

# Appendix H

## 2021-2029 Housing Element

**Draft**  
**November 2021**



City of Fullerton  
Housing Element

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# Chapter 1:

## Introduction

### 1.1 Introduction to the Housing Element

The Housing Element of the General Plan identifies and analyzes existing and projected housing needs and contains the official policies for the preservation, conservation, rehabilitation, and production of housing in the City of Fullerton (City). This Housing Element covers the Planning Period from October 2021 through October 2029.

### 1.2 Purpose and Content

The Housing Element addresses housing opportunities for current and future Fullerton residents and provides the primary policy guidance for local decision making related to housing. The Housing Element includes 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 previous policy program and actions related to housing production, preservation, conservation, and rehabilitation. Based on community housing needs, available resources, housing constraints/ opportunities, and analysis of past performance, the Housing Element identifies goals, objectives, and action programs that address existing and projected housing needs in Fullerton.

The California 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 requires each city and county to prepare a Housing Element as part of its comprehensive General Plan.

### 1.3 State Law and Local Planning

#### 1.3.1 Consistency with State Law

The Housing Element is one of the seven General Plan “elements” required by State law (§§65580-65589.89 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 identifies policies and programs for the provision of housing for all segments of the City’s population.

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

Table 1-1 – State Housing Element Requirements	
Required Housing Element Component	Reference
<b>A. Housing Needs Assessment</b>	
1. Analysis of population trends in Fullerton in relation to countywide trends	Chapter 2
2. Analysis of employment trends in Fullerton in relation to regional trends	Chapter 2
3. Projections and quantification of Fullerton’s existing and projected housing needs for all income groups	Chapter 2
4. Analysis and documentation of the City’s housing characteristics, including:	Chapter 2
a. Level of housing cost compared to ability to pay	Chapter 2
b. Overcrowding	Chapter 2
c. Housing stock condition	Chapter 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	Chapter 3
7. Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Chapter 3
8. Analysis of special housing needs: elderly, persons with disabilities, large families, farm workers, and female-headed households	Chapter 2
9. Analysis of housing needs for families and persons in need of emergency shelter	Chapter 2
10. Analysis of opportunities for energy conservation with respect to residential development	Chapter 3
11. Analysis of assisted housing developments that are eligible to change from lower income housing during the next 10 years	Appendix B
<b>B. Goals and Policies</b>	
12. Identification of goals, quantified objectives, and policies relative to maintenance, improvement, and development of housing	Chapter 4
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	Chapter 4
15. Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing	Chapter 4
16. Remove constraints to, or provide reasonable accommodations for housing, for persons with disabilities	Chapter 4
17. Conserve and improve the condition of the existing affordable housing stock in Fullerton	Chapter 4





**Table 1-1 – State Housing Element Requirements**

Required Housing Element Component	Reference
18. Promote housing opportunities for all persons	Chapter 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	Chapter 4

### 1.3.2 General Plan Consistency

The *California Government Code* (§65300.5) requires internal consistency among the Elements of the General Plan. The General Plan Elements must provide an integrated, internally consistent, and compatible statement of policy. As part of the 2021-2029 Housing Element update the City of Fullerton reviewed the other Elements of the General Plan and determined that the Housing Element is internally consistent. Some Housing Element programs call for amendments to the Land Use Element, which will be completed at a future date as described in the relevant Housing Element programs. When any General Plan amendment is proposed in the future, the City will conduct a review to determine whether any corresponding amendments to other elements are necessary to ensure consistency.

### 1.3.3 Relationship to Other Plans and Programs

The Housing Element identifies goals, objectives, policies, and program actions for the 2021-2029 planning period that directly address existing and future housing needs in Fullerton. City plans and programs work to implement the goals, objectives, and policies of the Housing Element. These include the City’s Municipal Code, Specific Plans, and various housing programs. The City also prepares a Consolidated Plan every five years that identifies the City’s overall housing and community development needs and market conditions, establishes priorities and outlines strategies to address these priorities based on anticipated federal entitlement funding. Annual Action Plans are developed each year to supplement the Consolidated Plan, and reports on the prior year’s programs and projects through the Consolidated Annual Performance and Evaluation Report (CAPER). The Consolidated Plan and Annual Action Plans address many of the goals, policies, and programs of this Housing Element.

## 1.4 Housing Element Organization

The Housing Element is organized in two parts, the Housing Policy Plan and the Housing Element Technical Report. The Housing Policy Plan details specific policies and programs the City intends to carry out over the 8-year planning period to address Fullerton’s housing goals, while the Technical Report includes detailed background information regarding the Housing Element update process, demographic characteristics, housing needs, resources and constraints.



## City of Fullerton Housing Element

Supporting background material is included in the following appendices:

- Appendix H-A: Review of 2013-2021 Housing Element program accomplishments
- Appendix H-B: Residential Land Resources
- Appendix H-C: Analysis of Assisted Low-Income Housing At-Risk of Conversion to Market Rate
- Appendix H-D: Public Participation
- Appendix H-E: Glossary of Housing Terms

### 1.5 Citizen Participation

The Housing Element was developed through the combined efforts of City staff, consultants, community stakeholders, the Planning Commission, and the City Council. Stakeholder input was received through public workshops and public hearings conducted by the Planning Commission and the City Council. Please refer to Appendix D for a full description of the public outreach process for the Housing Element update.

# Chapter 2:

# Housing Needs Analysis

## 2.1 Introduction

When preparing the Housing Element, the City must evaluate both existing and future housing needs for all income groups as well as persons with special needs such as disabilities.

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing. This analysis forms the foundation for programs and policies that address identified housing needs. Housing needs are identified by income, tenure, and special needs groups. The City's future housing needs based on the 2021-2029 Regional Housing Needs Assessment (RHNA) are also examined.

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

## 2.2 Community Profile

### 2.2.1 Population Trends and Characteristics

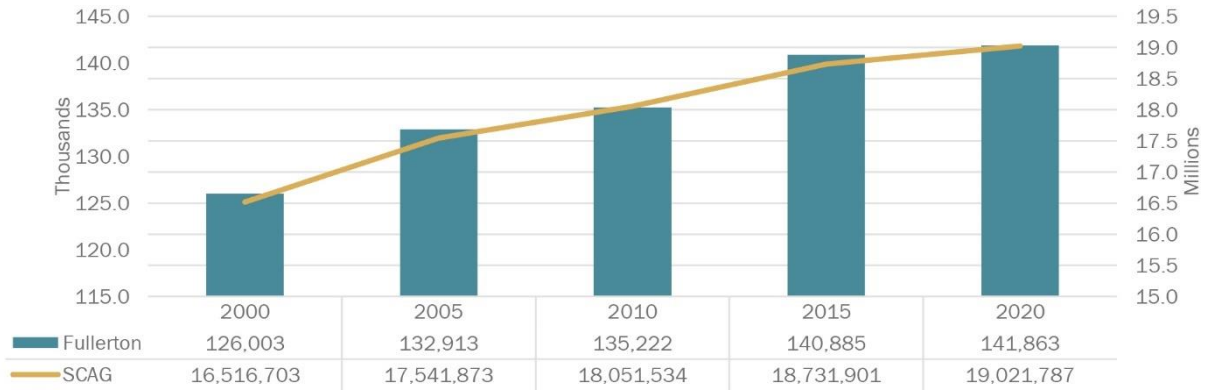
Housing needs in Fullerton are influenced by population and employment trends as discussed below.

#### 1. Population Growth Trends

The City of Fullerton is one of 34 cities within Orange County. Fullerton had an estimated 2020 total population of 141,863 including 4,212 living in group quarters according to the California Department of Finance. Figure 2-1 describes the population trend in Fullerton from 2000 to 2020. Over this period Fullerton had an annual growth rate of 0.6% compared to 0.7% for the region.



**Figure 2-1 – 2000-2020 Population Growth – Fullerton vs. SCAG Region**

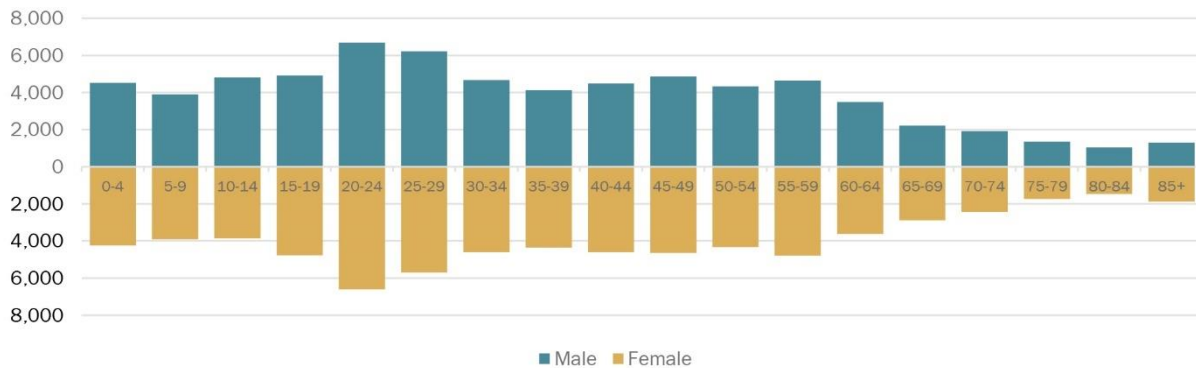


CA DOF E-5 Population and Housing Unit Estimates

## 2. Age Characteristics

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. The population of Fullerton is approximately 49.6% male and 50.4% female (Figure 2-2). The share of the population of Fullerton which is under 18 years of age is 21.8%, which is lower than the regional share of 23.4%. Fullerton's seniors (65 and above) make up 13% of the population, which is higher than the regional share of 13%.

**Figure 2-2 – Population by Age and Gender – Fullerton**



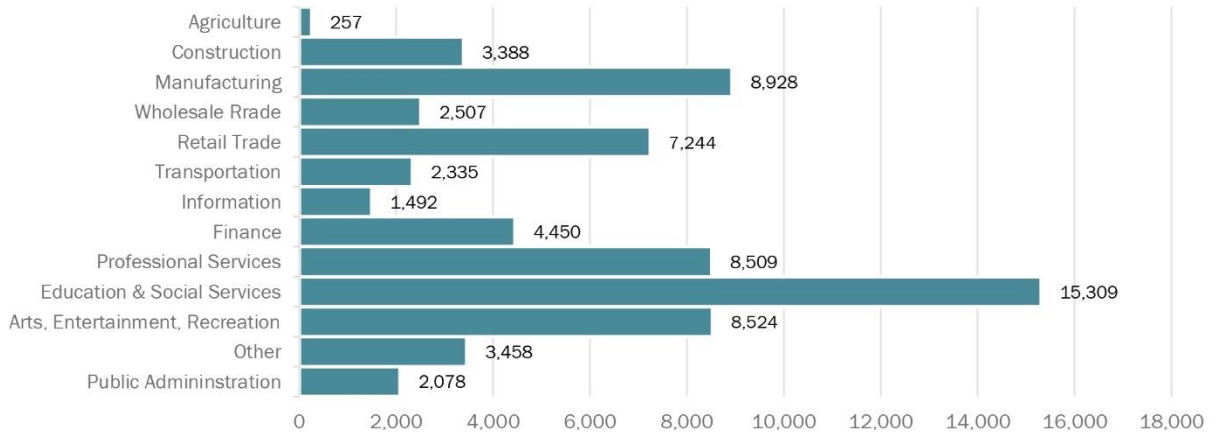
American Community Survey 2014-2018 5-year estimates

### 2.2.2 Employment

Current employment and projected job growth have a significant influence on housing needs during this planning period. According to recent Census estimates (Figure 2-3), Fullerton has approximately 68,479 workers living within its borders who work across 13 major industrial sectors. The most prevalent industry is Education & Social Services with 15,309 employees (22.4% of total) and the second most prevalent industry is Manufacturing with 8,928 employees (13% of total).



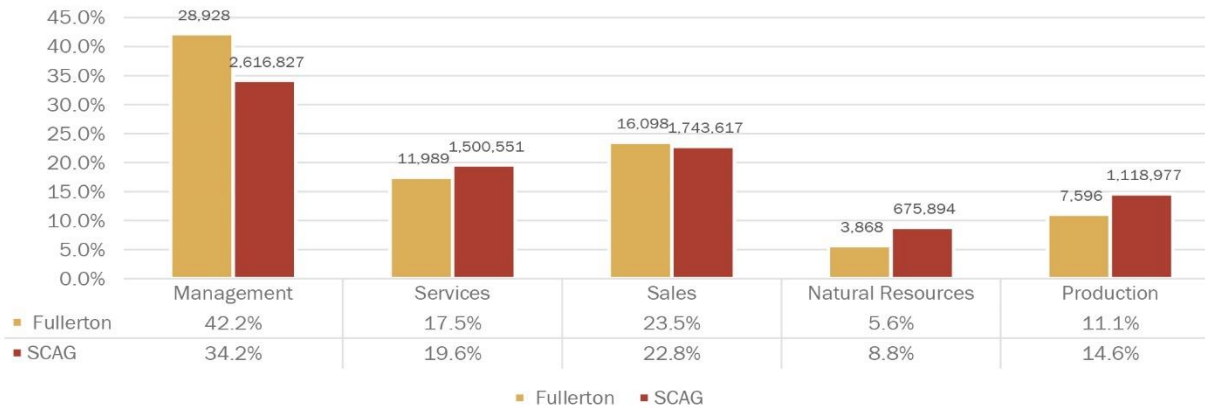
**Figure 2-3 – Employment by Industry – Fullerton**



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

Occupational data for Fullerton residents as compared to the SCAG region as a whole are shown in Figure 2-4. The most prevalent occupation in both Fullerton and the region is Management.

**Figure 2-4 – Employment by Occupation – Fullerton vs. SCAG Region**



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

### 2.2.3 Household Characteristics

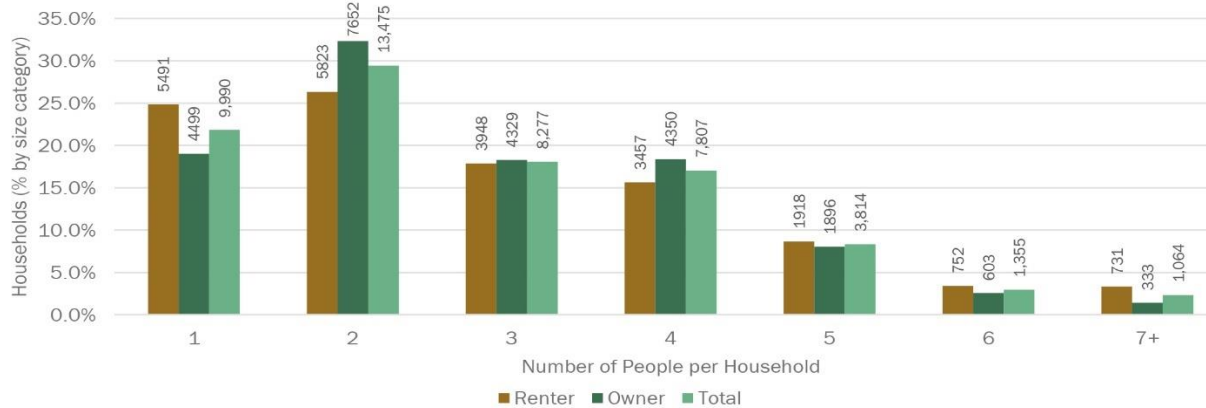
This section describes Fullerton's household characteristics. Household characteristics are important indicators of the type and size of housing needed in a city. The U.S. Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living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



## 1. Household Size

Figure 2-5 illustrates the range of household sizes in Fullerton for owners, renters, and overall. The most commonly occurring household size is of two people (29.4%) and the second-most commonly occurring household is of one person (21.8%). Fullerton has a lower share of single-person households than the SCAG region overall (21.8% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (2.3% vs. 3.1%). The average household size in Fullerton (as expressed by the population to housing unit ratio) is 2.91.

**Figure 2-5 – Household Size by Tenure – Fullerton**



American Community Survey 2014-2018 5-year estimates.

## 2. Household Income

Household income is a primary factor affecting housing needs in a community, particularly for extremely-low-income (ELI) households, defined as 30% of median income or less. According to recent U.S. Department of Housing and Urban Development (HUD) estimates, approximately 19.6% of households in Fullerton were within the ELI category, and renters were much more likely than owners to fall within the ELI category (Figure 2-6).

**Figure 2-6 – Extremely-Low-Income Households by Race/Ethnicity and Tenure – Fullerton**

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	20,005	3,305	16.5%
Black, non-Hispanic	1,448	344	23.8%
Asian and other, non-Hispanic	11,710	2,350	20.1%
Hispanic	11,890	2,835	23.8%
<b>TOTAL</b>	<b>45,053</b>	<b>8,834</b>	<b>19.6%</b>
Renter-occupied	21,775	6,570	30.2%
Owner-occupied	23,285	2,245	9.6%
<b>TOTAL</b>	<b>45,060</b>	<b>8,815</b>	<b>19.6%</b>

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.



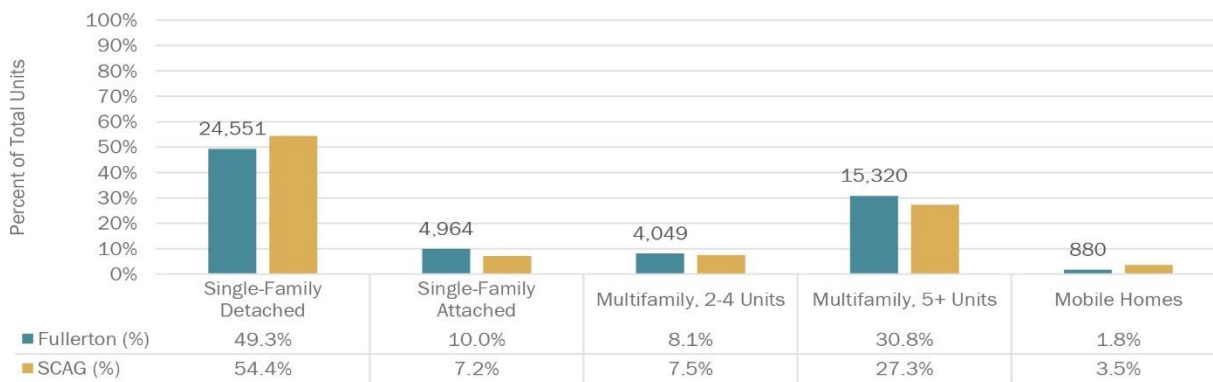
## 2.2.4 Housing Inventory & Market Conditions

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

### 1. Housing Type and Vacancy

According to recent estimates from the California Department of Finance (DOF), the most prevalent housing type in Fullerton is single-family detached with 24,551 units (Figure 2-7). The share of all single-family units in Fullerton is approximately 59%, which is lower than the 62% share in the SCAG region as a whole. Out of the total housing units in Fullerton, there are 47,369 occupied units, which equates to a 4.8% total vacancy rate.

**Figure 2-7 –Housing by Type – Fullerton vs. SCAG Region**

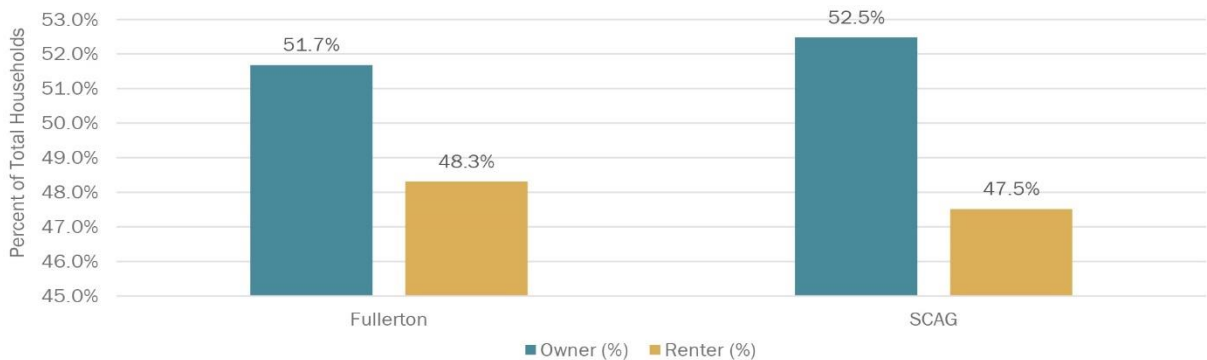


CA DOF E-5 Population and Housing Unit Estimates

### 2. Tenure

Approximately 52 percent of Fullerton’s housing units were owner-occupied and 48 percent were renter-occupied according to recent Census estimates (Figure 2-8). This represents a slightly lower owner-occupancy rate than for the SCAG region as a whole.

**Figure 2-8 – Housing Tenure – Fullerton vs. SCAG Region**

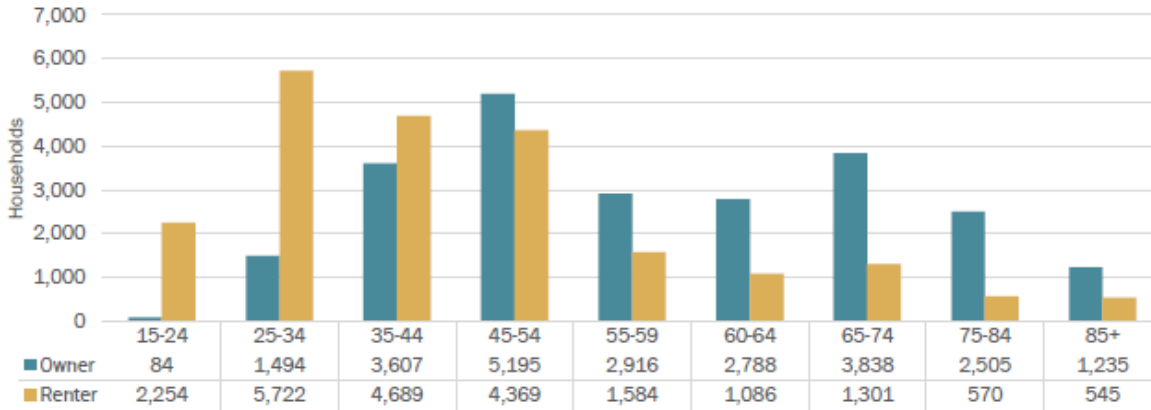


American Community Survey 2014-2018 5-year estimates.



As shown in Figure 2-9, home ownership is correlated with age, with residents under age 45 more likely to be renters.

**Figure 2-9 – Housing Tenure by Age of Householder – Fullerton**

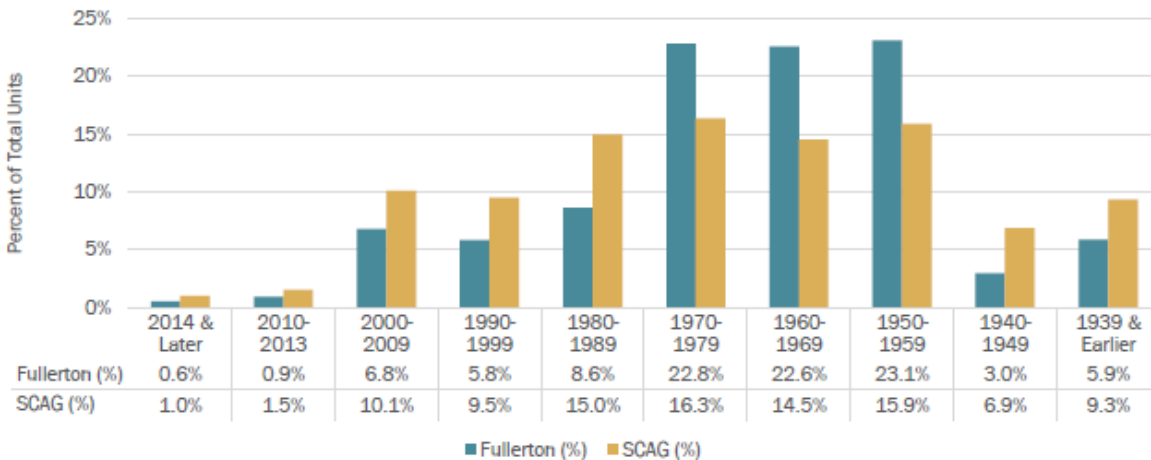


American Community Survey 2014-2018 5-year estimates.

### 3. Age of Housing Stock

The age of a housing unit is often an indicator of housing conditions. In general, housing that is 30 years or older may exhibit need for repairs based on the useful life of materials. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing. Additionally, older units may not be built to current building standards for fire and earthquake safety. Over half of Fullerton's housing units were constructed prior to 1970 and are now more than 50 years old (Figure 2-10).

**Figure 2-10 – Housing Units by Year Built – Fullerton vs. SCAG Region**



American Community Survey 2014-2018 5-year estimates.





#### 4. Housing Conditions

The Census Tracts shown in Figure 2-11 have been identified as areas of concern since they exhibit physical deterioration where immediate action is necessary to arrest deterioration by making permanent improvements. These are all 65-100% low/moderate-income areas and will be priority areas for the CDBG Code Enforcement Officer (CEO) over a three- to four-year program where the Housing and Rehabilitation programs are promoted to residents in these areas.

In an effort to revitalize these neighborhoods, this program is expected to inspect an estimated 1,505 dilapidated structures and potentially 4,300 housing rental units over a three- to four-year period. The City will promote supportive services via housing rehabilitation programs and by ensuring landlords who maintain properties in substandard conditions are held accountable. This program’s goal is to revitalize these low/moderate-income neighborhoods and all areas that will benefit from rehabilitation services.

**Figure 2-11 – Estimated Substandard Housing Units by Area – Fullerton**

Tract	Location					Housing Units	Low to Mod %
	Area	West Boundary	East Boundary	North Boundary	South Boundary		
18.011	Pritchard/Airport NW Area	Dale St	Gilbert St/ Magnolia Ave	Railroad/ Artesia Ave	Commonwealth Ave/ Valencia Dr	658	75%
18.012	Southwest Valencia Franklin	Dale St	Magnolia Ave	Valencia Dr	Fullerton Creek	399	79%
18.024	Iris Court	City Limits	Gilbert St	Orangethorpe Ave	Roberta Ave	220	95%
18.025	Peckham/Roberta	Gilbert St/ Peckham St	City Limits	Orangethorpe Ave	City Limits	589	85%
111.023	Woodcrest/Baker	Euclid St	Richman Ave	Orangethorpe Ave	City Limits	542	77%
116.011	Truslow/Rossllyn	Highland Ave	Harbor Blvd	Truslow Ave	Rossllyn Ave	315	77%
116.012	Rossllyn/ Orangethorpe	Highland Ave	Harbor Blvd	Rossllyn Ave	Orangethorpe Ave	550	91%
116.014	Woodcrest	Richman Ave	Highland Ave	Baker Ave	City Limits	352	81%
116.015	Palm Gardens Tract	Richman Ave	Highland Ave	Orangethorpe Ave	Baker Ave	258	100%
116.016	Valencia/Richman	Richman Ave	Highland Ave	Truslow	Orangethorpe Ave	476	83%
116.022	Maple/Truslow/ Patterson	Harbor Blvd	Railroad (OCTA)	Walnut Ave/Railroad	City Limits	76	65%
117.115	GEMs	Placentia Ave	Sapphire Rd/ Cameo Ln	Topaz Ln	Cameo Ln Alley	415	95%

#### 5. Housing Costs and Affordability

This section evaluates housing cost and affordability in Fullerton.

##### Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (AMI): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to



the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD), housing is considered “affordable” if monthly housing cost is no more than 30% of a household’s gross income. In some areas such as Orange County, these income limits may be increased to adjust for high housing costs.

Based on state-adopted standards published in 2021, the maximum affordable monthly rent (including utilities) for extremely-low-income households is \$1,009, while the maximum affordable rent for very-low-income households is \$1,681. The maximum affordable rent for low-income households is \$2,689, while the maximum for moderate-income households is \$3,201. Income limits are updated annually by HCD.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates, qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Figure 2-12 have been estimated based on typical conditions.

**Figure 2-12 – Affordable Housing Costs – Orange County**

2021 County Median Income = \$106,700	Annual Income Limits	Affordable Monthly Rent	Affordable Price (est.)
Extremely Low (<30%)	\$40,350	\$1,009	*
Very Low (31-50%)	\$67,250	\$1,681	*
Low (51-80%)	\$107,550	\$2,689	*
Moderate (81-120%)	\$128,050	\$3,201	\$500,000
Above moderate (120%+)	Over \$128,050	Over \$3,201	Over \$500,000

Assumptions: Based on a family of 4 and 2021 State income limits; 30% of gross income for rent or principal, interest, taxes & insurance; 5% down payment, 4% interest, 1.25% taxes & insurance, \$350 HOA dues

Note: \*For-sale affordable housing is typically at the moderate-income level

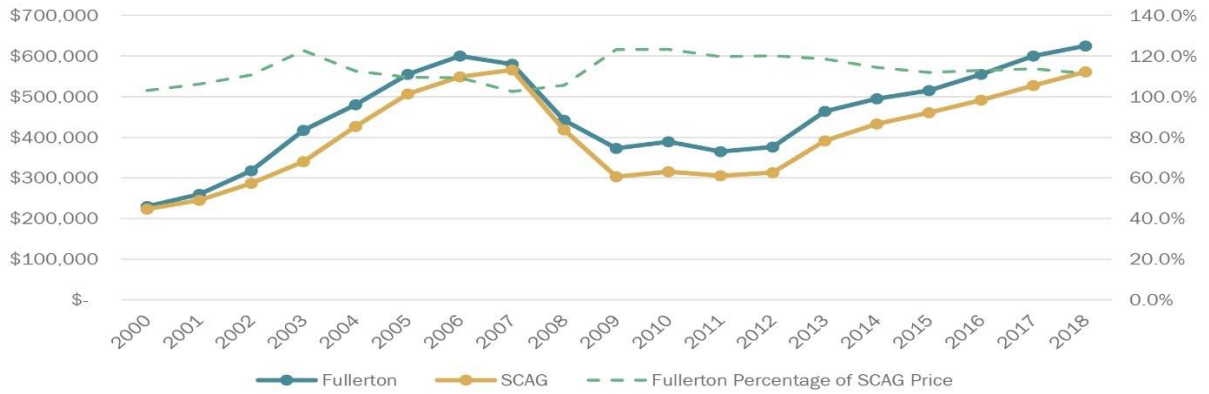
Source: Cal. HCD; JHD Planning LLC

### Home Prices

Between 2000 and 2018, median home sales prices in Fullerton increased 172% while prices in the SCAG region increased 151%. 2018 median home sales prices in Fullerton were \$625,000 and the highest experienced since 2000 was \$625,000 in 2018. Prices in Fullerton have ranged from a low of 102.5% of the SCAG region median in 2007 and a high of 123.2% in 2010 (Figure 2-13).



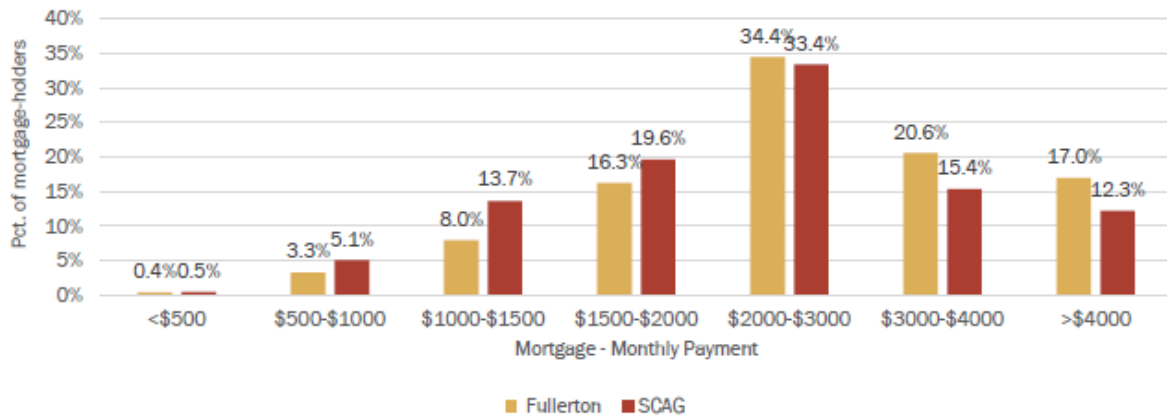
**Figure 2-13 – Median Existing Home Sales Prices – Fullerton vs. SCAG Region**



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

As seen in Figure 2-14, the most common monthly housing cost for mortgage holders in Fullerton and the region as a whole is \$2,000-\$3,000.

**Figure 2-14 – Monthly Owner Costs for Mortgage Holders – Fullerton vs. SCAG Region**



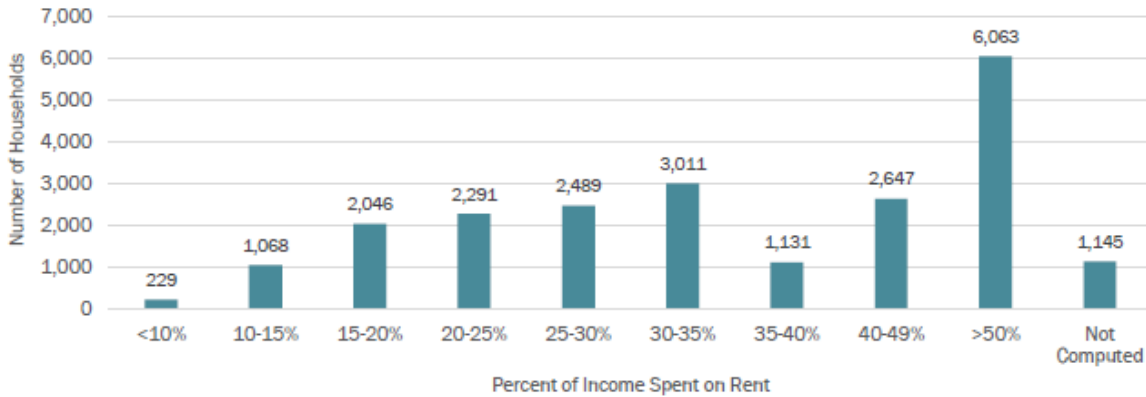
American Community Survey 2014-2018 5-year estimates.

### Rental Costs

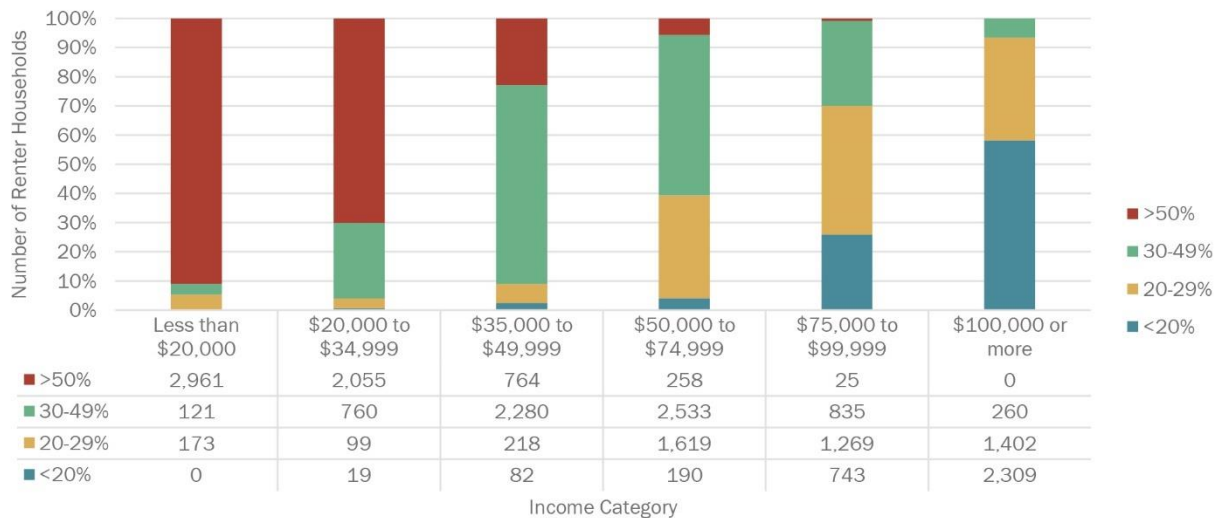
Among Fullerton's 22,120 renter households, 12,852 (58%) spend 30 percent or more of gross income on housing cost, compared to 55% in the SCAG region. Additionally, 6,063 renter households in Fullerton (27%) spend 50 percent or more of gross income on housing cost, compared to 29% in the SCAG region (Figure 2-15).



**Figure 2-15 – Percentage of Income Spent on Rent – Fullerton**



**Figure 2-16 – Spending on Rent by Income – Fullerton**



American Community Survey 2014-2018 5-year estimates.

### 2.3 Housing Needs

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

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



### 2.3.1 Households Overpaying for Housing

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

According to recent HUD data (Figure 2-17) households with extremely-low incomes experience the highest rate of overpayment, with 6,170 Fullerton ELI households (77 percent) paying over 50 percent of income for housing.

**Figure 2-17 – Overpayment by Income Category – Fullerton**

Income	Households by Share of Income Spent on Housing Cost:		
	< 30%	30-50%	> 50%
< 30% HAMFI	1,019	855	6,170
30-50% HAMFI	1,455	2,655	1,934
50-80% HAMFI	4,680	3,485	1,078
80-100% HAMFI	3,200	1,230	310
> 100% HAMFI	14,065	1,985	170
<i>Total Households</i>	<i>24,419</i>	<i>10,210</i>	<i>9,662</i>

*HUD CHAS, 2012-2016.*

*HAMFI refers to Housing Urban Development Area Median Family Income.*

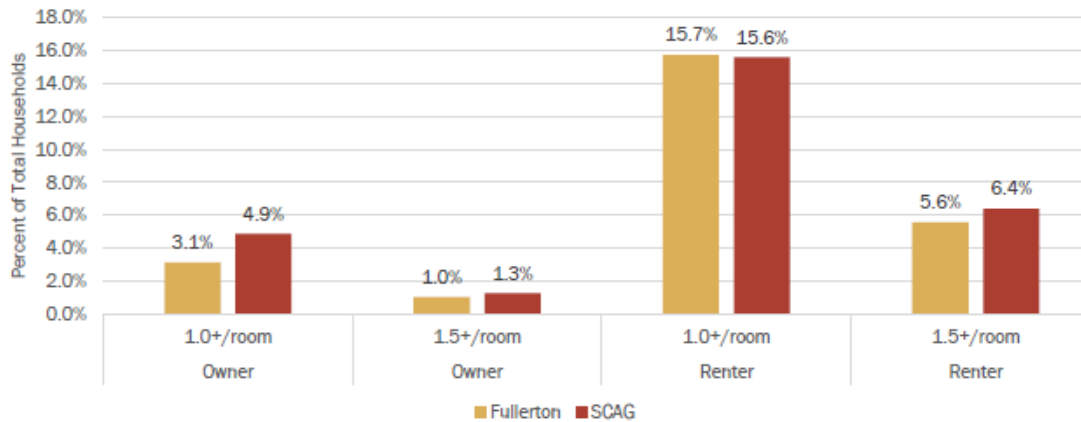
### 2.3.2 Overcrowding

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

According to recent Census estimates, 742 owner-occupied and 3,476 renter-occupied households in Fullerton had more than 1.0 occupants per room, and 248 owner-occupied households and 1,233 renter-occupied households had more than 1.5 occupants per room.



**Figure 2-18 – Overcrowding by Tenure – Fullerton vs. SCAG Region**



*American Community Survey 2014-2018 5-year estimates.*

### 2.3.3 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 of elderly persons, large households, female-headed households, persons with disabilities, homeless persons, and farmworkers.

#### 1. Elderly Persons

Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Of Fullerton's 9,835 such households, 25.4% earn less than 30% of the surrounding area income, (compared to 24.2% in the SCAG region), 41.2% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region).

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



**Figure 2-19 – Elderly Households by Income and Tenure – Fullerton**

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	1,385	1,110	2,495	25.4%
	30-50% HAMFI	1,190	370	1,560	15.9%
	50-80% HAMFI	1,525	440	1,965	20.0%
	80-100% HAMFI	605	235	840	8.5%
	> 100% HAMFI	2,720	255	2,975	30.2%
<b>TOTAL</b>		<b>7,425</b>	<b>2,410</b>	<b>9,835</b>	

*HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.*

There are a number of senior housing developments within Fullerton, and four developments are specifically intended to serve lower-income senior households:

- Amerige Villa Apartments (100 1-bedroom units, extremely-low-income)
- Fullerton Villa (196 beds, assisted living)
- Klimpel Manor (59 1-bedroom units, households earning less than 45 percent of the median income)
- Ventana (94 very-low- and low-income units)

Fullerton also has many assisted and independent living facilities which provide both housing and services to seniors. To further encourage the development of senior housing, the City has included a policy action in the Housing Policy Plan.

## 2. Large Households

Large households are defined as having five or more persons living within the same household. Large households are considered a special needs group because they require larger units with more bedrooms than do smaller households. According to recent Census data, there were 5,882 households in Fullerton with at least five persons, representing approximately 13 percent of the total households in the City. Approximately 12 percent of owner households and 15 percent of renter households had 5 or more persons. The needs of large households can be addressed through programs that provide financial assistance to enable them to afford large enough units to accommodate their needs, such as Section 8 rental assistance program, and financial assistance to affordable housing developments such as the Low Income Housing Tax Credit program.

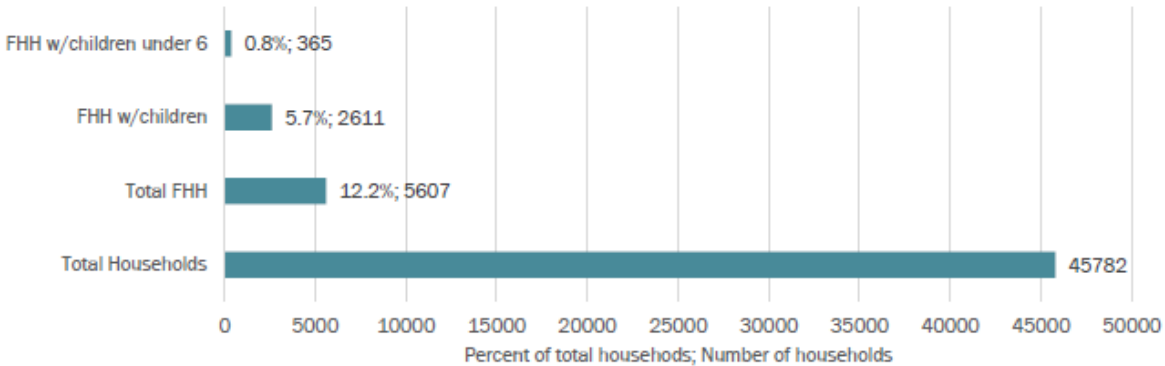
## 3. Female-Headed Households

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower incomes, and higher poverty rates experienced by this group. According to recent Census data (Figure 2-20), of Fullerton's 45,782 total households, approximately 12% are female-headed (compared to 14% in the SCAG region), 6% are female-headed and with children (compared to 7% in the SCAG region), and 0.8% are female-headed and with children under 6 (compared to 1% in the SCAG region). The needs of female-headed households can be addressed through programs that



provide financial assistance to enable them to afford large enough units to accommodate their needs, such as Section 8 rental assistance program, and financial assistance to affordable housing developments such as the Low Income Housing Tax Credit program.

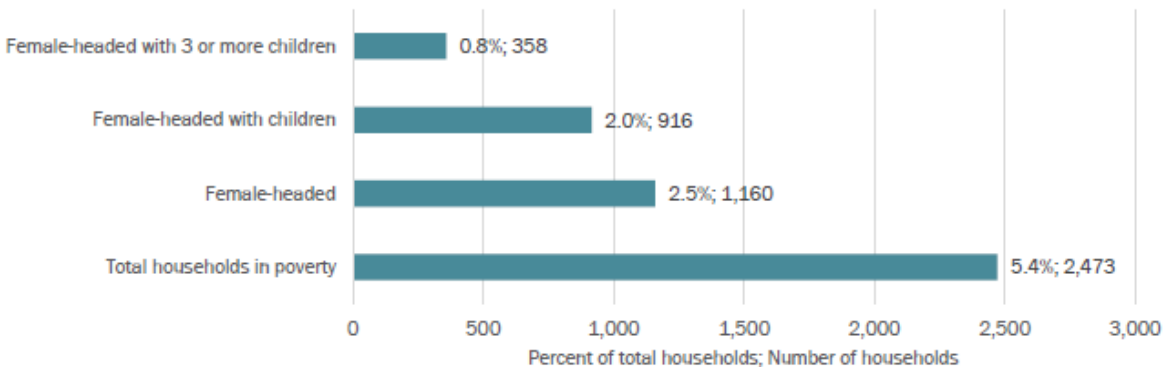
**Figure 2-20 – Female Headed Households – Fullerton**



*American Community Survey 2014-2018 5-year estimates.*

Approximately 5 percent of Fullerton's households are experiencing poverty, compared to 8 percent of households in the SCAG region. Nearly half of Fullerton households that are below the poverty line are female-headed households (Figure 2-21).

**Figure 2-21 – Poverty Status for Female Headed Households – Fullerton**



*American Community Survey 2014-2018 5-year estimates.*

#### 4. Persons with Disabilities

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

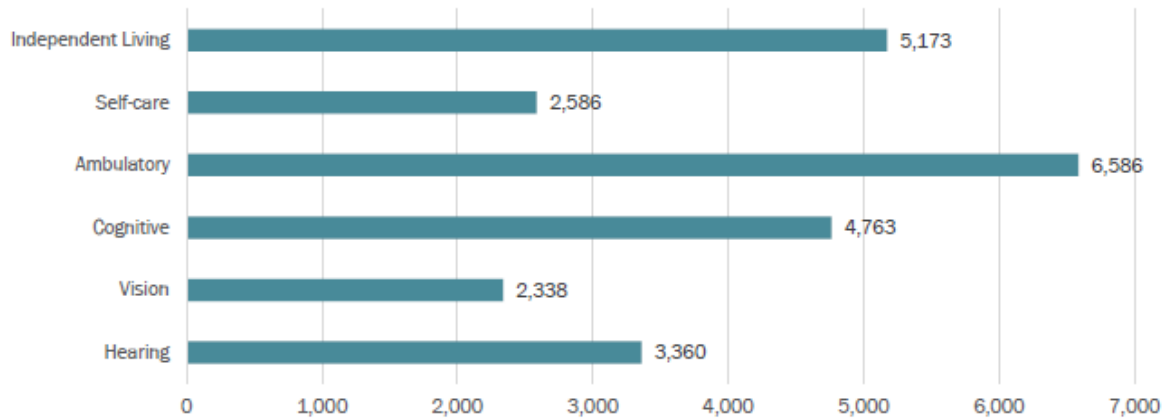
According to recent ACS estimates (Figure 2-22), the most commonly occurring disability among Fullerton residents was ambulatory. Approximately 42 percent of Fullerton residents with a disability





were in the labor force (Figure 2-23). Housing opportunities for those with disabilities can be maximized through housing assistance programs, supportive housing and residential care facilities, and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

**Figure 2-22 – Disability by Type – Fullerton**



*American Community Survey 2014-2018 5-year estimates.*

**Figure 2-23 – Disability by Employment Status – Fullerton**

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	2,248	36%	62,679	74%
Unemployed	399	6%	4,488	5%
Not in Labor Force	3,663	58%	17,447	21%
<b>TOTAL</b>	<b>6,310</b>		<b>84,614</b>	

*American Community Survey 2014-2018 5-year estimates.*

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 provide assistance to 25 very-low-income persons with severe brain injuries.



## Developmentally Disabled

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

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

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

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

Any resident of Orange County who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. RCOC also coordinates the State-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability. Recent data regarding developmental disabilities for Fullerton residents is shown in Figure 2-24.



**Figure 2-24 – Developmental Disabilities – Fullerton**

	Fullerton
<b>By Residence:</b> Home of Parent/Family/Guardian	767
Independent/Supported Living	57
Community Care Facility	73
Intermediate Care Facility	15
Foster/Family Home	15
Other	15
<b>By Age:</b> 0 - 17 Years	942
18+ Years	448
<b>TOTAL</b>	<b>2332</b>

*CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.*

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

## 5. Homeless Population and Transitional Housing

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

To estimate the number of homeless in the city an analysis of existing studies and estimates was utilized. The County of Orange Housing and Community Services Department undertakes a biannual “Point-in-Time” survey of the homeless population as part of its application for homeless assistance grant funds to HUD. The most recent Point-in-Time survey (January 2019) estimated that there were approximately 308 unsheltered and 165 sheltered homeless persons in Fullerton at the time of the survey<sup>1</sup>.

State law requires that jurisdictions quantify the need for emergency shelter and determine whether existing facilities are adequate to serve the need. An emergency shelter is defined as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” If adequate existing facilities are not available, the law requires jurisdictions to identify areas where new facilities are permitted “by-right” (i.e., without requiring discretionary approval such as a

<sup>1</sup> County of Orange, 2019 Point in Time Homeless Report, July 30, 2019



use permit). As noted in Chapter 3 the City’s Zoning Code allows emergency shelters in compliance with State law.

There are currently two emergency shelters in Fullerton, one operated by Women’s Transitional Living Center providing 55 year-round emergency beds, and the Fullerton Navigation Center which provides 150 beds. There are also two transitional shelters in Fullerton providing a total of 99 beds for homeless individuals and families. The City assisted in the construction of a 36-unit affordable supportive housing development, completed in 2018, for homeless persons, including those with mental illness, that added 59 beds to the inventory (Figure 2-25). The City as part of the North County Service Planning Area entered into a Memorandum of Understanding in 2019 to build and operate two year-round shelters with 250 beds. These shelters were built in Placentia and Buena Park, immediately adjacent to Fullerton. The City also funds emergency services for victims of domestic violence through Lutheran Social Services (approximately 45 victims) and emergency shelter at Bridges at Kraemer Place (200 beds).

**Figure 2-25 – Emergency, Transitional and Supportive Housing Facilities – Fullerton**

Operator	Beds
<b>Emergency Shelters</b>	
WTLC	55 (year-round)
Fullerton Navigation Center	150 (year-round)
<b>Transitional and Supportive Housing</b>	
Pathways of Hope	44
Women’s Transitional Living Center (WTLC)	55
A Community of Friends Supportive Housing	59

Source: City of Fullerton, 2021

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

## 6. Farm Workers

Farm workers are defined as persons whose primary income is earned through seasonal agricultural work. Recent Census data (Figure 2-26) reported that between 158 and 222 persons in Fullerton were employed in agriculture or related industries and occupations such as forestry, fishing, hunting and mining. Since there are no large-scale agricultural operations in Fullerton, there is not a significant need for housing dedicated exclusively for farm workers.



**Figure 2-26 – Farmworkers – Fullerton**

**Farmworkers by Occupation:**

Fullerton	Percent of total Fullerton workers:	SCAG Total	
197	0.29%	57,741	Total jobs: Farming, fishing, and forestry occupations
141	0.32%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

**Employment in the Agricultural Industry:**

Fullerton	Percent of total Fullerton workers:	SCAG Total	
158	0.23%	73,778	Total in agriculture, forestry, fishing, and hunting
222	0.50%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

*American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.*

### 2.3.4 2021-2029 Housing Needs

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing during the period from July 2021 to October 2029. Communities then determine how they will address this need through the process of updating the Housing Element of their General Plans.

The current RHNA was adopted by the Southern California Association of Governments (SCAG) in March 2021. The future need for new housing was determined by the forecasted growth in households in a community as well as existing needs due to overpayment and overcrowding. The housing need was adjusted to maintain a desirable level of vacancy to promote housing choice and mobility and to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need was then distributed among four income categories on the basis of the current household income distribution.

After the total housing need was determined for the SCAG region, RHNA allocations to individual jurisdictions were developed by SCAG based on factors established in State law. The distribution of housing need by income category for each jurisdiction was adjusted to avoid an over-concentration of lower-income households in any community.

The total additional housing need for the City of Fullerton during the 2021-2029 planning period is 13,209 units. This total is distributed by income category as shown in Figure 2-27.

It should be noted that the extremely-low-income category is included within the very-low-income category in the adopted RHNA. As provided in Assembly Bill (AB) 2634 of 2006, jurisdictions may determine their extremely-low-income need as one-half the need in the very-low category. A discussion of how the City will accommodate this need is provided in Chapter 3, Resources and Opportunities.



**Figure 2-27 – 2021-2029 Regional Housing Needs Assessment – Fullerton**

	Total	Very-low Income	Low Income	Moderate Income	Above-moderate Income
Housing units	13,209	3,198*	1,989	2,271	5,751

Notes:

\*Regional housing needs allocation for extremely-low-income units is 1,599 units (50% of the very-low-income need).

Source: SCAG, 2021



# Chapter 3:

## Resources and Constraints Analysis

### 3.1 Resources

#### 3.1.1 Land Resources for Housing Development

Section 65583(a)(3) of the *California Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed inventory of residential development sites is provided in Appendix H-B. The analysis determined that the City’s current land inventory for potential residential development is not sufficient based on current zoning to accommodate the RHNA in all income categories for this projection period; therefore, candidate sites for rezoning must be identified. Policy Action 1.1 includes a commitment to process zoning amendments for sufficient parcels to fully accommodate the RHNA pursuant to State law.

There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with housing development.

#### 3.1.2 Financial and Administrative Resources

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

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



CDBG funds can be used for the following activities:

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

HOME funds can be used for the following activities:

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

## 2. City of Fullerton Successor Agency

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

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

Pursuant to Health and Safety Code section 34191.5(b), the Successor Agency submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (DOF) on November 6, 2013 and a revised LRPMP to DOF on December 3, 2015. The Successor Agency received approval by DOF on





December 22, 2015, which governs the disposition and use of all the real property assets of the former redevelopment agency.

Assembly Bill 1486, signed by the Governor in October 2019, amended the process governing the disposition of surplus land. The Surplus Property Land Act (Government Code Sections 54220-54234), defines surplus land as “land owned by any agency of the state, or any local agency, that is determined to be no longer necessary for the agency’s use, except property being held by the agency for the purpose of exchange.” The definition of local agency was expanded to include land held in the Community Redevelopment Property Trust Fund and land that has been designated in LRPMP either for sale or for future development.

### 3.1.3 Residential Energy and Water Conservation

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

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

The City also works cooperatively with Southern California Edison to promote energy conservation, as well as the Metropolitan Water District and the Municipal Water District of Orange County to support regional water conservation efforts.

### 3.1.4 Governmental Constraints

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

#### 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.



## General Plan

Every city in California must have a General Plan, which establishes policy guidelines for all development within the City. A General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of a General Plan identifies the location, distribution, and density of the land uses within the City and expresses residential densities in terms of dwelling units per acre. The Fullerton General Plan was comprehensively updated in 2012 and uses a distinctive set of terms in place of the typical nomenclature assigned to general plans. The Fullerton General Plan is called “The Fullerton Plan,” land use designations are referred to as “Community Development Types,” and the element containing the required content of a Land Use Element is called the “Community Development and Design Element.” The Fullerton Plan’s Community Development and Design Element identifies five residential Community Development Types plus three mixed use Community Development Types that allow for residential uses. Table 3-1 summarizes the Community Development Types and their associated acreages and density ranges.

Table 3-1 – General Plan, Residential Community Development Types		
Designation	Allowable Uses	Density Range
Low Density	Conventional single-family, detached dwellings, and Planned Residential Developments.	0-6.0 du/ac
Low/Medium Density	Multiple-unit attached dwellings including duplexes, townhouses, condominiums, and mobile home parks; and Planned Residential Developments.	6.1-15.0 du/ac
Medium Density	Multiple-unit attached dwellings including duplexes, garden apartments, and multi-family attached dwellings	15.1-28.0 du/ac
High Density	Multi-family attached dwellings	Over 28.0 du/ac
Downtown Mixed Use	Office, retail and service uses Attached dwellings Gathering places such as plazas, courtyards, or parks Compatible public, quasi-public and special uses	30-60 du/ac
Neighborhood Center Mixed Use	Retail, service, office, and/or residential uses Gathering places such as plazas, courtyards, or parks Compatible public, quasi-public, and special uses	16-60 du/ac
Urban Center Mixed Use	Retail, service, office, and/or residential uses Gathering places such as plazas, courtyards, or parks Compatible public, quasi-public, and special uses	30-80 du/ac
Greenbelt Concept	Detached single-family dwellings on lots of varying sizes, clusters of detached single-family dwellings, and clusters of multi-family attached dwellings	Average 3.0 du/ac

Source: The Fullerton Plan 2021

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

- Very-low and Low Income: 30 dwelling units per acre minimum



- Moderate Income: 11-30 dwelling units per acre minimum
- Above-moderate Income: Up to 11 dwelling units per acre

## Zoning Code

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

## Provision for a Variety of Housing Types

This section describes how the City's zoning regulations accommodate a full range of housing types. Table 3-2 summarizes the single-family residential zoning designations and their requirements. Table 3-3 summarizes the multi-family residential designations and requirements. Table 3-4 and Table 3-5 further review lot coverage and building setback requirements.

- **Single-family housing.** Table 3-6 summarizes the types of housing permitted in each zone. The single-family residential zones are R-1 and R-1P (single-family residential preservation). Single-family, detached units are permitted by-right in all of the residential zones, except in R-MH zones.
- **Multi-family housing.** The City has different types of multiple-family residential zones: R-2, R-2P (two-family residential preservation), R-G (garden-type multiple-family residential), R-3R (restricted multiple-family residential), R-3P (multiple-family residential preservation), R-3, R-4, R-5, and R-MH (Mobile Home Park). Two-family residential homes are allowed in all two-family residential zones and multi-family residential zones. Multi-family developments are allowed by right in all multi-family residential zones, except in two-family residential zones and R-MH zones.
- **Manufactured housing.** Manufactured housing meeting the requirements of §65852.3 of the *California Government Code* may be placed only on a permanent foundation on an otherwise vacant lot with a single-family zoning designation, provided all standards and requirements of the zone are met. In addition, manufactured homes shall have exterior siding extending to the ground or to the top of a solid foundation and consisting of materials found by the Director of Community Development to be those customarily utilized in conventionally built single-family dwelling. Manufactured homes shall have a shingled, pitched roof (at least 2 to 12) with at least 12-inch eave overhangs.
- **Mobile homes.** Mobile homes are permitted within a mobile home park or in the R-1 zone, with the same requirements as manufactured housing.

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



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

**Table 3-2 – 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 (Feet)	Minimum Interior Side Yard (Feet)	Minimum Street Side Yard (Feet)	Minimum Rear Yard (Feet)
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*.	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*.	Refer to Table 3-5	Refer to Table 3-5	One-story – 20 ft. above natural grade  Two-story – 30 ft. above natural grade	Refer to Table 3-6	Refer to Table 3-6	Refer to Table 3-6	Refer to Table 3-6

Note:

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

Source: City of Fullerton Municipal Code, Chapter 15.17



**Table 3-3 – 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
R-3P	10,000	60%	1,600 for bachelor unit*, increasing by 100 sf per bedroom to 1,900 sf for 3+ bedroom unit	27.2	Same as R-G	15	Same as R-G	15	15
R-3	10,000	60%	Same as R-3P	27.2	Same as R-G	15	Same as R-G	15	15
R-4	20,000	60%	1,150	37.9	Same as R-G	15	Same as R-G	15	15
R-5	30,000	60%	N/A	Unlimited	Same as R-G	15	Same as R-G	15	15
R-MH	5 acres	70%	4,000	10.9	35 ft.	15	10	15	15

Note:

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

Source: City of Fullerton Municipal Code, Chapter 15.17



**Table 3-4 – 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 3-5 – Building Setbacks for R-1, R1-P, R-2 and R-2P Zones**

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

Notes:

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

Source: City of Fullerton Municipal Code, Chapter 15.17



**Table 3-6 – Permitted Uses**

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

Notes:

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

- 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.
- 3 Use permitted by-right in portions of zone, as shown in Appendix B, Exhibit B-3.

Source: City/ of Fullerton Municipal Code, Title 15



Table 3-7 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 1¼ and 2 garage spaces per unit based on the number of bedrooms in addition to open guest parking. The requirement for spaces within a garage may be a constraint, as it means that garages must be factored into the cost of the project. In the R-5 zone, garages are not required.

<b>Table 3-7 – Residential Parking Requirements</b>	
<b>Single-Family Residence in the R-1, R-1P, R-2 and R-2P Zones</b>	
Built before June 1963 and less than 5 bedrooms	1 car garage
Built after June 1963 and less than 5 bedrooms	2 car garage
5 or more bedrooms in the R-1-6 to R-1-9 zones, inclusive, and the R-2 and R-2P zones	3 parking spaces (not within the front yard setback) including 2 garage spaces and 1 open space
5 or more bedrooms in the R-1-10 and higher zones	3 garage spaces
Any R-1P zone	Same as R-1 zone, except that half of the requirement can be uncovered (but not in the front yard setback)
<b>Duplex Project in the R-2 and R-2P Zones</b>	
R-2 zone (per unit)	2 car garage plus one space if 5 or more bedrooms
R-2P zone (per unit)	Same as R-2 zone, except that half of the requirement can be uncovered (but not within the front yard setback)
<b>Multiple-Family Residential Zones</b>	
R-G, R-3R, R-3, R-3P and R-4 zones (per unit)	No bedrooms (studio): 1¼ garage spaces plus ½ space open guest parking; 1 bedroom: 1½ garage spaces plus ½ space open guest parking; 2 bedrooms: 1¾ 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): 1¾ spaces, open or covered, per dwelling unit 1 bedroom: 2 spaces, open or covered, per dwelling unit 2 bedrooms: 2½ 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 achieve maximum permitted densities. Based on an analysis of recently constructed and approved projects in Fullerton, the City has found that these development standards and their cumulative effects do not negatively impact the supply and affordability of housing.





## Density Bonus

As an incentive to encourage the construction of low-cost housing the City has adopted a Density Bonus for Affordable Housing ordinance (Section 15.17.120 of the Municipal Code). In recent years the State Legislature has amended density bonus law to provide greater incentives for the construction of affordable housing. City Density Bonus regulations were last amended in 2017. The City will continued to monitor Density Bonus legislation and amend or otherwise apply regulations as necessary to provide incentives for the construction of affordable housing consistent with State law (Policy Action 1.1). The City is currently applying Government Code 65915 as last revised, effective January 1, 2021.

## Accessory Dwelling Units

Accessory dwelling units (ADUs) provide affordable housing options for singles and small households including the elderly, young adults and caregivers. In recent years, the State Legislature has adopted extensive changes to ADU law to encourage production of this type of housing. Among the most significant changes is the requirement for cities to allow one ADU plus one “junior ADU” on single-family residential lots by-right subject to limited development standards. City ADU regulations were amended in 2020 (Municipal Code Sec. 15.17.100) in conformance with State law. The City will continue to monitor ADU legislation and amend regulations as necessary to facilitate ADU production consistent with State law (see Policy Action 1.12).

## Senior Housing

Small residential care facilities for seniors over 60 years old, which care for up to 6 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 types of retirement complexes, each of which is permitted in at least two residential zones with a conditional use permit. For instance, while a complex of detached cluster units may be permitted in lower density zones, a mid-/high-rise retirement hotel is permitted with a conditional use permit only in R-4 and R-5 zones. The denser types of developments are allowed in the O-P (office professional) and C-1 (limited commercial) zones, subject to conditional use permits.

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

## Emergency Shelters and Low Barrier Navigation Centers

**Emergency shelters** are facilities that provide temporary shelter for persons who are homeless. Emergency shelter is usually for 180 days or less. The Municipal Code allows emergency shelters and multi-service centers by-right in designated portions of the M-P (Manufacturing Park), M-G (Manufacturing General) and C-M (Commercial Manufacturing) zones subject to the following criteria and standards:

- Maximum of 50 beds



## City of Fullerton Housing Element

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

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

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

AB 139 (2019) revised State law regarding parking standards for emergency shelters. To ensure that City development standards and procedures continue to provide adequate sites for emergency shelters, Policy Action 4.4 includes a component to process a Zoning Code amendment to revise parking requirements for emergency shelters consistent with current law.

**Low barrier navigation centers.** In 2019 the State Legislature adopted AB 101 establishing requirements related to local regulation of low barrier navigation centers, which are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." *Low barrier* means best practices to reduce barriers to entry, and may include, but is not limited to:



- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- (2) Accommodation of residents' pets
- (3) The storage of possessions
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms"

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Policy Action 4.4 includes a component to process a Zoning Code amendment to establish regulations for low barrier navigation centers consistent with current law.

### Transitional and Supportive Housing

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

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

The Municipal Code permits transitional and supportive housing in all residential zones subject to the same standards and procedures as apply to other residential uses of the same type in the same zone, in conformance with State law. In addition, transitional and supportive housing facilities that do not comply with all development standards may be permitted subject to a conditional use permit.

In 2018 AB 2162 amended State law to require that supportive housing be allowed by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. Policy Action 4.4 in the Housing Plan includes a component to process a Municipal Code amendment to ensure that the City's transitional and supportive housing regulations are consistent with State law.

### 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 §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 Orange County. 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.

### Housing for Persons with Disabilities

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

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

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

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



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

- Lot coverage shall not exceed 50 percent in zones R-1 through R-3R. For all other zones, coverage shall not exceed 60 percent.
- The allowable number of units shall vary depending on the particular zone in which the proposed use will be located. Two beds are equivalent to one room, which is equivalent to one unit. The allowable density is shown in Table 3-8.

Table 3-8 – Allowable Density for Large Group Homes	
Zone	DU per Acre
R-1-20,000 and above	5.6
R-1-10,000 through R-1-15,000	7.6
R-1-6,000 through R-1-9,000	10.2
R-2/R-2P	14.0
R-G	15.2
R-3R	24.8
R-3/R-3P	33.8
R-4	46.2
R-5	Unlimited
PRD	Established by general or specific plan designation of the site
Any Commercial Zone	33.8

Source: City of Fullerton Municipal Code, Ch. 15

- Usable open space must be provided on a per unit basis. Two beds are equivalent to one room which is equivalent to one unit. The usable open space requirements are shown in Table 3-9. Indoor common recreational areas may contribute up to one third of the useable open space requirements.

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

Source: City of Fullerton Municipal Code, Ch. 15

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

The City allows for flexibility in location and design of the group homes. The City’s standards and requirements for density and open space are consistent with what is required of other



development within the same zones. There are no maximum concentration requirements 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.

**Reasonable accommodation.** Municipal Code Chapter 15.65 establishes procedures for reviewing requests for reasonable accommodation from persons with disabilities in order to provide relief from land use, zoning and building regulations, policies, practices, and procedures that may interfere with the use and enjoyment of the home of a persons with a disability. The intent of this ordinance is to allow persons with physical or mental disabilities an equal opportunity to use and enjoy a dwelling. Requests for reasonable accommodation are reviewed by the Zoning Administrator and shall be granted or conditionally granted when the Zoning Administrator finds, consistent with fair housing laws, all of the following:

1. The dwelling subject to the request for a reasonable accommodation will be used by a disabled person protected under fair housing laws;
2. The requested accommodation is necessary to provide the disabled resident(s) an equal opportunity to use and enjoy a dwelling;
3. The requested accommodation will not impose an undue financial or administrative burden on the City;
4. The requested accommodation will not result in a fundamental alteration in the nature of the City's land use and zoning or building program or on the character of the neighborhood affected by the request; and
5. The requested accommodation will not impact the health, safety or general welfare of other individuals and will not result in physical damage to the properties of others.

### **Inclusionary Housing Requirements**

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

### **Short-Term Rentals**

The City allows short-term rental (STR) of residential property subject to issuance of a Short Term Rental Permit pursuant to Municipal Code Sec. 15.55.020 (F). A minimum separation of 300 feet between whole-house STRs is required. No separation distance is required for STRs that are less than whole-house or for units in a multi-family development.



## 2. 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.

The City of Fullerton has adopted the 2019 *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.

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.

## 3. Development Fees

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

Table 3-10 summarizes the total typical fees for single-family and multi-family projects. The fees for the typical single-family project are based on a 2,000-square-foot, 4-bedroom single-family detached dwelling unit. The fees for the typical multi-family project are based on a 1,000-square-foot, 2-bedroom unit in a 4-unit apartment project. Due to economies of scale, the fees per unit in a multi-family project typically are reduced as the number of units increases.

Table 3-10 – Total Typical Fees	
Single Family Dwelling <sup>1</sup>	Estimated Fee (per unit)
Building Permit	\$3,316 (includes plan check fee of \$1,378)
Plumbing	Varies based on fixtures
Electrical	Varies based on fixtures
Mechanical	Varies based on fixtures
Sanitation	\$5,918
Park Facilities	\$12,020
School Facilities	\$8,160
Traffic Impact Mitigation	\$325.50
<b>Total</b>	<b>\$29,739</b>



Multi-Family Dwelling <sup>2</sup>	Estimated Fee (per unit)
Building Permit	\$1,922 (includes plan check fee of \$805)
Plumbing	Varies based on fixtures
Electrical	Varies based on fixtures
Mechanical	Varies based on fixtures
Sanitation	\$1,728
Park Facilities	\$12,020
School Facilities <sup>3</sup>	\$4,080
Traffic Impact Mitigation	\$195.30
<b>Total</b>	<b>\$19,945</b>

Notes:

- 1 Based on a 4-bedroom single-family house with 2,000 square feet.
  - 2 Based on a 4-unit apartment project.
  - 3 Based on 2-bedroom units with an average of 1,000 square feet per unit, 4,000 square feet total.
- Source: City of Fullerton, 2021

#### 4. 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.

#### Multi-family Projects and Site Plan Review

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

##### General

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





### **Buffering**

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

### **Grading**

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

### **Circulation**

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

### **Building/Site Planning Relationships**

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

### **Landscaping**

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

### **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 the Planning Commission.

Projects with the Central Business District and the Preservation Zones are reviewed by the Zoning Administrator or Planning Commission (as Landmarks Commission), as applicable.

## **Review Bodies**

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

### **Zoning Administrator**

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

### **Planning Commission**

The Planning Commission is the approving body for Major Site Plans, Variances, Conditional Use Permits, and Parcel Maps. Planning Commission reviews and makes recommendations on all projects where the City Council is the approving body. The Planning Commission also hears any appeals to Zoning Administrator decisions.

### **City Council**

The City Council is the approving body for amendments, tract maps, and general plan revisions. The City Council also hears any appeals to Planning Commission decisions.

## **Development Processing Time**

Table 3-11 summarizes the local development processing time for the City. Projects not requiring discretionary review can be submitted directly for plan check and building permit issuance. The initial plan check takes approximately two weeks.



**Table 3-11 – Local Development Processing Time, City of Fullerton**

Item	Approximate Length of Time from Submittal to Public Hearing (City review time only)
Conditional Use Permit	90 days, assumes 2 submittals for completeness determination
Site Plan Review – Minor	80 days, assumes 2 submittals
Site Plan Review – Major	120 days, assumes 3 submittals
Parcel Map	120 days, assumes 3 submittals
Tentative Tract Map	120 days, assumes 3 submittals
Variance	60 days if standalone application
Zoning Amendment	Varies
General Plan Amendment	Varies
CEQA review – Negative Declaration or Mitigated Negative Declaration	6-8 months
CEQA review - EIR	Minimum 4 months, due to State-mandated notification procedures

Source: City of Fullerton, 2021

### 3.1.5 Environmental Constraints

#### 1. Seismic Hazards

Similar to most southern California cities, Fullerton is located within an area considered to be seismically active. There are several smaller fault lines that pass through or lie underneath Fullerton. The Puente Hills Blind Thrust System runs north-south through Fullerton. Sections of the Elysian Park and Yorba Linda fault lines pass through Fullerton’s southwestern and southeastern areas respectively. The Coyote Hills faults, a series of smaller, shorter faults, run through norther sections of Fullerton. The 2020 Local Hazard Mitigation Plan identifies the fault lines.

#### 2. 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.

#### 3. 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. The 2020 Local Hazard Mitigation Plan identifies the areas subject to 100-year and 500-year flood risks.

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. The 2020 Local Hazard Mitigation Plan identifies relevant dams and reservoirs.

#### **4. 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.

#### **5. Fire Hazards**

All of Fullerton is potentially at risk for some type of fire hazard however, 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. The 2020 Local Hazard Mitigation Plan identifies the areas in the City identified as Moderate, High and Very High wildfire risks.

#### **6. Noise**

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

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

### **3.1.6 Infrastructure Constraints**

#### **1. Water**

Water for Fullerton's service area is derived from both underground and imported sources, with a larger usage of underground resources during the planning period. Underground supply comes from wells located in the Orange County Groundwater Basin. Fullerton is a member agency of the Metropolitan Water District of Southern California (MWD), which delivers imported water to the service area. According to the City's 2020 Urban Water Management Plan, total water use is expected to increase 7.8% over the next 5 years and 8.5% from 2025 through 2045. The 2020 Urban Water Management utilized the 6<sup>th</sup> Cycle RHNA as part of its projections. Considering normal, single-dry, and multiple-dry year scenarios, Fullerton will continue to meet its future demands with groundwater supplies and imported water.



## 2. 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 2009 Sewer 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. Discretionary applications are reviewed through the preparation of a Limited Sewer Study which is compared to the existing and projected flows of the Master Plan with projects responsible for addressing nexus-based impacts as applicable.

## 3. Dry Utilities

Dry utilities such as electricity, telephone and cable are provided by private companies and are currently available in the areas where future residential development is planned. When new development is proposed the applicant coordinates with utility companies to arrange for the extension of service. There are no known service limitations that would restrict housing development during the planning period.

## 4. 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 3-12 summarizes the City’s standards for roadway and right-of-way widths.

Table 3-12 – Roadway and Right-of-Way Widths		
Street Type	Right-of-Way Width	Roadway Width
Local residential (without sidewalks)	50’ minimum	36’ minimum
Local	54’-60’	36’-40’
Local collector	60’-84’	40’ minimum
Secondary and primary arterials (without parking)	80’-100’	64’-84’
Primary and major arterials (without parking)	100’ minimum	84’

Source: City of Fullerton, 2013

Concrete sidewalks must be installed on both sides of all arterial highways and through streets, except where special conditions, such as hillside development, slopes, single-loaded streets or a rural neighborhood atmosphere makes such sidewalk construction impractical or undesirable. Widths shall be designated by the City Engineer, but shall not be less than four feet wide, clear of obstructions, in single-family residential areas and five feet wide in multiple-residential zones.



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

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

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

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

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

### 3.1.7 Financial Constraints

#### 1. Land Prices

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

Throughout the City, the land values fluctuate significantly based on site and neighborhood characteristics. Because there is virtually no vacant land suitable for residential development, there is no “typical” residential land cost. All significant residential development will occur on non-vacant sites, the value of which will depend on many factors including the existing improvements. Recent economic analysis identified relevant sales data in the range of \$60 to \$110 per square foot.

#### 2. Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Fullerton are not substantially different than most other cities in Orange County. Construction costs for materials and labor normally increase at a slightly higher pace than the general rate of inflation according to the Construction Industry Research Board, however the COVID-19



pandemic has caused market volatility. Typical residential construction cost is estimated to be \$150 to \$250 per square foot for standard quality development, before adjusting for cost uncertainty going forward and where rates may ultimately stabilize.

### **3. Financing**

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Fullerton is typical of Southern California communities with regard to private sector home financing programs and interest rates. In recent years, mortgage interest rates have been very low by historic standards, resulting in increased affordability for home purchasers with good credit.





# Chapter 4:

## Housing Policy Plan

This section describes the City of Fullerton’s Housing Policy Plan for the 2021-2029 planning period. The Policy Plan describes the specific policies and program 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 Plan, 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 is on actions enabling the City to maintain and increase housing opportunities affordable to extremely-low-, very-low-, low-, and moderate-income households.

### 4.1 Key Policy Theme Areas

As the basis for a comprehensive City strategy aimed at preserving and expanding housing opportunities for Fullerton’s extremely-low-, very-low-, low- and moderate-income households, the City has conducted a thorough review of existing policy and consulted with residents and interested stakeholders. Based on this review and consultation, a number of Policy Theme Areas have been identified to provide policy guidance for the 2021-2029 planning period.

#### **Policy Theme Area A: Housing Availability and Affordability**

As in many areas of California, demand for housing in Fullerton exceeds supply and housing costs are higher than what is affordable to many households, especially the lower-income segments of the population. The needs of groups such as seniors, service workers and persons with disabilities are also not being adequately met by current housing options. The policies and programs set forth in this chapter are intended to expand the supply of housing for all segments of the population to help ensure that Fullerton’s current residents and workforce will have the opportunity to live in the City.

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

Creating connections between residential and commercial uses can promote the livability of Fullerton’s neighborhoods. Policies and programs that provide opportunities for the development of job centers



and key amenities adjacent to residential communities can have a positive effect on the quality of life of Fullerton's residents.

### **Policy Theme Area C: Revitalization and Infill**

There are very few areas of vacant land within the City of Fullerton. Revitalization and infill opportunities must be utilized as key alternatives to providing housing, particularly in consideration of much higher housing needs assigned by the State through the Regional Housing Needs Assessment (RHNA) process. Policies should maximize the potential of underutilized areas in Fullerton while ensuring compatibility and connections with surrounding uses.

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

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

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

Development fees and regulatory requirements are necessary to ensure public safety and adequate infrastructure but can have a negative effect on the development of housing. Through incentives and concessions, particularly when affordable housing is provided, the City can reduce 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.

### **Policy Theme Area G: Existing Housing Conditions**

Fullerton is a mature community with some neighborhoods that are more than 100 years old. Establishing policies and programs that target rehabilitation and proactive code enforcement can safeguard and enhance neighborhood quality and preserve the existing "naturally occurring" affordable housing stock, such as older homes and apartments.

### **Policy Theme Area H: Funding and Partnership Opportunities**

The City has limited funding to address the current and projected needs of the population, particularly since the State's elimination of redevelopment in 2012. Therefore, the City must seek alternative sources of funding by maximizing partnerships with public, private, and non-profit entities.



## Policy Theme Area I: Civic Engagement

The City of Fullerton has a history of civic participation. Through the involvement of all segments of the community on housing and housing-related topics, the City can ensure that City policies and programs reflect the desires of community members and participation in housing programs is maximized.

### 4.2 Policy Action Areas

The Policy Action Plan for the 2021-2029 Housing Element is organized into four core policy action areas:

- **Housing Production** – Establishes policy actions to encourage production of 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 or disabilities.

#### 4.2.1 Policy Action Area #1 – Housing Production

##### Policy Action 1.1: Provision of Adequate Sites for Housing Development

As described in Chapter 2, Fullerton’s assigned housing need for the 2021-2029 period is 13,209 units, compared to 1,841 units in the prior planning period. The City’s existing land use plans and regulations do not identify sufficient sites with appropriate zoning to accommodate the City’s assigned share of regional housing need for the 6<sup>th</sup> planning period (see Appendix H-B). To address the shortfall of sites, the City has identified the following major strategies:

- **Housing Incentive Opportunity Zone (HIOZ)** – The HIOZ is an overlay zone that allows a property owner to develop multi-family housing on a parcel with a non-residential underlying zoning classification in exchange for providing a specified percentage of deed-restricted affordable housing units.
- **Religious Institution Properties** – An amendment to the Fullerton Municipal Code pertaining to development standards and review procedures to allow properties containing religious institutions to also be developed with permanent supportive housing and/or deed restricted affordable housing

General Plan and zoning amendments will be processed during 2022-2024 to redesignate sufficient sites selected from Table B-6. Housing Incentive Opportunities Zone to accommodate the City’s RHNA allocation. The rezoned sites shall comply with the following requirements pursuant to Government Code §65583.2(h).

- Permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households.



- Permit the development of at least 16 units per site.
- Permit a minimum of 20 dwelling units per acre.
- Ensure that either: a) at least 50 percent of the shortfall of low- and very-low-income regional housing need can be accommodated on sites designated for exclusively residential uses; or b) if accommodating more than 50 percent of the low- and very-low-income regional housing need on sites designated for mixed uses, all sites designated for mixed uses must allow 100 percent residential use and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project.

As part of the zoning amendments, the City will review and update density bonus regulations as necessary to ensure conformance with current law.

If new development would result in a loss of existing housing units, the City will ensure that replacement units are provided consistent with Government Code §65583.2(g) and §65915.

To ensure the continued availability of adequate sites to accommodate future housing need by income category, the City shall monitor housing development activities, ensure compliance with No Net Loss requirements pursuant to Government Code §65863, and report annually on progress toward meeting the City’s assigned share of regional housing need.

Objective:	Provide adequate sites for housing commensurate with the City’s assigned share of regional housing need throughout the planning period.
Implementation Responsibility:	Planning
Funding Source:	General Fund, grant funds
Implementation Timeline:	Process zoning amendments in 2022-24; annual monitoring throughout the planning period

**Policy Action 1.2: Expedited Permit Processing for Extremely-Low-, Very-Low-, Low-, and Moderate-Income Housing Developments**

The City shall continue to monitor entitlement and plan check procedures for affordable housing developments to determine if procedures could be streamlined to reduce time and cost. Based upon these findings, the City shall develop revised procedures to expedite permit review for extremely-low-, very-low-, low-, and moderate-income housing developments. Revised procedures will include SB 35 streamlined review for qualifying developments.

As an example of streamlined permit review, the City currently uses a Minor Exception process as a means of providing flexibility in residential development standards, improving feasibility and reducing development costs. This process has assisted many property owners in developing multi-family residential units and residential additions. Specific administrative adjustments pertaining to residential uses include the following:



1. A decrease of up to 5 percent in parking space dimensions;
2. A decrease of up to 20 percent of required setbacks;
3. An increase of up to 20 percent of maximum wall heights; and
4. A deviation of up to 10 percent of all other mathematically measured or computed standards.

The City will continue to utilize Minor Exceptions to provide efficiencies for infill housing development.

Another provision is contained in FMC 15.17.100 pertaining to ADUs and JADUs. Specifically, in the event an ambiguity arises concerning the application of the City’s ADU ordinance, the Director of Community and Economic Development has the ability to provide an interpretation in furtherance of State law for the provision of housing.

In addition, the City will continue to seek opportunities to streamline the CEQA review process by utilizing exemptions or tiering, particularly for infill development, consistent with State law.

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

### Policy Action 1.3: Facilitate Infill Development

The built-out nature of the City requires infill development through proactive and coordinated efforts with the City, private and non-profit entities, and other housing-related groups to encourage the construction of housing affordable to extremely-low-, very-low-, low-, and moderate-income households through a menu of regulatory incentives (e.g., streamlined review, reduced development standards, land assemblage, lot consolidation, fee assistance, and other methods).

Objective:	Increase infill development
Implementation Responsibility:	Planning/Housing
Funding Source:	HUD, County/State bonds, low-income housing tax credits
Implementation Timeline:	Ongoing

### Policy Action 1.4: Encourage Mixed Use Development

To provide connections with jobs, housing, and transportation, the City shall continue to encourage mixed-use development, which could be either “vertical” (i.e., residential on upper floors above non-residential uses) or “horizontal” (i.e., adjacent residential and non-residential uses in the same development area). Key focus areas shall include the City’s primary activity centers, including the downtown area. The Fullerton Plan, adopted in 2012, identifies 12 focus areas in which development character is either in transition or desired. Within 11 of these areas, residential development is established as an appropriate use. The Fullerton Plan further includes density parameters for each focus area, establishing maximums ranging from 30 to 80 units per acre, and creates two additional land use designations for mixed-use developments. Other locations in addition to General Plan focus areas may



also be appropriate for vertical or horizontal mixed-use development. The City will pursue a community based planning process to implement these general plan policies on parcels, including pursuing City-initiated general plan and zoning amendments as required.

Objective:	Increase mixed use development
Implementation Responsibility:	Planning/Housing
Funding Source:	General Fund/grants
Implementation Timeline:	Ongoing

### Policy Action 1.5: Use of Surplus City-Owned Land for Affordable Housing

When surplus City property becomes available, the City shall determine whether the property is feasible for development of affordable housing. Where feasible, the City shall encourage the development of affordable housing units. The City shall facilitate the development of affordable housing on City-owned surplus land if the property is determined to be appropriate for residential development by providing first right of refusal to affordable housing developers in accordance with Government Code Section 54222.

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

### Policy Action 1.6: Support Community Housing Development Organization (CHDO) Projects

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

Objective:	Support for CHDOs
Implementation Responsibility:	Housing
Funding Source:	HUD - HOME
Implementation Timeline:	Ongoing, subject to funding availability

### Policy Action 1.7: Establish Comprehensive Community Outreach Strategy for Housing

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 has established a comprehensive community outreach strategy and multi-faceted plan called the Housing Game Plan. The one-stop shop online portal helps to inform the community on housing fundamentals through Speaker Series videos, interactive demographic categories and maps, community participation opportunities and will include links to development opportunities, links to affordable housing opportunities and resources. The City will continue to utilize this tool and various methods of delivery including print media, mailers, speaker's



bureaus, social media, and other methods that consider economic and cultural considerations unique to the City of Fullerton.

Objective:	Comprehensive housing outreach strategy
Implementation Responsibility:	Planning/Housing
Funding Source:	General Fund/grant funds
Implementation Timeline:	Ongoing

### Policy Action 1.8: Review and Revise Multi-Family Development Standards

Development standards such as off-street parking requirements may impact the feasibility of residential development, especially the development of multi-family units. To ensure the City’s development standards are not an unreasonable constraint to residential development, especially new housing units affordable to lower- and moderate-income households, the City shall review existing requirements and revise, as appropriate, during preparation of the Housing Incentive Opportunity Zone.

Objective:	Review/revise multi-family development standards
Implementation Responsibility:	Planning
Funding Source:	General Fund
Implementation Timeline:	2022-2024

### Policy Action 1.9: Accessory Dwelling Units

Accessory dwelling units (ADUs) provide affordable housing options for singles and small households including the elderly, young adults and caregivers. To encourage and incentivize ADUs and Junior ADUs, the City will:

- Monitor ADU legislation and update relevant Codes to reflect State law.
- Partner with OCCOG and surrounding jurisdictions in support of creating “pre-approved” ADU Plans.
- Proactively outreach to property owners to provide greater awareness of program components by utilizing a variety of print and electronic media.
- Explore additional incentives and/or program components that will further support the development ADUs and Junior ADUs
- Maintain an ADU monitoring program that tracks ADU development, including affordability levels and deed-restricted affordable units.
- Conduct a mid-cycle review of ADU development within the 2021-2029 planning period to evaluate if the City is achieving its production estimates.

Objective:	Encourage ADU production
Implementation Responsibility:	Planning
Funding Source:	General Fund; grant funds
Implementation Timeline:	Annual review of ADU regulations and incentives



### Policy Action 1.10: Lot Consolidation and Small-Lot Subdivision

Incentives including flexible development standards (e.g., setbacks, lot coverage, parking) and reduced fees.

The City currently has a Planned Residential - Infill (PRD-I) zone which is intended to provide development standards for vacant or underutilized properties located within existing residential neighborhoods or sites identified in the General Plan as appropriate for residential development. Development standards are established based on the type of street or streets on which the site is located and utilize a combination of Building Types and Frontage Types specific to compact development and/or smaller lot subdivisions. The City will evaluate this ordinance to determine effectiveness, update as necessary and promote to developers to utilize to further small lot subdivisions, where appropriate.

Objective:	Encourage efficient use of infill properties
Implementation Responsibility:	Planning
Funding Source:	General Fund; grant funds
Implementation Timeline:	2022-2024

### Policy Action 1.11: Streamlined Permit Review

The City currently has a Planned Residential - Infill (PRD-I) zone which is intended to provide development standards for vacant or underutilized properties located within existing residential neighborhoods or sites identified in the General Plan as appropriate for residential development. Development standards are established based on the type of street or streets on which the site is located and utilize a combination of Building Types and Frontage Types to ensure a quality development compatible with its surroundings. The Building and Frontage types are designed to accommodate more context appropriate compact development and/or smaller lot subdivisions. The City will evaluate this ordinance to determine effectiveness, update as necessary and promote to developers to utilize to further small lot subdivisions, where appropriate.

Objective:	Encourage efficient use of infill properties
Implementation Responsibility:	Planning
Funding Source:	General Fund; grant funds
Implementation Timeline:	2022-2024

## 4.2.2 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 while accommodating additional residential units consistent with State law and City policy. 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

Deferred maintenance of existing housing plays a primary role in the incidence of substandard housing. To address the issues of deferred maintenance, the City shall continue to proactively identify areas in the City that exhibit a prevalence of substandard conditions. Based upon this identification, the City shall prioritize the allocation of rehabilitation funding resources to address those areas with the highest level of identified need. The City shall conduct ongoing review and 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/Housing
Funding Source:	Grant funds; General Fund; HUD
Implementation Timeline:	Ongoing

### Policy Action 2.3: Affordable Housing Acquisition and Rehabilitation

The City shall assist affordable housing developers in the acquisition of existing market-rate units for rehabilitation and conversion to affordable units.

Objective:	100 Households (40 very-low-income, 30 low-income, and 30 moderate-income)
Implementation Responsibility:	Planning/Housing
Funding Source:	Grant funds; HUD
Implementation Timeline:	Ongoing subject to funding availability

### 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 – 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 Action 2.4
Implementation Responsibility:	Housing
Funding Source:	HUD
Implementation Timeline:	Annually

## 4.2.3 Policy Action Area #3 - Design and Livability

### Policy Action 3.1: Efficient Use of Energy Resources in Residential Development

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

Objective:	Increased energy efficiency
Implementation Responsibility:	Planning/Building
Funding Source:	General Fund
Implementation Timeline:	Annual review of new technologies

## 4.2.4 Policy Action Area #4 - Access To Housing Opportunities

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

The City shall monitor existing deed-restricted units that will have expiring affordability covenants during the planning period (see Appendix C). To encourage the preservation of these deed-restricted affordable units, the City shall conduct 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:	101 affordable units preserved
Implementation Responsibility:	Housing/Planning
Funding Source:	HUD; grant funds
Implementation Timeline:	Ongoing

#### Policy Action 4.2: Affirmatively Further Fair Housing Efforts

The City currently contracts with the Fair Housing Foundation, which provides community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people to freely choose the housing for which they qualify in the area they desire. The City refers all inquiries for these services to the Fair Housing Foundation and similar agencies and maintains literature and informational brochures at City Hall available for public distribution. The City will continue the provision of fair housing assistance including landlord/tenant counseling, homebuyer assistance, and amelioration or removal of identified impediments through a partnership with the Fair Housing Foundation or a similar agency for these services and, while not legally required, will facilitate fair housing educational workshops or presentations every other year.

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

#### Policy Action 4.3: Reasonable Accommodation for Persons with Disabilities

To comply with federal and State fair housing laws, the City will continue to implement the reasonable accommodation ordinance to provide relief from Code regulations and permitting procedures when required to accommodate individuals with disabilities. The City also provides Handicap Modification Grants of up to \$4,000 to qualified households to offset the cost remodeling existing homes to accommodate household members with disabilities.

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



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

Pursuant to the provisions of State law, the City will continue to facilitate the establishment of emergency shelters, low barrier navigation centers, transitional housing and supportive housing. To ensure that development standards and procedures continue to encourage these uses, a Code amendment will be processed in 2022 to:

- Update parking standards for emergency shelters consistent with AB 139 (2019)
- Establish regulations for low barrier navigation centers pursuant to AB 101 (2019)
- Update regulations to allow supportive housing as a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria pursuant to AB 2162 (2018)

Objective:	Encourage provision of emergency shelters, low barrier navigation centers, and transitional and supportive housing
Implementation Responsibility:	Planning
Funding Source:	General Fund
Implementation Timeline:	Process Code amendment by October 2022

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

The Orange County Housing Authority (OCHA) currently administers the Section 8 Rental Assistance program on behalf of the City. Based on future congressional appropriations, the OCHA will apply for additional funding, which will enable it 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:	Work cooperatively with OCHA to provide rental assistance to Fullerton residents
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 provide technical assistance to housing providers in applying for federal and State housing programs to facilitate acquisition, rehabilitation, and construction of affordable housing in the City. In-kind technical support may include assistance with application paperwork, 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 affordable housing developers
Implementation Responsibility:	Housing
Funding Source:	HUD
Implementation Timeline:	Ongoing



### Policy Action 4.7: Persons with Special Needs

Persons with special needs may require 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 (including multi-generational households), single parent households, the elderly, and other groups requiring specialized services or facilities when developing housing within Fullerton. The City shall continue to encourage private and non-profit housing developers to incorporate specialized housing in new construction and substantial rehabilitation of existing housing and evaluate current needs and investigate regulatory incentives and other concessions to further encourage the production of housing for special needs groups.

Objective:	Housing for persons with special needs
Implementation Responsibility:	Planning/Housing
Funding Source:	Grant funds; HUD
Implementation Timeline:	Ongoing

### 4.3 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 2021-2029 Planning Period.

Table 4-1 – Quantified Objectives Summary, 2021-2029 Planning Period	
Program	Quantified Objective
<b>New Construction</b>	
<i>Extremely-Low Income (subset of very-low income units)</i>	1,599
Very-Low Income	3,198
Low Income	1,989
Moderate Income	2,271
Above Moderate Income	5,751
<b>Total</b>	<b>13,209</b>
<b>Rehabilitation</b>	
Extremely-Low Income	5
Very-Low Income	25
Low Income	60
Moderate Income	10
Above Moderate Income	--
<b>Total</b>	<b>100</b>
<b>Conservation/Preservation</b>	
Extremely-Low Income	--
Very-Low Income	101
Low Income	--
Moderate Income	--
Above Moderate Income	--
<b>Total</b>	<b>101</b>



City of Fullerton  
Housing Element

# Appendix H-A:

## Review of Past Performance

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix summarizes the results of the City's review of the housing goals, policies, and programs of the previous Housing Element, and evaluates the degree to which these programs have been implemented during the previous planning period.

As discussed in Section 9.4-Constraints, the City adopted a new General Plan in 2019. As part of this Housing Element update, the goals and policies of the previous Housing Element were reviewed for consistency with the new General Plan and current State housing law, and Policy H-P-3.2 was updated to reflect the new emphasis on mixed-use development in the General Plan Focus Areas.

All programs were also reviewed and updated to reflect current circumstances, including the needs assessment and potential constraints, and the evaluation of City progress in implementing prior programs.

summarizes the programs contained in the previous Housing Element along with program objectives, timeframe and accomplishments while Table A-2 describes the City's progress toward the quantified objectives from the previous Housing Element.



**Table A-1 – Program Accomplishments, 2013-2021**

Program	Objectives	Timeframe	Accomplishments
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.1: Maintain adequate sites for housing commensurate with the City’s assigned share of regional housing need	2015	Completed with adoption of Ordinance 3221 on 9/15/2015. The ordinance amended the Fullerton Transportation Center Specific Plan (FTCSP), which is a transit oriented mixed-use development that permits density ranges from 45 to 60 units per acre. The amendment established a minimum 20 unit per acre density on approximately 15.5 acres of the FTCSP area, and established additional exclusive residential sites. At this time, one housing site has been developed with 55 units of affordable housing on a 1-acre site.
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.2: Track the initial affordability level of units built	Ongoing	This information is identified as part of the annual housing inventory system update that the City provides to the Center for Demographic Research.
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.3: Ensure expedited processing procedures for affordable housing	Ongoing. City will report findings with the annual Housing Element evaluation	The City has fully integrated the permit streamlining act into its permit process, and in 2016, updated its application checklist and intake procedures to facilitate initial submittal of complete applications, which has streamlined the review process. The City has also implemented a Minor Site Plan review process for residential development projects to determine compliance with Zoning Ordinance standards (including the State law provisions allowing for density bonuses, development incentives and waivers). This process involves review at an administrative level (as opposed to Planning Commission) and reduces time and expense involved in application filing and processing.
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.4: Facilitate infill development	Ongoing	<ul style="list-style-type: none"> <li>* The City's General Plan includes 12 focus areas in which policies support mixed use and higher density residential development. City staff continues to meet with developers to provide information on development opportunities in Fullerton.</li> <li>* The City continues to update its zoning ordinance consistent with State legislation for ADU’s in accordance with Government Code §65852.2 and §65852.22 and with density bonus provisions of GC §65915 and development bonus provisions of GC §65915.7 to facilitate infill development.</li> </ul>





**Table A-1 – Program Accomplishments, 2013-2021**

Program	Objectives	Timeframe	Accomplishments
			<p>Other highlights include:</p> <ul style="list-style-type: none"> <li>* The City provided over \$4.5 million in financial assistance for development of a 46-unit housing development in the 300 and 400 blocks of West Valencia and the 500 block of South Ford Ave. Known as the he Compass Rose Apartments, this residential infill project consists of 45 units for very-low and low income households plus one manager’s unit that is not restricted with regard to income level. This project was completed in May 2019.</li> <li>* The City entitled a 290 unit residential infill apartment complex at 600 W. Commonwealth Ave. in 2017. The development includes 10 units that are restricted for moderate income households. Construction began in 2019.</li> <li>* The City entitled a 19 unit single family attached residential development at 805 &amp; 807 South Highland Ave. in 2019. Construction began in 2020.</li> <li>* The City entitled a 33 unit single family attached residential development at 751 East Bastanchury Rd. in 2020.</li> </ul>
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.5: Encourage Mixed Use Development	Ongoing	<ul style="list-style-type: none"> <li>* The City's General Plan includes 12 focus areas in which policies support mixed use and higher density residential development. The PRD-I zoning classification, although primarily intended for residential development, provides opportunities for non-residential uses at the ground level with residential uses above.</li> <li>* Construction is underway for a mixed use development consisting of 290 apartment units with ground floor commercial tenants at 600 W Commonwealth Ave.. This development will include 10 units to be deed restricted for moderate income households and ground floor commercial uses.</li> <li>* Construction is completed at 770 S. Harbor which includes 142 apartment and live-work units.</li> </ul>
Program 1 - New production of rental and for sale housing opportunities in the	1.6: Increase Housing for Large Families	Ongoing	<ul style="list-style-type: none"> <li>* Two affordable projects, which received financial assistance from the City and include 3-bedroom units for larger families, were completed in 2019:</li> </ul>



**Table A-1 – Program Accomplishments, 2013-2021**

Program	Objectives	Timeframe	Accomplishments
City of Fullerton			<ul style="list-style-type: none"> <li>- Habitat for Humanity completed eight 3-bedroom homebuyer units and has an additional four under construction.</li> <li>- Compass Rose Apartment development was completed in May 2019 and includes multiple addresses on W. Valencia and S. Ford Avenues. Of the 46 units, 12 are 3-bedroom.</li> </ul> <p>* An approved 290-unit apartment complex at 600 W. Commonwealth will include approximately 16 three-bedroom units. Construction began in 2019.</p>
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.7: Increase senior housing	Ongoing	The Fullerton Municipal Code identifies incentives for senior housing consistent with State Density Bonus Law.
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.8: Use of surplus City-owned land for affordable housing	Ongoing	* City-owned properties were conveyed to Habitat for Humanity and Jamboree Housing for affordable units. Jamboree completed construction of 46 affordable rental units (Compass Rose) and Habitat for Humanity completed eight 3-bedroom homeowner units. Habitat for Humanity has an additional four units under construction. In 2020, the City Council declared three properties surplus: 1600 W. Commonwealth Ave., 3151 N. Euclid St., and 799 Rolling Hills Drive. Staff is currently receiving proposals for 1600 W. Commonwealth Ave. for a 100% affordable housing project.
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.9: Support for Community Housing Development Organization (CHDO) projects, by providing in-kind assistance and funding for development of affordable housing	Ongoing subject to funding availability	Very little funding is available for CHDO projects (15% of HOME annual allocation), and therefore the City plans on providing assistance every two years. The City provided support to a CHDO in 2014 and acquired one unit for a very low income household. Another acquisition and rehabilitation project was planned for 2016; however, due to the significant rise in real estate values and the limited amount of CHDO funds available the City was unable to acquire and rehab a residential unit. The City published a Request for Proposals in 2018 and received four proposals. None of the projects were pursued. The City will continue to pursue acquisition and rehabilitation opportunities using CHDO funds.



**Table A-1 – Program Accomplishments, 2013-2021**

Program	Objectives	Timeframe	Accomplishments
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.10: Establish a comprehensive community outreach strategy for housing	Ongoing	As specific affordable housing development projects are proposed, City staff provides community outreach to adjacent areas/ properties to apprise residents of all aspects of the project. In addition, the City provides advertising and fliers to residents regarding the availability of loans and grants related to the City’s Home Improvement Program (formerly Housing Rehabilitation Program). Information has been placed on the City’s website pertaining to Housing Rehabilitation Grants and mobile home grants, help for renters and tenants including a tenant based rental assistance program for seniors and Veterans, homelessness assistance and links to the Fair Housing Foundation with whom the City contracts for fair housing services, information on affordable housing developments, including a map and listing of affordable housing opportunities in Fullerton.
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.11: Review and revise multi-family parking requirements	Ongoing	An amendment to the Zoning Ordinance was approved in 2018 that allows for the use of tandem parking and mechanical and automated parking devices in multiple family zones. Both of these parking methods reduce the site area required for parking thereby increasing the development potential on multifamily sites. The amendment further eliminated the requirement for garages in multifamily zones, thereby reducing construction costs. Additionally, affordable housing projects are processed in accordance with the City’s Zoning Ordinance, consistent with State Density Bonus law, which offers a reduced parking rate by matter of right.
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.1: Preservation of historic residential resources	Ongoing	Within a Preservation Zone, there are design guidelines and procedures that address modifications to existing homes as well as new construction. The City has six neighborhoods in Residential Preservation Zones where the design guidelines apply. The City also maintains a Local Register of Historic Resources, updated upon request.
Program 2 - Conservation and rehabilitation of existing housing	2.2: Proactive identification of substandard housing areas and allocation of resources	Ongoing	The City’s Housing Division has a Block Improvement Grant (BIG) program. The program was inactive in 2019, but was reinstated in 2020 with a pro-active Code



**Table A-1 – Program Accomplishments, 2013-2021**

Program	Objectives	Timeframe	Accomplishments
resources in Fullerton			Enforcement Officer providing pro-active outreach. Grants will be provided on an area basis for exterior work to improve the neighborhood. In conjunction with Code Enforcement, low/moderate-income areas showing signs of slum/blight will be identified. Items include roof, paint, garage doors, and other minor repairs.
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.3: Affordable housing acquisition and rehabilitation of market rate units with conversion to affordable units for 100 households (40 very-low income, 30 low income, and 30 moderate income)	Ongoing	The City did not have funding in 2020 to acquire and rehabilitate housing units.
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.4: Funding for resident-initiated rehabilitation activities to address deferred maintenance and assist 45 households/year (17 very-low income, 19 low income, and 9 moderate income) in existing neighborhoods	Annually	In 2020, the City provided one Lead Based Paint Hazard Testing grant totaling \$195, one housing rehabilitation loan totaling \$5,000 for one low income household. In addition, the City provided two housing rehabilitation grants totaling \$23,885 for two low income households.
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.5: Facilitate property maintenance through code enforcement	Ongoing	In 2020, the City's Code Enforcement Division received and investigated 1,367 complaints and resolved and closed 1,177 cases.
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.6: Encourage owner-occupied housing rehabilitation to 45 households/year (17 very-low income, 19 low income, and 9 moderate income)	Annually	In 2020, the City provided one Lead Based Paint Hazard Testing grant totaling \$195, one housing rehabilitation loan totaling \$5,000 for one low income household. In addition, the City provided two housing rehabilitation grants totaling \$23,885 for two low income households.
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.7: Neighborhood based community enhancement to identify areas containing substandard housing areas and prioritize resources to address	Ongoing	The City is still in the process of completing the last phases of the Richman Park area improvements. In 2020, Habitat for Humanity has continued outreach in the Richman Park area and the City has implemented more proactive code enforcement for safe living standards through the BIG program. The Garnet Avenue and Iris Court areas have been considered in the past for future revitalization efforts similar to Richman Park area, and future



**Table A-1 – Program Accomplishments, 2013-2021**

Program	Objectives	Timeframe	Accomplishments
			efforts in this area will be based on City Council direction and availability of funding. In 2020, the City broke ground on Pearl Park, the first neighborhood park in the Garnet area.
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.8: Encourage sustainability and green building practices in new and existing residential development	Ongoing	The City adopted expedited permitting process for installation of small residential solar systems. The City also adopted a Zoning Ordinance Amendment in 2016 that updated its landscaping requirements citywide, for both new developments and rehabilitation of existing landscape areas. It also implements and enforces provisions of the 2019 Building, Plumbing, Mechanical, Electrical, Green Building Standards and Energy, Codes which implement more stringent energy efficient requirements for all new construction as well as additions and alterations to existing housing.
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.9: Provide relocation assistance to individuals and households in conjunction with future rehabilitation programs	Ongoing, as needed	Temporary relocation assistance was provided to three households in conjunction with the rehabilitation of their home. Community Development Block Grant (CDBG) funds were used.
Program 3 - Efficient use of energy resources in residential development	3.1: Increased energy efficiency in residential development	Annual review of new technologies	The City adopted expedited permitting process for installation of small residential solar systems in 2015. The City also adopted a Zoning Ordinance Amendment in 2016, updating landscaping requirements citywide, for both new developments and rehabilitation of existing landscape areas. This amendment requires that all irrigation devices must meet American National Standards Institute (ANSI) standards and American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard." Another requirement is that systems use "smart" automated irrigation technology. The City also adopted and enforces the 2019 Building, Plumbing, Mechanical, Electrical, Green Building Standards, Energy, Codes which implement more stringent energy efficient requirements.
Program 4 – Continued monitoring and preservation of housing units at-risk	4.1: Continued monitoring and preservation of deed restricted units, to preserve 100 housing units at-risk of	Ongoing	All City-assisted affordable residential projects are monitored and all applicable affordability covenants are enforced annually. Most of the affordable projects have affordability covenants



**Table A-1 – Program Accomplishments, 2013-2021**

Program	Objectives	Timeframe	Accomplishments
of converting to market rate	converting to market rate		that are between 55-99 years and therefore not immediately subject to expiration. The City is sensitive to protecting its current affordable housing projects and has mechanisms in place to protect against conversion of affordable units to market rate.
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.2: Continue support of regional fair housing efforts with an objective of 400 referrals per year and fair housing workshops or presentations every other year	Ongoing	The City (Housing and Code Enforcement Divisions) make approximately 100 referrals per year to its fair housing provider, Fair Housing Foundation. In 2020, Fair Housing Foundation served 220 Fullerton residents with fair housing issues. In addition to direct referrals, Fair Housing Foundation conducted one in-person and three virtual (including one Spanish language) fair housing workshops in 2020.
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.3: Continue to implement the Reasonable Accommodation ordinance	Ongoing	The City has continued to implement the Reasonable Accommodation provisions in the Zoning Ordinance, allowing relief from zoning and building regulations for construction or modification of residences occupied by persons with disabilities.
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.4: Process a Code amendment in 2015 to fully address all state law requirements for emergency shelters	Process Code amendment in 2015; Annual review	Ordinance 3222 was adopted by the Fullerton City Council on September 15, 2015, which established an overlay zone encompassing 221 acres that has the capacity to provide more than 350 shelter beds. In 2018 the City amended its zoning ordinance to allow religious institutions to provide shelter for up to 12 persons experiencing homelessness as a matter of right. In October 2019, City Council approved a Resolution of Intention to amend emergency shelter overlay zone provisions to meet the changing scope of homelessness and facility requirements.
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.5: Section 8 Rental Assistance - Work cooperatively with Orange County Housing Authority (OCHA) to provide rental assistance to Fullerton residents	Ongoing	Orange County Housing Authority administers the City’s Section 8 voucher program. In 2020, OCHA administered Section 8 Rental Assistance Vouchers to 502 Fullerton residents. In addition, 76 portability vouchers and 72 households were assisted through the Continuum of Care in Fullerton. In all, the City responds to approximately 150 Section 8 inquiries a year. In addition, the City's tenant based rental assistance program (see 4.7) provided funding to 37 residents.



**Table A-1 – Program Accomplishments, 2013-2021**

Program	Objectives	Timeframe	Accomplishments
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.6: Provide in-kind technical assistance to housing developers	Ongoing	City provides assistance to housing developers in filling out forms such as applications for California Debt Limit Allocation Committee and California Tax Credit Allocation Committee.
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.7: City shall consider the specialized needs of persons with physical and mental disabilities, large family and single parent households, and other special needs groups	Ongoing	<ul style="list-style-type: none"> <li>* The City contributed \$862,658 toward the establishment of two year-round homeless emergency shelters and multi-service centers in Buena Park and Placentia serving North Orange County which now provide 250 beds for persons experiencing homelessness.</li> <li>* The Cold Weather Shelter, operated by Mercy House, accommodated over 100 individuals nightly.</li> <li>* Fullerton continues to contract with City Net to provide homeless street outreach and case management services as part of the city’s participation in the North Orange County Public Safety Task Force.</li> <li>* In September 2020, a 150-bed facility opened in Fullerton with a full medical clinic in addition to wrap-around services. The City contributed \$500,000 for tenant improvements.</li> <li>* The City’s Tenant-Based Rental Assistance Program (TBRA) continues focusing on rental assistance for seniors in mobile home parks at Rancho La Paz and Rancho Fullerton mobile home parks and Veterans citywide.</li> <li>* In July 2020, a new Homeless Case Manager position was created utilizing Community Development Block Grant (CDBG) funds. The position is responsible for outreach and engagement with homeless clients and ensuring collaboration between County/ community partners, and the community at large around addressing homelessness.</li> <li>* The Safe Parking Program in partnership with the Illumination Foundation provides families and/or individuals who dwell in their vehicles with a safe and legal place to park, sleep at night, and ensure participant linkage and access to supportive services such as the Coordinated Entry System (CES) through December 31, 2020.</li> <li>* In February 2020, the City Council received a</li> </ul>



**Table A-1 – Program Accomplishments, 2013-2021**

Program	Objectives	Timeframe	Accomplishments
			<p>report from the Fullerton Homeless Plan Committee which consisted of 29 recommendation to address housing and homeless issues.</p> <p>* In August 2020, using Federal CDBG COVID 19 funding, the City created an Emergency Rental Assistance Program and a Tenant-Based Rental Assistance Program.</p>
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.8: Continue to provide information regarding affordable home purchase programs to 100 first time homebuyers	Ongoing	With the elimination of Redevelopment Agencies in 2012, there is no longer funding set aside for a homebuyer program through the City. Additionally, in 2020, no requests were made of the City’s Housing Division for any other homebuyer programs.
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.9: Investigate offering a City-sponsored referral service to assist in reducing the incidents of foreclosures in Fullerton	Ongoing	In 2020, the City did not offer this service.





**Table A-2 – Progress in Achieving Housing Element Quantified Objectives, 2013-2021**

Program	Quantified Objective	Level of Achievement
<b>New Construction</b>		
<i>Extremely-low (subset of Very Low)</i>	206	
Very-low	411	265
Low	299	145
Moderate	337	13
Above-moderate	794	1,230
<b>Total</b>	<b>1,841</b>	<b>1,653</b>
<b>Rehabilitation</b>		
Extremely-low	27	0
Very-low	30	28
Low	49	59
Moderate	39	9
Above-moderate		0
<b>Total</b>	<b>145</b>	<b>96</b>
<b>Conservation/Preservation</b>		
Extremely-low		
Very-low	100	101
Low		
Moderate		
Above-moderate		
<b>Total</b>	<b>100</b>	<b>101</b>



City of Fullerton  
Housing Element

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# Appendix H-B:

## Residential Land Resources

California Housing Element Law requires that cities demonstrate they have adequate sites to meet their share of regional housing needs as determined through the Regional Housing Needs Assessment (RHNA) process. This appendix includes an evaluation of potential sites in the city that are suitable for future housing development based upon factors including zoning, development standards, and the availability of public services and facilities to accommodate a variety of housing types and incomes.

### 1. Regional Housing Needs

At the beginning of each Housing Element cycle, the California Department of Housing and Community Development (HCD) assigns a total housing need for the planning period to each region. This total housing need is based upon the number of additional units needed to accommodate anticipated household growth, to replace expected demolitions and conversions of housing units to non-housing uses, to achieve a future vacancy rate that allows for healthy functioning of the housing market and eliminate existing overpayment and overcrowding. Additional information regarding the RHNA process may be found at: <https://scag.ca.gov/housing>.

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

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

The RHNA for the 6<sup>th</sup> Housing Element cycle allocates housing needs for the period from June 30, 2021 to October 15, 2029. The RHNA identifies the City of Fullerton's share of the region's housing needs as 13,209 new housing units, distributed among income categories as shown in Table B-1. The RHNA represents planning goals and is not a development prediction, quota or mandate.



**Table B-1 – Regional Housing Needs Assessment, 2021-2029**

	Total Need	Very-low Income	Low Income	Moderate Income	Above-Moderate Income
Units	13,209	3,198*	1,989	2,271	5,751

\*Regional housing needs allocation for extremely-low-income units is 1,599 units (assumed 50% of the very-low income need).

Source: SCAG 2021

## 2. Inventory of Sites to Accommodate Regional Housing Needs

Table B-2 summarizes the City’s inventory of sites with potential for residential development during the planning period compared to its assigned share of regional housing needs. The following analysis describes the methodology used to estimate residential development potential and proposed actions to ensure adequate capacity to accommodate the City’s assigned share of regional housing needs during the planning period.

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

	Units by Income Category		
	Lower	Moderate	Above Moderate
Approved and Pending Projects (Table B-3)	20	-	870
Potential ADUs	544	240	16
<b>Total Existing Potential</b>	<b>564</b>	<b>240</b>	<b>886</b>
<b>Candidate Sites for Rezoning</b>			
Surplus Land (Table B-4)	193	-	60
Religious Institution Sites - (Table B-5)	4,267	-	-
Housing Incentive Opportunity Zone (Table B-6)	2,449	11,021	11,021
<b>Total Potential Residential Development</b>	<b>7,473</b>	<b>11,261</b>	<b>11,967</b>
<b>RHNA (2021-2029)<sup>1</sup></b>	<b>5,187</b>	<b>2,271</b>	<b>5,751</b>

Source: City of Fullerton, 2021

### Approved and Pending Projects

Projects that have been approved or are in the planning process and are expected to be completed during the planning period are listed in Table B-3. Units are assigned to income levels based on expected market prices or affordability covenants.



**Table B-3 – Approved and Pending Projects**

Project Name/Location	Income Level					Status
	Very-low Income	Low Income	Moderate Income	Above-Moderate Income	Total	
<b>Approved Projects</b>						
Casa Bella / Highland & Valencia (PRJ2020-00003)	1	-	-	19	20	Approved 2021 (density 35.7 du/ac on 0.56-acre site)
<b>Projects In Entitlement Review Process</b>						
Streetlights / Orangethorpe & Lemon (PRJ2020-00004)	19	-	-	310	329	Entitlement review in process (density 73.6 du/ac on 4.47-acre site)
The Pines at Sunrise Village / Euclid & Rosecrans (PRJ2021-00006)	-	-	-	164	164	Entitlement review in process (density 13.1 du/ac on 12.52-acre site)
The Hub / Chapman & Commonwealth (PRJ2020-00008)	-	-	-	377	377	Entitlement review in process (density 106.2 du/ac on 3.55-acre site); student-oriented housing with in-unit kitchens
<b>Totals</b>	<b>20</b>	<b>-</b>	<b>-</b>	<b>870</b>	<b>890</b>	

Source: City of Fullerton, 2021

### Potential Accessory Dwelling Units

Accessory dwelling units (ADUs) represent a significant opportunity for affordable housing, particularly for single persons or small households including the elderly, college students, young adults, and caregivers. Recent changes in State law have made the construction of ADUs more feasible for homeowners, and the City has seen a corresponding substantial increase in ADU development with 67 applications during just the first 8 months of 2021. Based on this strong increase, the City expects approximately 100 ADUs per year over the planning period, or 800 total ADU units. Based on recent analysis conducted by SCAG, the expected income levels of future ADUs are as follows:

Extremely low:	15%
Very low:	10%
Low:	43%
Moderate:	30%
Above moderate:	2%

### Surplus Land

The Surplus Property Land Act (Government Code Sections 54220-54234) governs the disposal of land no longer necessary for the City's use or where disposal is otherwise required. Table B-4 presents those properties currently declared to provide sites for affordable or mixed-income housing. The City will continue to monitor Surplus Land Act amendments for compliance.



**Table B-4 – Surplus Land**

Address	Acres	Potential Density	VL	L	M	AM	Total	Status/Notes
1600 W. Commonwealth Ave	2.25	28	14	47		1	62	Developer in Exclusive Negotiation Agreement with City. RFP requires 100% affordable and sets density to R-3 zoning
3151 N Euclid St	4	29	13	46		58	117	Responses received in response to Declaration posting with HCD. Average DU from most affordable responses to HCD Notice; on average 50% affordable
799 Rolling Hills Dr	2.49	30	16	57		1	74	RFP may target seniors when released
Totals			43	150	0	60	253	

### Religious Institution Sites

Consistent with the Fullerton Homeless Plan Committee’s Strategic Plan for Addressing Homelessness in Fullerton, on February 18, 2020 the City Council declared its intention to consider an amendment to the Fullerton Municipal Code pertaining to development standards and review procedures to allow properties containing religious institutions to also be developed with permanent supportive housing and/or deed restricted affordable housing (Resolution No. 2020-24). As described in Policy Action 1.1 of the Housing Plan, the City will work with religious institutions, community stakeholders, affordable and mixed-income housing developers and service providers, the Planning Commission, and City Council to craft and adopt these standards and procedures. Table B-5 presents those properties City-wide that have a General Plan designation of *Religious Institutions* that will be evaluated for inclusion in this program. The estimated number of potential units for each site is based on a typical density of 30 units/acre for the site.

### Housing Incentive Opportunities Zone

An implementation program of this Housing Element is to work with property owners, community-at-large, the development community, the Planning Commission, and City Council to craft and adopt the Housing Incentive Overlay Zone (HIOZ). The purpose of the HIOZ is to identify properties where residential is not currently a permitted land use but that are underutilized and generally suitable for housing and create development standards for this housing that would facilitate development that can be built per current practices and include a minimum 10% requirement for affordable housing. Suitability for residential was determined through a comprehensive objective screening process.

A scoring system was developed and applied to all properties in the City as follows that are not otherwise constrained by providing a public service or infrastructure (e.g., water well, flood control, road, parking lot, school, park, Edison substation, City facility) or designated on the City’s local register of historic places:

#### Tier 4 – 4 points (max 4)

**Under-valued**, where improvement to land value ratio is less than 1 (indicating the land is worth more than the improvements on it).



Tier 3 – 3 points each (max 9)

**Within TCAC/HCD Opportunity Areas**, defined by Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) as areas whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families

**Within HQTAs**, defined by SCAG as High-Quality Transit Areas in the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) as areas within ½ mile from major transit stops and high-quality transit corridors.

**Adjacent to Existing Residential**, located within 100 feet; may be outside of City boundaries

Tier 2 –2 points each (max 16)

**Outside of Airport Impact Zone**, defined by the Airport Land Use Commission of Orange County for Fullerton Municipal Airport.

**Outside of Local Hazard zones**, noted in the City of Fullerton Local Hazard Mitigation Plan dated May 2020.

Tier 1 -1 point each (max 2)

**Near Schools**, measured a ¼ mile (or 5-minute walk) distance from any public or private school or university.

**Near Open Space**, measured a ¼ mile (or 5-minute walk) distance from public parks, trails, or golf courses.

Table B-6 presents those properties City-wide that meet the City’s minimum objective screening criteria score of 16 and would therefore move forward for further consideration and evaluation as part of the implementation program. It is assumed that HIOZ regulations will include a number of multi-family housing types which vary in density to provide a range of options based on parcel size. The table assumes a minimum of 10% of the total units for each parcel would be affordable at the lower-income level, consistent with the draft parameters of the HIOZ program.



**Table B-5. Religious Institution Properties**

Address	Name	APN	Zone	Acres	Potential Units
404 W Wilshire Ave	California Martus Church	032-151-26	R-3	0.82	25
2904 Brea Blvd	Church First Evangelical	284-382-14	G-C	2.14	64
2904 Brea Blvd	Church First Evangelical	284-382-13	G-C	0.08	2
2906 Brea Blvd	Church First Evangelical	284-382-15	G-C	2.03	61
1330 N Placentia Ave	Church In Fullerton	339-234-01	R-3	0.53	16
2225 N Euclid St	Church Of Jesus Christ Of Lds	287-043-01	R-1-20	6.18	185
801 N Raymond Ave	Church Of Latter Day Saints	283-221-01	R-1-7.2	2.69	81
404 W Commonwealth Ave	Diocese Of Orange Church	032-160-13	G-C	1.54	46
706 S Lemon St	Durrano Community Church	033-114-01	R-3	0.63	19
2450 Almira Ave	Dongshin Church	337-031-19-B	R-1-10	0.24	7
2460 Almira Ave	Dongshin Church	337-031-22-B	R-1-10	0.25	8
2505 Yorba Linda Blvd	Dongshin Church	337-031-22-A	R-1-10	7.85	235
2200 W Orangethorpe Ave	Eden Presbyterian Church	071-461-30	R-1-7.2	2.13	64
1145 W Valencia Mesa Dr	Emmanuel Episcopal Church	281-181-03	R-1-20	3.10	93
109 E Wilshire Ave	First Christian Church Of Fullerton	033-012-32	C-3	0.29	9
115 E Wilshire Ave	First Christian Church Of Fullerton	033-012-23	C-3	0.48	14
1300 N Raymond Ave	First Church Of Christ Scientist	029-211-21	R-1-10	3.46	104
2801 Brea Blvd	First Evangelical Free Church	293-061-01	R-G	11.62	349
2901 Brea Blvd	First Evangelical Free Church	293-236-10	G-C	0.22	7
2901 Brea Blvd	First Evangelical Free Church	293-236-08	G-C	0.44	13
2901 Brea Blvd	First Evangelical Free Church	293-236-09	G-C	0.01	0
1425 S Brookhurst Rd	First Korean Baptist Church	071-043-25	R-1-20	2.16	65
215 N Lemon St	First Lutheran Church	033-023-22	R-3	0.32	10
838 N Euclid St	First Presbyterian Church Of Fullerton	031-182-20	R-2	1.69	51
1465 W Orangethorpe Ave	Fullerton Calvary Church	072-394-26	R-1-7.2	2.14	64
114 N Pomona Ave	Fullerton First United Methodist Church	033-024-24	C-3	0.45	14
114 N Pomona Ave	Fullerton First United Methodist Church	033-024-24	O-P	0.44	13
1818 West Ave	Fullerton Presbyterian Church	030-422-36-B	O-P	0.28	8
511 S Brookhurst Rd	Fullerton Presbyterian Church	030-422-37-D	O-P	0.64	19
200 N Lawrence Ave	General Assembly Of First Born Long Beach	033-083-28	R-3	0.32	10
1119 Lambert Dr	Grace Bible Chapel	072-394-25	R-1-7.2	2.15	64
1645 W Valencia Dr	Grace Korean Church	030-280-48	G-C	8.82	265
1645 W Valencia Dr	Grace Korean Church	030-290-23	G-C	3.79	114
165 S Brookhurst Rd	Grace Korean Church Parking Lot	030-210-11	G-C	2.84	85
1808 W Commonwealth Ave	Grace Korean Church Parking Lot	030-210-05	G-C	0.42	13
1808 W Commonwealth Ave	Grace Korean Church Parking Lot	030-210-04	G-C	0.42	12
1808 W Commonwealth Ave	Grace Korean Church Parking Lot	030-210-03	G-C	0.45	13
1701 W Valencia Dr	Grace Korean Church At Norwalk	030-280-56	G-C	6.15	185
1701 W Valencia Dr	Grace Korean Church At Norwalk	030-280-56	G-C	0.87	26
1701 W Valencia Dr	Grace Korean Church At Norwalk	030-280-56	G-C	0.67	20
2001 N State College Blvd	Great Light Korean Church	285-121-08	R-1-20	2.80	84
235 S Magnolia Ave	Hungarian Christian Church	030-035-17	G-C	0.13	4
601 E Valencia Dr	Immanuel Baptist Church	033-341-10	R-1-6	0.75	23
117 N Pomona Ave	Inchrist Community Church Valley Chapel	033-022-12	C-3ROD	0.18	5
214 N Highland Ave	Korean Methodist Church	032-231-24	O-P	0.32	10
238 W Wilshire Ave	Korean Methodist Church	032-231-03	O-P	0.32	10





**Table B-5. Religious Institution Properties**

Address	Name	APN	Zone	Acres	Potential Units
1201 E Dorothy Ln	Morningside Presbyterian Church	029-671-07	R-1-10	3.61	108
643 W Malvern Ave	Orange Korean Christian Reformed Church	032-044-18	R-1-7.2	0.85	26
643 W Malvern Ave	Orange Korean Christian Reformed Church	032-045-20	R-1-7.2	0.86	26
2351 W Orangethorpe Ave	Orangethorpe United Methodist Church	071-313-49	R-G	3.65	109
336 E Truslow Ave	Pure Water Church	033-094-03	R-3	0.20	6
1340 N Acacia Ave	Rosary High School	283-031-06	R-1-10	4.28	128
1340 N Acacia Ave	Rosary High School	283-031-01	R-1-10	0.19	6
3635 W Valencia Dr	Sayed Jamaludeen Afghan Islamic Cntr 1	030-482-25	R-1-6	0.47	14
3634 Louise Pl	Sayed Jamaludeen Afghan Islamic Cntr 1 - Parking	030-482-24	R-1-6	0.14	4
142 E Chapman Ave	Self-Realization Church	033-011-24-A	C-3	0.30	9
2355 W Valencia Dr	Seventh Day Adventist Church	030-101-20	R-3	5.03	151
1231 E Chapman Ave	St Andrews Episcopal Church	283-175-07	G-C	2.22	67
1316 N Acacia Ave	St Juliana Falconieri School	283-031-10	R-1-10	0.40	12
1316 N Acacia Ave	St Juliana Falconieri School	283-031-08	R-1-10	0.96	29
1316 N Acacia Ave	St Juliana Falconieri School	283-031-09	R-1-10	0.39	12
1318 N Acacia Ave	St Juliana Falconieri School	283-031-11	R-1-10	4.09	123
2000 W Valencia Dr	St Luke's Lutheran Church	030-224-56	R-1-6	1.68	50
400 W Commonwealth Ave	St Mary's Catholic Church	032-160-12	G-C	0.55	17
111 W Las Palmas Dr	St Paul's Lutheran Church	292-011-11	R-1-20	1.99	60
205 Pine Dr	St Philip Benizi Church	030-180-63	R-1-6	0.29	9
230 Pine Dr	St Philip Benizi Church	030-180-56	R-1-6	1.18	35
2311 E Chapman Ave	St Stephen's Lutheran Church	283-212-32	R-1-7.2	3.09	93
215 Pine Dr	St. Phillips Elementary School	030-180-64	R-1-6	4.95	149
2255 N Euclid St	Sunny Hills Church Of Christ	287-081-27	R-1-20	2.01	60
1601 W Malvern Ave	Temple Baptist Church	281-151-19	R-1-7.2	3.46	104
1600 N Acacia Ave	Temple Beth Tikvah	283-021-02	R-1-20	4.21	126
2850 N State College Blvd	The Church Of Jesus Christ Of Latter Day Saints	337-311-30	R-1-10	2.29	69
1521 W Orangethorpe Ave	True Love Korean Lutheran Church	072-395-23	R-3	2.37	71
1201 W Commonwealth Ave	United Pentecostal Church	031-124-19	G-C	0.27	8
Totals				142.2	4,267



**Table B-6. Housing Incentive Opportunities Zone**

APN	General Plan (Current)	Zoning (Current)	Min Density (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Lower	Mod	Above Mod	Total	I/L Ratio
031-113-39	Commercial	G-C General Commercial	30	0.49	1110, Single Family Residential	1	7	7	15	0.27
033-152-04	Industrial	M-G Manufacturing, General	45	1.54	1110, Single Family Residential	7	31	31	69	0.12
029-020-41	Office	O-P Office Professional	30	0.51	1110, Single Family Residential	2	7	7	15	0.32
337-302-02	Greenbelt Concept	C-G Commercial Greenbelt	45	2.83	1200, Commercial and Services	13	57	57	127	0.90
292-084-07	Greenbelt Concept	C-G Commercial Greenbelt	30	0.79	1200, Commercial and Services	2	11	11	24	0.00
296-201-06	Industrial	C-M Commercial, Manufacturing	45	1.05	1200, Commercial and Services	5	21	21	47	1.00
296-201-07	Industrial	C-M Commercial, Manufacturing	45	1.23	1200, Commercial and Services	6	25	25	55	0.26
296-201-09	Industrial	C-M Commercial, Manufacturing	30	0.98	1200, Commercial and Services	3	13	13	29	1.00
296-203-14	Industrial	C-M Commercial, Manufacturing	30	0.62	1200, Commercial and Services	2	8	8	19	0.40
296-203-09	Industrial	C-M Commercial, Manufacturing	30	0.56	1200, Commercial and Services	2	8	8	17	0.09
269-151-12	Industrial	C-M Commercial, Manufacturing	45	3.54	1200, Commercial and Services	16	72	72	159	0.58
030-170-08	Industrial	C-M Commercial, Manufacturing	30	0.48	1200, Commercial and Services	1	6	6	14	0.24
338-121-15	Commercial	G-C General Commercial	30	0.73	1200, Commercial and Services	2	10	10	22	0.67
338-121-17	Commercial	G-C General Commercial	45	13.99	1200, Commercial and Services	63	283	283	629	0.82
293-091-10	Commercial	G-C General Commercial	45	8.54	1200, Commercial and Services	38	173	173	384	0.44
293-091-07	Commercial	G-C General Commercial	45	4.91	1200, Commercial and Services	22	99	99	221	0.44
293-091-06	Commercial	G-C General Commercial	45	1.13	1200, Commercial and Services	5	23	23	51	0.31
284-382-28	Commercial	G-C General Commercial	30	0.40	1200, Commercial and Services	1	5	5	12	0.84
031-242-13	Commercial	G-C General Commercial	30	0.71	1200, Commercial and Services	2	10	10	21	0.37
267-091-02	Commercial	G-C General Commercial	45	1.72	1200, Commercial and Services	8	35	35	77	0.36
267-091-07	Commercial	G-C General Commercial	45	4.02	1200, Commercial and Services	18	81	81	181	0.25
028-651-31	Commercial	G-C General Commercial	30	0.92	1200, Commercial and Services	3	12	12	28	3.18
028-641-19	Commercial	G-C General Commercial	45	1.54	1200, Commercial and Services	7	31	31	70	0.51
028-641-25	Commercial	G-C General Commercial	30	0.46	1200, Commercial and Services	1	6	6	14	1.40
028-641-20	Commercial	G-C General Commercial	30	0.70	1200, Commercial and Services	2	10	10	21	0.71
267-091-09	Commercial	G-C General Commercial	45	1.97	1200, Commercial and Services	9	40	40	88	0.87
028-641-23	Commercial	G-C General Commercial	30	0.53	1200, Commercial and Services	2	7	7	16	0.88
028-641-23	Commercial	G-C General Commercial	30	0.68	1200, Commercial and Services	2	9	9	20	0.88
071-051-66	Commercial	G-C General Commercial	30	0.48	1200, Commercial and Services	1	7	7	14	0.11
071-051-83	Commercial	G-C General Commercial	30	0.34	1200, Commercial and Services	1	5	5	10	0.76
071-051-84	Commercial	G-C General Commercial	30	0.41	1200, Commercial and Services	1	5	5	12	0.61
071-051-07	Commercial	G-C General Commercial	30	0.55	1200, Commercial and Services	2	7	7	17	0.05
071-051-77	Commercial	G-C General Commercial	30	0.55	1200, Commercial and Services	2	7	7	17	0.26
071-471-10	Commercial	G-C General Commercial	30	0.35	1200, Commercial and Services	1	5	5	11	0.64
071-461-06	Commercial	G-C General Commercial	30	0.59	1200, Commercial and Services	2	8	8	18	0.65
071-043-23	Commercial	G-C General Commercial	45	2.33	1200, Commercial and Services	10	47	47	105	0.67
072-271-29	Commercial	G-C General Commercial	30	0.87	1200, Commercial and Services	3	12	12	26	0.52
072-161-11	Commercial	G-C General Commercial	30	0.36	1200, Commercial and Services	1	5	5	11	1.48
072-161-01	Commercial	G-C General Commercial	30	0.67	1200, Commercial and Services	2	9	9	20	0.75



**Table B-6. Housing Incentive Opportunities Zone**

APN	General Plan (Current)	Zoning (Current)	Min Density (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Lower	Mod	Above Mod	Total	I/L Ratio
072-161-17	Commercial	G-C General Commercial	30	0.93	1200, Commercial and Services	3	13	13	28	0.48
072-161-19	Commercial	G-C General Commercial	30	0.52	1200, Commercial and Services	2	7	7	16	0.21
072-161-20	Commercial	G-C General Commercial	30	0.55	1200, Commercial and Services	2	7	7	16	0.05
073-310-04	Commercial	G-C General Commercial	30	0.92	1200, Commercial and Services	3	12	12	28	0.05
073-310-22	Commercial	G-C General Commercial	45	4.60	1200, Commercial and Services	21	93	93	207	0.73
073-310-12	Commercial	G-C General Commercial	30	0.79	1200, Commercial and Services	2	11	11	24	1.70
073-310-11	Commercial	G-C General Commercial	30	0.43	1200, Commercial and Services	1	6	6	13	0.96
073-052-12	Commercial	G-C General Commercial	30	0.43	1200, Commercial and Services	1	6	6	13	0.00
073-052-17	Commercial	G-C General Commercial	45	2.82	1200, Commercial and Services	13	57	57	127	1.57
073-052-20	Commercial	G-C General Commercial	30	0.71	1200, Commercial and Services	2	10	10	21	0.00
073-052-21	Commercial	G-C General Commercial	30	0.90	1200, Commercial and Services	3	12	12	27	1.01
073-073-05	Commercial	G-C General Commercial	30	0.45	1200, Commercial and Services	1	6	6	13	0.32
073-073-11	Commercial	G-C General Commercial	45	1.02	1200, Commercial and Services	5	21	21	46	0.98
032-284-04	Commercial	G-C General Commercial	30	0.60	1200, Commercial and Services	2	8	8	18	1.97
073-073-02	Commercial	G-C General Commercial	30	0.82	1200, Commercial and Services	2	11	11	25	0.33
032-284-16	Commercial	G-C General Commercial	30	0.36	1200, Commercial and Services	1	5	5	11	0.54
032-284-08	Commercial	G-C General Commercial	30	0.91	1200, Commercial and Services	3	12	12	27	0.20
032-284-13	Commercial	G-C General Commercial	30	0.38	1200, Commercial and Services	1	5	5	11	0.26
032-284-09	Commercial	G-C General Commercial	30	0.90	1200, Commercial and Services	3	12	12	27	1.99
032-284-11	Commercial	G-C General Commercial	30	0.43	1200, Commercial and Services	1	6	6	13	0.00
032-282-02	Commercial	G-C General Commercial	30	0.45	1200, Commercial and Services	1	6	6	13	0.41
032-283-02	Commercial	G-C General Commercial	30	0.47	1200, Commercial and Services	1	6	6	14	1.97
032-283-12	Commercial	G-C General Commercial	30	0.52	1200, Commercial and Services	2	7	7	15	1.51
073-253-12	Commercial	G-C General Commercial	30	0.43	1200, Commercial and Services	1	6	6	13	0.17
073-253-11	Commercial	G-C General Commercial	30	0.46	1200, Commercial and Services	1	6	6	14	1.26
073-263-49	Commercial	G-C General Commercial	30	0.42	1200, Commercial and Services	1	6	6	13	0.18
073-263-48	Commercial	G-C General Commercial	30	0.42	1200, Commercial and Services	1	6	6	13	0.39
073-263-53	Commercial	G-C General Commercial	45	3.33	1200, Commercial and Services	15	67	67	150	5.05
073-263-54	Commercial	G-C General Commercial	45	1.14	1200, Commercial and Services	5	23	23	51	0.06
073-263-52	Commercial	G-C General Commercial	30	0.83	1200, Commercial and Services	2	11	11	25	0.72
072-352-64	Commercial	G-C General Commercial	30	0.82	1200, Commercial and Services	2	11	11	25	1.45
072-352-49	Commercial	G-C General Commercial	30	0.70	1200, Commercial and Services	2	9	9	21	2.08
072-352-48	Commercial	G-C General Commercial	30	0.47	1200, Commercial and Services	1	6	6	14	2.56
031-306-15	Commercial	G-C General Commercial	30	0.48	1200, Commercial and Services	1	7	7	15	3.49
072-170-17	Commercial	G-C General Commercial	30	0.44	1200, Commercial and Services	1	6	6	13	1.45
072-242-15	Commercial	G-C General Commercial	45	6.36	1200, Commercial and Services	29	129	129	286	0.28
072-242-12	Commercial	G-C General Commercial	30	0.50	1200, Commercial and Services	2	7	7	15	1.41
031-363-28	Commercial	G-C General Commercial	30	0.45	1200, Commercial and Services	1	6	6	14	1.01
031-363-36	Commercial	G-C General Commercial	45	1.24	1200, Commercial and Services	6	25	25	56	0.66
031-360-07	Commercial	G-C General Commercial	30	0.95	1200, Commercial and Services	3	13	13	28	0.24
030-421-28	Commercial	G-C General Commercial	30	0.52	1200, Commercial and Services	2	7	7	15	0.40



**Table B-6. Housing Incentive Opportunities Zone**

APN	General Plan (Current)	Zoning (Current)	Min Density (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Lower	Mod	Above Mod	Total	I/L Ratio
071-313-21	Commercial	G-C General Commercial	30	0.44	1200, Commercial and Services	1	6	6	13	0.50
071-023-29	Commercial	G-C General Commercial	30	0.85	1200, Commercial and Services	3	11	11	26	1.22
071-323-43	Commercial	G-C General Commercial	30	0.48	1200, Commercial and Services	1	6	6	14	0.57
071-323-38	Commercial	G-C General Commercial	30	0.51	1200, Commercial and Services	2	7	7	15	2.15
071-323-48	Commercial	G-C General Commercial	45	1.03	1200, Commercial and Services	5	21	21	46	0.96
030-035-18	Commercial	G-C General Commercial	30	0.38	1200, Commercial and Services	1	5	5	11	0.84
030-032-32	Commercial	G-C General Commercial	30	0.44	1200, Commercial and Services	1	6	6	13	0.09
030-180-37	Commercial	G-C General Commercial	30	0.58	1200, Commercial and Services	2	8	8	17	0.62
030-180-61	Commercial	G-C General Commercial	30	0.48	1200, Commercial and Services	1	7	7	15	0.61
030-180-61	Commercial	G-C General Commercial	45	1.82	1200, Commercial and Services	8	37	37	82	0.61
030-194-04	Commercial	G-C General Commercial	45	1.04	1200, Commercial and Services	5	21	21	47	0.64
030-200-04	Commercial	G-C General Commercial	45	1.87	1200, Commercial and Services	8	38	38	84	0.86
030-200-31	Commercial	G-C General Commercial	45	1.58	1200, Commercial and Services	7	32	32	71	0.59
030-200-28	Commercial	G-C General Commercial	30	0.38	1200, Commercial and Services	1	5	5	11	0.69
031-113-34	Commercial	G-C General Commercial	30	0.40	1200, Commercial and Services	1	5	5	12	0.36
031-113-43	Commercial	G-C General Commercial	30	0.72	1200, Commercial and Services	2	10	10	22	0.18
031-143-01	Commercial	G-C General Commercial	30	0.40	1200, Commercial and Services	1	5	5	12	0.70
031-143-06	Commercial	G-C General Commercial	30	0.61	1200, Commercial and Services	2	8	8	18	4.38
031-143-04	Commercial	G-C General Commercial	30	0.46	1200, Commercial and Services	1	6	6	14	0.50
031-150-29	Commercial	G-C General Commercial	30	0.51	1200, Commercial and Services	2	7	7	15	1.30
031-321-32	Commercial	G-C General Commercial	30	0.62	1200, Commercial and Services	2	8	8	19	0.37
031-322-12	Commercial	G-C General Commercial	30	0.34	1200, Commercial and Services	1	5	5	10	0.05
032-274-01	Commercial	G-C General Commercial	30	0.42	1200, Commercial and Services	1	6	6	12	1.45
032-273-28	Commercial	G-C General Commercial	30	0.38	1200, Commercial and Services	1	5	5	11	0.84
032-272-29	Commercial	G-C General Commercial	30	0.56	1200, Commercial and Services	2	8	8	17	1.34
032-160-18	Commercial	G-C General Commercial	45	1.11	1200, Commercial and Services	5	23	23	50	1.29
032-081-31	Commercial	G-C General Commercial	30	0.84	1200, Commercial and Services	3	11	11	25	0.23
031-241-01	Commercial	G-C General Commercial	45	2.12	1200, Commercial and Services	10	43	43	95	0.67
031-241-02	Commercial	G-C General Commercial	30	0.46	1200, Commercial and Services	1	6	6	14	0.47
031-241-06	Commercial	G-C General Commercial	30	0.34	1200, Commercial and Services	1	5	5	10	0.16
031-241-22	Commercial	G-C General Commercial	30	0.84	1200, Commercial and Services	3	11	11	25	2.55
031-241-08	Commercial	G-C General Commercial	30	0.48	1200, Commercial and Services	1	6	6	14	0.29
031-241-10	Commercial	G-C General Commercial	45	1.84	1200, Commercial and Services	8	37	37	83	0.61
033-051-12	Commercial	G-C General Commercial	30	0.49	1200, Commercial and Services	1	7	7	15	2.23
033-052-13	Commercial	G-C General Commercial	30	0.46	1200, Commercial and Services	1	6	6	14	0.28
033-154-18	Commercial	G-C General Commercial	45	1.70	1200, Commercial and Services	8	34	34	76	0.51
033-183-33	Commercial	G-C General Commercial	30	0.41	1200, Commercial and Services	1	6	6	12	0.10
033-094-11	Commercial	G-C General Commercial	30	0.75	1200, Commercial and Services	2	10	10	23	0.79
033-420-09	Commercial	G-C General Commercial	45	4.93	1200, Commercial and Services	22	100	100	222	0.67
033-420-03	Commercial	G-C General Commercial	45	1.42	1200, Commercial and Services	6	29	29	64	0.39
033-420-04	Commercial	G-C General Commercial	30	0.47	1200, Commercial and Services	1	6	6	14	1.17



**Table B-6. Housing Incentive Opportunities Zone**

APN	General Plan (Current)	Zoning (Current)	Min Density (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Lower	Mod	Above Mod	Total	I/L Ratio
033-420-05	Commercial	G-C General Commercial	45	1.66	1200, Commercial and Services	7	34	34	74	0.80
269-051-04	Commercial	G-C General Commercial	30	0.52	1200, Commercial and Services	2	7	7	16	1.05
269-051-07	Commercial	G-C General Commercial	30	0.90	1200, Commercial and Services	3	12	12	27	0.34
269-051-08	Commercial	G-C General Commercial	45	1.22	1200, Commercial and Services	5	25	25	55	0.97
269-051-09	Commercial	G-C General Commercial	30	0.97	1200, Commercial and Services	3	13	13	29	0.63
033-435-23	Commercial	G-C General Commercial	30	0.80	1200, Commercial and Services	2	11	11	24	0.60
033-211-03	Commercial	G-C General Commercial	45	3.92	1200, Commercial and Services	18	79	79	177	0.75
033-435-22	Commercial	G-C General Commercial	30	0.64	1200, Commercial and Services	2	9	9	19	0.62
033-211-02	Commercial	G-C General Commercial	45	3.26	1200, Commercial and Services	15	66	66	147	0.30
033-212-11	Commercial	G-C General Commercial	45	2.15	1200, Commercial and Services	10	43	43	97	0.99
033-212-16	Commercial	G-C General Commercial	30	0.55	1200, Commercial and Services	2	7	7	16	0.03
033-212-15	Commercial	G-C General Commercial	45	2.44	1200, Commercial and Services	11	49	49	110	0.91
033-212-04	Commercial	G-C General Commercial	30	0.46	1200, Commercial and Services	1	6	6	14	0.54
033-212-12	Commercial	G-C General Commercial	30	0.37	1200, Commercial and Services	1	5	5	11	1.48
033-173-29	Commercial	G-C General Commercial	30	0.74	1200, Commercial and Services	2	10	10	22	1.97
033-173-46	Commercial	G-C General Commercial	30	0.51	1200, Commercial and Services	2	7	7	15	1.44
033-173-57	Commercial	G-C General Commercial	30	0.58	1200, Commercial and Services	2	8	8	18	0.25
033-173-47	Commercial	G-C General Commercial	30	0.51	1200, Commercial and Services	2	7	7	15	1.12
033-173-35	Commercial	G-C General Commercial	30	0.45	1200, Commercial and Services	1	6	6	13	0.16
033-173-54	Commercial	G-C General Commercial	30	0.85	1200, Commercial and Services	3	11	11	25	1.49
033-173-43	Commercial	G-C General Commercial	30	0.36	1200, Commercial and Services	1	5	5	11	0.45
032-074-25	Commercial	G-C General Commercial	30	0.42	1200, Commercial and Services	1	6	6	12	0.55
032-073-16	Commercial	G-C General Commercial	30	0.42	1200, Commercial and Services	1	6	6	13	0.76
031-221-22	Commercial	G-C General Commercial	30	0.48	1200, Commercial and Services	1	6	6	14	0.66
031-221-13	Commercial	G-C General Commercial	30	0.38	1200, Commercial and Services	1	5	5	12	0.77
031-233-41	Commercial	G-C General Commercial	30	0.43	1200, Commercial and Services	1	6	6	13	1.53
031-233-43	Commercial	G-C General Commercial	30	0.37	1200, Commercial and Services	1	5	5	11	1.76
031-231-38	Commercial	G-C General Commercial	30	0.57	1200, Commercial and Services	2	8	8	17	0.69
031-121-41	Commercial	G-C General Commercial	30	0.56	1200, Commercial and Services	2	8	8	17	0.34
031-124-33	Commercial	G-C General Commercial	30	0.40	1200, Commercial and Services	1	5	5	12	0.11
031-114-15	Commercial	G-C General Commercial	30	0.96	1200, Commercial and Services	3	13	13	29	3.48
031-231-39	Commercial	G-C General Commercial	30	0.52	1200, Commercial and Services	2	7	7	16	0.75
031-231-25	Commercial	G-C General Commercial	30	0.37	1200, Commercial and Services	1	5	5	11	0.25
028-651-16	Commercial	G-C General Commercial	30	0.44	1200, Commercial and Services	1	6	6	13	0.05
292-072-07	Commercial	G-C General Commercial	45	1.47	1200, Commercial and Services	7	30	30	66	0.71
287-241-03	Commercial	G-C General Commercial	45	1.27	1200, Commercial and Services	6	26	26	57	1.09
287-241-04	Commercial	G-C General Commercial	45	1.87	1200, Commercial and Services	8	38	38	84	0.46
287-241-05	Commercial	G-C General Commercial	45	11.30	1200, Commercial and Services	51	229	229	509	0.93
293-236-11	Commercial	G-C General Commercial	30	0.64	1200, Commercial and Services	2	9	9	19	0.44
285-281-06	Commercial	G-C General Commercial	45	6.76	1200, Commercial and Services	30	137	137	304	1.98
285-281-05	Commercial	G-C General Commercial	30	0.75	1200, Commercial and Services	2	10	10	23	3.49



**Table B-6. Housing Incentive Opportunities Zone**

APN	General Plan (Current)	Zoning (Current)	Min Density (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Lower	Mod	Above Mod	Total	I/L Ratio
284-401-09	Commercial	G-C General Commercial	30	0.59	1200, Commercial and Services	2	8	8	18	14.02
284-401-09	Commercial	G-C General Commercial	30	0.47	1200, Commercial and Services	1	6	6	14	14.02
337-082-16	Commercial	G-C General Commercial	45	1.10	1200, Commercial and Services	5	22	22	49	0.31
337-082-17	Commercial	G-C General Commercial	45	1.45	1200, Commercial and Services	7	29	29	65	20.23
337-082-13	Commercial	G-C General Commercial	45	2.07	1200, Commercial and Services	9	42	42	93	1.46
337-291-04	Commercial	G-C General Commercial	30	0.71	1200, Commercial and Services	2	10	10	21	1.10
337-291-05	Commercial	G-C General Commercial	30	0.53	1200, Commercial and Services	2	7	7	16	2.10
339-161-02	Commercial	G-C General Commercial	45	10.88	1200, Commercial and Services	49	220	220	490	0.72
339-201-02	Commercial	G-C General Commercial	30	0.49	1200, Commercial and Services	1	7	7	15	2.27
339-161-01	Commercial	G-C General Commercial	30	0.57	1200, Commercial and Services	2	8	8	17	0.79
339-161-09	Commercial	G-C General Commercial	30	0.97	1200, Commercial and Services	3	13	13	29	1.37
339-161-08	Commercial	G-C General Commercial	30	0.60	1200, Commercial and Services	2	8	8	18	0.67
339-161-04	Commercial	G-C General Commercial	45	1.46	1200, Commercial and Services	7	29	29	65	6.77
339-191-02	Commercial	G-C General Commercial	45	7.30	1200, Commercial and Services	33	148	148	328	0.41
339-191-03	Commercial	G-C General Commercial	30	0.51	1200, Commercial and Services	2	7	7	15	0.37
339-202-02	Commercial	G-C General Commercial	30	0.56	1200, Commercial and Services	2	8	8	17	0.31
339-191-01	Commercial	G-C General Commercial	45	8.84	1200, Commercial and Services	40	179	179	398	0.53
339-221-01	Commercial	G-C General Commercial	30	0.50	1200, Commercial and Services	2	7	7	15	0.97
338-011-23	Commercial	G-C General Commercial	30	0.38	1200, Commercial and Services	1	5	5	11	0.30
338-011-16	Commercial	G-C General Commercial	30	0.46	1200, Commercial and Services	1	6	6	14	0.39
338-031-41	Commercial	G-C General Commercial	30	0.92	1200, Commercial and Services	3	12	12	28	0.11
338-031-36	Commercial	G-C General Commercial	30	0.87	1200, Commercial and Services	3	12	12	26	0.25
338-031-42	Commercial	G-C General Commercial	30	0.69	1200, Commercial and Services	2	9	9	21	0.30
338-031-47	Commercial	G-C General Commercial	30	0.49	1200, Commercial and Services	1	7	7	15	0.05
338-031-46	Commercial	G-C General Commercial	30	0.48	1200, Commercial and Services	1	6	6	14	0.41
338-031-38	Commercial	G-C General Commercial	30	0.90	1200, Commercial and Services	3	12	12	27	0.24
338-031-40	Commercial	G-C General Commercial	30	0.89	1200, Commercial and Services	3	12	12	27	4.44
338-041-09	Commercial	G-C General Commercial	30	0.49	1200, Commercial and Services	1	7	7	15	0.17
338-041-07	Commercial	G-C General Commercial	30	0.40	1200, Commercial and Services	1	5	5	12	0.89
338-101-07	Commercial	G-C General Commercial	30	0.36	1200, Commercial and Services	1	5	5	11	0.13
338-101-12	Commercial	G-C General Commercial	45	8.02	1200, Commercial and Services	36	162	162	361	2.92
283-212-33	Commercial	G-C General Commercial	45	2.06	1200, Commercial and Services	9	42	42	93	2.40
283-175-05	Commercial	G-C General Commercial	30	0.78	1200, Commercial and Services	2	11	11	23	2.73
283-173-06	Commercial	G-C General Commercial	30	0.36	1200, Commercial and Services	1	5	5	11	0.47
292-072-01	Commercial	G-C General Commercial	45	2.90	1200, Commercial and Services	13	59	59	131	0.93
284-041-32	Commercial	G-C General Commercial	30	0.40	1200, Commercial and Services	1	5	5	12	0.37
284-041-31	Commercial	G-C General Commercial	30	0.48	1200, Commercial and Services	1	7	7	15	0.66
281-011-30	Commercial	G-C General Commercial	30	0.74	1200, Commercial and Services	2	10	10	22	0.00
281-011-23	Commercial	G-C General Commercial	30	0.61	1200, Commercial and Services	2	8	8	18	0.31
281-011-18	Commercial	G-C General Commercial	30	0.49	1200, Commercial and Services	1	7	7	15	1.10
281-034-10	Commercial	G-C General Commercial	45	2.30	1200, Commercial and Services	10	47	47	103	1.49



**Table B-6. Housing Incentive Opportunities Zone**

APN	General Plan (Current)	Zoning (Current)	Min Density (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Lower	Mod	Above Mod	Total	I/L Ratio
073-310-23	Commercial	G-C General Commercial	30	0.63	1200, Commercial and Services	2	9	9	19	1.25
073-052-13	Commercial	G-C General Commercial	45	1.44	1200, Commercial and Services	7	29	29	65	1.69
073-052-29	Commercial	G-C General Commercial	30	0.72	1200, Commercial and Services	2	10	10	22	0.37
073-052-11	Commercial	G-C General Commercial	45	16.92	1200, Commercial and Services	76	343	343	761	1.40
073-052-15	Commercial	G-C General Commercial	45	6.67	1200, Commercial and Services	30	135	135	300	0.51
031-221-21	Commercial	G-C General Commercial	45	1.84	1200, Commercial and Services	8	37	37	83	2.20
031-141-33	Commercial	M-G Manufacturing, General	30	0.54	1200, Commercial and Services	2	7	7	16	0.16
032-160-17	Commercial	M-G Manufacturing, General	30	0.84	1200, Commercial and Services	3	11	11	25	0.43
032-160-18	Commercial	M-G Manufacturing, General	30	0.51	1200, Commercial and Services	2	7	7	15	1.29
032-081-32	Commercial	M-G Manufacturing, General	30	0.90	1200, Commercial and Services	3	12	12	27	0.34
030-210-22	Industrial	M-G Manufacturing, General	30	0.53	1200, Commercial and Services	2	7	7	16	0.00
032-091-10	Industrial	M-G Manufacturing, General	30	0.84	1200, Commercial and Services	3	11	11	25	0.10
032-091-08	Industrial	M-G Manufacturing, General	30	0.43	1200, Commercial and Services	1	6	6	13	0.31
031-242-15	Industrial	M-G Manufacturing, General	30	0.74	1200, Commercial and Services	2	10	10	22	2.06
031-242-11	Industrial	M-G Manufacturing, General	45	1.38	1200, Commercial and Services	6	28	28	62	0.40
032-241-17	Industrial	M-G Manufacturing, General	30	0.37	1200, Commercial and Services	1	5	5	11	0.48
032-251-16	Industrial	M-G Manufacturing, General	30	0.35	1200, Commercial and Services	1	5	5	11	1.37
269-151-09	Industrial	M-G Manufacturing, General	45	6.96	1200, Commercial and Services	31	141	141	313	0.77
030-160-16	Industrial	M-G Manufacturing, General	30	0.83	1200, Commercial and Services	2	11	11	25	0.38
030-160-17	Industrial	M-G Manufacturing, General	30	0.64	1200, Commercial and Services	2	9	9	19	0.06
030-160-24	Industrial	M-G Manufacturing, General	30	0.45	1200, Commercial and Services	1	6	6	13	0.72
033-221-11	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)	45	1.82	1200, Commercial and Services	8	37	37	82	1.93
338-071-22	Industrial	M-P Manufacturing Park (200,000 SF min. lot size)	45	30.52	1200, Commercial and Services	137	618	618	1373	0.00
339-222-01	Commercial	O-P Office Professional	30	0.46	1200, Commercial and Services	1	6	6	14	1.17
032-181-24	Commercial	O-P Office Professional	30	0.36	1200, Commercial and Services	1	5	5	11	0.30
292-072-07	Commercial	O-P Office Professional	45	1.19	1200, Commercial and Services	5	24	24	54	0.71
031-221-15	Low-Density Residential	O-P Office Professional	30	0.95	1200, Commercial and Services	3	13	13	29	0.43
292-011-17	Office	O-P Office Professional	30	0.40	1200, Commercial and Services	1	5	5	12	2.32
283-301-03	Office	O-P Office Professional	30	0.71	1200, Commercial and Services	2	10	10	21	0.42
283-301-04	Office	O-P Office Professional	30	0.63	1200, Commercial and Services	2	9	9	19	0.04
029-010-73	Office	O-P Office Professional	30	0.37	1200, Commercial and Services	1	5	5	11	0.52
031-150-23	Office	O-P Office Professional	30	0.44	1200, Commercial and Services	1	6	6	13	0.40
031-150-27	Office	O-P Office Professional	30	0.92	1200, Commercial and Services	3	12	12	28	0.31
033-425-05	Office	O-P Office Professional	30	0.74	1200, Commercial and Services	2	10	10	22	1.92
269-091-03	Office	O-P Office Professional	30	0.37	1200, Commercial and Services	1	5	5	11	0.42
269-091-04	Office	O-P Office Professional	30	0.35	1200, Commercial and Services	1	5	5	10	0.62
269-091-05	Office	O-P Office Professional	30	0.72	1200, Commercial and Services	2	10	10	22	0.43
033-131-30	Office	O-P Office Professional	30	0.53	1200, Commercial and Services	2	7	7	16	0.69
033-131-28	Office	O-P Office Professional	30	0.41	1200, Commercial and Services	1	6	6	12	0.47
292-071-08	Office	O-P Office Professional	30	0.57	1200, Commercial and Services	2	8	8	17	0.58



**Table B-6. Housing Incentive Opportunities Zone**

APN	General Plan (Current)	Zoning (Current)	Min Density (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Lower	Mod	Above Mod	Total	I/L Ratio
292-071-17	Office	O-P Office Professional	45	1.24	1200, Commercial and Services	6	25	25	56	1.25
292-071-16	Office	O-P Office Professional	45	3.92	1200, Commercial and Services	18	79	79	176	0.92
292-071-12	Office	O-P Office Professional	45	1.76	1200, Commercial and Services	8	36	36	79	0.98
292-071-04	Office	O-P Office Professional	30	0.66	1200, Commercial and Services	2	9	9	20	3.57
288-021-23	Office	O-P Office Professional	30	0.94	1200, Commercial and Services	3	13	13	28	1.90
338-082-03	Office	O-P Office Professional	45	5.00	1200, Commercial and Services	22	101	101	225	1.41
338-101-13	Office	O-P Office Professional	45	1.74	1200, Commercial and Services	8	35	35	78	1.14
338-091-07	Office	O-P Office Professional	30	0.99	1200, Commercial and Services	3	13	13	30	0.79
338-091-07	Office	O-P Office Professional	30	0.85	1200, Commercial and Services	3	11	11	25	0.79
338-091-05	Office	O-P Office Professional	30	0.85	1200, Commercial and Services	3	11	11	25	0.67
338-091-06	Office	O-P Office Professional	30	0.86	1200, Commercial and Services	3	12	12	26	0.67
029-142-25	Office	O-P Office Professional	45	1.44	1200, Commercial and Services	6	29	29	65	0.40
029-515-13	Office	O-P Office Professional	30	0.37	1200, Commercial and Services	1	5	5	11	2.48
283-233-01	Office	O-P Office Professional	30	0.47	1200, Commercial and Services	1	6	6	14	0.81
283-221-06	Office	O-P Office Professional	30	0.50	1200, Commercial and Services	2	7	7	15	1.75
283-234-16	Office	O-P Office Professional	45	1.23	1200, Commercial and Services	6	25	25	55	1.05
283-234-14	Office	O-P Office Professional	30	0.51	1200, Commercial and Services	2	7	7	15	1.83
292-331-01	Office	O-P Office Professional	30	0.59	1200, Commercial and Services	2	8	8	18	1.26
030-210-06	Commercial	G-C General Commercial	30	0.84	1240, Public Facilities	3	11	11	25	0.12
030-210-05	Religious Use	G-C General Commercial	30	0.42	1240, Public Facilities	1	6	6	13	0.12
030-210-04	Religious Use	G-C General Commercial	30	0.42	1240, Public Facilities	1	6	6	12	0.12
030-280-56	Religious Use	G-C General Commercial	45	6.15	1240, Public Facilities	28	125	125	277	3.06
030-280-56	Religious Use	G-C General Commercial	30	0.87	1240, Public Facilities	3	12	12	26	3.06
030-280-56	Religious Use	G-C General Commercial	30	0.67	1240, Public Facilities	2	9	9	20	3.06
032-160-13	Religious Use	G-C General Commercial	45	1.54	1240, Public Facilities	7	31	31	69	11.78
032-160-12	Religious Use	G-C General Commercial	30	0.55	1240, Public Facilities	2	7	7	17	9.26
293-236-08	Religious Use	G-C General Commercial	30	0.44	1240, Public Facilities	1	6	6	13	0.00
284-382-15	Religious Use	G-C General Commercial	45	2.03	1240, Public Facilities	9	41	41	91	1.82
284-382-14	Religious Use	G-C General Commercial	45	2.14	1240, Public Facilities	10	43	43	96	2.03
283-175-07	Religious Use	G-C General Commercial	45	2.22	1240, Public Facilities	10	45	45	100	1.89
338-101-01	Office	O-P Office Professional	30	0.59	1240, Public Facilities	2	8	8	18	0.00
338-112-01	Office	O-P Office Professional	45	1.45	1240, Public Facilities	7	29	29	65	1.27
029-020-40	Office	O-P Office Professional	45	1.83	1240, Public Facilities	8	37	37	83	4.18
033-024-24	Religious Use	O-P Office Professional	30	0.44	1240, Public Facilities	1	6	6	13	4.38
033-154-17	Commercial	G-C General Commercial	30	0.40	1245, Religious Facilities	1	5	5	12	0.73
030-170-13	Industrial	C-M Commercial, Manufacturing	30	0.59	1300, Industrial	2	8	8	18	0.79
071-323-40	Commercial	G-C General Commercial	45	1.11	1300, Industrial	5	22	22	50	1.51
032-182-45	Commercial	G-C General Commercial	30	0.45	1300, Industrial	1	6	6	13	0.87
032-160-14	Commercial	G-C General Commercial	45	1.36	1300, Industrial	6	28	28	61	0.69
033-101-38	Commercial	G-C General Commercial	45	1.17	1300, Industrial	5	24	24	53	1.93
031-124-34	Commercial	G-C General Commercial	45	1.91	1300, Industrial	9	39	39	86	2.85





**Table B-6. Housing Incentive Opportunities Zone**

APN	General Plan (Current)	Zoning (Current)	Min Density (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Lower	Mod	Above Mod	Total	I/L Ratio
030-210-03	Religious Use	G-C General Commercial	30	0.45	1300, Industrial	1	6	6	13	0.33
031-141-32	Commercial	M-G Manufacturing, General	30	0.59	1300, Industrial	2	8	8	18	0.45
031-241-23	Commercial	M-G Manufacturing, General	30	0.55	1300, Industrial	2	7	7	16	2.00
033-101-38	Commercial	M-G Manufacturing, General	45	1.71	1300, Industrial	8	35	35	77	1.93
033-101-41	Industrial	M-G Manufacturing, General	45	3.49	1300, Industrial	16	71	71	157	2.12
032-171-34	Industrial	M-G Manufacturing, General	45	2.07	1300, Industrial	9	42	42	93	4.40
032-171-32	Industrial	M-G Manufacturing, General	30	0.69	1300, Industrial	2	9	9	21	0.05
032-171-33	Industrial	M-G Manufacturing, General	45	1.64	1300, Industrial	7	33	33	74	5.13
032-091-11	Industrial	M-G Manufacturing, General	30	0.95	1300, Industrial	3	13	13	29	0.27
032-091-04	Industrial	M-G Manufacturing, General	45	1.81	1300, Industrial	8	37	37	82	0.29
032-091-05	Industrial	M-G Manufacturing, General	30	0.39	1300, Industrial	1	5	5	12	0.22
032-091-06	Industrial	M-G Manufacturing, General	30	0.66	1300, Industrial	2	9	9	20	3.00
032-091-12	Industrial	M-G Manufacturing, General	45	1.57	1300, Industrial	7	32	32	71	3.13
032-091-09	Industrial	M-G Manufacturing, General	30	0.83	1300, Industrial	2	11	11	25	0.97
032-091-03	Industrial	M-G Manufacturing, General	45	2.48	1300, Industrial	11	50	50	111	0.93
031-242-12	Industrial	M-G Manufacturing, General	30	0.57	1300, Industrial	2	8	8	17	0.30
031-242-16	Industrial	M-G Manufacturing, General	30	0.62	1300, Industrial	2	8	8	19	2.14
032-084-01	Industrial	M-G Manufacturing, General	45	1.45	1300, Industrial	7	29	29	65	3.21
032-251-03	Industrial	M-G Manufacturing, General	30	0.59	1300, Industrial	2	8	8	18	0.28
032-251-04	Industrial	M-G Manufacturing, General	30	0.38	1300, Industrial	1	5	5	11	0.06
033-104-24	Industrial	M-G Manufacturing, General	30	0.35	1300, Industrial	1	5	5	10	0.50
033-105-10	Industrial	M-G Manufacturing, General	30	0.39	1300, Industrial	1	5	5	12	6.57
033-152-11	Industrial	M-G Manufacturing, General	30	0.45	1300, Industrial	1	6	6	13	0.81
033-152-10	Industrial	M-G Manufacturing, General	30	0.49	1300, Industrial	1	7	7	15	0.42
033-152-12	Industrial	M-G Manufacturing, General	30	0.59	1300, Industrial	2	8	8	18	6.39
033-152-13	Industrial	M-G Manufacturing, General	30	0.86	1300, Industrial	3	12	12	26	0.63
033-184-07	Industrial	M-G Manufacturing, General	30	0.92	1300, Industrial	3	12	12	28	1.05
033-184-06	Industrial	M-G Manufacturing, General	30	0.48	1300, Industrial	1	6	6	14	1.76
033-184-05	Industrial	M-G Manufacturing, General	30	0.78	1300, Industrial	2	11	11	23	1.16
033-184-10	Industrial	M-G Manufacturing, General	45	1.49	1300, Industrial	7	30	30	67	1.03
033-184-03	Industrial	M-G Manufacturing, General	30	0.93	1300, Industrial	3	13	13	28	0.27
033-184-02	Industrial	M-G Manufacturing, General	45	1.44	1300, Industrial	6	29	29	65	1.39
033-192-19	Industrial	M-G Manufacturing, General	45	3.27	1300, Industrial	15	66	66	147	2.32
338-051-15	Industrial	M-G Manufacturing, General	30	0.90	1300, Industrial	3	12	12	27	1.91
338-051-02	Industrial	M-G Manufacturing, General	45	1.19	1300, Industrial	5	24	24	54	1.43
338-051-07	Industrial	M-G Manufacturing, General	30	0.89	1300, Industrial	3	12	12	27	3.60
338-051-08	Industrial	M-G Manufacturing, General	30	0.89	1300, Industrial	3	12	12	27	1.68
338-051-11	Industrial	M-G Manufacturing, General	45	1.00	1300, Industrial	5	20	20	45	1.26
338-051-12	Industrial	M-G Manufacturing, General	45	1.01	1300, Industrial	5	21	21	46	1.23
338-061-22	Industrial	M-G Manufacturing, General	45	1.01	1300, Industrial	5	20	20	45	1.35
338-061-23	Industrial	M-G Manufacturing, General	45	1.02	1300, Industrial	5	21	21	46	1.39



**Table B-6. Housing Incentive Opportunities Zone**

APN	General Plan (Current)	Zoning (Current)	Min Density (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Lower	Mod	Above Mod	Total	I/L Ratio
338-061-24	Industrial	M-G Manufacturing, General	30	1.00	1300, Industrial	3	13	13	30	1.36
338-061-25	Industrial	M-G Manufacturing, General	30	0.99	1300, Industrial	3	13	13	30	1.37
338-061-26	Industrial	M-G Manufacturing, General	30	0.72	1300, Industrial	2	10	10	22	2.02
338-061-20	Industrial	M-G Manufacturing, General	30	0.69	1300, Industrial	2	9	9	21	2.07
030-160-19	Industrial	M-G Manufacturing, General	45	1.24	1300, Industrial	6	25	25	56	0.58
030-160-05	Industrial	M-G Manufacturing, General	30	0.79	1300, Industrial	2	11	11	24	0.09
030-160-27	Industrial	M-G Manufacturing, General	45	4.92	1300, Industrial	22	100	100	221	0.87
030-160-30	Industrial	M-G Manufacturing, General	45	1.48	1300, Industrial	7	30	30	66	0.46
030-160-29	Industrial	M-G Manufacturing, General	45	1.27	1300, Industrial	6	26	26	57	0.75
030-070-16	Industrial	M-G Manufacturing, General	45	1.78	1300, Industrial	8	36	36	80	0.53
030-070-15	Industrial	M-G Manufacturing, General	45	7.63	1300, Industrial	34	155	155	344	0.58
030-170-12	Industrial	M-G Manufacturing, General	45	4.80	1300, Industrial	22	97	97	216	0.42
032-091-14	Industrial	M-G Manufacturing, General	45	1.25	1300, Industrial	6	25	25	56	1.62
032-091-15	Industrial	M-G Manufacturing, General	30	0.62	1300, Industrial	2	8	8	19	10.76
032-251-39	Industrial	M-G Manufacturing, General	30	0.57	1300, Industrial	2	8	8	17	2.75
032-251-43	Industrial	M-G Manufacturing, General	45	1.19	1300, Industrial	5	24	24	54	1.99
269-131-01	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)	45	4.18	1300, Industrial	19	85	85	188	1.64
269-131-02	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)	45	3.30	1300, Industrial	15	67	67	149	1.55
269-141-01	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)	45	1.00	1300, Industrial	5	20	20	45	0.25
269-141-03	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)	45	10.34	1300, Industrial	47	209	209	465	1.58
269-141-02	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)	30	1.00	1300, Industrial	3	13	13	30	0.69
296-202-02	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)	45	3.11	1300, Industrial	14	63	63	140	0.11
296-202-04	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)	45	4.46	1300, Industrial	20	90	90	201	0.43
296-203-12	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)	45	13.83	1300, Industrial	62	280	280	623	0.50
033-221-09	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)	45	5.43	1300, Industrial	24	110	110	244	0.82
033-221-08	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)	45	5.49	1300, Industrial	25	111	111	247	2.56
269-113-03	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)	45	4.04	1300, Industrial	18	82	82	182	1.37
033-221-12	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)	45	5.74	1300, Industrial	26	116	116	258	2.10
033-221-02	Industrial	M-P Manufacturing Park (100,000 SF min. lot size)	45	1.84	1300, Industrial	8	37	37	83	0.91
280-012-10	Industrial	M-P Manufacturing Park (200,000 SF min. lot size)	45	24.73	1300, Industrial	111	501	501	1113	0.01
280-012-10	Industrial	M-P Manufacturing Park (200,000 SF min. lot size)	45	8.99	1300, Industrial	40	182	182	405	0.01
030-210-02	Commercial	G-C General Commercial	30	0.36	1310, Light Industrial	1	5	5	11	0.00
338-061-29	Industrial	M-G Manufacturing, General	30	0.82	1310, Light Industrial	2	11	11	25	0.00
338-061-27	Industrial	M-G Manufacturing, General	45	1.01	1310, Light Industrial	5	21	21	46	0.00
030-210-18	Industrial	M-G Manufacturing, General	45	4.97	1310, Light Industrial	22	101	101	224	0.00
030-210-20	Industrial	M-G Manufacturing, General	45	4.93	1310, Light Industrial	22	100	100	222	0.00
338-051-19	Industrial	M-G Manufacturing, General	45	4.02	1310, Light Industrial	18	81	81	181	0.00
032-251-42	Railroad	M-G Manufacturing, General	30	0.43	1310, Light Industrial	1	6	6	13	0.00
<b>TOTALS</b>				<b>592</b>		<b>2,449</b>	<b>11,021</b>	<b>11,021</b>	<b>24,491</b>	

# Appendix H-C:

## Analysis of Housing at Risk of Conversion

California 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 addresses:

- The inventory of assisted housing units that are at-risk of converting to market rate housing during the 2021-2029 period
- An analysis of the costs of preserving and/or replacing these units
- Resources that could be used to preserve at-risk units
- Program efforts for preservation of at-risk housing units
- Quantified objectives for the number of at-risk units to be preserved during the Housing Element Planning Period

### 1. Inventory of At-Risk Units

Table C-1 lists assisted affordable units in the City. Of these projects, only one is considered to be at risk during the 2021-2029 period. This project, Amerige Villa Apartments, has 101 Section 8 units, which are on an annual renewal program.



**Table C-1 – Assisted Housing Developments**

Project	Address	Sec 8 Assist Units	Total Units	Program Type	Overall Exp Date	Financing	Loan Maturity Date	Owner	Risk Level
Acacia Villa (no City involvement)	1620 E. Chapman Ave.	0	0			232/223(f)	2/1/2037	Limited Dividend	None
<b>Amerige Villa Apartments</b>	<b>343 W Amerige Ave.</b>	<b>101</b>	<b>101</b>	<b>Sec 8 NC</b>	<b>7/25/2011</b>	<b>223(a)(7)/221(d)(4)M</b>	<b>12/1/2019</b>	<b>Profit Motivated</b>	<b>Very High</b>
Cambridge Court Assisted Living (no City involvement)	1621 E. Commonwealth Ave.	0	0			232/223(f)	1/1/2037	Profit Motivated	None
Casa Maria Del Rio	2200 East Chapman Ave.	24	25	PRAC/81 1	5/31/2017	811		Non-Profit	Low
Evergreen At Fullerton (no City involvement)	2222 N. Harbor Blvd.	0	0			232/223(f)	8/1/2037	Profit Motivated	None
Fullerton Pointe Apartments (no City involvement)	1318-1424 S. Gilbert St.	0	65			207/223(f)	1/1/2040	Profit Motivated	None
Harbor View Terrace Apts (no City involvement)	2305 N Harbor Blvd	24	24	PRAC/81 1	5/31/2016	811		Non-Profit	Low
Windsor Gardens Care Center of Fullerton (no City involvement)	245 E Wilshire Blvd	0	0			232/223(f)	1/1/2044	Profit Motivated	None
		<b>149</b>	<b>215</b>						

Source: SCAG based on California Housing Partnership Corp, 2012

## 2. Cost of Preservation Versus Replacement

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

### a. Rental Subsidy

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



## b. Replacement Cost

An alternative to providing rent subsidies is replacement of lost units either through new construction or purchase of existing units. Development costs vary based on location, land cost and unit size. For comparison purposes, a typical development cost of \$350,000 per unit is assumed. At this per-unit cost, development of a 100-unit project would require an investment of approximately \$35 million.

Acquisition of existing units would likely be less expensive, depending on project location, age, condition and amenities. Assuming an approximate per-unit value of \$275,000, acquisition of 100 units would require an investment of \$27.5 million.

## 3. Resources for Preservation

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

### a. Federal Programs

- **Community Development Block Grant (CDBG)** – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment, and economic opportunity for principally low and moderate income persons. Funds can be used for housing acquisition, rehabilitation, economic development, and public services.
- **HOME Investment Partnership** – The City of Fullerton receives funds by formula from HUD to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include new construction, acquisition, rental assistance, and rehabilitation.
- **Section 8 Rental Assistance Program** – The Section 8 Rental Assistance program provides rental assistance payments to owners of private, market rate units on behalf of very-low income tenants. Rental assistance through Section 8 certificates administered by the Orange County Housing Authority (OCHA), which is supported by Fullerton. Approximately 665 households currently receive assistance through Section 8 Housing Choice Vouchers.
- **Section 811/202 Program (Supportive Housing for Persons with Disabilities/Elderly)** – Non-profit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of very- low-income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

### b. State Programs

- **California Housing Finance Agency (CalHFA) Multifamily Programs** – CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for low and moderate income families and individuals. One of the programs is the Acquisition Finance Program,



which is designed to facilitate the acquisition of at-risk affordable housing developments and provide low-cost funding to preserve affordability.

- **Low Income Housing Tax Credit (LIHTC)** – This program provides tax credits to individuals and corporations that invest in low income rental housing. Tax credits are sold to those with high tax liability and proceeds are used to subsidize affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- **California Community Reinvestment Corporation (CCRC)** – The California Community Reinvestment Corporation is a multi-family affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.

**c. 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 H-D:

## Public Participation

The Housing Element was developed through the combined efforts of City staff, consultants, community stakeholders, the Planning Commission, and the City Council. Beginning in August 2020, the City of Fullerton launched the Housing Game Plan, a comprehensive and multi-faceted plan to address housing in Fullerton. The Housing Game Plan utilized a layered multi-pronged approach for public participation:

### Layer 1 – Housing Game Plan Project Champions

**Objective.** Engage individuals with a heightened interest and influence in housing to review materials, provide input, and provide overall guidance to the Housing Game Plan. Importantly, the Project Champions, selected with City Council input, represent the interests of lower-income and special needs households and provide a conduit to bring information forward representing their constituencies. Project Champions are:

Name	Organization/Bio
Barry Ross	Regional Director for Community Health Investment for Providence St Joseph’s Health; works with the St. Jude Medical Center
Jose Trinidad Castenada	Local housing advocate; Orange County Climate Justice Organizer with the Climate Action Group
Elizabeth Hansburg	Planning Commissioner; People for Housing (OC YIMBY); trained planner
Chris Gaarder	Former Planning Commissioner; Sr. Policy Advisor for Orange County Supervisor Andrew Do
Leonel Talavera	Habitat for Humanity OC; oversees neighborhood revitalization efforts in Fullerton
Mohammad Raghیب	Works in the financial industry; local community leader for the Islamic Center of Fullerton; involved with Habitat for Humanity
Jay Williams	OC United
Frank Haselton	OC United; land use planner for 40 years
Laura Riegler	California State University of Fullerton (CSUF), Facilities Department; trained architect
Kevin Mo-Wong	Executive Director Solidarity
Amy Santos	Assistant Director, CSUF Center for Healthy Neighborhoods



### Meeting Timing and Topics

- October 15, 2020 – Speaker Series #1 – *Housing Element 101* – Consultant: John Douglas – Presentation/discussion/input into presentation before finalized for the Community-at-Large
- October 22, 2020 – Speaker Series #2 – *The Economics of Housing Development* – Consultants: Julie Cooper and Jason Moody / EPS and Lance Harris / Pro Forma – Presentation/discussion/input into presentation before finalized for the Community-at-Large
- October 29, 2020 – Speaker Series #3 – *Land Use and Regulatory Tools* – Consultant: Gaurav Srivastava / Dudek – Presentation/discussion/input into presentation before finalized for the Community-at-Large
- November 5, 2020 – Speaker Series #4 – Housing Types – Consultant: John Kaliski / JKA - Presentation/discussion/input into presentation before finalized for the Community-at-Large
- November 19, 2020 – Presentation/discussion on Housing and Land Use Policy Best Practices with Cesar Covarrubius / Kennedy Commission and discussion on housing challenges faced by Project Champion constituents
- December 17, 2020 – Working Session on housing policy including review of existing Housing Element programs and brainstorm on other policies and programs to consider further
- March 18, 2021 – Presentation/discussion with Orange County United Way and introduction of forth-coming on-own housing policy prioritization exercise
- April 2021 – On-own housing policy prioritization exercise
- October 7, 2021 – Housing Element Community Workshop

### Layer 2 – Community-at-Large

**Objective.** Engage interested community members through various opportunities including education and input in multiple formats.

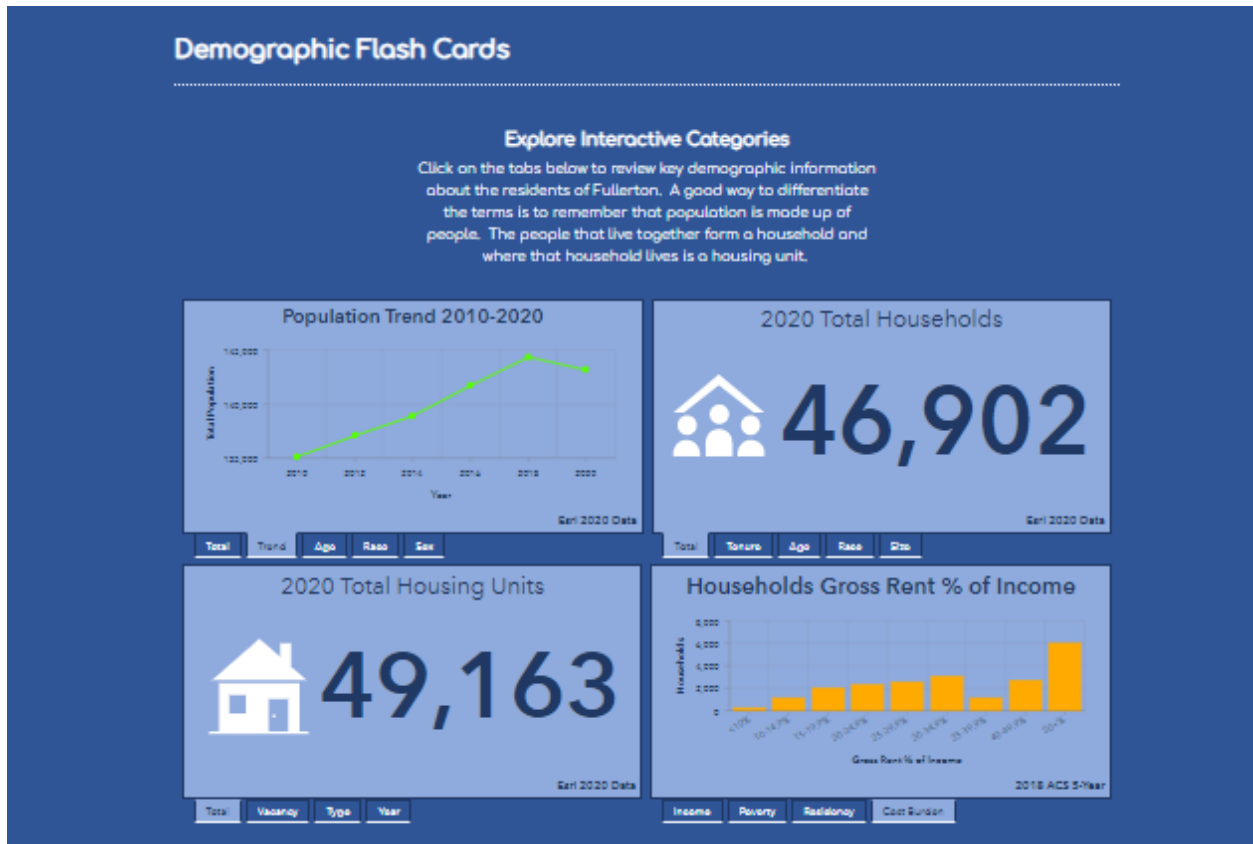
### Dates and Opportunities

- Ongoing – Housing Game Plan Website ([www.cityoffullerton.com/housinggameplan](http://www.cityoffullerton.com/housinggameplan)) which in addition to having meeting notices and documents, can be translated into a wide range of languages. This website includes:





## Housing-relevant demographic information





a. Housing Fundamentals Speaker Series (in English and Spanish):


- Speaker Series #1 – *Housing Element 101*
- Speaker Series #2 – *The Economics of Housing Development*
- Speaker Series #3 – *Land Use and Regulatory Tools*
- Speaker Series #4 – *Housing Types*

### Housing Fundamentals Speaker Series


**Speaker Series - Session #1 - Housing Element 101**  
Learn all about the Housing Element, what it is, why the City has one, and the process to update it.  
[Español](#)




**Speaker Series - Session #2**  
**The Economics of Housing Development**  
Learn about basic economic principles of the housing market, how the trends in the market are impacting households and ways that the City can help.  
[Español](#)



**Speaker Series - Session #3**  
**Land Use & Regulatory Tools**  
Learn about the foundations for City land use regulation and the regulatory tools the City can use to facilitate housing production.  
[Español](#)



**Speaker Series - Session #4 - Housing Types**  
Learn about different options for residential design in this primer on housing types.  
[Español](#)





b. Interactive Maps:

- Fullerton Housing Tenure
- Fullerton Median Household Income



c. Online Survey.

- An online public opinion survey on housing needs and priorities was conducted through the Housing Game Plan website. Questions and responses are shown below.

d. Opportunity to Sign Up for Updates, which has collected 562 email addresses for those desiring to stay involved:

- February 4 – April 6, 2021 – Housing Needs and Priorities Survey in English and Spanish, which was advertised (along with introducing the Housing Game Plan website) on Fullerton’s Facebook, Instagram and Twitter accounts including paid advertisements as well as cable TV channel resulting in 458 English and 27 Spanish responses in addition to collecting 175 email addresses for those desiring to stay involved. Media kits were also prepared in English, Spanish and Korean for use by Project Champions, Planning Commissioners, and City Councilmembers to encourage participation.
- April 26, 2021 – Introduction to Housing Game Plan with CSUF Center for Health Neighborhoods (Spanish translation of presentation and discussion provided)
- October 7, 2021 – Housing Element Virtual Community Workshop which was advertised on the Housing Game Plan website with direct notice sent to those previously providing email address with Spanish translation available. The Workshop provided a presentation on Housing Element Overview, Policies and Programs, Land Inventory, and Next Steps followed by a facilitated discussion with those in attendance including Project Champions and the Community-at-Large.



- November 30, 2021 – Draft Housing Element Publication, which was advertised on the Housing Game Plan website with direct notice sent to those previously providing email address in addition to posting on the City’s public notice boards and website.

### Layer 3 - Development Stakeholders

**Objective.** Engage market-rate and affordable housing developers to gain insight and knowledge regarding the opportunities and constraints of housing development both generally in California and specifically to experiences in Fullerton.

#### Meeting Timing and Topics

- October 12, 2020 – Market-rate developer virtual interview session (Red Oak, City Ventures, Warmington)
- October 13, 2020 – Market-rate developer virtual interview session (Brandywine, Intracorp, Melia Homes, Province Group)
- October 27, 2020 – Affordable developer virtual interview session (Jamboree Housing, Related)

### Layer 4 - Policy Makers

**Objective.** Engage the Planning Commission and City Council to facilitate discussions and action with respect to the City’s housing goals and policies.

#### Timing and Topics

- February 17, 2021 - Planning Commission study session to introduce the Community and Economic Development Department’s current work with respect to facilitating housing production, including the Housing Game Plan broadly and the individual planning efforts specifically.
- March 2, 2021 – City Council study session to introduce the Community and Economic Development Department’s current work with respect to facilitating housing production, including the Housing Game Plan broadly and the individual planning efforts specifically.
- December 8, 2021 – Planning Commission study session on the draft Housing Element, which was advertised on Housing Game Plan website with direct notice sent to those previously providing email address in addition to posting on the City’s public notice boards, weekly email blast, social media, website and advertised in the Fullerton Tribune newspaper.
- January {insert date}, 2022 – Planning Commission public hearing on the draft Housing Element which was advertised on Housing Game Plan website and directly to those previously providing email address in addition to posting on the City’s public notice boards and website and advertised in the Fullerton Tribune newspaper.
- February 1, 2022 (tentative) – City Council public hearing on the draft Housing Element which was advertised on Housing Game Plan website and directly to those previously providing email

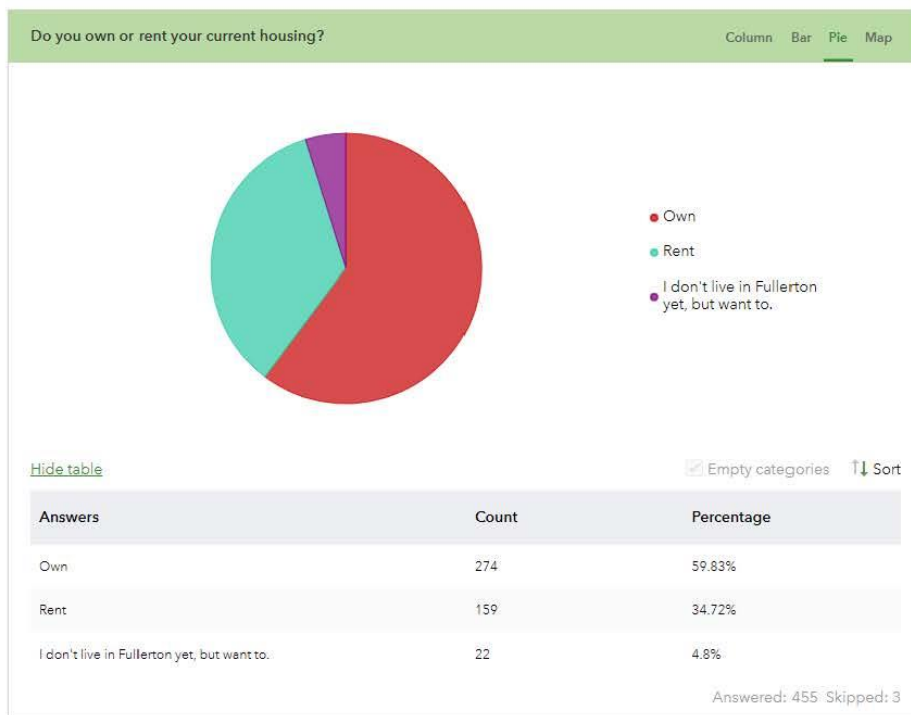


City of Fullerton  
Housing Element

address in addition to posting on the City's public notice boards and website and advertised in the Fullerton Tribune newspaper. City Council adoption on February 1, 2022 does not preclude further amendment or revision to address public input and/or HCD comments.



## Housing Needs & Priorities Survey Results





# City of Fullerton Housing Element





# City of Fullerton Housing Element

Other, please clarify. [Word cloud](#)

The word cloud requires at least 20 answers to show.

[Hide table](#) [Show words](#)

Response	Count
Stop building high rise apts in downtown.	1
Some time in the future we will most likely retire elsewhere	1
Planning to move away to safer city with less crime, less homelessness, with better infrastructure	1
No projects in Fullerton	1
Looking for investment homes.	1
Interested in purchasing a home to rent.	1
I'm looking to get out of this state entirely but if I do stay in California it will certainly not be in Fullerton	1
I am not moving. Fix the streets.	1
I am looking to move to a similar sized home not in Fullerton in 5 years.	1
I am concerned for housing being available for others.	1
How is the city going to meet the need of increased use of electricity and gas with the increase in density? How far are we from the insane housing requirements from the state? Do we have the infrastructure in place to support	1
Do not plan on moving	1
Do to build anymore housing in Fullerton.	1
Contemplating move from fullerton due to current conditions in this city.	1
	0

Answered: 14 Skipped: 444





# City of Fullerton Housing Element





# City of Fullerton Housing Element

I want to purchase a house but there no homes that meet my needs in Fullerton. Please clarify what needs yo... [Word cloud](#)

The word cloud requires at least 20 answers to show.

[Hide table](#)

[Show words](#)

Response	Count
Would like homes to be build with no HOA, property values are too hight will need to pay PMI and HOA which would add up to 700 more dollars a month . Create a down payment assistance for all residents of Fullerton.	1
Stop building more housing developments in Fullerton to fill your pockets with money at the expense of a community that wants a safe city	1
Single floor, mother-in-law suite	1
I cannot afford a home near where my children go to school and with enough indoor space and outdoor space.	1
Free-standing or attached single family homes with backyard or patio. Along with access to a community pool, park, recreation center/gym.	1
Affordable housing near schools	1
Affordable and decent square footage for a family.	1
2-bedroom, newer construction homes	1
	0

Answered: 8 Skipped: 450



# City of Fullerton Housing Element





Other, please specify Word cloud

Response	Count
With all options, parking permits and number of cars per unit absolutely must be limited and enforced by the police department/code enforcement. We have too many cars per residence as it is in the city, this issue must be addressed early on.	1
Will the codes address issues with an increasing density in single family neighborhoods? Where does quality of life for existing residents who purchased homes in established neighborhoods fit in? Will this decrease property values in the city?	1
What is the fixation that there must be some other way? Fullerton has a nice balance now. Leave it alone!	1
We're over populated in southern california and Fullerton should be investing into projects that deal with real issues. For example, the population boom has led to worsening droughts due to the consumption of water by a larger population.	1
Traditional housing i.e. single family dwelling on its own lot	1
Tiny houses for seniors, vets, and small families to purchase in affordable ways.	1
Tiny houses / tiny house community	1
Tents along the rail road tracks	1
Stop the over development and over population of Fullerton.	1
Stop building more housing developments in Fullerton to fill your pockets with money at the expense of a community that wants a safe city	1
Stop building high rise apts in downtown.	1
Single family, big lots with community amenities, no HOAs	1
Single family our city does not have the water, police, fire department roads are congested and the in bad condition	1
Single family non-attached homes. Please stop the soviet era block style apartment buildings. They are turning the city into walled canyons.	1



## City of Fullerton Housing Element

Single family homes	1
Single family home.	1
single family detached home on 6000 sq. ft. lots	1
Signal family with own lot	1
Rent controlled moderate income housing	1
Quit shoving all this high-density housing people's throats, it's obvious residents here do NOT WANT IT! FIX THE ROADS!!!!	1
permanent supportive housing	1
Permanent supportive housing for our houseless residents	1
Permanent supportive housing	1
Nothing, we are good as is. Apartments are not the answer. Why give non property tax paying residents a say in anything? Think of San Marino.	1
Normal house on a normal private lot please	1
None. Stop building	1
None. Fix the streets.	1
None of these. Single family homes only	1
None of that sounds personally appealing	1
No to cramped housing, stop trying pack people in like sardines!	1
No projects in Fullerton	1



City of Fullerton  
Housing Element

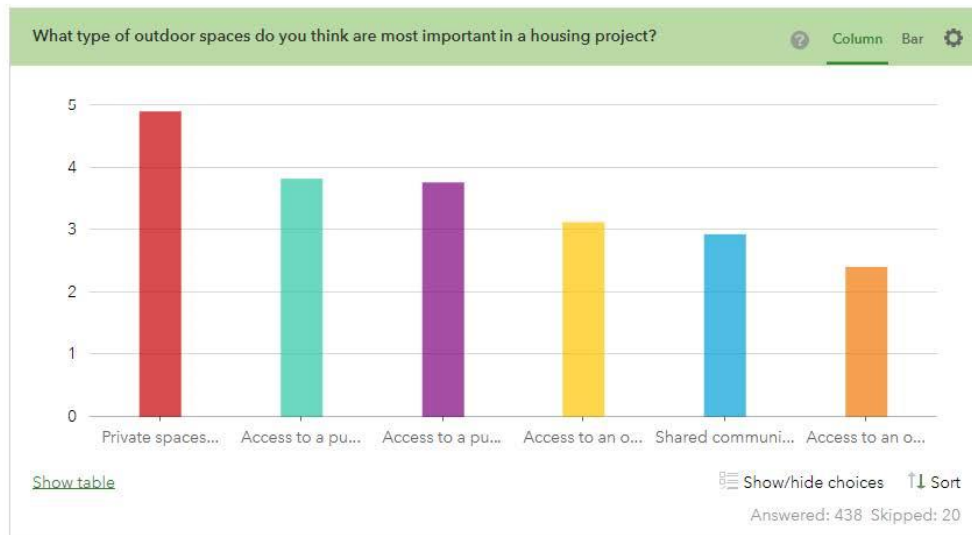
No more housing. No more high density. Less traffic and congestion. More open spaces	1
No additional housing created - it's too crowded here already	1
My next-door neighbor's government pays \$2,200 a month to house him and his family. If whoever wants to live in Fullerton can afford to live in Fullerton, then come on in.	1
more single family homes with large lots and can build AUD	1
Manufactured home developments in which owners own the land. Manufactured homes are much cheaper than in place construction. You should also stop building luxury apts. to rip-off the young and ignorant and start building condos people can buy.	1
Look at other options. We are filling all our lots with large complexes. Our infrastructure is suffering.	1
Large lots with single family homes. And lots of parks and open space.	1
Large lots with single family homes. And lots of parks and open space.	1
Large lots for single family homes. Lots of parks and open space.	1
I think we are in danger of over building residential.	1
High-rises	1
Fullerton currently seems over-developed especially considering our failing infrastructure. this should be tabled until the city can come up with funds to fx our roads.	1
For your planning, please do not consider high density housing as this tends to impact our home values in a negative way. Also, the overcrowding impacts traffic in negative ways.	1
Duplex unit	1
Do nothing. I moved here because of what it is, not what it will be in 5, 10 or 20 years.	1
Do not build anymore housing in Fullerton.	1



## City of Fullerton Housing Element

Build new apartment buildings away from established neighborhoods. Please do not overcrowd our beautiful city.	1
Apartment buildings that are not more expensive than a mortgage	1
Any type of adequate and dignified housing easily accessible and affordable for young working-class people including college students and other young people entering the workforce and working towards independence.	1
All those options sound like a nightmare.	1
Affordable rentals that are well maintained	1
Affordable housing units	1
Affordable detached with a yard	1
I think Fullerton is already overcrowded. I don't think we need to keep worrying about housing people. Let's just worry about the people who are here now. We don't need to make our roads even more crowded	1
	0

Answered: 56 Skipped: 402





City of Fullerton  
Housing Element

Rank	Answers	1	2	3	4	5	6	Average score
1	Private spaces such as a backyard and/or patio	58.9% 258	12.79% 56	7.99% 35	7.31% 32	6.16% 27	6.62% 29	4.90
2	Access to a public park with programmed spaces such as sport courts, child's play equipment, exercise equipment (within 5 minute walk)	17.12% 75	21.69% 95	21.69% 95	15.98% 70	13.01% 57	10.27% 45	3.82
3	Access to a public park with non-programmed spaces (within 5 minute walk)	10.96% 48	24.89% 109	23.06% 101	18.26% 80	16.44% 72	6.16% 27	3.76
4	Access to an off-street recreational trail (within a 5 minute walk or ride)	4.79% 21	16.44% 72	18.26% 80	23.06% 101	22.15% 97	15.07% 66	3.13





City of Fullerton  
Housing Element

5	Shared community spaces such as a pool, exercise room, BBQ area	5.71% 25	15.75% 69	15.98% 70	17.12% 75	19.63% 86	25.57% 112	2.93
6	Access to an on-street bicycle facility (within a 5 minute ride)	2.28% 10	8.22% 36	12.79% 56	18.04% 79	22.37% 98	36.07% 158	2.41

Answered: 438 Skipped: 20





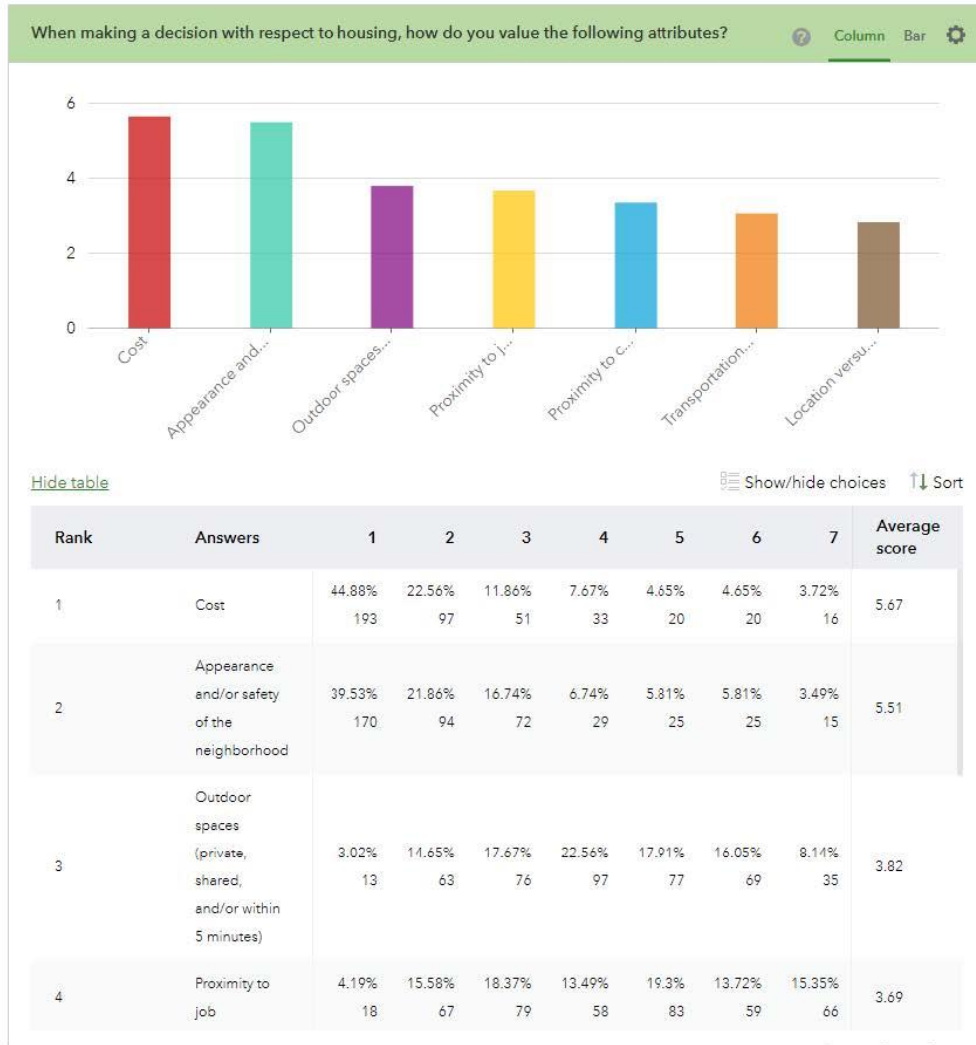
City of Fullerton  
Housing Element

	peak travel hours (within a 5 minute walk)							
4	Private parking for 1 car per dwelling unit	10.05%	16.89%	27.63%	15.07%	14.38%	15.98%	3.45
		44	74	121	66	63	70	
5	Convenient access to train station	4.34%	14.38%	21%	21.46%	17.35%	21.46%	3.03
		19	63	92	94	76	94	
	Access to a bus route with more than 15 minutes							
6	between the arrival of buses during peak travel hours (within a 5 minute walk)	3.2%	10.96%	18.04%	22.6%	24.43%	20.78%	2.84
		14	48	79	99	107	91	

Answered: 438 Skipped: 20



City of Fullerton  
Housing Element





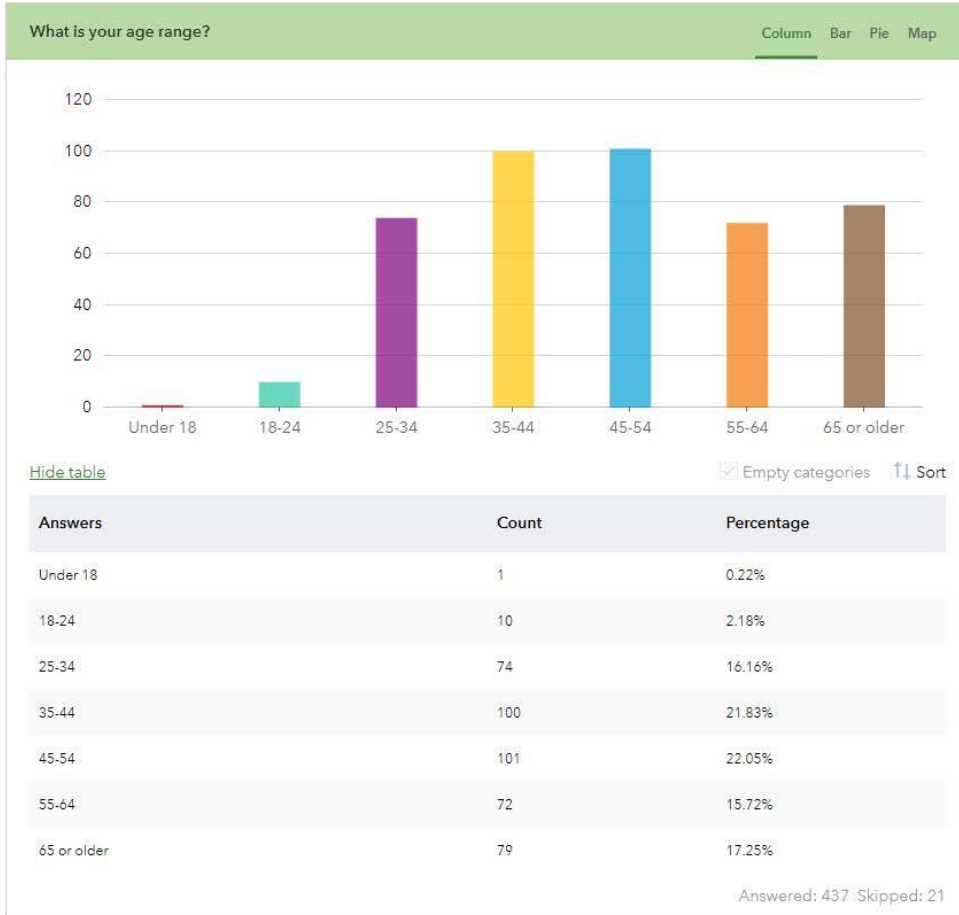
City of Fullerton  
Housing Element

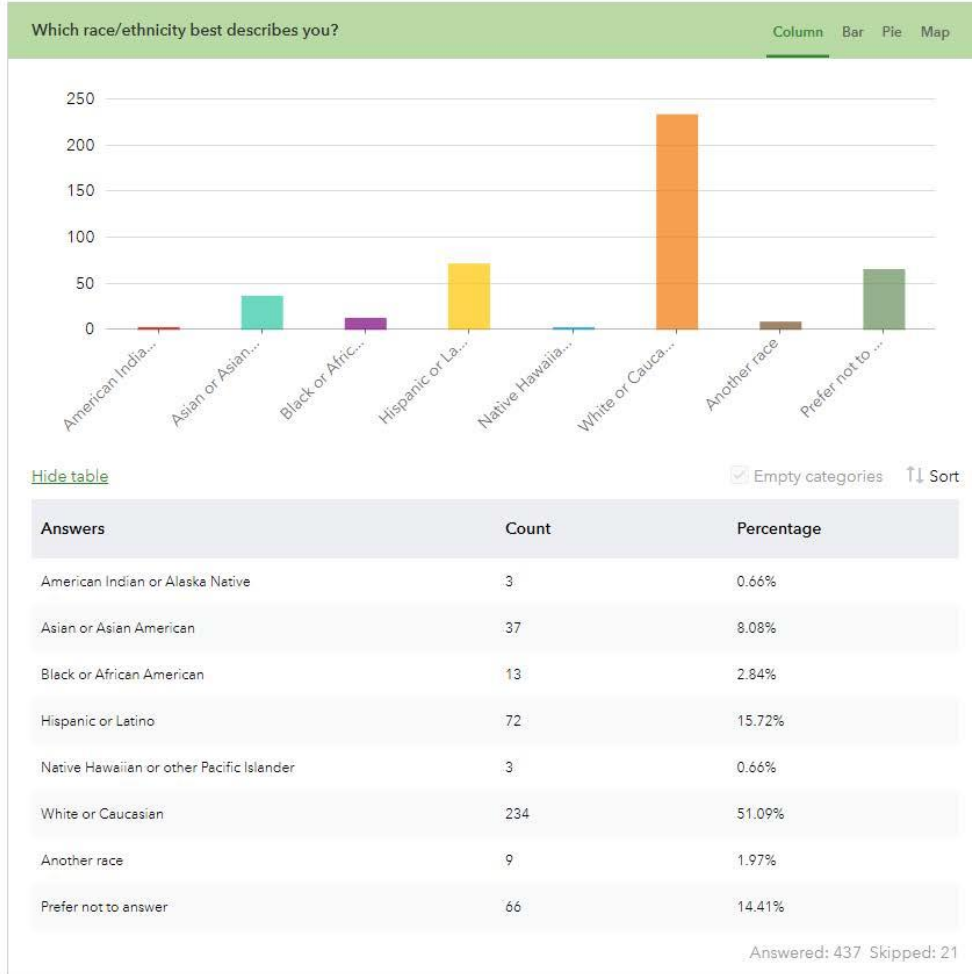
5	Proximity to commercial amenities and services including school and church	4.19%	8.37%	13.49%	17.91%	21.86%	19.07%	15.12%	3.37
		18	36	58	77	94	82	65	
6	Transportation infrastructure (parking and/or access to bus or train)	2.09%	7.67%	11.63%	18.37%	18.14%	19.77%	22.33%	3.09
		9	33	50	79	78	85	96	
7	Location versus hazard areas such as flood zones or fire severity zones	2.09%	9.3%	10.23%	13.26%	12.33%	20.93%	31.86%	2.85
		9	40	44	57	53	90	137	

Answered: 430 Skipped: 28



# City of Fullerton Housing Element











# City of Fullerton Housing Element





City of Fullerton  
Housing Element

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# Appendix H-E:

## Assessment of Fair Housing

State law prohibits discrimination in the development process or in real property transactions, and it is the City's policy to uphold the law in this regard. Fair housing issues are addressed in Fullerton through coordination with fair housing organizations to process complaints regarding housing discrimination and to provide counseling in landlord/tenant disputes. Anti-discrimination resource materials (e.g., handouts, booklets, and pamphlets) are made available to the public at City Hall, the library, and on the City's website. The City also hosts fair housing trainings on a quarterly basis.

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

There are three parts to this requirement:

1. Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).
2. Conduct an Assessment of Fair Housing that includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

In compliance with AB 686, the City has completed the following outreach and analysis.



## Outreach

As discussed in detail in Appendix H-D, the City conducted an extensive public participation process during the Housing Element update in an effort to include all segments of the community. Each meeting was publicized on the City's website and meeting notices were also sent directly to persons and organizations with expertise in affordable housing and supportive services. Interested parties had the opportunity to interact with City staff throughout the Housing Element update process and provide direct feedback regarding fair housing issues. Information was provided in both English and Spanish.

The City also created a *Housing Game Plan* web page for the Housing Element update and related activities (<https://housing-game-plan-fullertoncagis.hub.arcgis.com/>) and provided opportunities for interested persons to participate in public meetings remotely, which made it possible for those with disabilities limiting their mobility to participate and comment on the Housing Element regardless of their ability to attend the meetings in person.

Public comments related to fair housing focused on the high cost of housing that has the effect of limiting access to high resource areas and potential retaliation against tenants who raise issues regarding sub-standard housing.

## Assessment of Fair Housing

The following analysis examines geographic data regarding racial segregation, poverty, persons with disabilities, and areas of opportunity as identified by the TCAC/HCD Opportunity Areas map.

Racial segregation. As seen in Exhibit E-1, the percentage of non-white population in the city varies from under 20% to over 80% depending on area. This variety is similar to other nearby cities such as Placentia, Brea and Yorba Linda.

Racially/Ethnically Concentrated Areas of Poverty (R/ECAP). A racially or ethnically concentrated area of poverty (R/ECAPs) is defined by HUD as areas in which 50 percent or more of the population identifies as non-White and 40 percent or more of individuals are living below the poverty line. As shown in Exhibit E-2, there are no designated R/ECAPs in Fullerton. Recent Census estimates regarding poverty status of households in Fullerton are also shown in this map. The highest concentrations of poverty are located in the area near California State University Fullerton, on the eastern edge of the city, where 30% to 40% of the population is below the poverty line. This can be primarily attributed to the concentration of college students living in the area.

Persons with disabilities. The incidence of disabilities in Fullerton is similar to the surrounding areas. As shown in Exhibit E-3, the percentage of residents reporting a disability is either less than 10% or between 10% and 20% in all Census tracts in the city.

Disproportionate Housing Needs and Displacement Risk. As discussed previously in the Housing Needs Assessment, housing problems (such as persons with disabilities and overcrowding) in Fullerton are similar to the SCAG region as a whole. Displacement of low-income households can occur through the expiration of affordability restrictions on assisted low-income housing, escalation of market rents, or demolition of existing rental units. As noted in Appendix H-C, there is only one low-income rental project in Fullerton at risk of conversion to market rate during the 2021-2031 period.



As shown in Appendix H-B, the housing sites inventory consists primarily of underutilized sites occupied by non-residential uses; therefore, the risk of displacing existing residents is considered low. However, if redevelopment were to be proposed on properties with existing housing units, displacement mitigation strategies will be required consistent with State law.

Access to opportunity. According to the 2020 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Exhibit E-4), Fullerton includes a wide variety of areas ranging from “Low Resource” to “Highest Resource.” Highest Resource areas are those with very high index scores for a variety of educational, environmental, and economic indicators. Some of the indicators identified by TCAC include high levels of employment and proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. The areas identified as “High Resource” and “Highest Resource” are generally located in areas designated for *Low Density Residential* use in the General Plan, although other *Low Density Residential* areas are identified as “Low Resource.” The majority of “Low Resource” areas are in the southern portion of the city. There is one area north of the SR-91 freeway and west of Harbor Boulevard that is identified as “High Segregation and Poverty.” However, as shown previously in Exhibit E-2, this area is not identified as a R/ECAP.

Contributing factors to fair housing issues. The City of Fullerton is an “entitlement city” for purposes of Federal housing grants, and in 2020 the City prepared a Consolidated Plan<sup>2</sup> for the 2020-2024 period. Appendix E of the City’s Consolidated Plan includes an Analysis of Impediments to Fair Housing Choice (the “AI”).

Under the Federal consolidated planning process, the AI is the primary tool for addressing fair housing issues. In preparing the 2020-2024 Consolidated Plan the City of Fullerton joined with other Orange County cities and the County of Orange to develop a county-wide AI. Based on extensive analysis of housing and community indicators, and the input of residents, a list of impediments to fair housing choice was developed and a corresponding set of action steps to address fair housing barriers was prepared.

The AI includes a discussion and analysis of the following contributing factors to fair housing issues:

1. Access to financial services
2. Access for persons with disabilities to proficient schools
3. Access to publicly supported housing for persons with disabilities
4. Access to transportation for persons with disabilities
5. Admissions and occupancy policies and procedures, including preferences in publicly supported housing
6. Availability of affordable units in a range of sizes
7. Availability, type, frequency, and reliability of public transportation
8. Community opposition
9. Deteriorated and abandoned properties
10. Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking

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2 <https://www.cityoffullerton.com/government/departments/community-and-economic-development/housing-neighborhood-services/cdbg-home-programs>



11. Displacement of residents due to economic pressures
12. Impediments to mobility
13. Inaccessible public or private infrastructure
14. Inaccessible government facilities or services
15. Lack of access to opportunity due to high housing costs
16. Lack of affordable, accessible housing in a range of unit sizes
17. Lack of affordable in-home or community-based supportive services
18. Lack of affordable, integrated housing for individuals who need supportive services
19. Lack of assistance for housing accessibility modifications
20. Lack of assistance for transitioning from institutional settings to integrated housing
21. Lack of community revitalization strategies
22. Lack of local private fair housing outreach and enforcement
23. Lack of local public fair housing enforcement
24. Lack of local or regional cooperation
25. Lack of meaningful language access for individuals with limited English proficiency
26. Lack of private investment in specific neighborhoods
27. Lack of public investment in specific neighborhoods, including services or amenities
28. Lack of resources for fair housing agencies and organizations
29. Lack of state or local fair housing laws
30. Land use and zoning laws
31. Lending discrimination
32. Location of accessible housing
33. Location of employers
34. Location of environmental health hazards
35. Location of proficient schools and school assignment policies
36. Location and type of affordable housing
37. Loss of affordable housing
38. Occupancy codes and restrictions
39. Private discrimination
40. Quality of affordable housing information programs
41. Regulatory barriers to providing housing and supportive services for persons with disabilities
42. Siting selection policies, practices, and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs
43. Source of income discrimination
44. State or local laws, policies, or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing and other integrated settings
45. Unresolved violations of fair housing or civil rights law.



## Goals and Strategies

To address the contributing factors described above, the AI proposes the following goals and actions:

### Regional Goals and Strategies

*Goal 1: Increase the supply of affordable housing in high opportunity areas.*

Strategies:

1. Explore the creation of a new countywide source of affordable housing.
2. Using best practices from other jurisdictions, explore policies and programs that increase the supply affordable housing, such as linkage fees, housing bonds, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, and expedited permitting and review.
3. Explore providing low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restriction on their property.
4. Review existing zoning policies and explore zoning changes to facilitate the development of affordable housing.
5. Align zoning codes to conform to recent California affordable housing legislation.

*Goal 2: Prevent displacement of low- and moderate-income residents with protected characteristics, including Hispanic residents, Vietnamese residents, other seniors, and people with disabilities.*

Strategies:

1. Explore piloting a Right to Counsel Program to ensure legal representation for tenants in landlord-tenant proceedings, including those involving the application of new laws like A.B. 1482.

*Goal 3: Increase community integration for persons with disabilities.*

Strategies:

1. Conduct targeted outreach and provide tenant application assistance and support to persons with disabilities, including individuals transitioning from institutional settings and individuals who are at risk of institutionalization. As part of that assistance, maintain a database of housing that is accessible to persons with disabilities.
2. Consider adopting the accessibility standards adopted by the City of Los Angeles, which require at least 15 percent of all new units in city-supported Low-Income Housing Tax Credit (LIHTC) projects to be ADA-accessible with at least 4 percent of total units to be accessible for persons with hearing and/or vision disabilities.

*Goal 4: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.*

Strategies:

1. Reduce barriers to accessing rental housing by exploring eliminating application fees for voucher holders and encouraging landlords to follow HUD's guidance on the use of criminal backgrounds in screening tenants.



2. Consider incorporating a fair housing equity analysis into the review of significant rezoning proposals and specific plans.

*Goal 5: Expand access to opportunity for protected classes.*

Strategies:

1. Explore the voluntary adoption of Small Area Fair Market Rents or exception payment standards in order to increase access to higher opportunity areas for Housing Choice Voucher holders.
2. Continue implementing a mobility counseling program that informs Housing Choice Voucher holders about their residential options in higher opportunity areas and provides holistic supports to voucher holders seeking to move to higher opportunity areas.
3. Study and make recommendations to improve and expand Orange County's public transportation to ensure that members of protected classes can access jobs in employment centers in Anaheim, Santa Ana, and Irvine.
4. Increase support for fair housing enforcement, education, and outreach.

Specific actions identified in the AI for the City of Fullerton to address these issues and affirmatively further fair housing during the planning period are described in Policy Action 4.2 of the Housing Policy Plan (Chapter 4) and include the following:

### **The City of Fullerton's Goals and Strategies**

Specific goals and strategies identified for the City of Fullerton are as follows:

- a. Create a Housing Incentive Overlay Zone (HOIZ).
- b. Draft and Approve an Affordable Housing and Religious Institutions Amendment to the Municipal Code.
- c. Work with the State to streamline or remove CEQA Requirements for Affordable Housing.
- d. Require Affordable Housing in Surplus Property Sales.

### **Conclusion**

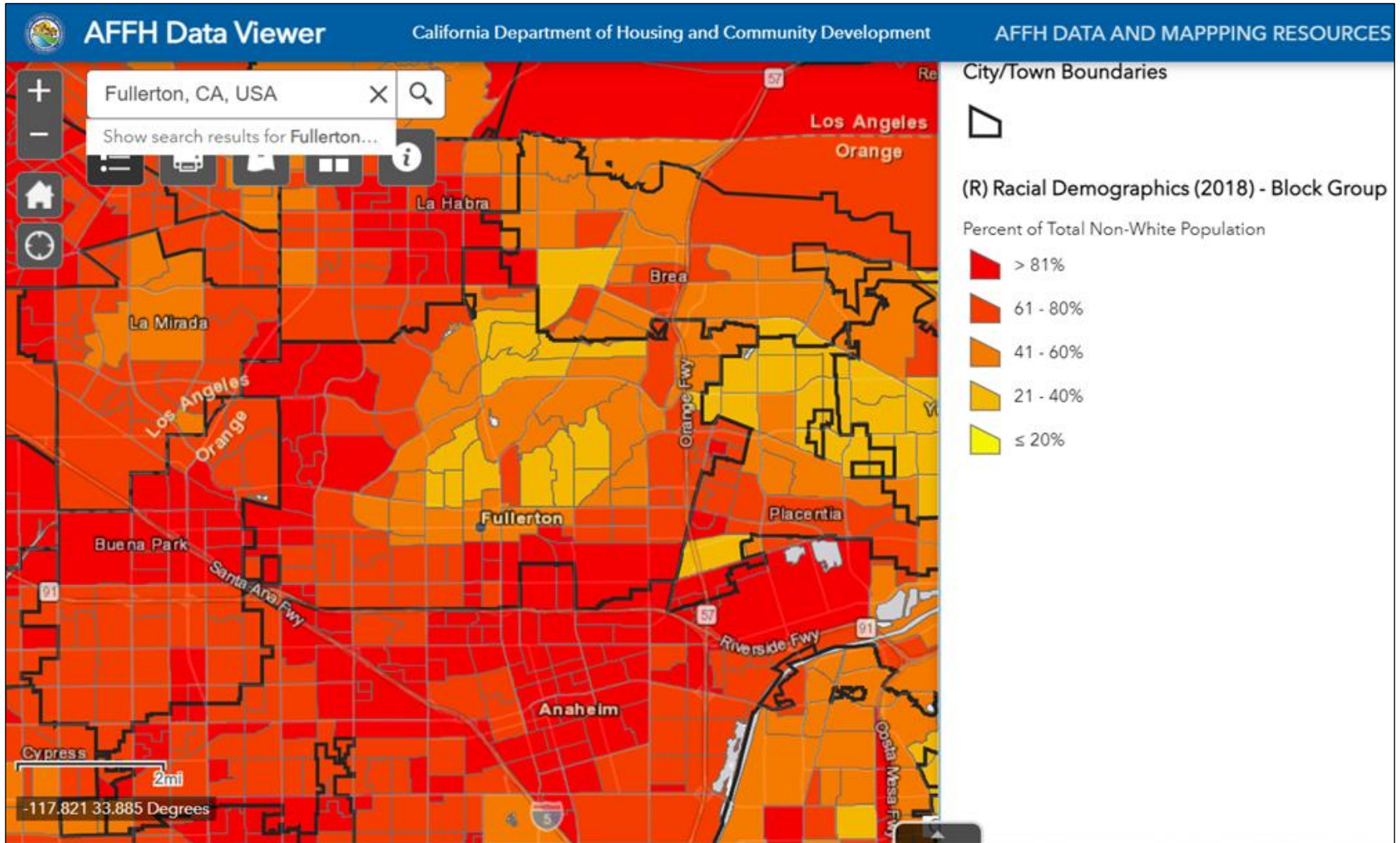
The AI identifies many contributing factors to fair housing issues that are beyond the control of any local government (e.g., the lending practices of private financial institutions, the educational policies of local school districts, national and global economic trends and policies that affect wages and housing prices).

One of the primary barriers to fair housing in Fullerton and other surrounding areas is high housing cost, which has the effect of limiting access by lower-income households to the high opportunities and resources. The Housing Policy Plan (Chapter 4) includes several programs intended to address the issues discussed above.



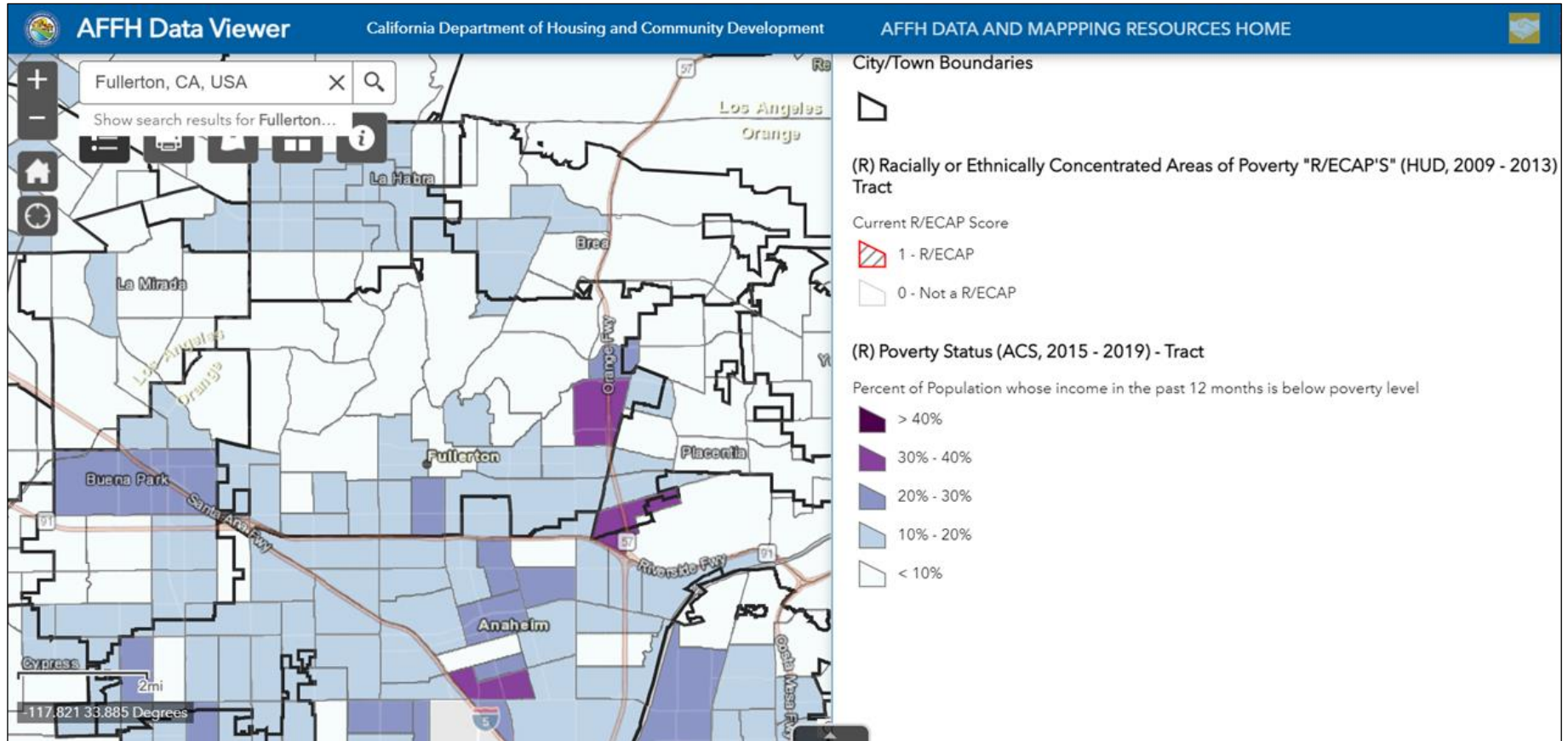


### Exhibit E-1 – Racial Segregation



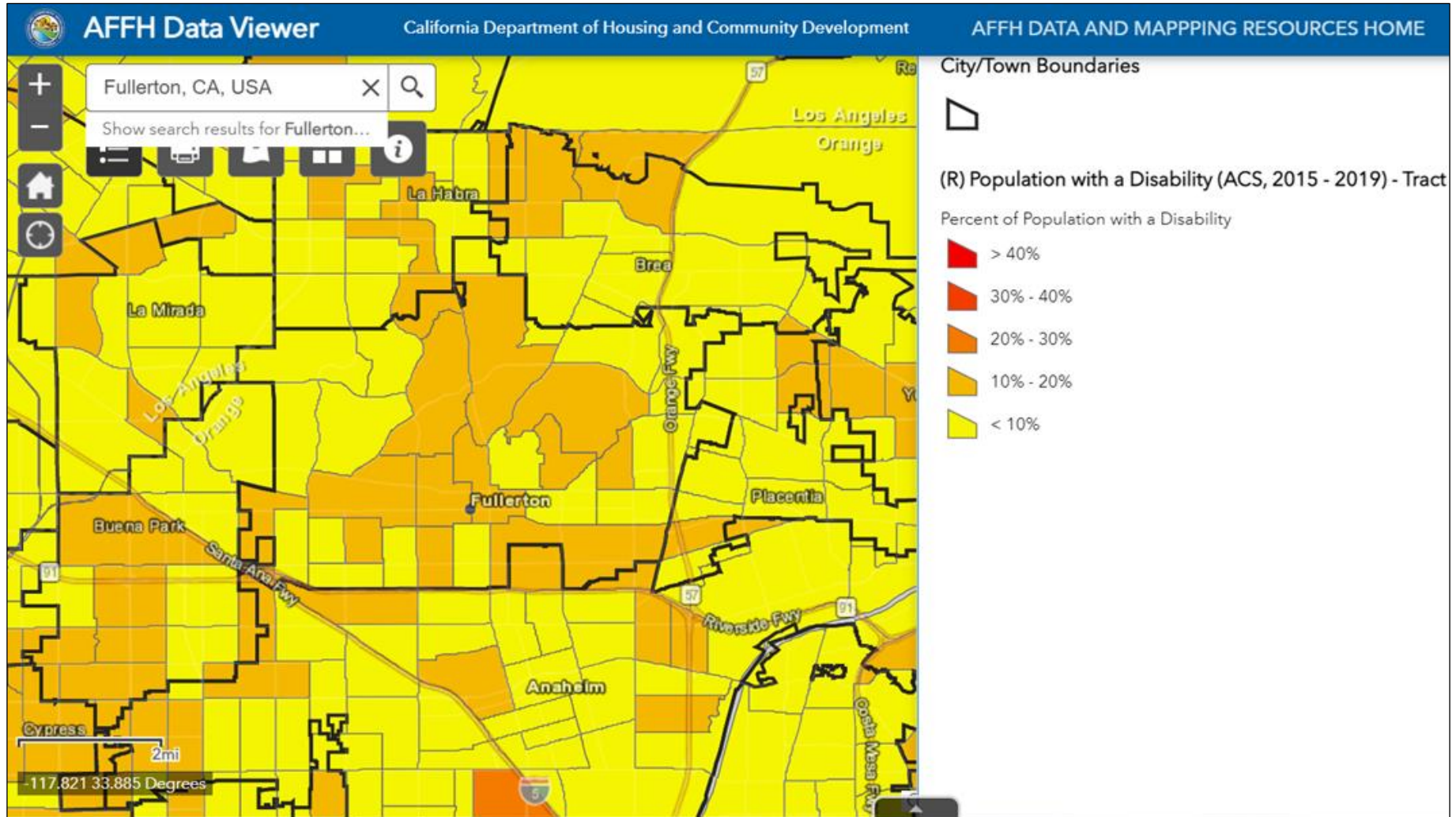


### Exhibit E-2 – Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)



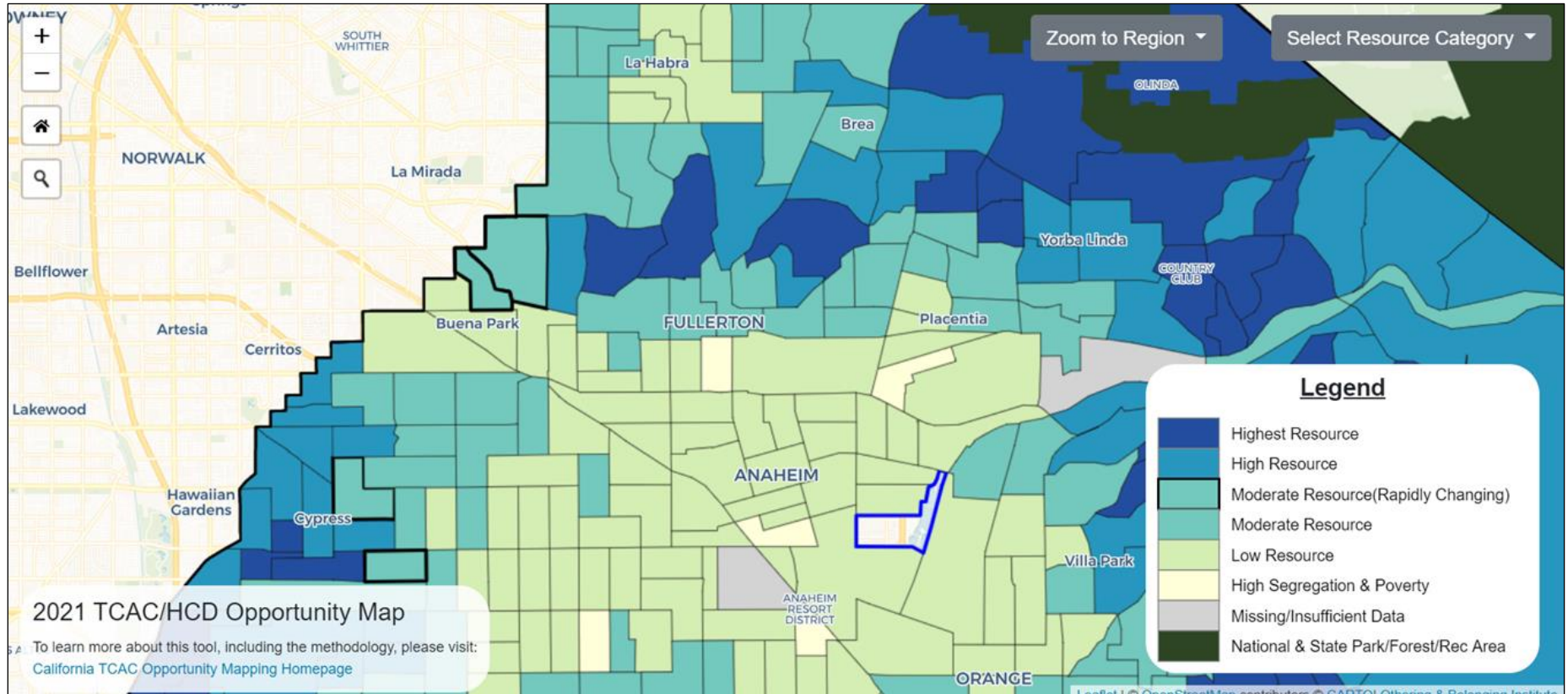


### Exhibit E-3 – Population with a Disability





### Exhibit E-4 – TCAC/HCD Opportunity Map



# Appendix H-F:

## Glossary of Housing Terms

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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



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

**General Plan.** A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

**Moderate Income Household.** A household with an annual income usually no greater than 81 percent-120 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Modular Unit.** A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, education, or industrial use. Differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California





housing law design standards. California standards are more restrictive than federal standards in some respects (e.g., plumbing and energy conservation). Also called Factory-built Housing and regulated by State law of the title.

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

**Shared Living.** The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the *California Health and Safety Code*.

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

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

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

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



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

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

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

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

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

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

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

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

### Acronyms Used

<b>ACS</b>	American Community Survey
<b>BMPs:</b>	Best Management Practices
<b>CalHFA:</b>	California Housing Finance Agency
<b>CALTRANS:</b>	California Department of Transportation
<b>CCRC:</b>	California Community Reinvestment Corporation
<b>CDBG:</b>	Community Development Block Grant
<b>CEQA:</b>	California Environmental Quality Act
<b>CIP:</b>	Capital Improvement Program
<b>CMP:</b>	Congestion Management Plan
<b>DIF:</b>	Development Impact Fee
<b>DU/ac:</b>	Dwelling units per acre



City of Fullerton  
Housing Element

<b>EDD:</b>	California Employment Development Department
<b>FAR:</b>	Floor Area Ratio
<b>FEMA:</b>	Federal Emergency Management Agency
<b>GDP:</b>	General Development Plan
<b>HCD:</b>	California Department of Housing and Community Development
<b>HOA:</b>	Homeowners Association
<b>HUD:</b>	U.S. Department of Housing and Urban Development
<b>LAFCO:</b>	Local Agency Formation Commission
<b>LIHTC:</b>	Low Income Housing Tax Credit
<b>MFI:</b>	Median Family Income
<b>NPDES:</b>	National Pollutant Discharge Elimination System
<b>OCHA:</b>	Orange County Housing Authority
<b>PRD:</b>	Planned Residential Development
<b>RHNA:</b>	Regional Housing Needs Assessment
<b>RTP:</b>	Regional Transportation Plan
<b>SCAG:</b>	Southern California Association of Governments
<b>SF:</b>	Summary File (U.S. Census)
<b>SOI:</b>	Sphere of Influence
<b>SPA:</b>	Sectional Planning Area
<b>SPD:</b>	Specific Plan District
<b>SRO:</b>	Single Room Occupancy
<b>STF:</b>	Summary Tape File (U.S. Census)
<b>TOD:</b>	Transit-Oriented Development
<b>TDM:</b>	Transportation Demand Management
<b>TSM:</b>	Transportation Systems Management
<b>WCP:</b>	Water Conservation Plan