	R2P	MLOR	2,851	0.3	0	
029-020-25	School	PL	SCH		0.3	0	
029-020-43	Commercial	C3	COM		0.1	0	
029-021-01	Residential	R2P	MLOR	696	0.3	0	
029-021-02	Residential	R2P	MLOR	672	0.2	0	
029-021-03	Residential	R2P	MLOR	1,210	0.1	0	

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
029-021-04	Residential	R2P	MLOR	791	0.1	0	
029-021-05	Residential	R2P	MLOR	1,150	0.1	0	
029-021-06	Residential	R2P	MLOR	852	0.1	0	
029-021-07	Residential	R2P	MLOR	916	0.1	0	
029-021-08	Residential	R2P	MLOR	1,688	0.2	0	
029-021-09	Residential	R2P	MLOR	852	0.2	0	
029-021-10	Residential	R2P	MLOR	1,262	0.2	0	
029-021-11	Residential	R2P	MLOR	1,562	0.2	0	
029-021-12	Residential	R2P	MLOR	1,014	0.2	0	
029-021-13	Residential	R2P	MLOR	886	0.2	0	
029-021-14	Residential	R2P	MLOR	1,022	0.2	0	
029-021-15	Residential	R2P	MLOR	1,740	0.2	0	
029-021-16	Residential	R2P	MLOR	964	0.2	0	
029-021-17	Residential	R2P	MLOR	1,361	0.2	0	
029-021-18	Residential	R2P	MLOR	1,286	0.2	0	
029-031-01	Residential	R3	MRES		0.1	0	
029-031-02	Residential	R2P	MLOR	997	0.1	0	
029-031-03	Residential	R2P	MLOR	1,664	0.1	0	
029-031-04	Residential	R2P	MLOR	939	0.2	0	
029-031-05	Residential	R2P	MLOR	1,110	0.2	0	
029-031-06	Residential	R2P	MLOR	1,156	0.2	0	
029-031-07	Residential	R2P	MLOR	1,240	0.2	0	
029-031-08	Residential	R2P	MLOR	1,370	0.2	0	
029-031-09	Residential	R2P	MLOR	1,282	0.2	0	
029-031-10	Residential	R2P	MLOR	963	0.2	0	
029-031-11	Residential	R3	MRES	1,317	0.2	0	
029-031-12	Residential	R3	MRES		0.1	0	
029-031-13	Residential	R2P	MLOR	740	0.3	0	
029-031-14	Residential	R2P	MLOR	4,261	0.2	0	
029-031-15	Residential	R2P	MLOR	1,409	0.2	0	
029-031-16	Residential	R2P	MLOR	936	0.2	0	
029-031-17	Residential	R2P	MLOR	1,400	0.2	0	
029-031-18	Residential	R3	MRES	2,507	0.1	0	
029-031-19	Residential	R3	MRES	768	0.2	0	
029-031-21	Residential	R3	MRES	848	0.2	0	
029-031-22	Residential	R3	MRES	960	0.2	0	
029-031-23	Residential	R3	MRES	2,030	0.1	0	
029-031-24	Residential	R3	MRES	720	0.1	0	
029-031-25	Residential	R2P	MLOR	718	0.1	0	
029-031-26	Residential	R2P	MLOR	2,008	0.2	0	
029-031-27	Residential	R2P	MLOR	1,010	0.2	0	
029-031-28	Residential	R2P	MLOR	1,119	0.2	0	
029-031-29	Residential	R2P	MLOR	975	0.2	0	
029-031-31	Residential	C3	COM	938	0.2	0	
029-031-32	Residential	C3	COM	1,578	0.1	0	
029-031-36	Residential	C3	COM	3,087	0.3	0	
029-032-01	Residential	R3	MRES	1,368	0.1	0	
029-032-02	Residential	R3	MRES	440	0.1	0	
029-032-03	Residential	R3	MRES	1,046	0.1	0	
029-032-04	Residential	R3	MRES	1,216	0.1	0	
029-032-05	Residential	R3	MRES	1,566	0.1	0	

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
029-032-06	Residential	R3	MRES	960	0.1	0	
029-032-07	Residential	R3	MRES	1,104	0.1	0	
029-032-08	Residential	R3	MRES	5,351	0.2	0	
029-032-09	Residential	R3	MRES	1,582	0.1	0	
029-032-10	Residential	R3	MRES	840	0.1	0	
029-032-11	Residential	R3	MRES	561	0.1	0	
029-032-12	Residential	R3	MRES	825	0.1	0	
029-032-13	Residential	R3	MRES	699	0.2	0	
029-032-14	Residential	R3	MRES	1,201	0.2	0	
029-032-15	Residential	R3	MRES	1,374	0.2	0	
029-032-16	Residential	C3	MRES	9,534	0.6	0	
029-033-01	Residential	R3	MRES	4,222	0.2	0	
029-033-02	Residential	R3	MRES	1,080	0.2	0	
029-033-03	Residential	C3	DWN	1,491	0.2	0	
029-033-04	Residential	C3	DWN	1,482	0.2	0	
029-033-05	Residential	C3	DWN	1,568	0.2	0	
029-033-09	Residential	C3	DWN	2,799	0.3	0	
029-043-10	School	PL	SCH		4.0	0	
029-043-11	School	PL	SCH		1.8	0	
029-043-13	School	PL	SCH		0.3	0	
029-043-14	Residential	R2P	MLOR	5,246	0.2	0	
029-050-02	School	PL	SCH		17.3	0	
029-061-01	Community College	PL	SCH		0.5	0	
029-061-09	Community College	PL	SCH		0.6	0	
029-061-09	Community College	PL	SCH		1.0	0	
029-062-09	Community College	PL	SCH		0.4	0	
029-062-10	Community College	PL	SCH		1.0	0	
029-064-18	Community College	PL	SCH		3.2	0	
029-080-21	Community College	PL	SCH		22.2	0	
029-080-24	School	PL	SCH		0.4	0	
029-080-26	School	PL	SCH		0.6	0	
029-080-27	School	PL	SCH		0.2	0	
029-080-28	School	PL	SCH		0.3	0	
029-080-29	Community College	PL	SCH		1.2	0	
029-080-31	School	PL	SCH		2.6	0	

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
029-080-34	School	PL	SCH		14.4	0	
029-090-16	Residential	PL	SCH	4,151	0.7	0	
029-090-18	Community College	PL	SCH		14.4	0	
032-141-29	Residential	R2P	MLOR	1,490	0.1	0	
032-141-30	Residential	R2P	MLOR	1,237	0.2	0	
032-141-32	Residential	R2P	MLOR	834	0.1	0	
032-141-33	Residential	R2P	MLOR	1,338	0.1	0	
032-141-34	Residential	R2P	MLOR	1,148	0.1	0	
032-141-35	Residential	R2P	MLOR	1,186	0.1	0	
032-141-36	Residential	R2P	MLOR	1,348	0.1	0	
032-141-37	Residential	R2P	MLOR	1,601	0.1	0	
032-141-38	Residential	R2P	MLOR	1,380	0.1	0	
032-141-39	Residential	R2P	MLOR	1,402	0.2	0	
032-141-40	Residential	R2P	MLOR		0.0	0	
032-142-01	Residential	R2P	MLOR	985	0.1	0	
032-142-02	Residential	R2P	MLOR	927	0.1	0	
032-142-03	Residential	R2P	MLOR	1,368	0.1	0	
032-142-04	Residential	R2P	MLOR	1,586	0.1	0	
032-142-05	Residential	R2P	MLOR	1,000	0.1	0	
032-142-06	Residential	R2P	MLOR	1,000	0.1	0	
032-142-07	Residential	R2P	MLOR	958	0.1	0	
032-142-08	Residential	R2P	MLOR	1,196	0.1	0	
032-142-09	Residential	R2P	MLOR	1,222	0.1	0	
032-142-10	Residential	R2P	MLOR	936	0.1	0	
032-142-11	Residential	R2P	MLOR	1,713	0.1	0	
032-142-12	Residential	R2P	MLOR	992	0.1	0	
032-142-13	Residential	R2P	MLOR	917	0.1	0	
032-142-14	Residential	R2P	MLOR	985	0.1	0	
032-142-15	Residential	R2P	MLOR	1,330	0.1	0	
032-142-16	Residential	R2P	MLOR	1,325	0.1	0	
032-142-17	Residential	R3	MRES	1,255	0.2	0	
032-142-18	Residential	R3	MRES	1,036	0.1	0	
032-142-19	Residential	R3	MRES	1,192	0.2	0	
032-142-20	Residential	R3	MRES	1,041	0.2	0	
032-142-21	Residential	R3	MRES	1,020	0.2	0	
032-142-22	Residential	R3	MRES	873	0.2	0	
032-142-23	Residential	R3	MRES	1,974	0.2	0	
032-142-24	Residential	R3	MRES	1,291	0.2	0	
032-142-25	Residential	R3	MRES	1,054	0.2	0	
032-142-26	Residential	R3	MRES	1,000	0.2	0	
032-142-27	Residential	R3	MRES	1,782	0.1	0	
032-142-28	Residential	R3	MRES	1,484	0.2	0	
032-152-09	Residential	R5	HRES	4,232	0.2	0	
032-152-10	Residential	R5	HRES	930	0.2	0	
032-152-11	Residential	R5	HRES	1,162	0.2	0	
032-152-29	Residential	R5	HRES	78,137	1.8	0	
032-152-30	Residential	R5	HRES		0.1	0	

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
032-152-31	Parking (City Hall Staff)	PL	GOV		1.2	0	
032-152-32	Residential	R5	HRES		0.3	0	
032-154-42	Library	PL	GOV		2.2	0	
032-154-43	City Hall	PL	GOV		3.1	0	
032-204-23	Residential	C3	COM	1,669	0.2	0	
032-204-24	Residential	C3	COM	1,299	0.2	0	
032-212-16	Commercial	C3	DWN	4,384	0.2	0	
032-212-17	Commercial	C3	DWN	1,321	0.3	0	
032-212-18		C3	DWN		0.0	0	
032-212-19	Commercial	C3	DWN	16,625	0.4	0	
032-221-01	Residential	R2P	MLOR	1,063	0.1	0	
032-221-13	Residential	R2P	MLOR	1,352	0.1	0	
032-221-14	Residential	R2P	MLOR	1,261	0.1	0	
032-221-15	Residential	R2P	MLOR	1,527	0.1	0	
032-221-19	Residential	R2P	MLOR	1,145	0.1	0	
032-221-21	Residential	R2P	MLOR		0.1	0	
032-221-23	Residential	R2P	MLOR	1,008	0.1	0	
032-221-25	Residential	R2P	MLOR	1,608	0.1	0	
032-221-26	Residential	R2P	MLOR	960	0.1	0	
032-221-28	Residential	R2P	MLOR	1,320	0.1	0	
032-221-30	Residential	R3	MLOR		0.1	0	
032-221-30	Residential	R3	MLOR		0.1	0	
032-222-26		C3	DWN		0.0	0	
032-223-01	Residential	R2P	MLOR	1,154	0.2	0	
032-223-02	Residential	R2P	MLOR	1,190	0.2	0	
032-223-03	Residential	R2P	MLOR	1,097	0.2	0	
032-223-04	Residential	R2P	MLOR	742	0.2	0	
032-223-05	Residential	R2P	MLOR	1,088	0.2	0	
032-223-06	Residential	R2P	MLOR	936	0.2	0	
032-223-07	Residential	R2P	MLOR	1,169	0.2	0	
032-223-08	Residential	R2P	MLOR	1,158	0.2	0	
032-223-09	Residential	R2P	MLOR	880	0.2	0	
032-223-10	Residential	R2P	MLOR	1,232	0.2	0	
032-223-11	Residential	R2P	MLOR	1,951	0.2	0	
032-223-12	Residential	R2P	MLOR	1,088	0.2	0	
032-223-13	Residential	R3	MRES	517	0.2	0	
032-223-14	Residential	R3	MRES	1,196	0.2	0	
032-223-15	Residential	R3	MRES	4,253	0.2	0	
032-223-16	Residential	R3	MRES	3,453	0.2	0	
032-223-18	Residential	R3	MRES	2,433	0.2	0	
032-223-19	Residential	R3	MRES	1,702	0.2	0	
032-223-20	Residential	R3	MRES	703	0.2	0	
032-224-06	Residential	C3	DWN	6,484	0.2	0	
032-224-25	Bank	C3	DWN	9,034	0.9	0	
032-224-29	Commercial	C3	DWN	44,539	0.4	0	
032-224-30		C3	DWN	2,102	0.0	0	
032-224-32		C3	DWN		0.1	0	
032-224-35	Residential	C3	DWN	110,637	1.6	0	

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
032-224-36		C3	DWN		0.0	0	
032-231-08	Residential	OP	OFF	1,983	0.2	0	
032-231-12	Residential	R3	MRES	893	0.2	0	
032-231-14	Residential	R3	MRES	661	0.2	0	
032-231-18	Residential	C2	COM	818	0.2	0	
032-231-19	Residential	R3	MRES	975	0.2	0	
032-231-20	Residential	R3	MRES	1,090	0.1	0	
032-232-02	Commercial	C3	DWN	4,400	0.2	0	
032-232-03	Commercial	C3	DWN	1,597	0.1	0	
032-232-04	Commercial	C3	DWN	959	0.1	0	
032-232-05	Commercial	C3	DWN	2,460	0.1	0	
032-232-06	Proposed Amerige Court Project	C3	DWN	3,011	0.2	0	
032-232-07	Commercial	C3	DWN	3,225	0.1	0	
032-232-08	Commercial	C3	DWN	6,950	0.2	0	
032-232-10	Commercial	C3	DWN	8,960	0.2	0	
032-232-13	Proposed Amerige Court Project	C3	DWN	1,576	0.2	0	
032-232-21	Commercial	C3	DWN	14,580	0.2	0	
032-232-22	Commercial	C3	DWN	7,339	0.1	0	
032-232-23	Commercial	C3	DWN	9,675	0.2	0	
032-232-24	Commercial	C3	DWN	9,675	0.2	0	
032-232-25	Commercial	C3	DWN	13,000	0.1	0	
032-232-29	Proposed Amerige Court Project	C3	DWN		1.0	0	
032-232-33	Commercial	C3	DWN	13,830	0.3	0	
032-233-15	Police Station	PL	GOV	6,000	0.2	0	
032-233-16	Parking (Police Station)	PL	GOV	8,750	0.2	0	
032-233-21	Residential	C3	COM	969	0.1	0	
032-233-24	Parking (Police Station)	PL	GOV	9,675	0.2	0	
032-233-25	Police Station	PL	GOV		1.6	0	
032-234-03	Proposed Amerige Court Project	C3	DWN	3,020	0.1	0	
032-234-17	Commercial	C3	DWN	6,500	0.1	0	
032-234-18	Commercial	C3	DWN	13,400	0.2	0	
032-234-19	Commercial	C3	DWN	12,500	0.1	0	
032-234-20	Commercial	C3	DWN	2,000	0.1	0	
032-234-21	Commercial	C3	DWN	9,955	0.3	0	
032-234-24	Proposed Amerige Court Project	C3	DWN	1,080	0.0	0	

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
032-234-26	Proposed Amerige Court Project	C3	DWN	3,900	0.1	0	
032-234-27	Proposed Amerige Court Project	C3	DWN	3,262	0.1	0	
032-234-28	Proposed Amerige Court Project	C3	DWN		1.1	0	
032-234-33	Commercial	C3	DWN	4,600	0.2	0	
032-234-34	Bank	C3	DWN	6,435	0.3	0	
032-241-11		MG	IND		0.0	0	
032-241-12		MG	IND		0.0	0	
032-241-18	Residential	MG	IND	1,197	0.2	0	
032-242-16	Residential	C3	COM	811	0.1	0	
032-242-21	Commercial	C3	DWN	6,578	0.2	0	
033-011-05		C3	DWN		0.1	0	
033-011-06		C3	DWN		0.1	0	
033-011-07		C3	DWN		0.1	0	
033-011-17		C3	DWN		0.1	0	
033-011-19		C3	DWN		0.0	0	
033-011-20		C3	DWN		0.0	0	
033-011-21	Commercial	C3	DWN	22,606	0.5	0	
033-011-22		C3	DWN		0.0	0	
033-012-21	Bank	C3	DWN	11,755	0.4	0	
033-012-31	Office	C3	DWN	21,619	0.3	0	
033-012-32	Church	C3	REL		0.3	0	
033-014-01	Residential	R3	MRES	10,972	0.4	0	
033-014-04	Residential	R3	MRES	782	0.1	0	
033-014-05	Residential	R3	MRES	1,004	0.2	0	
033-014-06	Residential	R3	MRES	1,029	0.2	0	
033-014-07	Residential	R3	MRES	933	0.2	0	
033-014-09	Residential	R3	MRES	913	0.2	0	
033-014-10	Residential	R3	MRES	1,204	0.2	0	
033-014-11	Residential	R3	MRES	2,602	0.2	0	
033-014-12	Residential	R3	MRES	1,426	0.2	0	
033-014-14	Residential	R3	MRES	2,047	0.2	0	
033-014-15	Residential	R3	MRES	560	0.2	0	
033-014-22	Residential	R3	MRES		0.2	0	
033-021-01	Commercial	C3	DWN	39,382	0.2	0	
033-021-02	Commercial	C3	DWN	12,474	0.2	0	
033-021-03	Commercial	C3	DWN	14,313	0.5	0	
033-022-01	Commercial	C3	DWN	17,300	0.2	0	
033-022-03	Commercial	C3	DWN	15,974	0.4	0	
033-022-24	Residential	C3	DWN	1,383	0.1	0	
033-022-26	Commercial	C3	DWN	13,246	0.4	0	
033-022-31	Commercial	C3	DWN		0.5	0	
033-023-03	Residential	R3	MRES	10,149	0.4	0	
033-023-06	Residential	R3	MRES	8,747	0.3	0	

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
033-023-07	Residential	R3	MRES	2,020	0.2	0	
033-023-08	Residential	R3	MRES	2,835	0.2	0	
033-023-09	Residential	R3	MRES	2,838	0.2	0	
033-023-12	Residential	R5	HRES		0.2	0	
033-023-18		R5	HRES		0.0	0	
033-031-34		C3	GOV		0.0	0	
033-032-01	Post Office	C3	GOV		0.5	0	
033-032-28	Parking Structure	PL	GOV		0.2	0	
033-032-28	Parking Structure	PL	GOV		0.2	0	
033-071-13	Residential	R2P	MLOR	903	0.2	0	
033-071-14	Residential	R2P	MLOR	957	0.2	0	
033-071-15	Residential	R2P	MLOR	996	0.2	0	
033-071-16	Residential	R2P	MLOR	998	0.2	0	
033-071-17	Residential	R2P	MLOR	1,230	0.2	0	
033-071-18	Residential	R2P	MLOR	1,250	0.2	0	
033-071-19	Residential	OP	OFF	3,501	0.2	0	
033-071-20	Residential	OP	OFF	2,181	0.2	0	
033-071-23	School	PL	SCH		7.1	0	
033-072-01	Residential	OP	OFF	1,437	0.2	0	
033-072-05	Residential	R2P	MLOR	1,225	0.2	0	
033-072-06	Residential	R2P	MLOR	1,224	0.1	0	
033-072-07	Residential	R2P	MLOR	934	0.1	0	
033-072-08	Residential	R2P	MLOR	1,224	0.1	0	
033-072-09	Residential	R2P	MLOR	1,397	0.1	0	
033-072-10	Residential	R2P	MLOR	1,461	0.1	0	
033-072-12	Residential	R2P	MLOR	1,224	0.1	0	
033-072-13	Residential	R2P	MLOR	988	0.1	0	
033-072-14	Residential	R2P	MLOR	897	0.1	0	
033-072-15	Residential	R2P	MLOR	2,396	0.1	0	
033-081-03	Residential	R3	MRES	1,708	0.2	0	
033-081-04	Residential	R3	MRES	1,830	0.2	0	
033-081-05	Residential	R3	MRES	1,233	0.2	0	
033-081-06	Residential	R3	MRES	3,867	0.2	0	
033-081-07	Residential	R3	MRES	1,013	0.2	0	
033-081-10	Residential	R3	MRES	8,135	0.3	0	
033-081-11	Residential	R3	MRES	1,215	0.2	0	
033-081-15	Residential	R3	MRES	1,262	0.2	0	
033-081-16	Residential	R3	MRES	1,696	0.2	0	
033-081-17	Residential	R3	MRES	1,080	0.3	0	
033-081-18	Residential	R3	MRES	4,262	0.2	0	
033-081-19	Residential	R3	MRES	1,252	0.2	0	
033-081-20	Residential	R3	MRES	1,074	0.2	0	
033-081-21	Residential	R3	MRES	930	0.1	0	
033-081-22	Residential	R3	MRES	945	0.1	0	
033-081-23	Residential	R3	MRES	1,283	0.2	0	
033-081-28	Residential	R3	MRES	3,167	0.2	0	

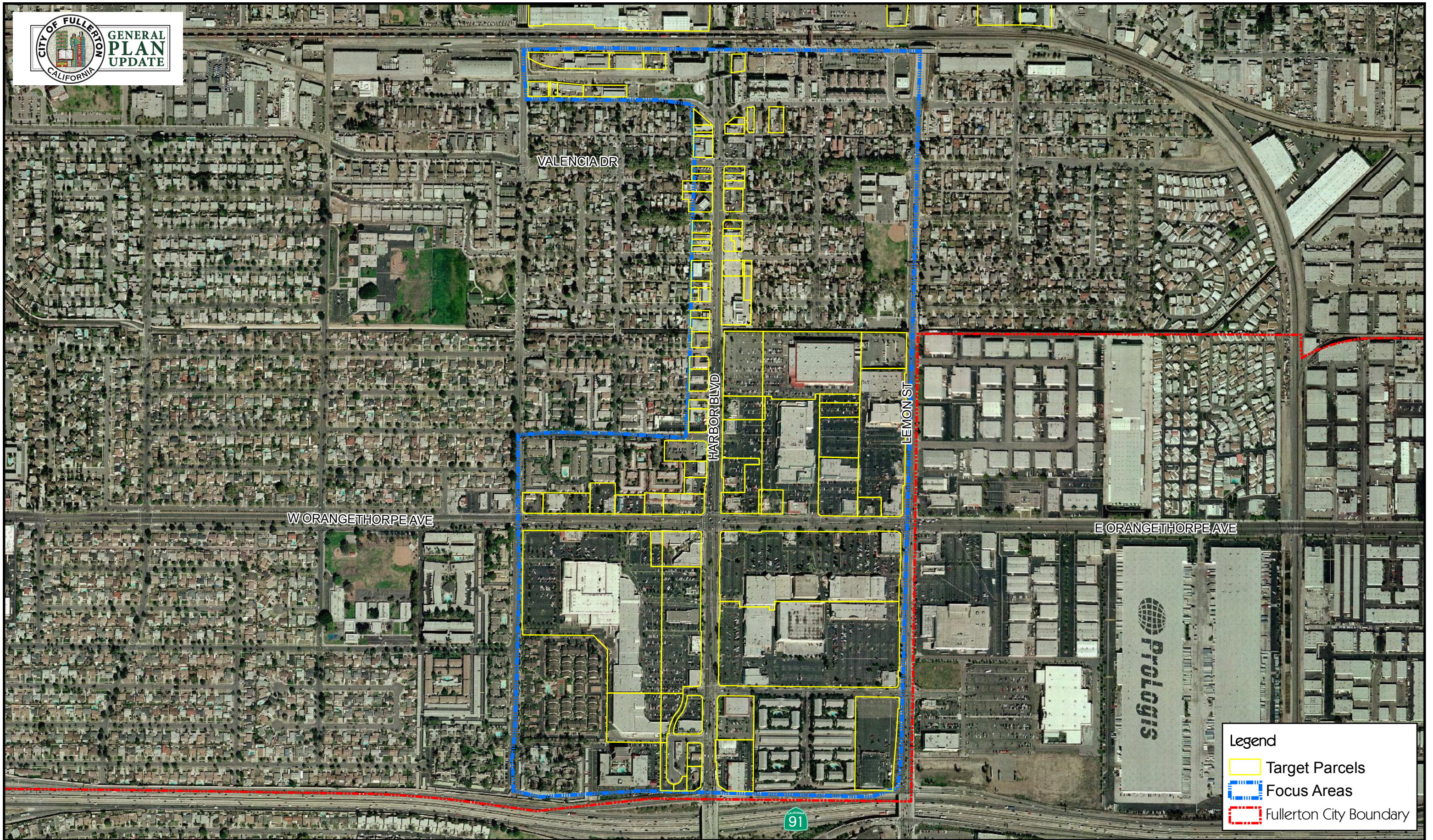
APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
033-081-29	Residential	R3	MRES	3,917	0.2	0	
033-081-30	Residential	R3	MRES	3,909	0.2	0	
033-082-03	Residential	R3	MRES	2,051	0.2	0	
033-082-04	Residential	R3	MRES	922	0.2	0	
033-082-05	Residential	R3	MRES	1,798	0.2	0	
033-082-06	Residential	R3	MRES	912	0.2	0	
033-082-07	Residential	R3	MRES	717	0.2	0	
033-082-08	Residential	R3	MRES	1,780	0.2	0	
033-082-09	Residential	R3	MRES	4,359	0.2	0	
033-082-10	Residential	R3	MRES	615	0.2	0	
033-082-11	Residential	R3	MRES	764	0.1	0	
033-082-12	Residential	R3	MRES	768	0.1	0	
033-082-13	Residential	R3	MRES	744	0.1	0	
033-082-14	Residential	R3	MRES	768	0.1	0	
033-082-17	Residential	C2	COM	2,243	0.2	0	
033-082-20	Residential	C2	COM	1,796	0.2	0	
033-083-02	Residential	R3	MRES	576	0.0	0	
033-083-03	Residential	R3	MRES	1,232	0.1	0	
033-083-04	Residential	R3	MRES	956	0.1	0	
033-083-06	Residential	R2P	MLOR	942	0.2	0	
033-083-07	Residential	R2P	MLOR	1,024	0.2	0	
033-083-08	Residential	R2P	MLOR	1,094	0.2	0	
033-083-09	Residential	R2P	MLOR	1,416	0.2	0	
033-083-10	Residential	R2P	MLOR	1,080	0.2	0	
033-083-11	Residential	R2P	MLOR	1,144	0.2	0	
033-083-12	Residential	R2P	MLOR	1,437	0.2	0	
033-083-18	Residential	R2P	MLOR	982	0.2	0	
033-083-19	Residential	R2P	MLOR	1,079	0.2	0	
033-083-20	Residential	R2P	MLOR	1,239	0.2	0	
033-083-21	Residential	R2P	MLOR	1,270	0.2	0	
033-083-22	Residential	R2P	MLOR	960	0.1	0	
033-083-23	Residential	R2P	MLOR	1,239	0.1	0	
033-083-24	Residential	R2P	MLOR	936	0.1	0	
033-083-25	Residential	R2P	MLOR	1,144	0.1	0	
033-083-26	Residential	R2P	MLOR	1,012	0.2	0	
033-083-27	Residential	R2P	MLOR	1,012	0.1	0	
033-084-01	Residential	R3	MRES	1,222	0.1	0	
033-084-02	Residential	R3	MRES	1,016	0.1	0	
033-084-05	Residential	R2P	MLOR	744	0.2	0	
033-084-06	Residential	R2P	MLOR	795	0.2	0	
033-084-07	Residential	R2P	MLOR	984	0.1	0	
033-084-08	Residential	R2P	MLOR	1,016	0.1	0	
033-084-09	Residential	R2P	MLOR	936	0.1	0	
033-084-10	Residential	R2P	MLOR	983	0.1	0	
033-084-11	Residential	R2P	MLOR	943	0.1	0	
033-084-12	Residential	R2P	MLOR	962	0.2	0	
033-084-13	Residential	R2P	MLOR	1,008	0.2	0	
033-084-14	Residential	R2P	MLOR	534	0.2	0	

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
033-084-18	Residential	R3	MRES	994	0.2	0	
033-084-19	Residential	R3	MRES	1,224	0.2	0	
033-084-23	Residential	R3	MRES	5,644	0.3	0	
033-091-21		PL	GOV		0.3	0	
033-121-02	Residential	OP	OFF	1,216	0.1	0	
033-121-03	Residential	OP	OFF	1,091	0.1	0	
033-121-05	Residential	OP	OFF	1,515	0.1	0	
033-121-06	Residential	OP	OFF	1,596	0.2	0	
033-121-08	Residential	R2P	MLOR	5,025	0.2	0	
033-121-10	Residential	R2P	MLOR	1,747	0.2	0	
033-121-11	Residential	R2P	MLOR	822	0.2	0	
033-121-12	Residential	R2P	MLOR	904	0.1	0	
033-121-13	Residential	R2P	MLOR	1,333	0.1	0	
033-121-14	Residential	R2P	MLOR	941	0.1	0	
033-121-15	Residential	R2P	MLOR	1,383	0.1	0	
033-121-16	Residential	R2P	MLOR	3,474	0.2	0	
033-121-17	Residential	R2P	MLOR	1,408	0.2	0	
033-121-18	Residential	R2P	MLOR	1,428	0.2	0	
033-121-19	Residential	R2P	MLOR	1,348	0.2	0	
033-121-20	Residential	R2P	MLOR	1,109	0.2	0	
033-121-21	Residential	R2P	MLOR	2,698	0.2	0	
033-121-22	Residential	R2P	MLOR	1,342	0.2	0	
033-121-23	Residential	R2P	MLOR	1,196	0.2	0	
033-121-24	Residential	R2P	MLOR	1,240	0.2	0	
033-121-25	Residential	OP	OFF	1,764	0.1	0	
033-121-27	Residential	OP	OFF	661	0.1	0	
033-131-01	Residential	R2P	MLOR	1,117	0.1	0	
033-131-02	Residential	R2P	MLOR	584	0.1	0	
033-131-03	Residential	R2P	MLOR	1,163	0.1	0	
033-131-04	Residential	R2P	MLOR	1,953	0.1	0	
033-131-05	Residential	R2P	MRES	920	0.2	0	
033-131-06	Residential	R2P	MRES	1,038	0.2	0	
033-131-07	Residential	R2P	MRES	1,298	0.3	0	
033-131-08	Residential	R2P	MRES	3,439	1.0	0	
033-131-10	Residential	R2P	MLOR	896	0.1	0	
033-131-11	Residential	R2P	MLOR	768	0.1	0	
033-131-12	Residential	R2P	MLOR	1,132	0.1	0	
033-131-13	Residential	R2P	MLOR	1,023	0.2	0	
033-131-14	Residential	R2P	MLOR	914	0.2	0	
033-131-15	Residential	R2P	MLOR	1,184	0.2	0	
033-131-16	Residential	R2P	MLOR	921	0.2	0	
033-131-17	Residential	R2P	MLOR	981	0.2	0	
033-131-18	Residential	R2P	MLOR	1,444	0.2	0	
033-131-19	Residential	R2P	MLOR	1,114	0.2	0	
033-131-20	Residential	R2P	MLOR	1,067	0.2	0	
033-131-21	Residential	R2P	MLOR	2,201	0.2	0	
033-131-22	Residential	OP	MRES	1,616	0.1	0	
033-131-23	Residential	R3	MRES	1,008	0.1	0	
033-131-24	Residential	R3	MRES	2,594	0.1	0	
283-055-01	School	PL	SCH		1.0	0	




APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
029-020-34	Misc.	C3	COM		0.1	0	
029-032-18	Residential	C3	COM	2,171	0.4	0	
029-032-19	Residential	C3	COM		0.3	0	
029-032-20	Residential	C3	COM	7,396	0.3	0	
029-080-32	School	PL	SCH		0.0	0	
029-080-33	School	PL	SCH		0.3	0	
032-221-08		R2P	MLOR		0.0	0	
032-221-09		R2P	MLOR		0.0	0	
032-221-10		R2P	MLOR	1,680	0.0	0	
032-221-18		R2P	MLOR		0.0	0	
032-234-15	Commercial	C3	DWN	15,500	0.4	0	
029-033-06	Proposed Restaurant	C3	DWN	3,546	0.1	0	
029-080-30	Community College	PL	SCH		1.2	0	
032-141-27	Residential	R2P	MLOR	2,057	0.1	0	
032-152-26	Parking (City Hall Staff)	PL	GOV		0.1	0	
032-160-04	Boys and Girls Club	PL	PRC		2.1	0	
032-160-05	Senior Center and Recreation Area	PL	PRC		7.9	0	
032-222-07	Commercial/Residential	C3	DWN	830	0.1	0	
032-222-24	Commercial/Residential	C3	DWN	2,724	0.1	0	
032-222-27	Commercial/Residential	C3	DWN		0.1	0	
032-224-31	Commercial/Residential	C3	DWN		0.1	0	
032-224-33	Commercial/Residential	C3	DWN		0.2	0	
032-224-37	Misc.	C3	DWN		0.1	0	
032-231-04	Community College	OP	OFF	5,188	0.2	0	
032-231-06	Community College	OP	OFF	1,096	0.2	0	
032-234-16	Commercial/Residential	C3	DWN		0.2	0	
032-242-42	Commercial/Residential	C3	COM		0.1	0	
033-011-04	Commercial/Residential	C3	DWN		0.1	0	
033-011-09	Commercial/Residential	C3	DWN		0.1	0	
033-011-10	Commercial/Residential	C3	DWN		0.1	0	
033-011-11	Commercial/Residential	C3	DWN		0.1	0	

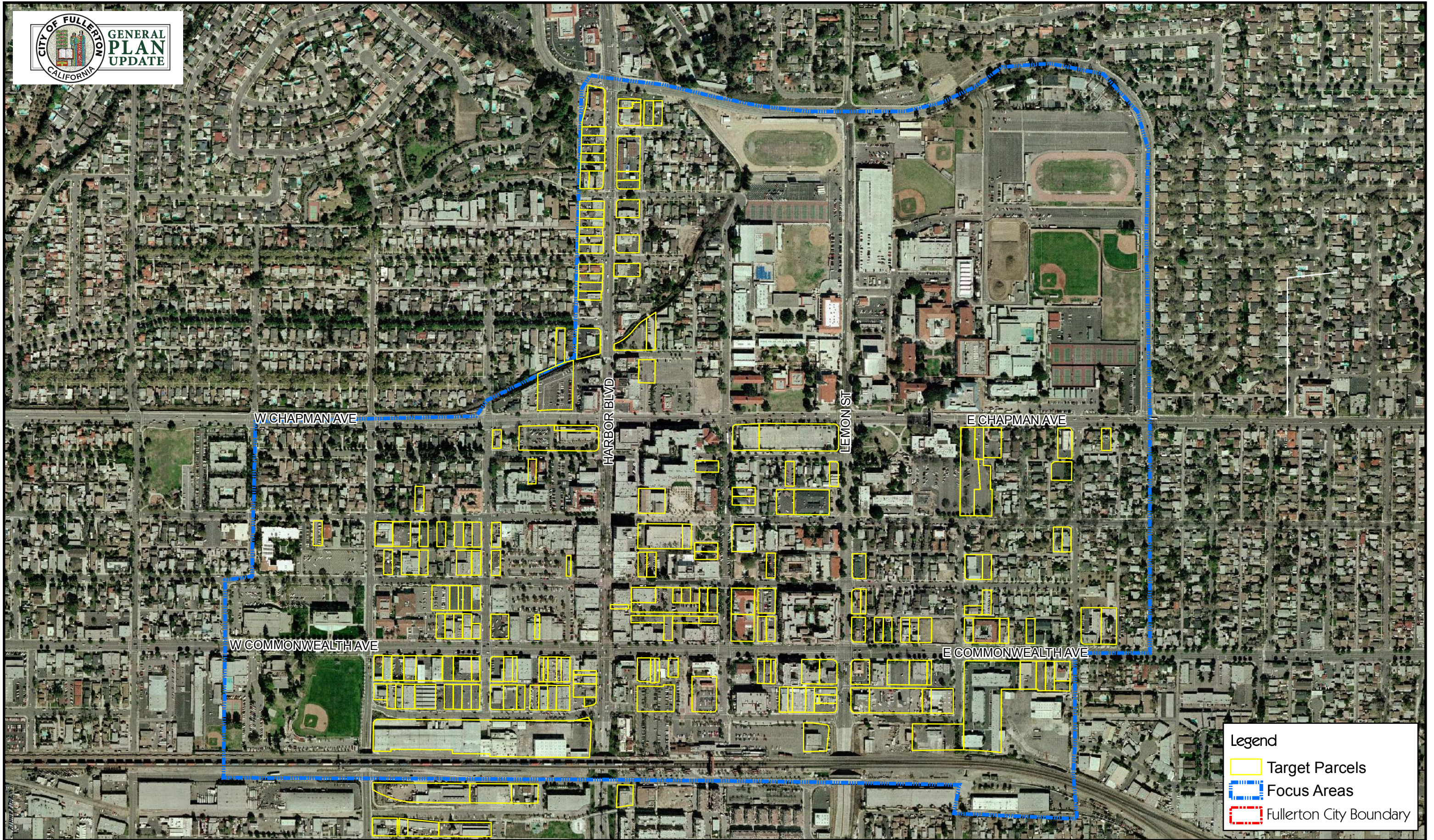
APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
033-011-12	Commercial/ Residential	C3	DWN		0.1	0	
033-011-13	Commercial/ Residential	C3	DWN		0.1	0	
033-011-14	Church	C3	REL		0.3	0	
033-011-23	Commercial/ Residential	C3	DWN		0.1	0	
033-012-25	Commercial/ Residential	C3	DWN		0.5	0	
033-012-26	Commercial/ Residential	C3	DWN		0.1	0	
033-012-27	Commercial/ Residential	C3	DWN		0.1	0	
033-012-28	Commercial/ Residential	C3	DWN		0.1	0	
033-012-29	Commercial/ Residential	C3	DWN		0.1	0	
033-012-30	Commercial/ Residential	C3	DWN		0.1	0	
033-022-33	Commercial/ Residential	C3	DWN		0.1	0	
033-023-15	Commercial/ Residential	R5	HRES		0.2	0	
033-023-16	Commercial/ Residential	R5	HRES		0.1	0	
033-023-17	Commercial/ Residential	R5	HRES		0.1	0	
033-023-19	Commercial/ Residential	R5	HRES		0.1	0	
033-023-25	Commercial/ Residential	R5	HRES		0.1	0	
033-023-26	Commercial/ Residential	R5	HRES		0.1	0	
033-024-05	Commercial/ Residential	C3	DWN		0.2	0	
033-024-06	Commercial/ Residential	C3	DWN		0.2	0	
033-024-07	Commercial/ Residential	C3	DWN		0.2	0	
033-024-10	Commercial/ Residential	C3	DWN		0.2	0	
033-024-11	Commercial/ Residential	C3	DWN		0.2	0	
033-024-22	Commercial/ Residential	C3	DWN		0.5	0	
033-024-25	Commercial/ Residential	C3	DWN		0.3	0	
033-024-26	Commercial/ Residential	C3	DWN		0.7	0	
033-031-23	Commercial/ Residential	PL	GOV		0.3	0	

APN	Existing Use	Existing Zoning	Existing General Plan	Existing Structure Square Footage	Acres	Potential Redevelopment Capacity at 30 du/ac	Notes
033-031-37	Commercial/ Residential	PL	GOV		0.1	0	
033-031-37	Commercial/ Residential	C3	GOV		0.2	0	
033-031-38	Commercial/ Residential	C3	DWN		0.3	0	
033-032-08	Commercial/ Residential	C3	COM		0.2	0	
033-032-09	Commercial/ Residential	C3	COM		0.2	0	
033-032-10	Commercial/ Residential	C3	COM		0.2	0	
033-072-02	Community College	OP	OFF	1,581	0.2	0	
033-072-03	Community College	OP	OFF	1,449	0.3	0	
033-082-24	Commercial/ Residential	C3	COM		0.2	0	
033-082-25	Commercial/ Residential	C3	COM		0.2	0	
033-083-01	Commercial/ Residential	R3	MRES	720	0.1	0	
033-091-14	Commercial/ Residential	C2	COM		0.2	0	
033-012-13	Fullerton Museum	C3	DWN	2,783	0.2	0	
033-012-14	Fullerton Museum	C3	DWN		0.2	0	
033-012-15	Fullerton Museum	C3	DWN		0.2	0	
033-012-17	Fullerton Museum	PL	GOV		0.2	0	
033-012-18	Fullerton Museum	PL	GOV		0.5	0	
033-021-13	Plaza Park	C3	DWN		0.1	0	
033-021-14	Plaza Park	C3	DWN		0.2	0	
033-032-25	Industrial	MG	IND		0.0	0	
033-032-27	Residential	PL	IND	5,200	0.2	0	
033-091-22	Misc.	C2	COM		0.1	0	
033-091-27	Misc.	MG	IND		0.1	0	
033-023-22	Church	R3	REL		0.3	0	
033-023-24	Church	R3	MRES		0.3	0	
033-023-27	Church	R5	HRES		0.3	0	
033-030-13	Train Station	PL	DWN		0.7	0	
033-031-24	Misc.	PL	GOV		0.0	0	
033-032-04	Parking Structure	PL	GOV	34,745	0.2	0	
033-084-26	Misc.	R3	MRES		0.3	0	



Legend

-  Target Parcels
-  Focus Areas
-  Fullerton City Boundary



Legend

- Target Parcels
- Focus Areas
- Fullerton City Boundary

Appendix B3: Underutilized Land

Table B3-1 details the additional potential development capacity on underutilized residential parcels with Fullerton. Exhibit B3-1 shows the locations of these parcels.

Table B3-1: Underutilized Land

Address	Street	APN	Zoning	Parcel Size (sf)	Parcel Size (ac)	Minimum Lot Area per Dwelling Unit (sf/du)	Maximum Development (du)	Existing Units	Development Potential (du)
106	EAST ROSSLYN	033-065-01	R-2	7,586.37	0.17	--	2	1	1
112	EAST ROSSLYN	033-065-02	R-2	5,799.89	0.13	--	2	1	1
113	EAST ROSSLYN	033-065-29	R-2	5,879.32	0.13	--	2	1	1
115	EAST ELM	033-061-09	R-2	5,267.49	0.12	--	2	1	1
116	EAST ELM	033-065-15	R-2	5,374.83	0.12	--	2	1	1
118	EAST ROSSLYN	033-065-03	R-2	6,677.97	0.15	--	2	1	1
119	EAST ROSSLYN	033-065-28	R-2	6,656.28	0.15	--	2	1	1
119	NORTH STATE COLLEGE	269-065-14	R-2	11,280.83	0.26	--	2	1	1
120	EAST ELM	033-065-16	R-2	5,375.00	0.12	--	2	1	1
121	EAST ELM	033-061-11	R-2	5,311.77	0.12	--	2	1	1
124	EAST ELM	033-065-17	R-2	5,374.86	0.12	--	2	1	1
125	EAST ROSSLYN	033-065-27	R-2	6,749.94	0.15	--	2	1	1
128	EAST ELM	033-065-18	R-2	5,374.87	0.12	--	2	1	1
129	EAST ELM	033-061-13	R-2	5,283.56	0.12	--	2	1	1
131	EAST ROSSLYN	033-065-26	R-2	6,749.97	0.15	--	2	1	1
132	EAST ELM	033-065-19	R-2	5,374.84	0.12	--	2	1	1
133	EAST ELM	033-061-14	R-2	5,269.54	0.12	--	2	1	1
136	EAST ELM	033-065-20	R-2	5,374.84	0.12	--	2	1	1
136	EAST ROSSLYN	033-065-06	R-2	6,952.81	0.16	--	2	1	1
137	EAST ELM	033-061-15	R-2	5,331.59	0.12	--	2	1	1
137	EAST ROSSLYN	033-065-25	R-2	6,749.97	0.15	--	2	1	1
140	EAST ELM	033-065-21	R-2	5,374.84	0.12	--	2	1	1
142	EAST ROSSLYN	033-065-07	R-2	6,687.03	0.15	--	2	1	1
143	EAST ROSSLYN	033-065-24	R-2	6,749.97	0.15	--	2	1	1
144	EAST ELM	033-065-22	R-2	5,375.16	0.12	--	2	1	1
147	EAST ELM	033-061-17	R-2	5,434.35	0.12	--	2	1	1
148	EAST ROSSLYN	033-065-08	R-2	7,227.76	0.17	--	2	1	1
200	EAST ROSSLYN	033-066-01	R-2	7,875.94	0.18	--	2	1	1
206	EAST ROSSLYN	033-066-02	R-2	7,999.56	0.18	--	2	1	1
212	EAST ROSSLYN	033-066-03	R-2	8,007.01	0.18	--	2	1	1
213	EAST ROSSLYN	033-066-09	R-2	7,617.34	0.17	--	2	1	1
218	EAST ROSSLYN	033-066-04	R-2	7,442.99	0.17	--	2	1	1

Address	Street	APN	Zoning	Parcel Size (sf)	Parcel Size (ac)	Minimum Lot Area per Dwelling Unit (sf/du)	Maximum Development (du)	Existing Units	Development Potential (du)
219	EAST ROSSLYN	033-066-08	R-2	7,223.76	0.17	--	2	1	1
224	EAST ROSSLYN	033-066-05	R-2	7,688.65	0.18	--	2	1	1
225	EAST ROSSLYN	033-066-07	R-2	7,464.47	0.17	--	2	1	1
228	WEST VALENCIA	032-263-09	R-2	4,952.16	0.11	--	2	1	1
235	SOUTH PACIFIC	030-464-02	R-2	13,471.43	0.31	--	2	1	1
313	SOUTH BASQUE	031-332-03	R-2	6,137.53	0.14	--	2	1	1
319	SOUTH BASQUE	031-332-04	R-2	6,054.09	0.14	--	2	1	1
400	SOUTH MAGNOLIA	030-112-02	R-2	6,688.24	0.15	--	2	1	1
404	SOUTH MAGNOLIA	030-112-01	R-2	5,631.23	0.13	--	2	1	1
601	EAST PATTERSON	033-144-19	R-2	7,853.54	0.18	--	2	1	1
605	EAST PATTERSON	033-144-18	R-2	6,204.42	0.14	--	2	1	1
609	EAST PATTERSON	033-144-01	R-2	4,771.88	0.11	--	2	1	1
912	EAST COMMONWEALTH	033-182-03	R-2	4,614.54	0.11	--	2	1	1
1000	EAST COMMONWEALTH	033-181-03	R-2	4,656.23	0.11	--	2	1	1
1006	EAST COMMONWEALTH	033-181-02	R-2	5,356.35	0.12	--	2	1	1
1010	EAST COMMONWEALTH	033-181-01	R-2	4,796.21	0.11	--	2	1	1
1015	NORTH LEMON	029-042-03	R-2	7,870.49	0.18	--	2	1	1
1017	NORTH LEMON	029-042-02	R-2	8,096.83	0.19	--	2	1	1
1021	NORTH LEMON	029-042-16	R-2	13,739.39	0.32	--	2	1	1
1101	NORTH LEMON	029-041-04	R-2	6,970.64	0.16	--	2	1	1
1103	NORTH LEMON	029-041-03	R-2	7,410.99	0.17	--	2	1	1
1418	WEST VALENCIA	030-441-18	R-2	7,368.75	0.17	--	2	1	1
1424	WEST VALENCIA	030-441-17	R-2	7,253.47	0.17	--	2	1	1
1430	WEST VALENCIA	030-441-16	R-2	7,223.06	0.17	--	2	1	1
1436	WEST VALENCIA	030-441-15	R-2	7,192.91	0.17	--	2	1	1
1442	WEST VALENCIA	030-441-14	R-2	7,162.61	0.16	--	2	1	1
1448	WEST VALENCIA	030-441-13	R-2	7,132.23	0.16	--	2	1	1
1454	WEST VALENCIA	030-441-12	R-2	7,101.98	0.16	--	2	1	1
1460	WEST VALENCIA	030-441-11	R-2	7,071.68	0.16	--	2	1	1
1466	WEST VALENCIA	030-441-10	R-2	7,041.39	0.16	--	2	1	1
1472	WEST VALENCIA	030-441-09	R-2	7,011.06	0.16	--	2	1	1
1478	WEST VALENCIA	030-441-08	R-2	6,980.80	0.16	--	2	1	1
1484	WEST VALENCIA	030-441-07	R-2	6,950.66	0.16	--	2	1	1

Address	Street	APN	Zoning	Parcel Size (sf)	Parcel Size (ac)	Minimum Lot Area per Dwelling Unit (sf/du)	Maximum Development (du)	Existing Units	Development Potential (du)
1500	WEST VALENCIA	030-441-06	R-2	6,920.20	0.16	--	2	1	1
1506	WEST VALENCIA	030-441-05	R-2	6,889.99	0.16	--	2	1	1
1512	WEST VALENCIA	030-441-04	R-2	6,859.67	0.16	--	2	1	1
1518	WEST VALENCIA	030-441-03	R-2	6,829.32	0.16	--	2	1	1
1524	WEST VALENCIA	030-441-02	R-2	6,799.23	0.16	--	2	1	1
1530	WEST VALENCIA	030-441-01	R-2	7,389.96	0.17	--	2	1	1
1619	WEST VALENCIA	030-464-06	R-2	7,570.79	0.17	--	2	1	1
1625	WEST VALENCIA	030-464-07	R-2	7,553.98	0.17	--	2	1	1
1631	WEST VALENCIA	030-464-08	R-2	8,518.86	0.20	--	2	1	1
2320	EAST REVERE	269-065-09	R-2	8,908.38	0.20	--	2	1	1
2326	EAST REVERE	269-065-10	R-2	10,062.43	0.23	--	2	1	1
2334	EAST REVERE	269-065-11	R-2	6,104.15	0.14	--	2	1	1
3633	SOUTH MAGNOLIA	030-361-03	R-2	6,010.05	0.14	--	2	1	1
3637	SOUTH MAGNOLIA	030-361-02	R-2	6,250.73	0.14	--	2	1	1
3641	SOUTH MAGNOLIA	030-361-01	R-2	5,694.05	0.13	--	2	1	1
200	WEST BROOKDALE	032-203-12	R-2P	6,988.74	0.16	--	2	1	1
205	WEST BROOKDALE	032-201-11	R-2P	6,500.13	0.15	--	2	1	1
205	WEST MALVERN	032-203-21	R-2P	8,354.20	0.19	--	2	1	1
206	WEST JACARANDA	032-213-11	R-2P	4,713.10	0.11	--	2	1	1
208	WEST BROOKDALE	032-203-10	R-2P	7,127.18	0.16	--	2	1	1
209	WEST BROOKDALE	032-201-10	R-2P	6,500.28	0.15	--	2	1	1
210	WEST BROOKDALE	032-203-09	R-2P	7,119.14	0.16	--	2	1	1
212	WEST BROOKDALE	032-203-08	R-2P	7,111.23	0.16	--	2	1	1
214	WEST JACARANDA	032-213-09	R-2P	5,502.09	0.13	--	2	1	1
214	WEST MALVERN	032-211-08	R-2P	7,099.98	0.16	--	2	1	1
215	WEST JACARANDA	032-211-19	R-2P	7,149.90	0.16	--	2	1	1
217	WEST BROOKDALE	032-201-08	R-2P	6,500.33	0.15	--	2	1	1
217	WEST MALVERN	032-203-18	R-2P	8,370.25	0.19	--	2	1	1
218	WEST JACARANDA	032-213-08	R-2P	5,501.90	0.13	--	2	1	1
222	WEST JACARANDA	032-213-07	R-2P	5,501.80	0.13	--	2	1	1
222	WEST MALVERN	032-211-06	R-2P	7,100.19	0.16	--	2	1	1
225	WEST BROOKDALE	032-201-06	R-2P	6,500.32	0.15	--	2	1	1
229	WEST BROOKDALE	032-201-05	R-2P	6,500.43	0.15	--	2	1	1

Address	Street	APN	Zoning	Parcel Size (sf)	Parcel Size (ac)	Minimum Lot Area per Dwelling Unit (sf/du)	Maximum Development (du)	Existing Units	Development Potential (du)
232	WEST BROOKDALE	032-203-04	R-2P	7,079.68	0.16	--	2	1	1
232	WEST JACARANDA	032-213-04	R-2P	5,501.61	0.13	--	2	1	1
233	WEST BROOKDALE	032-201-04	R-2P	6,500.29	0.15	--	2	1	1
235	WEST JACARANDA	032-211-14	R-2P	7,150.03	0.16	--	2	1	1
236	WEST BROOKDALE	032-203-03	R-2P	7,071.87	0.16	--	2	1	1
236	WEST JACARANDA	032-213-03	R-2P	5,501.40	0.13	--	2	1	1
245	WEST BROOKDALE	032-201-01	R-2P	6,585.79	0.15	--	2	1	1
115	NORTH LINCOLN	033-171-24	R-2-P	7,500.11	0.17	--	2	1	1
116	NORTH LINCOLN	033-172-09	R-2-P	6,249.91	0.14	--	2	1	1
130	NORTH LINCOLN	033-172-06	R-2-P	6,249.93	0.14	--	2	1	1
149	NORTH PRINCETON	033-132-15	R-2-P	6,250.01	0.14	--	2	1	1
200	NORTH CORNELL	033-163-10	R-2-P	6,137.14	0.14	--	2	1	1
201	NORTH YALE	033-161-20	R-2-P	6,249.89	0.14	--	2	1	1
202	NORTH YALE	033-161-10	R-2-P	6,249.94	0.14	--	2	1	1
204	NORTH CORNELL	033-163-09	R-2-P	6,072.08	0.14	--	2	1	1
205	NORTH CORNELL	033-162-19	R-2-P	6,021.67	0.14	--	2	1	1
205	NORTH YALE	033-161-19	R-2-P	6,249.89	0.14	--	2	1	1
208	NORTH CORNELL	033-163-08	R-2-P	6,420.66	0.15	--	2	1	1
208	NORTH YALE	033-162-08	R-2-P	6,249.91	0.14	--	2	1	1
209	NORTH CORNELL	033-162-18	R-2-P	6,394.37	0.15	--	2	1	1
209	NORTH YALE	033-161-18	R-2-P	6,249.92	0.14	--	2	1	1
211	WEST WHITING	032-221-15	R-2-P	4,999.94	0.11	--	2	1	1
212	NORTH CORNELL	033-163-07	R-2-P	6,161.38	0.14	--	2	1	1
212	NORTH YALE	033-162-07	R-2-P	6,249.79	0.14	--	2	1	1
213	NORTH CORNELL	033-162-17	R-2-P	6,169.94	0.14	--	2	1	1
213	NORTH YALE	033-123-19	R-2-P	6,250.07	0.14	--	2	1	1
214	NORTH YALE	033-162-06	R-2-P	5,000.00	0.11	--	2	1	1
217	NORTH CORNELL	033-162-22	R-2-P	6,268.04	0.14	--	2	1	1
217	NORTH YALE	033-123-18	R-2-P	6,250.04	0.14	--	2	1	1
217	WEST WHITING	032-221-14	R-2-P	4,674.91	0.11	--	2	1	1
218	NORTH CORNELL	033-163-06	R-2-P	6,230.13	0.14	--	2	1	1
220	NORTH YALE	033-162-05	R-2-P	4,999.88	0.11	--	2	1	1
220	WEST WHITING	032-223-08	R-2-P	6,987.95	0.16	--	2	1	1

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221	NORTH CORNELL	033-162-21	R-2-P	6,281.16	0.14	--	2	1	1
221	NORTH YALE	033-161-15	R-2-P	6,249.92	0.14	--	2	1	1
221	WEST WHITING	032-221-13	R-2-P	4,889.99	0.11	--	2	1	1
222	NORTH CORNELL	033-163-05	R-2-P	6,320.47	0.15	--	2	1	1
225	NORTH CORNELL	033-162-15	R-2-P	6,560.13	0.15	--	2	1	1
225	NORTH YALE	033-161-14	R-2-P	6,250.02	0.14	--	2	1	1
225	WEST WHITING	032-221-26	R-2-P	5,457.66	0.13	--	2	1	1
226	NORTH YALE	033-162-03	R-2-P	5,000.00	0.11	--	2	1	1
226	WEST WHITING	032-223-06	R-2-P	6,987.93	0.16	--	2	1	1
228	NORTH CORNELL	033-163-04	R-2-P	6,642.29	0.15	--	2	1	1
228	NORTH YALE	033-162-02	R-2-P	5,052.88	0.12	--	2	1	1
229	NORTH CORNELL	033-162-14	R-2-P	6,210.99	0.14	--	2	1	1
229	NORTH YALE	033-123-15	R-2-P	6,249.99	0.14	--	2	1	1
232	NORTH CORNELL	033-163-03	R-2-P	6,103.22	0.14	--	2	1	1
232	WEST WHITING	032-223-05	R-2-P	6,988.22	0.16	--	2	1	1
233	WEST WHITING	032-221-28	R-2-P	5,404.00	0.12	--	2	1	1
237	WEST WHITING	032-221-23	R-2-P	5,402.43	0.12	--	2	1	1
238	WEST WHITING	032-223-03	R-2-P	6,988.21	0.16	--	2	1	1
244	WEST WHITING	032-223-02	R-2-P	6,988.42	0.16	--	2	1	1
247	WEST WHITING	032-221-01	R-2-P	5,309.03	0.12	--	2	1	1
300	WEST WHITING	032-142-15	R-2-P	5,080.15	0.12	--	2	1	1
303	WEST WHITING	032-141-39	R-2-P	7,516.23	0.17	--	2	1	1
305	NORTH BALCOM	033-072-14	R-2-P	5,751.61	0.13	--	2	1	1
308	WEST WHITING	032-142-13	R-2-P	5,654.01	0.13	--	2	1	1
314	WEST WHITING	032-142-11	R-2-P	5,644.42	0.13	--	2	1	1
318	WEST WHITING	032-142-10	R-2-P	5,639.69	0.13	--	2	1	1
319	NORTH BALCOM	033-072-11	R-2-P	11,972.76	0.27	--	2	1	1
320	WEST WHITING	032-142-09	R-2-P	5,634.75	0.13	--	2	1	1
324	WEST WHITING	032-142-08	R-2-P	5,630.02	0.13	--	2	1	1
330	WEST WHITING	032-142-06	R-2-P	5,620.45	0.13	--	2	1	1
334	WEST WHITING	032-142-05	R-2-P	5,615.67	0.13	--	2	1	1
336	WEST WHITING	032-142-04	R-2-P	5,610.88	0.13	--	2	1	1
503	EAST WILSHIRE	033-121-12	R-2-P	5,171.80	0.12	--	2	1	1

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505	EAST WILSHIRE	033-121-13	R-2-P	5,170.65	0.12	--	2	1	1
509	EAST WILSHIRE	033-121-14	R-2-P	5,170.68	0.12	--	2	1	1
524	EAST WILSHIRE	033-131-12	R-2-P	5,496.08	0.13	--	2	1	1
107	NORTH RICHMAN	032-074-10	R-3	4,499.65	0.10	1,800	2	1	1
108	SOUTH PRITCHARD	030-086-04	R-3	4,869.58	0.11	1,800	2	1	1
112	WEST SOUTHGATE	032-283-03	R-3	8,998.10	0.21	1,800	5	1	4
117	NORTH PRITCHARD	030-052-11	R-3	15,785.74	0.36	1,800	8	1	7
118	NORTH LAWRENCE	033-084-02	R-3	3,700.23	0.08	1,800	2	1	1
118	NORTH PRITCHARD	030-051-14	R-3	6,179.66	0.14	1,800	3	1	2
120	NORTH LAWRENCE	033-084-03	R-3	5,004.47	0.11	1,800	2	1	1
122	NORTH PRITCHARD	030-051-13	R-3	6,179.63	0.14	1,800	3	1	2
124	NORTH PRITCHARD	030-051-12	R-3	6,179.70	0.14	1,800	3	1	2
124	WEST SOUTHGATE	032-283-04	R-3	8,999.80	0.21	1,800	5	1	4
125	NORTH PRITCHARD	030-052-09	R-3	15,791.46	0.36	1,800	8	1	7
128	NORTH PRITCHARD	030-051-11	R-3	6,179.68	0.14	1,800	3	1	2
132	NORTH PRITCHARD	030-051-10	R-3	6,179.76	0.14	1,800	3	1	2
134	NORTH PRITCHARD	030-051-09	R-3	6,179.74	0.14	1,800	3	1	2
138	NORTH PRITCHARD	030-051-08	R-3	6,179.66	0.14	1,800	3	1	2
142	NORTH PRITCHARD	030-051-07	R-3	6,179.80	0.14	1,800	3	1	2
144	NORTH PRITCHARD	030-051-27	R-3	6,179.82	0.14	1,800	3	1	2
204	EAST TRUSLOW	033-044-03	R-3	9,392.75	0.22	1,800	5	1	4
214	NORTH LAWRENCE	033-083-04	R-3	4,499.35	0.10	1,800	2	1	1
218	NORTH LAWRENCE	033-083-03	R-3	4,999.32	0.11	1,800	2	1	1
227	WEST VALENCIA	032-261-15	R-3	4,998.99	0.11	1,800	2	1	1
300	EAST ROSSLYN	033-116-01	R-3	8,668.57	0.20	1,800	4	1	3
301	EAST ROSSLYN	033-114-17	R-3	6,494.83	0.15	1,800	3	1	2
307	NORTH HIGHLAND	032-142-17	R-3	8,303.83	0.19	1,800	3	1	3
310	NORTH POMONA	033-014-02	R-3	6,499.90	0.15	1,800	3	1	2
315	NORTH LEMON	033-014-13	R-3	6,936.47	0.16	1,800	3	1	2
315	SOUTH OLIN	070-221-07	R-3	6,365.36	0.15	1,800	3	1	2
319	SOUTH OLIN	070-221-08	R-3	6,336.76	0.15	1,800	3	1	2
319	WEST WILSHIRE	032-142-21	R-3	6,947.30	0.16	1,800	3	1	2
323	SOUTH OLIN	070-221-09	R-3	6,337.79	0.15	1,800	3	1	2

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331	WEST WILSHIRE	032-142-24	R-3	6,967.81	0.16	1,800	3	1	2
335	WEST WILSHIRE	032-142-25	R-3	6,974.66	0.16	1,800	3	1	2
421	SOUTH MAGNOLIA BLOCK D	070-224-11	R-3	6,094.06	0.14	1,800	3	1	2
431	SOUTH MAGNOLIA BLOCK D	070-224-07	R-3	18,066.60	0.41	1,800	10	1	9
449	WEST AMERIGE	032-151-13	R-3	3,700.09	0.08	1,800	2	1	1
605	NORTH POMONA	029-032-07	R-3	5,600.39	0.13	1,800	3	1	2
609	NORTH POMONA	029-032-06	R-3	5,600.27	0.13	1,800	3	1	2
629	NORTH POMONA	029-031-23	R-3	6,142.88	0.14	1,800	3	1	2
635	NORTH POMONA	029-031-21	R-3	8,068.47	0.19	1,800	4	1	3
1131	SOUTH NICKLETT	071-023-25	R-3	6,654.49	0.15	1,800	3	1	2
1201	SOUTH NICKLETT	071-023-12	R-3	6,029.19	0.14	1,800	3	1	2
2208	EAST CHAPMAN	269-051-02	R-3	9,636.03	0.22	1,800	5	1	4
3409	WEST GREGORY	030-051-17	R-3	8,230.11	0.19	1,800	4	1	3
3410	COMMONWEALTH	030-086-03	R-3	9,412.47	0.22	1,800	5	1	4
3415	WEST GREGORY	030-051-18	R-3	8,159.71	0.19	1,800	4	1	3
3418	COMMONWEALTH	030-086-01	R-3	4,368.37	0.10	1,800	2	1	1
3740	WEST VALENCIA BLOCK B	070-222-18	R-3	8,678.82	0.20	1,800	4	1	3
3910	WEST FRANKLIN BLOCK C	070-223-11	R-3	6,000.86	0.14	1,800	3	1	2
3910	WEST VALENCIA BLOCK A	070-221-05	R-3	7,430.11	0.17	1,800	4	1	3
3920	WEST VALENCIA BLOCK A	070-221-04	R-3	11,134.20	0.26	1,800	6	1	5
3921	WEST FRANKLIN	070-221-10	R-3	9,511.71	0.22	1,800	5	1	4
3930	WEST VALENCIA BLOCK A	070-221-03	R-3	18,527.08	0.43	1,800	10	1	9
3951	WEST FRANKLIN	070-221-19	R-3	9,507.24	0.22	1,800	5	1	4
4000	WEST FRANKLIN BLOCK C	070-223-06	R-3	9,523.44	0.22	1,800	5	1	4
4051	WEST FRANKLIN	070-221-17	R-3	9,362.12	0.21	1,800	5	1	4
	WEST WILSHIRE	032-142-23	R-3	6,961.19	0.16	1,800	3	1	2
113	EAST ASH	033-052-14	R-3	7,475.27	0.17	1,800	4	2	2
115	EAST TRUSLOW	033-041-09	R-3	5,397.42	0.12	1,800	3	2	1
117	WEST VALENCIA	032-271-03	R-3	14,999.98	0.34	1,800	8	2	6
119	WEST VALENCIA	032-271-04	R-3	7,499.99	0.17	1,800	4	2	2
120	WEST TRUSLOW	032-253-08	R-3	8,749.81	0.20	1,800	4	2	2
122	EAST TRUSLOW	033-042-06	R-3	8,804.98	0.20	1,800	4	2	2
125	WEST VALENCIA	032-271-05	R-3	7,500.02	0.17	1,800	4	2	2

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126	WEST TRUSLOW	032-253-06	R-3	8,785.11	0.20	1,800	4	2	2
128	WEST SOUTHGATE	032-283-05	R-3	8,999.85	0.21	1,800	5	2	3
129	EAST ASH	033-052-18	R-3	6,111.95	0.14	1,800	3	2	1
129	ELLIS LANE	029-032-15	R-3	8,920.69	0.20	1,800	4	2	2
129	WEST VALENCIA	032-271-06	R-3	7,499.99	0.17	1,800	4	2	2
130	EAST TRUSLOW	033-042-07	R-3	17,605.68	0.40	1,800	9	2	7
132	WEST TRUSLOW	032-253-05	R-3	8,802.64	0.20	1,800	6	2	4
133	EAST TRUSLOW	033-041-14	R-3	6,913.93	0.16	1,800	3	2	1
133	ELLIS LANE	029-032-14	R-3	8,017.33	0.18	1,800	4	2	2
133	WEST VALENCIA	032-271-07	R-3	7,499.97	0.17	1,800	4	2	2
134	WEST TRUSLOW	032-253-04	R-3	8,820.27	0.20	1,800	4	2	2
136	EAST TRUSLOW	033-042-09	R-3	8,799.50	0.20	1,800	4	2	2
137	EAST TRUSLOW	033-041-15	R-3	6,978.59	0.16	1,800	3	2	1
137	WEST VALENCIA	032-271-08	R-3	7,499.99	0.17	1,800	4	2	2
141	WEST VALENCIA	032-271-09	R-3	7,500.14	0.17	1,800	4	2	2
142	EAST TRUSLOW	033-042-10	R-3	8,798.04	0.20	1,800	4	2	2
201	WEST VALENCIA	032-261-17	R-3	6,928.99	0.16	1,800	3	2	1
203	EAST ASH	033-054-05	R-3	8,473.52	0.19	1,800	4	2	2
205	WEST VALENCIA	032-261-16	R-3	7,499.37	0.17	1,800	4	2	2
206	EAST VALENCIA	033-054-02	R-3	7,199.98	0.17	1,800	4	2	2
210	EAST TRUSLOW	033-044-04	R-3	8,783.54	0.20	1,800	4	2	2
210	EAST VALENCIA	033-054-03	R-3	7,200.00	0.17	1,800	4	2	2
211	NORTH RICHMAN	032-072-24	R-3	6,750.04	0.15	1,800	3	2	1
211	WEST VALENCIA	032-261-02	R-3	7,499.34	0.17	1,800	4	2	2
213	EAST TRUSLOW	033-043-07	R-3	6,934.64	0.16	1,800	3	2	1
213	EAST VALENCIA	033-053-02	R-3	7,200.81	0.17	1,800	4	2	2
214	EAST TRUSLOW	033-044-05	R-3	8,794.25	0.20	1,800	4	2	2
214	EAST VALENCIA	033-054-04	R-3	7,350.37	0.17	1,800	4	2	2
214	EAST WHITING	033-014-05	R-3	6,999.84	0.16	1,800	3	2	1
215	WEST VALENCIA	032-261-03	R-3	7,499.31	0.17	1,800	4	2	2
216	EAST TRUSLOW	033-044-06	R-3	8,805.05	0.20	1,800	4	2	2
217	NORTH RICHMAN	032-072-13	R-3	6,750.04	0.15	1,800	3	2	1
217	WEST VALENCIA	032-261-09	R-3	7,499.34	0.17	1,800	4	2	2

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219	EAST TRUSLOW	033-043-08	R-3	6,934.90	0.16	1,800	3	2	1
219	EAST VALENCIA	033-053-03	R-3	7,200.81	0.17	1,800	4	2	2
221	WEST VALENCIA	032-261-10	R-3	7,499.34	0.17	1,800	4	2	2
227	EAST TRUSLOW	033-043-10	R-3	6,935.52	0.16	1,800	3	2	1
230	EAST TRUSLOW	033-044-09	R-3	8,919.34	0.20	1,800	4	2	2
232	EAST TRUSLOW	033-044-10	R-3	8,585.22	0.20	1,800	4	2	2
232	EAST WHITING	033-014-10	R-3	6,999.98	0.16	1,800	3	2	1
233	WEST VALENCIA	032-261-06	R-3	7,342.76	0.17	1,800	4	2	2
243	EAST VALENCIA	033-053-10	R-3	8,710.35	0.20	1,800	4	2	2
243	WEST WILSHIRE	032-223-14	R-3	7,012.08	0.16	1,800	3	2	1
247	EAST VALENCIA	033-053-15	R-3	9,526.45	0.22	1,800	5	2	3
307	EAST TRUSLOW	033-093-13	R-3	7,006.50	0.16	1,800	3	2	1
307	WEST WILSHIRE	032-142-18	R-3	6,234.28	0.14	1,800	3	2	1
310	EAST WILSHIRE	033-081-03	R-3	7,000.07	0.16	1,800	3	2	1
314	EAST WILSHIRE	033-081-04	R-3	7,000.04	0.16	1,800	3	2	1
315	EAST AMERIGE	033-081-16	R-3	7,000.23	0.16	1,800	3	2	1
318	EAST TRUSLOW	033-094-08	R-3	8,670.27	0.20	1,800	4	2	2
320	EAST TRUSLOW	033-094-07	R-3	8,676.35	0.20	1,800	4	2	2
324	EAST TRUSLOW	033-094-06	R-3	8,682.40	0.20	1,800	4	2	2
326	EAST AMERIGE	033-082-07	R-3	7,001.70	0.16	1,800	3	2	1
330	EAST TRUSLOW	033-094-05	R-3	8,688.45	0.20	1,800	4	2	2
333	EAST TRUSLOW	033-093-07	R-3	6,943.96	0.16	1,800	3	2	1
336	WEST TRUSLOW	032-172-10	R-3	7,354.51	0.17	1,800	4	2	2
337	EAST AMERIGE	033-081-21	R-3	6,103.84	0.14	1,800	3	2	1
337	EAST TRUSLOW	033-093-06	R-3	6,933.56	0.16	1,800	3	2	1
339	WEST WILSHIRE	032-142-26	R-3	6,981.72	0.16	1,800	3	2	1
341	EAST TRUSLOW	033-093-05	R-3	6,923.07	0.16	1,800	3	2	1
343	WEST WILSHIRE	032-142-27	R-3	6,369.00	0.15	1,800	3	2	1
352	WEST TRUSLOW	032-172-06	R-3	7,419.32	0.17	1,800	4	2	2
372	WEST TRUSLOW	032-172-04	R-3	7,474.49	0.17	1,800	4	2	2
378	WEST TRUSLOW	032-172-03	R-3	7,430.68	0.17	1,800	4	2	2
382	WEST TRUSLOW	032-172-02	R-3	7,342.78	0.17	1,800	4	2	2
401	EAST TRUSLOW	033-143-13	R-3	5,818.69	0.13	1,800	3	2	1

Address	Street	APN	Zoning	Parcel Size (sf)	Parcel Size (ac)	Minimum Lot Area per Dwelling Unit (sf/du)	Maximum Development (du)	Existing Units	Development Potential (du)
405	WEST AMERIGE	032-151-23	R-3	6,999.96	0.16	1,800	3	2	1
413	EAST TRUSLOW	033-143-16	R-3	5,785.01	0.13	1,800	3	2	1
417	EAST TRUSLOW	033-143-17	R-3	5,785.01	0.13	1,800	3	2	1
421	EAST TRUSLOW	033-143-18	R-3	5,785.03	0.13	1,800	3	2	1
425	EAST TRUSLOW	033-143-19	R-3	5,785.03	0.13	1,800	3	2	1
429	WEST AMERIGE	032-151-17	R-3	7,000.15	0.16	1,800	3	2	1
430	WEST WILSHIRE	032-151-05	R-3	7,085.83	0.16	1,800	3	2	1
431	EAST TRUSLOW	033-143-20	R-3	5,893.09	0.14	1,800	3	2	1
434	WEST WILSHIRE	032-151-04	R-3	7,096.79	0.16	1,800	3	2	1
435	EAST TRUSLOW	033-143-21	R-3	5,838.38	0.13	1,800	3	2	1
435	WEST AMERIGE	032-151-16	R-3	7,000.03	0.16	1,800	3	2	1
439	WEST AMERIGE	032-151-15	R-3	7,000.06	0.16	1,800	3	2	1
441	EAST TRUSLOW	033-143-23	R-3	5,754.84	0.13	1,800	3	2	1
445	EAST TRUSLOW	033-143-24	R-3	5,923.02	0.14	1,800	3	2	1
449	EAST TRUSLOW	033-143-25	R-3	5,749.82	0.13	1,800	3	2	1
453	EAST TRUSLOW	033-143-26	R-3	5,640.59	0.13	1,800	3	2	1
457	EAST TRUSLOW	033-143-27	R-3	5,679.70	0.13	1,800	3	2	1
502	WEST WILLIAMSON	032-083-11	R-3	9,118.31	0.21	1,800	5	2	3
504	WEST WILLIAMSON	032-083-10	R-3	9,104.97	0.21	1,800	5	2	3
508	SOUTH HIGHLAND	032-263-13	R-3	6,246.74	0.14	1,800	3	2	1
509	NORTH POMONA	029-033-05	R-3	7,033.68	0.16	1,800	3	2	1
510	SOUTH HIGHLAND	032-263-14	R-3	7,951.78	0.18	1,800	4	2	2
511	NORTH POMONA	029-033-04	R-3	7,026.28	0.16	1,800	3	2	1
516	WEST WILLIAMSON	032-083-07	R-3	9,101.59	0.21	1,800	5	2	3
520	WEST WILLIAMSON	032-083-05	R-3	6,564.01	0.15	1,800	3	2	1
520	WEST WILSHIRE	032-072-08	R-3	7,654.39	0.18	1,800	4	2	2
528	WEST AMERIGE	032-074-04	R-3	10,560.30	0.24	1,800	5	2	3
535	WILLIAMSON	032-082-12	R-3	7,778.49	0.18	1,800	4	2	2
539	WEST AMERIGE	032-072-17	R-3	7,663.94	0.18	1,800	4	2	2
611	NORTH POMONA	029-032-05	R-3	5,600.15	0.13	1,800	3	2	1
615	EAST COMMONWEALTH	033-132-25	R-3	6,772.77	0.16	1,800	3	2	1
615	NORTH POMONA	029-032-04	R-3	5,600.03	0.13	1,800	3	2	1
619	NORTH POMONA	029-032-03	R-3	5,599.95	0.13	1,800	3	2	1

Address	Street	APN	Zoning	Parcel Size (sf)	Parcel Size (ac)	Minimum Lot Area per Dwelling Unit (sf/du)	Maximum Development (du)	Existing Units	Development Potential (du)
631	NORTH POMONA	029-031-22	R-3	9,319.70	0.21	1,800	5	2	3
707	EAST COMMONWEALTH	033-133-13	R-3	6,852.90	0.16	1,800	3	2	1
805	SOUTH HIGHLAND	032-190-21	R-3	8,122.06	0.19	1,800	4	2	2
807	SOUTH HIGHLAND	032-190-20	R-3	42,342.35	0.97	1,800	23	2	21
840	SOUTH MAGNOLIA	071-011-14	R-3	13,747.26	0.32	1,800	7	2	5
915	EAST COMMONWEALTH	033-172-26	R-3	7,061.12	0.16	1,800	3	2	1
918	SOUTH HIGHLAND	073-072-34	R-3	23,803.32	0.55	1,800	13	2	11
1808	CRISTINE PLACE	028-330-22	R-3	9,531.41	0.22	1,800	5	2	3
1902	WEST VALENCIA	030-421-08	R-3	11,915.85	0.27	1,800	6	2	4
3412	COMMONWEALTH	030-086-02	R-3	9,418.38	0.22	1,800	5	2	3
3730	WEST FRANKLIN	070-224-10	R-3	11,862.93	0.27	1,800	6	2	4
3801	WEST FRANKLIN	070-222-23	R-3	16,459.38	0.38	1,800	9	2	7
3810	WEST FRANKLIN	070-224-09	R-3	9,511.48	0.22	1,800	5	2	3
3931	WEST FRANKLIN	070-221-11	R-3	9,510.35	0.22	1,800	5	2	3
	CRISTINE PLACE	028-330-21	R-3	11,965.86	0.27	1,800	6	2	4
	EAST TRUSLOW	033-043-09	R-3	6,935.20	0.16	1,800	3	2	1
	EAST TRUSLOW	033-043-11	R-3	6,935.94	0.16	1,800	3	2	1
	EAST TRUSLOW	033-093-08	R-3	6,954.39	0.16	1,800	3	2	1
	EAST TRUSLOW	033-143-14	R-3	5,783.26	0.13	1,800	3	2	1
	EAST VALENCIA	033-053-06	R-3	7,587.05	0.17	1,800	4	2	2
	EAST VALENCIA	033-053-13	R-3	7,327.96	0.17	1,800	4	2	2
	EAST WILSHIRE	033-081-28	R-3	10,842.22	0.25	1,800	6	2	4
	NORTH POMONA	029-032-13	R-3	6,611.30	0.15	1,800	3	2	1
	SUNNYCREST DRIVE	028-330-24	R-3	10,140.18	0.23	1,800	5	2	3
	WEST AMERIGE	032-231-13	R-3	7,000.00	0.16	1,800	3	2	1
	WEST SOUTHGATE	032-282-12	R-3	8,996.14	0.21	1,800	5	2	3
	WEST VALENCIA MESA	028-330-12	R-3	9,671.76	0.22	1,800	5	2	3
	WILLIAMSON	032-082-17	R-3	7,713.54	0.18	1,800	4	2	2
114	EAST TRUSLOW	033-042-04	R-3	8,022.26	0.18	1,800	4	3	1
118	EAST TRUSLOW	033-042-05	R-3	8,806.38	0.20	1,800	4	3	1
138	WEST TRUSLOW	032-253-03	R-3	8,838.01	0.20	1,800	4	3	1
142	WEST TRUSLOW	032-253-02	R-3	8,855.83	0.20	1,800	4	3	1
202	EAST VALENCIA	033-054-01	R-3	8,356.77	0.19	1,800	4	3	1

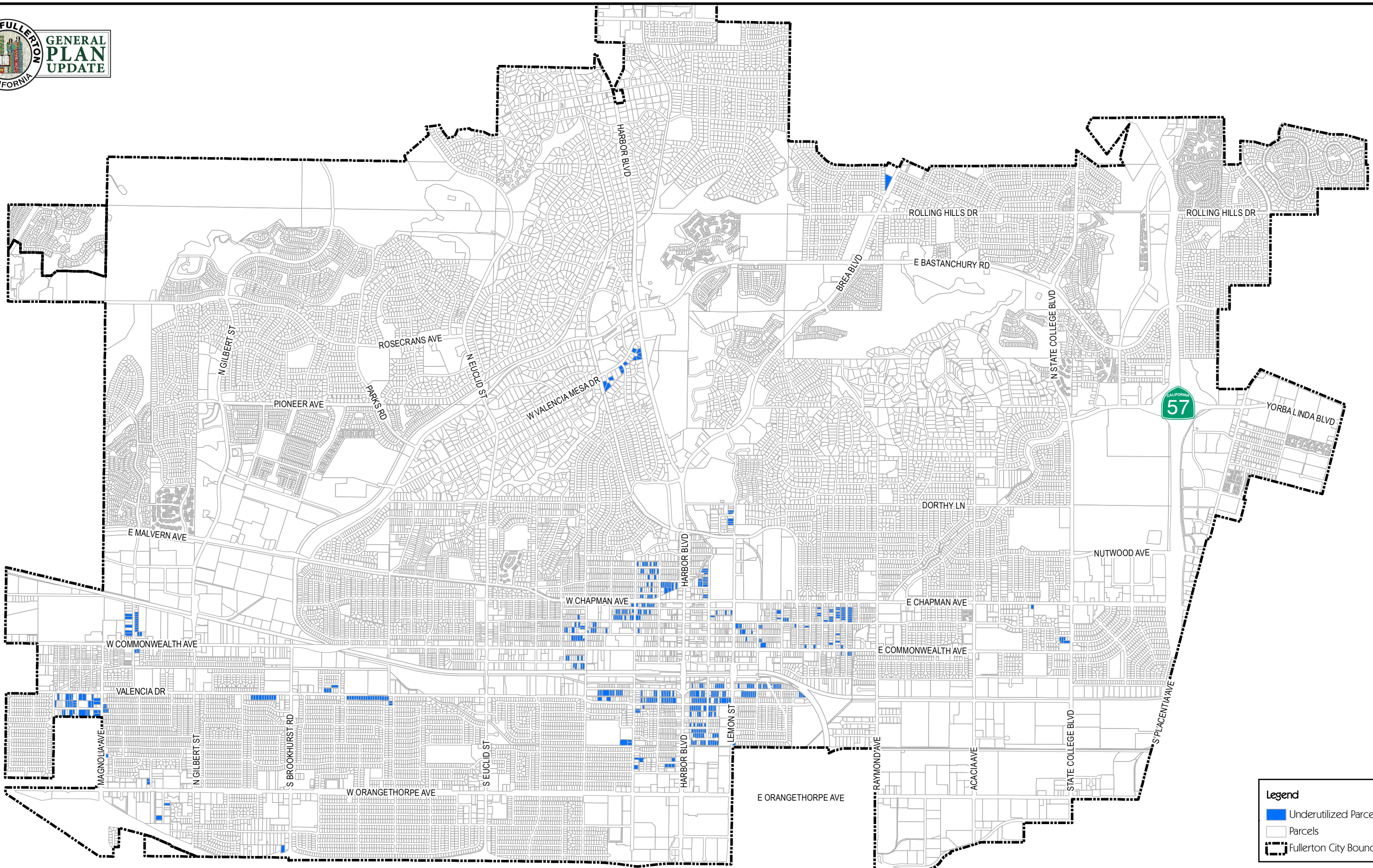
Address	Street	APN	Zoning	Parcel Size (sf)	Parcel Size (ac)	Minimum Lot Area per Dwelling Unit (sf/du)	Maximum Development (du)	Existing Units	Development Potential (du)
204	WEST TRUSLOW	032-252-12	R-3	8,894.07	0.20	1,800	4	3	1
205	EAST ASH	033-054-06	R-3	7,201.00	0.17	1,800	4	3	1
206	WEST TRUSLOW	032-252-11	R-3	8,901.04	0.20	1,800	4	3	1
215	EAST ASH	033-054-08	R-3	7,233.00	0.17	1,800	4	3	1
234	WEST TRUSLOW	032-252-04	R-3	8,636.33	0.20	1,800	4	3	1
319	EAST AMERIGE	033-081-17	R-3	14,000.36	0.32	1,800	4	3	1
324	WEST TRUSLOW	032-172-13	R-3	7,297.23	0.17	1,800	4	3	1
328	WEST TRUSLOW	032-172-12	R-3	7,322.62	0.17	1,800	4	3	1
332	WEST TRUSLOW	032-172-11	R-3	7,382.07	0.17	1,800	4	3	1
334	EAST TRUSLOW	033-094-04	R-3	8,694.52	0.20	1,800	4	3	1
336	EAST TRUSLOW	033-094-03	R-3	8,700.60	0.20	1,800	4	3	1
340	EAST TRUSLOW	033-094-02	R-3	8,706.67	0.20	1,800	4	3	1
344	EAST TRUSLOW	033-094-01	R-3	8,742.02	0.20	1,800	4	3	1
344	WEST TRUSLOW	032-172-08	R-3	7,438.73	0.17	1,800	4	3	1
350	WEST TRUSLOW	032-172-07	R-3	7,325.59	0.17	1,800	4	3	1
505	WILLIAMSON	032-082-19	R-3	7,687.74	0.18	1,800	4	3	1
508	WEST AMERIGE	032-074-08	R-3	11,963.34	0.27	1,800	6	3	3
513	WEST WILSHIRE	032-064-21	R-3	8,680.02	0.20	1,800	4	3	1
514	WEST AMERIGE	032-074-07	R-3	9,600.34	0.22	1,800	5	3	2
514	WEST WILSHIRE	032-072-10	R-3	7,874.63	0.18	1,800	4	3	1
515	WEST AMERIGE	032-072-20	R-3	13,051.28	0.30	1,800	7	3	4
516	WEST AMERIGE	032-074-06	R-3	8,000.20	0.18	1,800	4	3	1
520	WEST AMERIGE	032-074-05	R-3	8,800.22	0.20	1,800	4	3	1
543	WEST AMERIGE	032-072-16	R-3	7,666.13	0.18	1,800	4	3	1
1010	SOUTH HIGHLAND	073-072-12	R-3	11,608.73	0.27	1,800	6	3	3
1707	PEPPER TREE LANE	028-330-02	R-3	16,977.56	0.39	1,800	9	3	6
1860	WEST VALENCIA	030-411-02	R-3	9,078.97	0.21	1,800	5	3	2
1866	WEST VALENCIA	030-411-12	R-3	9,036.57	0.21	1,800	5	3	2
1872	WEST VALENCIA	030-411-13	R-3	11,762.41	0.27	1,800	6	3	3
1914	WEST VALENCIA	030-421-06	R-3	8,993.43	0.21	1,800	5	3	2
1918	WEST VALENCIA	030-421-05	R-3	8,995.11	0.21	1,800	5	3	2
1926	WEST VALENCIA	030-421-04	R-3	8,996.76	0.21	1,800	5	3	2
1936	WEST VALENCIA	030-421-03	R-3	8,998.33	0.21	1,800	5	3	2

Address	Street	APN	Zoning	Parcel Size (sf)	Parcel Size (ac)	Minimum Lot Area per Dwelling Unit (sf/du)	Maximum Development (du)	Existing Units	Development Potential (du)
1942	WEST VALENCIA	030-421-02	R-3	8,946.18	0.21	1,800	4	3	1
3735	WEST FRANKLIN	070-222-22	R-3	11,912.85	0.27	1,800	6	3	3
3941	WEST FRANKLIN	070-221-18	R-3	9,508.41	0.22	1,800	5	3	2
	EAST ASH	033-052-19	R-3	9,269.37	0.21	1,800	5	3	2
	SOUTH CHESNUT	032-082-11	R-3	7,791.39	0.18	1,800	4	3	1
	SUNNYCREST DRIVE	028-330-23	R-3	10,212.13	0.23	1,800	5	3	2
	WEST VALENCIA	030-421-07	R-3	8,992.10	0.21	1,800	5	3	2
137	NORTH PRITCHARD	030-052-06	R-3	15,799.71	0.36	1,800	8	4	4
141	NORTH PRITCHARD	030-052-05	R-3	15,802.45	0.36	1,800	8	4	4
245	WEST WILSHIRE	032-223-13	R-3	10,517.89	0.24	1,800	5	4	1
307	SOUTH MAGNOLIA	070-222-09	R-3	16,083.10	0.37	1,800	8	4	4
419	WEST VALENCIA	032-181-21	R-3	14,351.92	0.33	1,800	7	4	3
443	WEST VALENCIA	032-181-22	R-3	14,165.76	0.33	1,800	7	4	3
603	NORTH POMONA	029-032-08	R-3	9,913.95	0.23	1,800	5	4	1
3800	WEST FRANKLIN	070-224-04	R-3	9,509.23	0.22	1,800	5	4	1
3830	WEST VALENCIA BLOCK B	070-222-19	R-3	19,211.76	0.44	1,800	10	4	6
4010	WEST FRANKLIN BLOCK C	070-223-05	R-3	9,357.50	0.21	1,800	5	4	1
4024	WEST VALENCIA BLOCK A	070-221-24	R-3	12,389.14	0.28	1,800	6	4	2
	EAST VALENCIA	033-053-14	R-3	20,736.67	0.48	1,800	11	4	7
124	WEST VALENCIA MESA	028-330-16	R-3	12,727.42	0.29	1,800	7	5	2
1318	SOUTH PECKHAM	071-471-06	R-3	10,876.80	0.25	1,800	6	5	1
1801	CRISTINE PLACE	028-330-20	R-3	11,629.69	0.27	1,800	6	5	1
	SOUTH MAGNOLIA	070-222-10	R-3	16,411.61	0.38	1,800	9	5	4
115	NORTH PRITCHARD	030-052-19	R-3	15,185.19	0.35	1,800	8	6	2
1701	PEPPER TREE LANE	028-330-03	R-3	22,799.71	0.52	1,800	12	6	6
1708	PEPPER TREE LANE	028-330-05	R-3	12,933.36	0.30	1,800	7	6	1
1807	CRISTINE PLACE	028-330-19	R-3	12,780.84	0.29	1,800	7	6	1
1411	SOUTH PECKHAM	071-051-91	R-3	20,766.21	0.48	1,800	11	7	4
	EAST COMMONWEALTH	033-084-16	R-3	21,006.45	0.48	1,800	11	8	3
	WEST TRUSLOW	032-172-05	R-3	29,736.41	0.68	1,800	16	8	8
3810	WEST VALENCIA BLOCK B	070-222-02	R-3	18,588.20	0.43	1,800	10	10	0
3926	WEST FRANKLIN BLOCK C	070-223-15	R-3	19,047.42	0.44	1,800	10	10	0
	WEST FRANKLIN	070-224-12	R-3	38,067.51	0.87	1,800	21	13	8

Address	Street	APN	Zoning	Parcel Size (sf)	Parcel Size (ac)	Minimum Lot Area per Dwelling Unit (sf/du)	Maximum Development (du)	Existing Units	Development Potential (du)
122	WEST MALVERN	032-212-20	R-3P	11,390.93	0.26	1,800	6	2	4
126	WEST MALVERN	032-212-08	R-3P	6,450.21	0.15	1,800	3	2	1
134	WEST MALVERN	032-212-06	R-3P	7,500.27	0.17	1,800	4	2	2
118	WEST MALVERN	032-212-10	R-3P	10,274.46	0.24	1,800	5	3	2
142	WEST MALVERN	032-212-02	R-3P	7,500.12	0.17	1,800	4	3	1
144	WEST MALVERN	032-212-01	R-3P	7,524.64	0.17	1,800	4	3	1
112	WEST MALVERN	032-212-11	R-3P	9,309.76	0.21	1,800	5	5	0
138	WEST MALVERN	032-212-05	R-3P	23,098.71	0.53	1,800	12	5	7
130	WEST MALVERN	032-212-07	R-3P	18,631.67	0.43	1,800	10	6	4
116	EAST VALENCIA	033-052-06	R-3P	7,500.08	0.17	1,800	4	2	2
120	EAST VALENCIA	033-052-07	R-3P	7,500.01	0.17	1,800	4	2	2
126	EAST VALENCIA	033-052-08	R-3P	7,500.08	0.17	1,800	4	2	2
127	EAST VALENCIA	033-051-06	R-3P	7,499.98	0.17	1,800	4	2	2
131	EAST VALENCIA	033-051-07	R-3P	7,499.90	0.17	1,800	4	2	2
133	EAST VALENCIA	033-051-08	R-3P	7,499.98	0.17	1,800	4	2	2
134	EAST VALENCIA	033-052-10	R-3P	7,500.13	0.17	1,800	4	2	2
137	EAST VALENCIA	033-051-09	R-3P	7,499.98	0.17	1,800	4	2	2
143	EAST VALENCIA	033-051-10	R-3P	7,499.98	0.17	1,800	4	2	2
144	EAST VALENCIA	033-052-12	R-3P	11,285.39	0.26	1,800	5	2	3
147	EAST VALENCIA	033-051-11	R-3P	7,207.71	0.17	1,800	4	2	2
112	EAST VALENCIA	033-052-05	R-3P	7,456.96	0.17	1,800	4	3	1
128	EAST VALENCIA	033-052-09	R-3P	7,500.00	0.17	1,800	4	3	1
	EAST VALENCIA	033-051-05	R-3P	7,500.05	0.17	1,800	4	3	1
119	EAST VALENCIA	033-051-04	R-3P	7,264.92	0.17	1,800	4	4	0
3007	BREA BOULEVARD	293-231-15	R-3R	52,055.42	1.20	2,200	23	1	22
	HOUSTON	071-511-05	R-3R	20,508.58	0.47	2,200	9	6	3

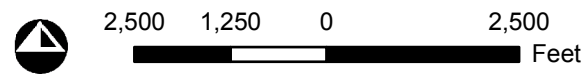
Total Development Potential of Underutilized Land 823

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Legend

- Underutilized Parcels
- Parcels
- Fullerton City Boundary



Appendix C: Review of Past Performance

**Table C-1: Review of Housing Element Past Performance
1998-2005**

Goal/Policy/Program	Progress in Implementation
<p>Goal H-1: A housing stock of sufficient quantity, composed of a variety and range of housing types and costs that enable those citizens who work in Fullerton the opportunity to live there if they choose.</p>	
<p><i>Policy H-1.1 Encourage the development of a variety of housing types and costs, for both owners and renters, whereby the widest economic range of housing choice is available.</i></p>	
<p>a. Continue to adjust land use and/or zoning designations as needed to facilitate housing development provided that its results will be compatible with neighboring properties.</p>	<p>Since 1998, the City has revised over 10 zoning designations in the General Plan in order to accommodate the development of residential units on parcels previously zoned for non-residential use.</p> <p>Some notable conversions include the designation of the former Hughes site (on the northeast corner of Gilbert and Malvern) from “industrial” to “specific plan”; and the designation from “office and commercial” to “downtown mixed-use” of a site at the northwest corner of Commonwealth and Lemon.</p>
<p>b. Periodically review and adopt revisions to the residential building code and development requirements to reduce processing time.</p>	<p>On January 1, 2008, the City adopted the 2007 California Building Code (CBC). The City continues to review and adopt revisions to the building code when appropriate to modify the CBC to fit local conditions. The City has not reviewed the development requirements to reduce processing time. The 2006-2014 Policy Program will include actions to analyze the potential impacts of development requirements on processing time and address any undue impacts, with focused attention on affordable housing developments.</p>
<p>c. Continue to permit both factory-built and on-site built housing for new residential development.</p>	<p>The City’s Municipal Code allows for the development of both factory-built housing and on-site housing in designated residential zones. Currently, factory built housing is permitted on R-1 and R-1P zones; and on-site housing is permitted on all residential zones, except the R-MH zone. During the Planning Period, 2,947 new residential units were constructed. Of those units, 2 were factory-built units.</p>
<p>d. Continue to implement specific plans, which indicate housing types and densities for remaining large areas of undeveloped lands.</p>	<p>The East Coyote Hills Specific Plan has been implemented and the community has been developed. The proposed development of residential, neighborhood commercial, and open space in the West Coyote Hills area is currently under review.</p>

**Table C-1: Review of Housing Element Past Performance
1998-2005**

Goal/Policy/Program	Progress in Implementation
<p>e. Continue to allow conversion of non-residential properties to residential uses provided that its result will be compatible with neighboring properties.</p>	<p>Since 1998, the City has revised over 10 zoning designations in the General Plan in order to accommodate the residential development on parcels previously allowing only non-residential development.</p> <p>Some notable conversions include the designation of the former Hughes site (on the northeast corner of Gilbert and Malvern) from “industrial” to “specific plan”; and the designation from “office and commercial” to “downtown mixed-use” of a site at the northwest corner of Commonwealth and Lemon.</p>
<p>f. Continue to support the use of Multiple-family Mortgage Revenue Bonds.</p>	<p>There have been no projects developed using Multiple-family Mortgage Revenue Bonds since 1998. Multiple-family Mortgage Revenue Bonds have not been a viable financing option for the City to use in assisting the development of affordable housing. The City should develop alternative strategies for the 2006-2014 Planning Period.</p>
<p>g. Continue to encourage innovative and non-traditional housing solutions to meet the needs of the community, including Single Room Occupancy (SRO) hotels.</p>	<p>The City’s SRO Advisory Committee continues to meet and review the operation and maintenance issues of the 137-unit Fullerton City Lights SRO facility. The Advisory Committee advises on the current SRO facility and does not perform outreach to encourage development of new SRO’s. The committee has been very successful in providing assistance to resolve issues at the site. Staff supports the idea of an advisory committee and recommends expanding the role of this committee to oversee any other SRO that may be developed in the City. To date, there have been no feasible proposals submitted.</p>
<p>h. Continue to review multiple-family and mobile home park developments through the Site Plan Review process.</p>	<p>The City’s Housing and Community Development Division works with developers interested in developing SRO facilities through pre-proposal meetings. Over 3 developers showed interest in creating new SRO facilities during the past few years, however none of the developers ultimately chose to submit formal applications. The City should continue to work with interested developers.</p>
<p>i. Continue to facilitate and encourage the implementation of the second dwelling unit ordinance, which specifies the applicability and standards by which a second unit may be developed.</p>	<p>The City continues to utilize the Site Plan Review process for mobile home park and multiple-family developments. The City’s Municipal code outlines the site development standards for mobile home zone classifications. Site development standards include, but are not limited to, building setbacks; maximum heights; open space; and landscaping. No mobile home parks were approved during the Planning Period. Approximately 780 multi-family dwelling units were constructed during the Planning Period.</p>
<p>i. Continue to facilitate and encourage the implementation of the second dwelling unit ordinance, which specifies the applicability and standards by which a second unit may be developed.</p>	<p>The City amended the Municipal Code in 2001 to permit second dwelling units on residential lots. Currently, second dwelling units are allowed in R-1 and R-1P zones when the units meet the standards outlined in the Municipal Code. Approximately 9 second dwelling units were constructed during the Planning Period.</p>

**Table C-1: Review of Housing Element Past Performance
1998-2005**

Goal/Policy/Program	Progress in Implementation
<p>j. Review the City's Density Bonus Ordinance for conformance with State law and amend if required. Continue to facilitate and encourage the implementation of the density bonus ordinance as described in Section 15.17.120 of the Fullerton Municipal Code. This section specifies the type of incentives available to developers who wish to increase their densities above what is permitted when developing ownership or rental housing, the affordability provisions which must be adhered to and the ongoing operational characteristics of the program. Information regarding the Density Bonus Ordinance shall be included in the information provided to affordable housing developers through workshops, handouts and the City's website.</p>	<p>The City reviewed and amended the Density Bonus Ordinance in 2002 in order to encourage the development of lower income housing in conjunction with market rate units. The density bonus grants a density increase of at least 25 percent over the designated zoning density, plus additional incentives in exchange for the provision of affordable housing. Additional incentives may include, but are not limited to, reduction in minimum lot size required; increase in maximum building height; increase in amount of compact parking allowed; and reduction in minimum driveway widths.</p> <p>The City has not amended its Density Bonus Ordinance to meet the requirements of SB 1818.</p>
<p>a. Continue to secure Redevelopment Agency funds to assist in construction of affordable ownership and rental housing in cooperation with for- and non-profit developers.</p>	<p>The City's Redevelopment Agency has used Set-Aside funds in the construction of affordable housing.</p> <p>The City/Agency's focus has been on the Richman Park area. Thirty properties have been acquired for affordable housing projects. Habitat for Humanity has built two units and will be building nine more. The Olson Company has a DDA for the construction of 34 detached for-sale units. In 2008, qualified affordable housing developers will be identified through a Request for Qualifications (RFQ/RFP) process.</p>

Goal H-2: A housing stock that is conserved in a sound, safe, and sanitary condition.

Policy H-2.1 Encourage the replacement of housing unfit for human habitation and the rehabilitation of dwellings which are in need of minor or major repair.

**Table C-1: Review of Housing Element Past Performance
1998-2005**

Goal/Policy/Program	Progress in Implementation
a. Provide staff, facility, and tools for tool bank operations which are available to all Lemon Park area low income households.	Because of the reduction of Community Development Block Grant (CDBG) funding and the limited number of clients using the Tool Bank Program, the program was discontinued in July, 2006.
b. Provide funding for lodging and meals for temporary relocation assistance to complement rehabilitation operations.	Annually, the City assists an average of three to four households participating in the housing rehabilitation program with temporary relocation assistance.
c. Fund and facilitate the replacement of substandard units with sound, move-on housing.	The City has not replaced any substandard units with move-on units.
d. Encourage and assist in moving and preserving housing that can be rehabilitated when private developers or public agencies request new land uses.	No requests have been made for new land uses that would require moving and preserving existing housing units.
e. Continue to utilize deferred, non-interest, and low-interest CDBG loans and grants for housing rehabilitation, as well funds to maintain necessary public facilities and improvements to support existing housing development. The means to fund these activities may include CDBG, Redevelopment and Gas Tax funds.	<p>In an effort to provide decent, safe, and sanitary housing, CDBG funds have been used to rehabilitate low to moderate income units through the Housing Rehabilitation Loan and Grant Programs. In 2003/2004, the City allocated HOME funds for the Housing Rehabilitation Programs.</p> <p>In 2006/2007, the Housing Rehabilitation Program saw a decrease in expenditures of \$112,385 less than the previous year. Although the City did not reach its proposed goal, 36 loans and grants were provided for 33 households with the use of \$276,027 of CDBG funds.</p>

**Table C-1: Review of Housing Element Past Performance
1998-2005**

Goal/Policy/Program	Progress in Implementation
f. Maintain a code enforcement program to ensure building safety and integrity of residential neighborhoods.	<p>The Community Preservation Division operates code enforcement in the City. The purpose of the division is to promote and maintain a safe and desirable living and working environment. Complaints can be filed to the division by mail, in person, through the Community Preservation Hotline, or the new On-Line System.</p> <p>In 2003/2004, the City Council requested that Code Enforcement (now Community Preservation) become more proactive and the priority areas were redefined. The majority of newly identified areas are located in low/mod block groups. In 2004, Council directed staff to increase Community Preservation staff by hiring a new office staff position and dedicating three full time officers to the designated areas.</p>
g. Where appropriate, Community Preservation staff should refer residents and property owners to the City's Rehabilitation Program.	Residents who own properties that are in violation are referred to the City's Housing Rehabilitation Program.
h. Continue to use, where appropriate, HOME, Redevelopment set-aside, and CDBG funds for rehabilitation activities.	HOME funds, in conjunction with CDBG funds, have been used to provide loans and grants through the Housing Rehabilitation Program. Approximately 257 units were rehabilitated through the City's programs.
i. Develop a comprehensive plan for focus areas such as the Richman Park area to improve the quality of the housing stock and decrease overcrowding.	<p>In 2004, the City received a \$7.5 million Section 108 Guarantee Loan to address the infrastructure deficiencies in the Richman Park Area. The proposed improvements included:</p> <ul style="list-style-type: none"> • Improvements of the actual park • Construction of new mid-block street • Street/sidewalk construction • Alley construction • Increased street lighting • Storm drain improvements <p>By summer of 2007, the infrastructure improvements were completed and the Redevelopment Agency was in the process of acquiring properties in the area. Projects with the Olson Company and Habitat for Humanity were being discussed or in the process of being developed. Many overcrowded households have been relocated.</p>
a. Implement a Block Improvement Grant program which targets specific residential blocks for exterior improvement grants for items such as roofs and exterior paint.	In 2004, the Block Improvement Grant (BIG) program was implemented to assist residents in eight of the low/moderate income neighborhoods identified as areas of concern. Owner-occupied single-family residences are eligible for exterior improvements. From 2004 to 2008, 44 households were assisted.

**Table C-1: Review of Housing Element Past Performance
1998-2005**

Goal/Policy/Program	Progress in Implementation
<i>Policy H-2.2</i>	<i>Encourage the conservation of the existing sound housing.</i>
a. Continue to promote retention of residential neighborhoods by assuring that zoning and General Plan land use designations are compatible with existing uses.	The City's Municipal Code outlines the designated residential zones and corresponding permitted uses. Development applications are reviewed for consistency with the City's General Plan and Zoning Code, which seek to reduce the potential conflict between incompatible uses or structures.
b. Continue to systematically enforce zoning, building and other health related codes.	<p>The Community Preservation Division enforces regulations related to the following:</p> <ul style="list-style-type: none"> • Conditions of an existing structure that constitutes a clear and present danger to the public • Construction without appropriate building permits • Violations of the Municipal Code • Land use requirements <p>Upon the filing of a complaint (by mail, in person, e-mail, phone, or on-line), the division responds with an inspection within 10 working days from the date a complaint is received.</p>
c. Continue to permit zoning adjustments, as appropriate, of residential blocks currently designated for higher densities.	<p>Since 1998, the City has revised over 10 zoning designations in the General Plan in order to accommodate the residential development on parcels previously allowing only non-residential development.</p> <p>Some notable conversions include the designation of the former Hughes site (on the northeast corner of Gilbert and Malvern) from "industrial" to "specific plan"; and the designation from "office and commercial" to "downtown mixed-use" of a site at the northwest corner of Commonwealth and Lemon.</p>
d. Continue to implement the Historic Building Survey results and Landmarks Ordinance, as appropriate and make this information available to the public.	The City has published "Fullerton through the Years: A Survey of Architectural, Cultural, and Environmental Heritage," which is a document that contains color photographs and descriptive histories of many Fullerton buildings and features. Coupled with the City's Landmarks Ordinance, the survey helps establish guidelines for the preservation, restoration, and protection of historic and cultural resources in the City.
e. Periodically update the Historic Resources Survey based on State survey standards and guidelines.	Since the initial Historical Building Survey was completed in 1979, the City has worked towards creating a more complete catalog of historic and cultural resources. In 1996, the City worked with Fullerton Heritage, a local preservation group, to establish a process that would recommend revisions and additions to the official list of potential historical properties and districts. The City's periodic updates have resulted in the publication of "Fullerton through the Years: A Survey of Architectural, Cultural, and Environmental Heritage." Since the original survey the City has identified 125 "significant properties," 15 potential landmark districts, and 11 potential "significant properties."

**Table C-1: Review of Housing Element Past Performance
1998-2005**

Goal/Policy/Program	Progress in Implementation
f. Continue to implement the City's Condominium Conversion Ordinance, which regulates the conversion of apartments to condominiums or cooperatives by limiting conversions of apartments when the vacancy rate is low.	The City's Municipal Code outlines residential conversion standards. Any conversion from rental housing into residential condominium projects must adhere to guidelines pertaining to building and zoning code requirements, vacancy rate limitation, and tenant relocation.
g. Continue to fund and operate an Anti-Graffiti program and implement an anti-litter program.	The City has set up a special 24-hour graffiti hotline to report graffiti vandalism. Citizens can also report graffiti by sending e-mail to Maintenance Services Department. Graffiti is usually removed from public property within three days. Graffiti found on private property is the responsibility of the owner unless the City determines that it is in view of a public area. Defaced property belonging to another public agency will be reported to the proper agency.
h. Continue to provide low-interest and no-interest loans and grants to encourage owner-occupied housing rehabilitation and low-interest loans for rental rehabilitation.	Through the utilization of CDBG funds, the City offers various grant programs to owner-occupants that promote the rehabilitation of existing housing. Grants 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. Loans are also available to owner-occupants and investors.
i. Encourage and facilitate strategies to preserve specific neighborhoods and areas (such as ones in preservation areas) by providing funding and staff support to assist residents in establishing and preserving their neighborhoods.	The City's Municipal Code outlines the regulations and procedures involved in preservation zones and rural overlay zones. Proposals in the preservation zones are subject to design review and must adhere to the requirements found in the Municipal Code. The Pico-Carhart rural overlay zone is intended to minimize conflicts in rural neighborhoods between the existing residential development pattern and new residential development or substantial additions to existing residences. All proposed development in rural overlay districts are required to adhere to specific neighborhood design goals.
<p>Goal H-3: Housing throughout the City, suitable and conveniently located for households having special needs, such as the elderly, students, the homeless and those of very-low and low income.</p>	
<p><i>Policy H-3.1 Assistance, where possible, in the development of housing accessible to and usable by elderly and/or disabled persons.</i></p>	
a. Continue to provide grants and loans to make existing dwellings able to accommodate the elderly and disabled (such as installation of ramps, grab bars, etc.)	Through the use of CDBG funds, the City administers the Handicap Modification Program. This program grants up to \$4,000 to modify existing housing in order to provide handicap accessibility (ramps, handrails, etc.) for the elderly and disabled. Twenty-three projects were completed through this program from 2004 through May 2008.
b. Provide office space for the shared housing administrator and encourage shared housing opportunities.	The shared housing program was discontinued in June 2002. When the program was operational, the City provided office space for the administrator in the Senior Center.

**Table C-1: Review of Housing Element Past Performance
1998-2005**

Goal/Policy/Program	Progress in Implementation
c. Provide staff support to the County's Section 8 Rental Housing Assistance Program and assist in notifying local residents and facilities of application availability.	<p>The Orange County Housing Authority (OCHA) administers the Section 8 Rental Housing Assistance Program. The City supports the efforts of the OCHA through various ways including staff participation in the quarterly OCHA Advisory Board meetings.</p> <p>The City assisted the OCHA in distributing the Section 8 applications and provided assistance to potential applicants. Various City departments distributed over 380 applications and 15 applicants were assisted in preparing their online applications. For 2006-2007, over 608 Fullerton households were receiving rental assistance.</p>
d. Continue to implement a program to provide housing for elderly or disabled persons and households.	<p>Through the use of CDBG funds, the City administers the Handicap Modification Program. This program grants up to \$4,000 to modify existing housing in order to provide handicap accessibility (ramps, handrails, etc) for the elderly and disabled. Twenty-four projects were completed through this program from 2004 through May 2008.</p>
e. Use of HOME, CDBG and Redevelopment set aside funds, where appropriate, for rehabilitation of rental and ownership housing affordable to very-low and low income households.	<p>HOME funds, in conjunction with CDBG funds, have been used to provide loans through the Housing Rehabilitation Program.</p> <p>The City's Redevelopment Agency has used Set-Aside funds in the construction of affordable housing.</p> <p>The City/Agency's focus has been on the Richman Park area. Thirty properties have been acquired for affordable housing projects. Habitat for Humanity has built two units and will be building nine more. The Olson Company has a DDA for the construction of 34 detached for-sale units. In 2008, qualified affordable housing developers will be identified through a Request for Qualifications (RFQ/RFP) process.</p>
<i>Policy H-3.2 Encourage student residential arrangements which will reduce the conflict between student and non-student populations.</i>	
a. Continue to require approval of conditional use permits for fraternity and sorority homes to ensure neighborhood compatibility.	<p>The City's Municipal Code outlines the regulations and procedures relating to fraternity and sorority housing. All fraternity and sorority houses require a Conditional Use Permit (CUP), which is reviewed for approval by the Planning Commission. The CUP is subject to periodic review and failure of any applicant to abide by the conditions set may constitute grounds for revocation or suspension of the permit.</p>
b. Continue to coordinate with the various institutions of higher education with regards to student housing in order to ensure an adequate supply of student housing.	<p>Dormitories and fraternity/sorority housing are permitted in all residential zones (except R-MH) with a CUP according to the City's Municipal Code. The City website directs inquiries about student housing to the CSUF and Fullerton College Housing Resources departments.</p>
<i>Policy H-3.3 Encourage the use, maintenance and rehabilitation of existing sound housing affordable to low and very-low income households.</i>	

**Table C-1: Review of Housing Element Past Performance
1998-2005**

Goal/Policy/Program	Progress in Implementation
a. Provide deferred, low-interest and no-interest loans and grants (using various funding sources) to rehabilitate existing substandard housing on a Citywide basis.	The City's CDBG Program offers deferred, low-interest loans and grants on a city-wide basis for the Housing Rehabilitation Program and the Emergency Shelter Program. In 2005/2006, the Housing Rehabilitation Program assisted 39 households; and the Emergency Shelter Program assisted 54 persons.
b. Provide staff, facility and tools for tool bank operations which is available to all Lemon Park area low income households.	Because of the reduction of Community Development Block Grant (CDBG) funding and the limited number of clients using the Tool Bank Program, the program was discontinued in July, 2006
c. Periodically, review the building permit process, building requirements and related fees with the aim of encouraging development and rehabilitation.	The City periodically reviews the building permit process and related fees to address any constraints to development and rehabilitation of housing. Recently, the City has adopted the new 2007 California Building Code.
d. Utilization of surplus City property for affordable housing	The City has not used any surplus City-owned property for affordable housing.
e. Implement a first time homebuyer's program.	The City does not currently administer the Down-payment Assistance Program; residents are instead referred to the Orange County Housing and Community Services Department. In Spring 2008, a survey of Orange County cities showed that most cities had terminated their programs because of the high cost of housing and the income limitations of the available funding sources.
<i>Policy H-3.4 Encourage the development of new housing through public and private efforts for low and very-low income households.</i>	
a. Encourage and assist developers in finding innovative, economic solutions to on-site requirements.	Through the designations of Planned Residential Development Zone (PRD) and Specific Plan District Zone (SPD), the City provides developers flexible and unique development standards to facilitate solutions for on-site requirements.
b. Establish incentives to encourage developers to provide lower cost housing, such as a density bonus program.	The City reviewed and amended the Density Bonus Ordinance in 2002 in order to encourage the development of lower income housing in conjunction with market rate units. The density bonus grants a density increase of at least 25 percent over the designated zoning density, plus additional incentives in exchange for the provision of affordable housing. Additional incentives may include, but are not limited to, reduction in minimum lot size required; increase in maximum building height; increase in amount of compact parking allowed; and reduction in minimum driveway widths. The City has not updated its Density Bonus Ordinance to meet the requirements of SB 1818.

**Table C-1: Review of Housing Element Past Performance
 1998-2005**

Goal/Policy/Program	Progress in Implementation
c. Continue to implement a 20 percent Redevelopment Set-Aside Program for provision of housing.	<p>The City's Redevelopment Agency (Agency) has used Set-Aside funds in the construction of affordable housing.</p> <p>The City/Agency's focus has been on the Richman Park area. Thirty properties have been acquired for affordable housing projects. Habitat for Humanity has built two units and will be building nine more. The Olson Company has a DDA for the construction of 34 detached for-sale units. In 2008, qualified affordable housing developers will be identified through a Request for Qualifications (RFQ/RFP) process.</p>
d. Assist developers in applying for federal and State housing programs including the Low Income Housing Tax Credit Program.	<p>The Community Development and Redevelopment Departments evaluate funding sources at all levels as information becomes available to the City. The City coordinates with and assists developers pursuing federal and State funds.</p>
e. Where appropriate, use CDBG funds and 20 percent Redevelopment Set-Aside funds for land acquisition, write-downs, and public facility improvement.	<p>Funds have been used for improvements in the Richman Park area. By summer of 2007, the infrastructure improvements were completed and the Agency was in the process of acquiring properties in the area. Projects with the Olson Company and Habitat for Humanity were being discussed or in the process of being developed. Many overcrowded households had been relocated.</p>
f. Use of HOME funds where appropriate for new construction and tenant-based rental assistance.	<p>HOME funds were distributed to Neighborhood Housing Services of Orange County for construction costs related to the acquisition/rehabilitation project known as Franklin Gardens Apartment Homes. Originally the project was to include a lease purchase program, but because of the increased construction costs, the project was terminated and a rental project was developed. Two one-bedroom units and one two-bedroom unit shall be occupied by households earning 50 percent or less of the median income. Eight two-bedroom units shall be occupied by households earning 80 percent or less of the median income. A one time Tenant Based Rental Assistance (TBRA) program was established in 2006 for graduates of the local shelter. The program was revised and in 2008, monthly subsidy rent payments were available to graduates and also to seniors living in mobile homes.</p>
g. Develop and implement a lot consolidation program to assist developers of affordable housing in achieving the highest density possible on properties which improves the changes that units could be affordable.	<p>The City's Housing and Planning staff work with developers requesting lot consolidations. The recent Habitat for Humanity project consolidated lots to develop affordable housing.</p>

Policy H-3.5 Address the short-term and long-term housing needs of those who are homeless.

**Table C-1: Review of Housing Element Past Performance
1998-2005**

Goal/Policy/Program	Progress in Implementation
a. Continue to implement the Single Room Occupancy Hotel Ordinance.	The City's Municipal Code outlines the regulations and procedures for the implementation of the SRO Hotel ordinance. Single-room occupancy hotels are allowed in commercial zone C-2, C-3, and C-H with a conditional use permit. The SRO Units are subject to development standards and periodic review in order to evaluate compliance with conditions of approval and compatibility with surrounding land uses.
b. Continue to develop and implement zoning regulations, which recognize the special needs of transitional and emergency housing.	Transitional housing for the homeless is permitted in multi-family residential zones with a CUP. The City's Municipal Code outlines the development standards and periodic review requirements of transitional housing for the homeless.
c. Support efforts to provide transitional and emergency housing, including use of the National Guard Armory and participation in the Orange County Homeless Issues Task Force and the Interfaith Shelter Network Program.	<p>The City provides rent-free office space to the Fullerton Interfaith Emergency Service. This service offers one- to two-night emergency (hotel) vouchers that are available to individuals or families who are in need of temporary shelter. Recipients of lodging vouchers under the program average 75 families per month.</p> <p>The City also continues to support the use of the National Guard Armory as an emergency shelter; and the Interfaith Shelter Network, which provides transitional housing to 12 homeless single adults for up to 120 days by allowing them to stay in local churches. In addition, staff participates in the Orange County Homeless Issues Task Force meetings.</p>

Goal H-4: Equal opportunity and accessibility in housing choice for all people regardless of race, creed, sex, age, marital status, national origin, or ethnic group affiliation.

Policy H-4.1 Assist in the enforcement of all government provisions requiring an equal opportunity for all residents regardless of age, sex, creed, national origin, or ethnic group.

a. Continue to fund Orange County Fair Housing Council's programs which help to resolve housing-related complaints based on discrimination.	The City contracts with the Orange County Fair Housing Council, which works to prevent housing discrimination and promote equal housing opportunities. The program provides counseling and training services, fair housing enforcement, and mediation.
b. Continue to fund educational activities which increase awareness to both tenants and owners of their rights and obligations.	The City makes available any important information to residents of their rights and obligations at the front counter in City Hall and on the City's website. This information includes Fair Housing rights and various residential regulations. In addition, residents are referred to the Orange County Fair Housing Council for more information.

**Table C-1: Review of Housing Element Past Performance
1998-2005**

Goal/Policy/Program	Progress in Implementation
<p>Goal H-5: An ongoing City commitment to address housing issues and implement housing programs</p>	
<p><i>Policy H-5.1 Actively facilitate the development, conservation, and rehabilitation of low income housing consistent with Citywide housing needs and adopted plans and programs.</i></p>	
<p>a. Devote staff resources toward monitoring housing issues and needs, legislative requirements, and federal, State and local housing assistance programs.</p>	<p>The City's Community Development Department ensures orderly and safe development and that provides for future growth. Within its four divisions, the department administers and enforces the City's Zoning Ordinance and General Plan; reviews new development and construction projects; responds to complaints about poor living conditions in the City; and provides grants and loans for home improvement to the public.</p>
<p>b. Continue to establish priorities for housing program implementation.</p>	<p>The Housing Element outlines the City's housing goals and objectives; and establishes policy guidance for the future housing needs of the City.</p> <p>Annually, the City prepares a One-Year Strategy/Action Plan associated with the City's Five-Year Consolidated Plan annually that describes all available resources for housing. Resources expected to be available to address housing issues are listed. Also, the Action Plan provides an evaluation of housing programs and the future proposal for each program.</p>
<p>c. Continue to establish City Council commitment to implement prioritized housing programs.</p>	<p>The City prepares a One-Year Strategy/Action Plan associated with the City's Five-Year Consolidated Plan annually that describes all available resources for housing. Resources expected to be available to address housing issues are listed. Also, the Action Plan provides an evaluation of housing programs and the future proposal for each program.</p>
<p>d. Continue the Notice of Funding Availability process (NOFA) for the HOME and 20% Redevelopment Set-aside programs.</p>	<p>NOFA's are administered by the Housing Division and the Redevelopment Agency as needed.</p>
<p>e. Review proposed amendments to the General Plan for consistency with other elements of the General Plan.</p>	<p>The City reviews all proposed amendments to the General Plan for internal consistency with other elements.</p>
<p><i>Policy H-5.2 Establish methods to receive ideas or requests for needed housing programs.</i></p>	

**Table C-1: Review of Housing Element Past Performance
1998-2005**

Goal/Policy/Program	Progress in Implementation
<p>a. Citizen participation in Community Development Block Grant (CDBG) budget review.</p>	<p>The Community Development Citizens' Committee (CDCC) is a nine-member group that reviews all applications in the City's CDBG Program. The committee makes recommendation to the City Council regarding the distribution of these funds. Eight of the members are residents chosen from the four areas of Fullerton and the ninth member is a Chamber of Commerce representative.</p> <p>In an effort to broaden citizen participation, public hearings are held in order to review the allocation of CDBG funds. For the 2005 Action Plan, the City mailed notices regarding these public meetings and surveys related to the budget review to approximately 100 individuals and organizations. This list included non-profit and social service agencies, as well as interested parties and CDCC members.</p>
<p>b. Availability of housing related publications normally produced by the City and those of other public agencies as available.</p>	<p>The City makes available any housing related publications at the Community Development Department's front counter and/or the City's website.</p> <p>In addition, community workshops are held to provide information about specific programs.</p>
<p>c. Develop a community education program regarding affordable housing.</p>	<p>The City does not have a formal education program regarding affordable housing, but makes available publication and important information at the Community Development Department's front counter and/or the City's website.</p>



**Table C-2: Progress in Achieving Housing Element Quantified Objectives
1998-2005**

Program	Quantified Objective	Level of Achievement
New Construction		
Very-low	374	161
Low	227	16
Moderate	375	469
Above-moderate	731	2,301
Total	1,707	2,947
Rehabilitation		
Very-low	105	128
Low	103	114
Moderate	0	15
Above-moderate	0	0
Total	208	257
Conservation		
Very-low	50	
Low	50	152
Moderate	0	
Above-moderate	0	
Total	100	152
Financial Assistance Programs		
Section 8 Rental Assistance Program	650 (per year)	591 vouchers (as of October 2007)
Encouragement for Shared Housing Opportunities	200	Approximately 70 assisted seniors per year (program ended in 2001)
First-time Homebuyer Assistance Program/MCC Program	105	107

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 house holds.

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

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