



City of Fullerton
Housing Element

Appendix **H**

2021-2029 Housing Element

Public Review **Draft**

January **2024**

Yellow highlights denote January 2024 revisions.



City of Fullerton
Housing Element

This page is intentionally blank.

Table of Contents

Chapter 1: Introduction	1-1
1.1 Introduction to the Housing Element	1-1
1.2 Purpose and Content	1-1
1.3 State Law and Local Planning.....	1-1
1.3.1 Consistency with State Law.....	1-1
1.3.2 General Plan Consistency.....	1-3
1.3.3 Relationship to Other Plans and Programs.....	1-3
1.4 Housing Element Organization.....	1-3
1.5 Citizen Participation	1-4
1.6 Themes in Community Input	1-4
Chapter 2 : Housing Needs Analysis	2-1
2.1 Introduction	2-1
2.2 Community Profile.....	2-1
2.2.1 Population Trends and Characteristics.....	2-1
2.2.2 Employment.....	2-2
2.2.3 Household Characteristics	2-3
2.2.4 Housing Inventory & Market Conditions.....	2-5
2.3 Housing Needs.....	2-13
2.3.1 Households Overpaying for Housing	2-14
2.3.2 Overcrowding.....	2-14
2.3.3 Special Needs Groups	2-15
2.3.4 2021-2029 Housing Needs	2-25
Chapter 3 : Resources and Constraints Analysis	3-1
3.1 Resources	3-1
3.1.1 Land Resources for Housing Development.....	3-1
3.1.2 Financial and Administrative Resources	3-1
3.1.3 Residential Energy and Water Conservation.....	3-3
3.1.4 Governmental Constraints.....	3-3
3.1.5 Environmental Constraints	3-27
3.1.6 Infrastructure Constraints.....	3-28
3.1.7 Financial Constraints	3-31



Chapter 4 : Housing Policy Plan.....	4-1
4.1 Key Policy Theme Areas.....	4-1
4.2 Policy Action Areas	4-2
4.2.1 Policy Action Area #1 – Housing Production.....	4-3
4.2.2 Policy Action Area #2 – Conservation and Rehabilitation	4-14
4.2.3 Policy Action Area #3 - Design and Livability.....	4-17
4.2.4 Policy Action Area #4 - Access To Housing Opportunities	4-18
4.3 Quantified Objectives Summary	4-27

List of Tables

Table 1-1	State Housing Element Requirements	1-2
Table 4-1	Quantified Objectives Summary, 2021-2029 Planning Period	4-28
Table 2-1	Housing Tenure by Household Income – Fullerton	2-7
Table 2-2	Estimated Substandard Housing Units by Area – Fullerton	2-9
Table 2-3	Affordable Housing Costs – Orange County.....	2-10
Table 2-4	Contract Rents for Renter-Occupied Units.....	2-11
Table 2-5	Median Rent by Number of Bedrooms, January 2023	2-12
Table 2-6	Overpayment by Income Category and Tenure – Fullerton.....	2-14
Table 2-7	Emergency, Transitional and Supportive Housing Facilities – Fullerton.....	2-23
Table 2-8	2021-2029 Regional Housing Needs Assessment – Fullerton.....	2-26
Table 3-1	General Plan, Residential Community Development Types	3-4
Table 3-2	Summary of Single-Family Residential Zoning Requirements	3-6
Table 3-3	Summary of Multiple-Family Residential Zoning Requirements.....	3-7
Table 3-4	Lot Coverage and Floor Area Ratio Requirements.....	3-8
Table 3-5	Building Setbacks for R-1, R1-P, R-2 and R-2P Zones	3-8
Table 3-6	Permitted Uses	3-9
Table 3-7	Residential Parking Requirements.....	3-10
Table 3-8	Private Open Space Requirements per Unit for Multiple-Family Residential Zones	3-11
Table 3-9	Allowable Density for Large Group Homes	3-17
Table 3-10	Usable Open Space Requirements for Large Group Homes.....	3-18
Table 3-11	Total Typical Fees	3-21
Table 3-12	Local Development Processing Fee Comparison	3-22
Table 3-13	Local Development Processing Time, City of Fullerton.....	3-27
Table 3-14	Roadway and Right-of-Way Widths.....	3-30



List of Figures

Figure 2-1	2000-2020 Population Growth – Fullerton vs. SCAG Region.....	2-2
Figure 2-2	Population by Age and Gender – Fullerton.....	2-2
Figure 2-3	Employment by Industry – Fullerton	2-3
Figure 2-4	Employment by Occupation – Fullerton vs. SCAG Region.....	2-3
Figure 2-5	Household Size by Tenure – Fullerton.....	2-4
Figure 2-6	Extremely-Low Income Households by Race/Ethnicity and Tenure – Fullerton.....	2-5
Figure 2-7	Housing by Type – Fullerton vs. SCAG Region	2-6
Figure 2-8	Housing Tenure – Fullerton vs. SCAG Region.....	2-6
Figure 2-9	Housing Tenure by Age of Householder – Fullerton.....	2-7
Figure 2-10	Housing Units by Year Built – Fullerton vs. SCAG Region.....	2-8
Figure 2-11	Median Existing Home Sales Prices – Fullerton vs. SCAG Region	2-10
Figure 2-12	Monthly Owner Costs for Mortgage Holders – Fullerton vs. SCAG Region	2-11
Figure 2-13	Median Contract Rent	2-12
Figure 2-14	Percentage of Income Spent on Rent – Fullerton	2-13
Figure 2-15	Spending on Rent by Income – Fullerton	2-13
Figure 2-16	Overcrowding by Tenure – Fullerton vs. SCAG Region	2-15
Figure 2-17	Elderly Households by Income and Tenure – Fullerton	2-16
Figure 2-18	Housing Units by Number of Bedrooms	2-17
Figure 2-19	Female-Headed Households – Fullerton	2-18
Figure 2-20	Poverty Status for Female-Headed Households – Fullerton.....	2-18
Figure 2-21	Disability by Type – Fullerton	2-19
Figure 2-22	Disability by Employment Status – Fullerton	2-19
Figure 2-23	Developmental Disabilities – Fullerton	2-21
Figure 2-24	Farmworkers – Fullerton.....	2-24
Figure 3-1	Emergency Shelter Overlay Zone	3-14

Appendices

Appendix H-A	Review of Past Performance
Appendix H-B	Residential Land Resources
Appendix H-C	Analysis of Housing at Risk of Conversion
Appendix H-D	Public Participation
Appendix H-E	Affirmatively Furthering Fair Housing (AFFH)
Appendix H-F	Glossary of Housing Terms



City of Fullerton
Housing Element

This page intentionally left blank.

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
A. Housing Needs Assessment	
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 C
B. Goals and Policies	
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
18. Promote housing opportunities for all persons	Chapter 4, Appendix E
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.

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: Affirmatively Furthering Fair Housing (AFFH)
- Appendix H-F: 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.

1.6 Themes in Community Input

During community outreach, community members identified the following overarching themes regarding housing in Fullerton. Each theme is discussed with how it informed the development of the Housing Element.

Need for affordable housing for renters and buyers, for lower and moderate income households.

How this was addressed:

- The City will accommodate 5,774 units affordable to very low and low income households as well as 4,341 units affordable to moderate income households. The City will accommodate these units on sites that are currently vacant or underutilized, including City-owned properties that are surplus land. The City proposes to adopt a new Housing Incentive Overlay Zone (HIOZ) to allow multi-family housing development on sites where residential uses are not currently permitted, provided a minimum of 10 percent of units are affordable to low- and moderate income residents.
- Policy Action 1.1-a directs the City to amend the Zoning Code to establish the HIOZ in C-G, C-H, C-M, G-C, M-G, M-P, and O-P zoning districts. Establishing the HIOZ will accommodate development of an assumed 3,647 very low income units, 2,115 low income units and 4,341 moderate income units.
- Policy Actions 1.6-a, b, and c include incentives to promote the development of ADUs by streamlining the permitting process, publishing funding sources, and creating pre-approved ADU plans.
- Policy Action 1.7-c directs the City to acquire funds from federal, state, and local housing programs and issue a competitive Notice of Funding Availability to identify potential non-profit affordable housing developers to develop new affordable housing developments in the city.

Need for affordable housing and services for residents experiencing homelessness.

How this was addressed:

- Policy Action 4.4-a directs the City to continue identifying and pursuing federal, state, and regional funds for homeless service providers that operate temporary, permanent, and emergency shelters in the city that assist persons experiencing homelessness and at risk of becoming homeless and directs the City to assist at least 272 persons experiencing homelessness.



- Policy Action 4.4-b directs the City to annually assess and report the capacity to accommodate individuals experiencing homelessness including existing shelter beds, new shelter beds, identify if those shelter beds are available on a year-round or seasonal basis, average number of shelter beds that are unused on a monthly basis, and number of those exiting shelter to permanent housing.
- Policy Action 4.4-d directs the City to develop a program with the Illumination Foundation to incentivize property owners/managers with available units to rent to formerly homeless individuals and families.
- Policy Action 4.4-f directs the City to provide financial support to organizations that provide transitional housing for emancipated foster youth who are homeless or at immediate risk of becoming homeless.
- Policy Action 4.4-g directs the City to amend the Zoning Code to comply with recent State law, including allowing supportive housing with up to 50 units and low barrier navigation centers by-right in zones where multi-family and mixed-uses are permitted.

Need for first-time homebuyer assistance/resources.

How this was addressed:

- Policy Action 2.3-a directs the City to make funds available to community-based organizations to acquire and rehabilitate abandoned or otherwise lost units and sell them to very low and low income first-time homebuyers, with the objective of assisting 10 very low and low income households.
- Policy Action 4.2-b directs the City to expand funding for information and referral services that direct families and individuals to financial resources for housing rental or purchase.
- Policy Action 4.7-a directs the City to partner with the County and community organizations to increase participation in homeownership workshops and assistance programs

Need for financial assistance/resources to support affordable housing developers.

How this was addressed:

- Policy Action 1.4-f directs the City to host an annual workshop with developers to provide education about technical assistance and incentives for larger and smaller rental units, with a goal of supporting the development of 50 large (3-4-bedroom) units and 100 studio/1-bedroom units.
- Policy Action 1.7-c directs the City to issue a competitive Notice of Funding Availability to identify a non-profit affordable housing developer to partner with on new affordable housing developments in the city. The City is directed to partner with at least one non-profit housing developer and support entitlement of at least 400 subsidized units affordable to extremely low-, very low-, and low income households.



Need infrastructure improvements throughout the city to support existing and new housing development, including electricity, gas, and circulation.

How this was addressed:

- Policy Action 3.1-a directs the City to explore financial incentives for property owners for environmentally friendly building improvements, such as solar panel installation and energy and water efficiency upgrades, induction cooking, and outdoor water conservation techniques, with priority given to units affordable to lower and moderate income households.
- Policy Action 3.1-b directs the City to create an infrastructure project priority checklist to support infrastructure for public transit and active transportation, such as walking and biking, prioritizing low- and moderate-resource areas.

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

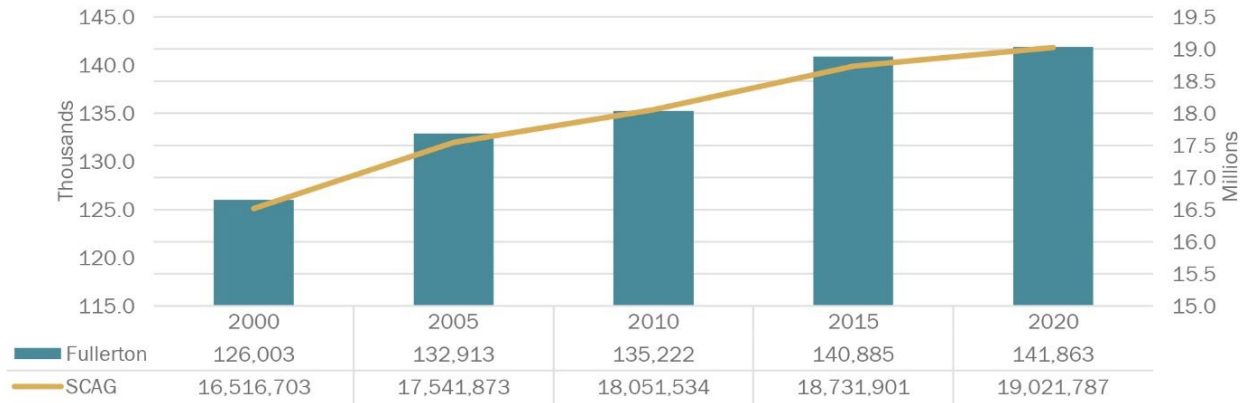
Housing needs in Fullerton are influenced by population and employment trends as discussed below.

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

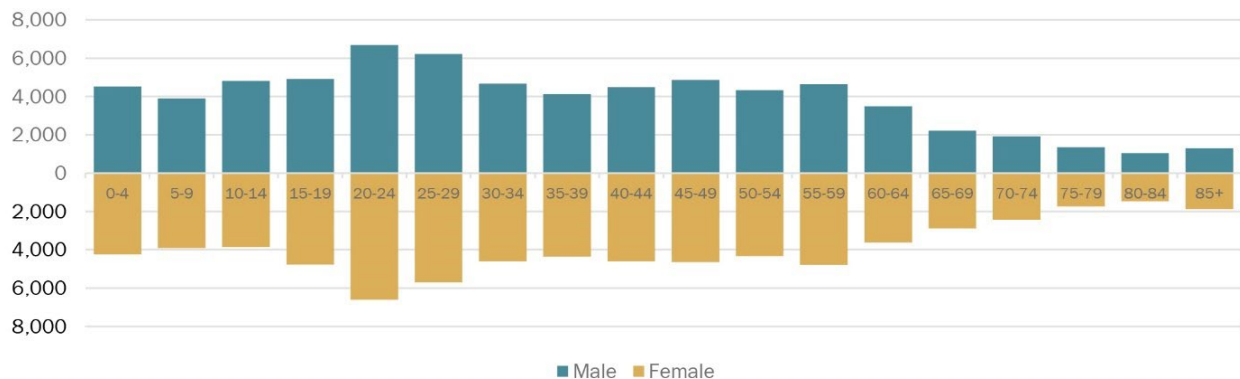


CA DOF E-5 Population and Housing Unit Estimates

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 equal to the regional share of 13%.

Figure 2-2 Population by Age and Gender – Fullerton



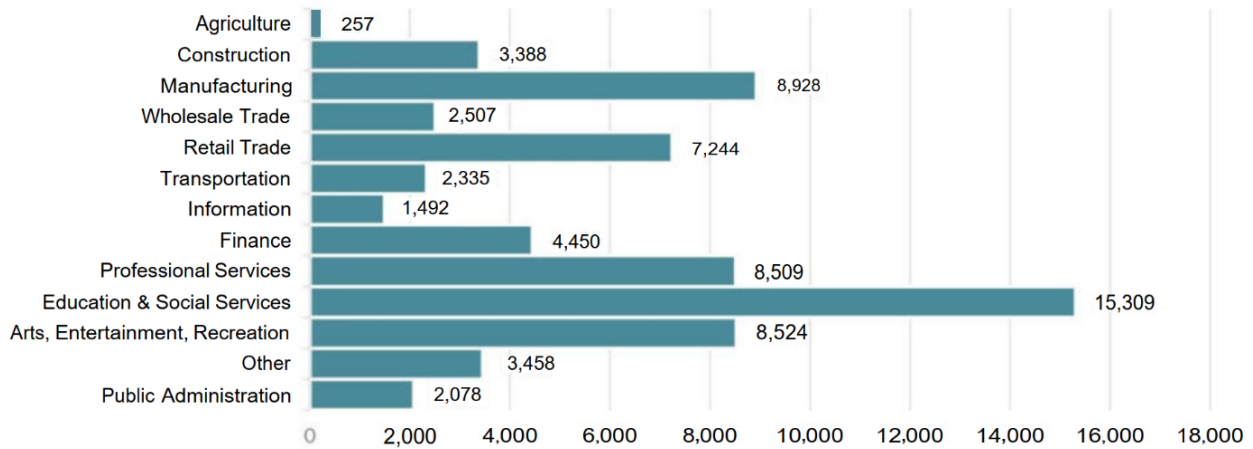
American Community Survey 2014-2018 5-year estimates

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).



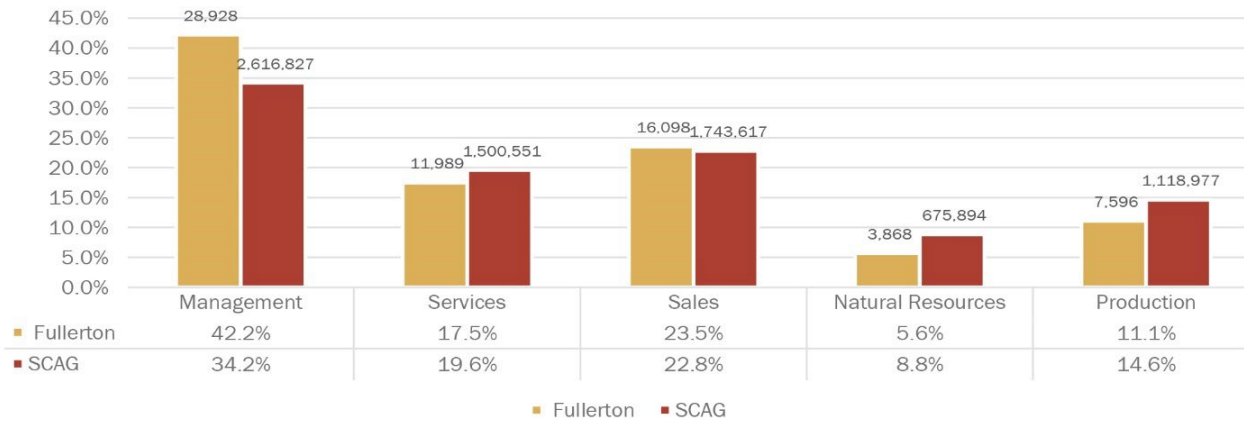
Figure 2-3 Employment by Industry – Fullerton



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

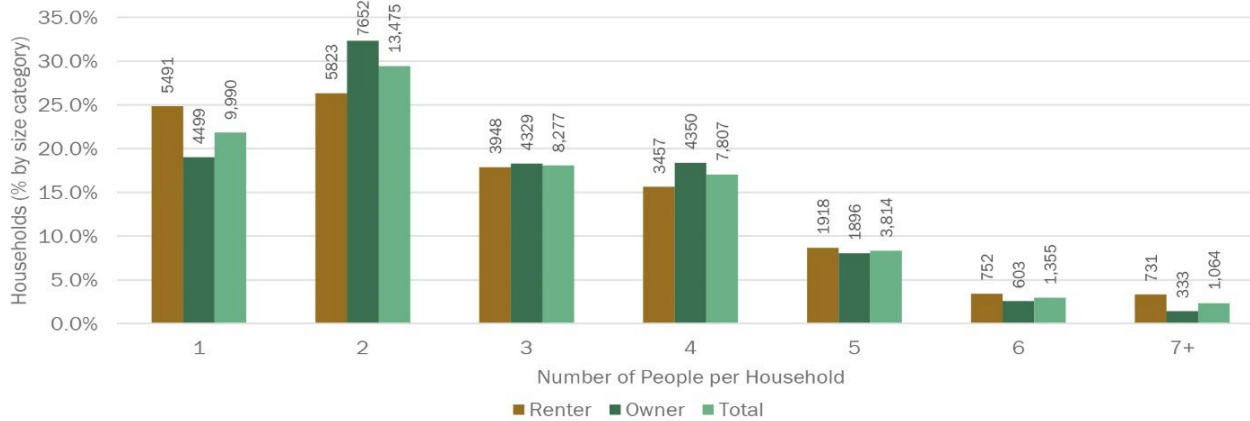
This section describes Fullerton's household characteristics. Household characteristics are important indicators of the type and size of housing needed in a city. The U.S. Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living 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 2012-2016 U.S. Department of Housing and Urban Development (HUD) estimates, approximately 19.6% of households in Fullerton were within the ELI category (8,815 households), and renters were much more likely than owners to fall within the ELI category (Figure 2-6). Black and Hispanic households were more likely to be classified as ELI households than White and Asian households. According to the 2019 ACS estimates, the median household income in Fullerton was \$79,978, less than the average for Orange County (\$90,234), but higher than the SCAG average (\$70,733).



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%
TOTAL	45,053	8,834	19.6%
Renter-occupied	21,775	6,570	30.2%
Owner-occupied	23,285	2,245	9.6%
TOTAL	45,060	8,815	19.6%

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

3. Resources for Extremely Low income Households

There are approximately 1,571 affordable housing units in Fullerton. There are no public housing units owned by the City, County, State, or Federal government in Fullerton. Affordable housing opportunities for ELI households can be expanded for households through the Orange County Housing Authority (OCHA) Housing Choice Voucher (HCV) program. As of January 2022, OCHA administers approximately 375 HCVs to Fullerton residents.¹ There are a total of 1,946 households served by affordable housing units and HCVs, which has met the housing needs of less than one quarter of the city’s 8,815 ELI renter households.

2.2.4 Housing Inventory & Market Conditions

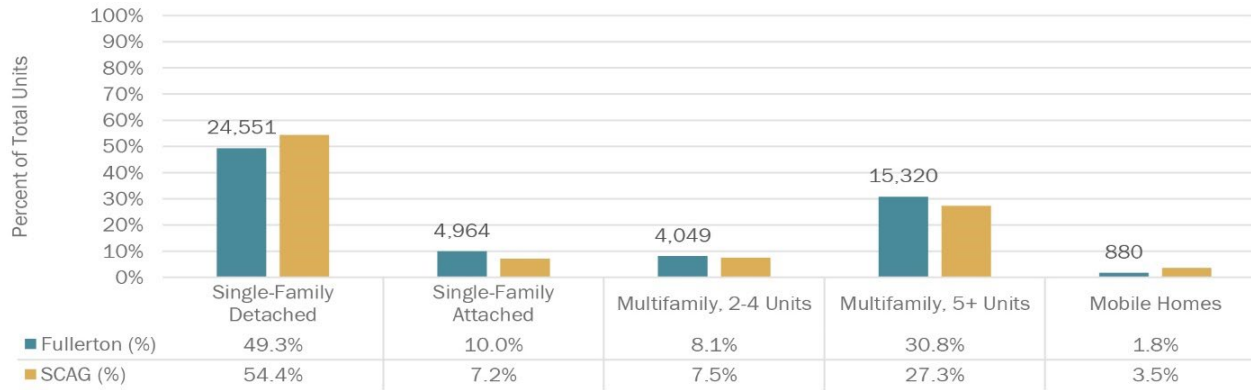
This section describes the housing stock and market conditions in the City of Fullerton.

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

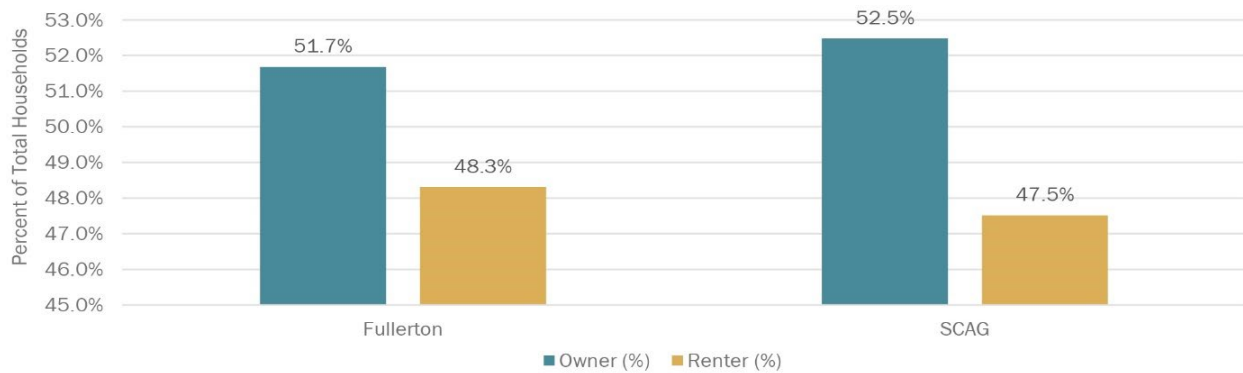


CA DOF E-5 Population and Housing Unit Estimates

2. Tenure

Approximately 52% of Fullerton’s housing units were owner-occupied and 48% 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.

According to 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) ACS estimates, a higher percentage of lower income households are renters (73%) compared to moderate- and above moderate income households (27%), as shown in Table 2-1.



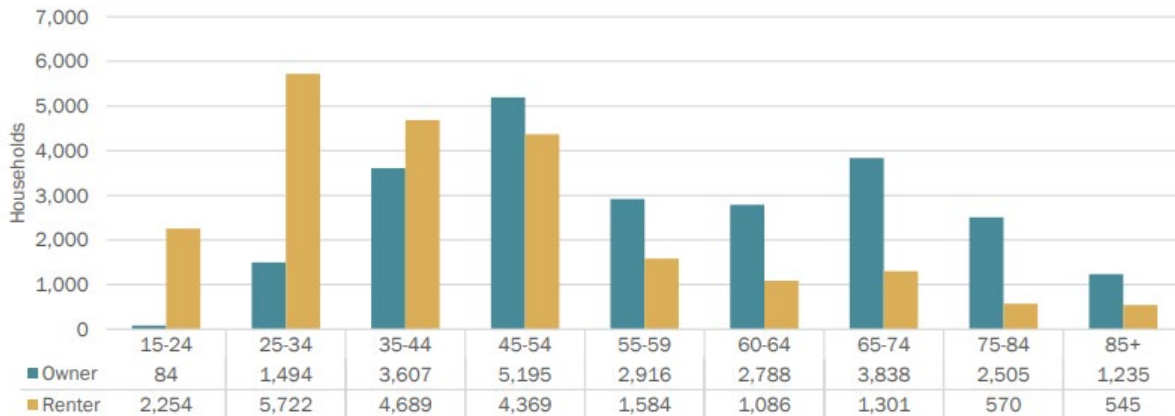
Table 2-1 Housing Tenure by Household Income – Fullerton

Income Level	Owner Households		Renter Households		Total Households	
	Count	Percentage	Count	Percentage	Count	Percentage
Lower income	9,060	38%	15,940	73%	25,000	55%
<= 30% AMI	2,595	11%	6,200	28%	8,795	19%
>30% to <=50% AMI	2,245	9%	4,380	20%	6,625	14%
>50% to <=80% AMI	4,220	18%	5,360	24%	9,580	21%
Moderate- and Above Moderate income	14,855	62%	5,955	27%	20,810	45%
>80% to <=100% AMI	3,000	13%	2,250	10%	5,250	11%
>100% AMI	11,855	50%	3,705	17%	15,560	34%
Total	23,915		21,900		45,815	

Source: HUD CHAS Data, 2015-2019 ACS. <https://www.huduser.gov/portal/datasets/cp.html>

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



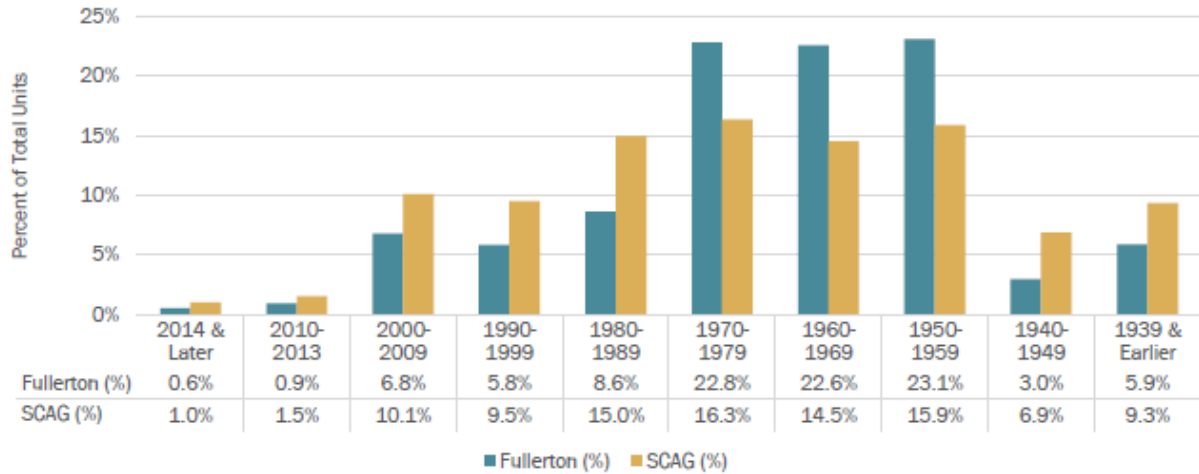
American Community Survey 2014-2018 5-year estimates.

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 Table 2-2 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.



Table 2-2 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/Rosslynn	Highland Ave	Harbor Blvd	Truslow Ave	Rosslynn Ave	315	77%
116.012	Rosslyn/ Orangethorpe	Highland Ave	Harbor Blvd	Rosslynn 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 ELI 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 Table 2-3 have been estimated based on typical conditions.

Table 2-3 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

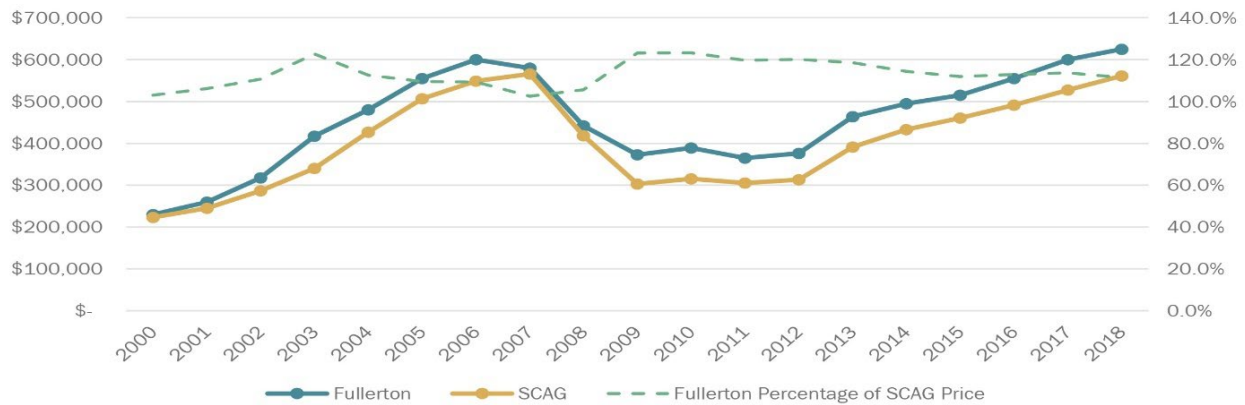
Note: *For-sale affordable housing is typically at the moderate income level

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 2-11).

Figure 2-11 Median Existing Home Sales Prices – Fullerton vs. SCAG Region

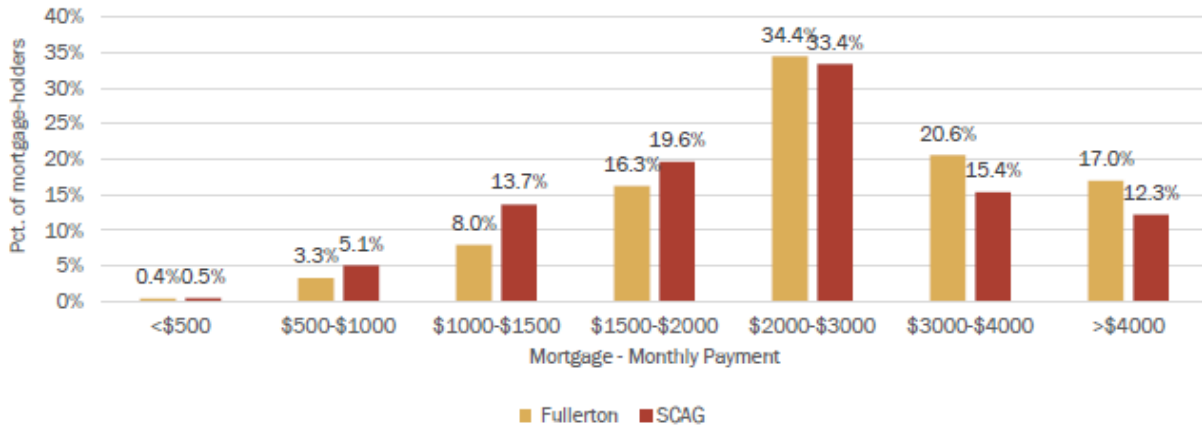


SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

As seen in Figure 2-12, the most common monthly housing cost for mortgage holders in Fullerton and the region as a whole is \$2,000-\$3,000.



Figure 2-12 Monthly Owner Costs for Mortgage Holders – Fullerton vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Rental Costs

According to 2017-2021 ACS estimates, the median monthly rent in Fullerton is \$1,818, lower than the Orange County median rent of \$2,057. Most residents who rent (76.3%) pay between \$1,000 and \$2,500 per month (Table 2-4).

Table 2-4 Contract Rents for Renter-Occupied Units

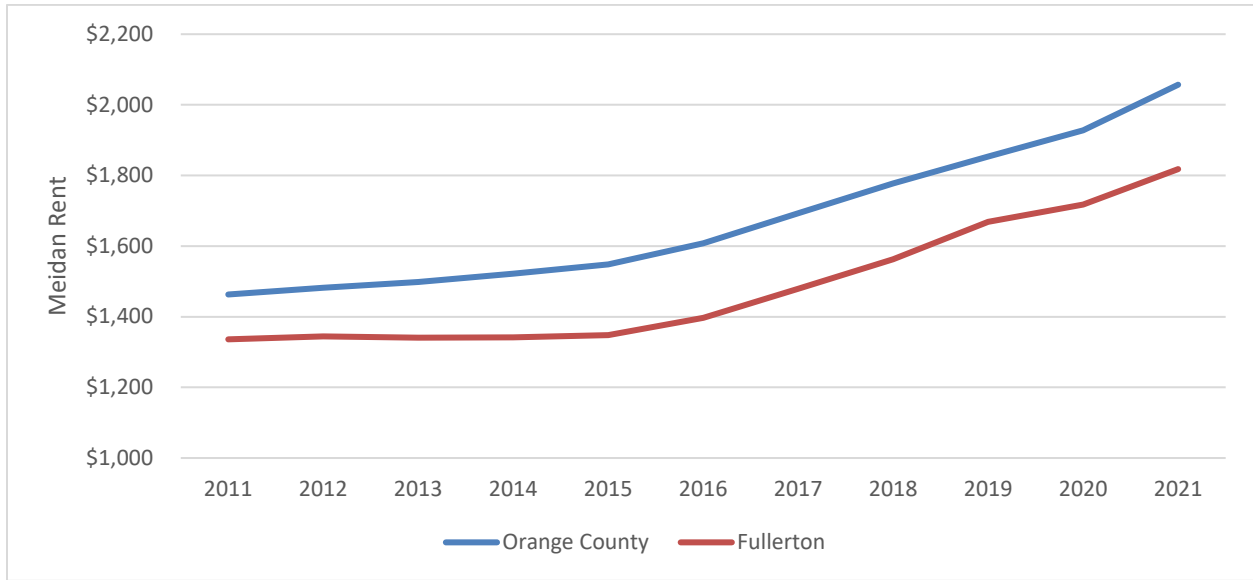
	Rent Less than \$500	Rent \$500 to \$999	Rent \$1,000 to \$1,499	Rent \$1,500 to 1,999	Rent \$2,000 to \$2,499	Rent \$2,500 to \$2,999	Rent \$3,000 or more
Fullerton	1.8%	3.7%	19.4%	39.4%	17.5%	9.0%	9.2%
Orange County	2.7%	3.3%	13.5%	27.7%	25.1%	13.5%	14.3%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2017-2021), Table DP04

Median rent has increased by 36% over the past 10 years (Figure 2-13). Most of the increase in rent has occurred since 2016, as rent costs were relatively stable between 2011 and 2015. These trends closely match rent increases in Orange County, which has seen similar increases in rent over the past 10 years.



Figure 2-13 Median Contract Rent



Zumper is an online tool that compiles rent price data to identify average rent prices at the local, regional, and national levels. According to Zumper, the median rent in Fullerton is higher than ACS estimates (Table 2-5). The median rent for a one bedroom apartment in Fullerton is \$2,137 and for a two bedroom apartment is \$2,698.

Table 2-5 Median Rent by Number of Bedrooms, January 2023

Number of Bedrooms	Median Rent
Studio	\$1,983
1 Bedroom	\$2,137
2 Bedroom	\$2,698
3 Bedroom	\$3,500
4 Bedroom	\$4,000

Source: Zumper, 2023.

Among Fullerton's 22,120 renter households, 12,852 (58%) spend 30% 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% or more of gross income on housing cost, compared to 29% in the SCAG region (Figure 2-14).



Figure 2-14 Percentage of Income Spent on Rent – Fullerton

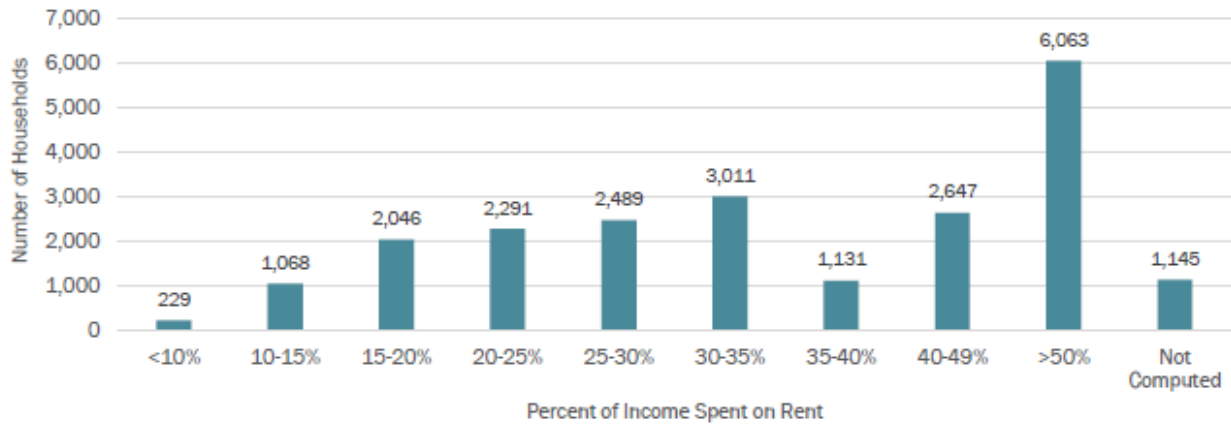
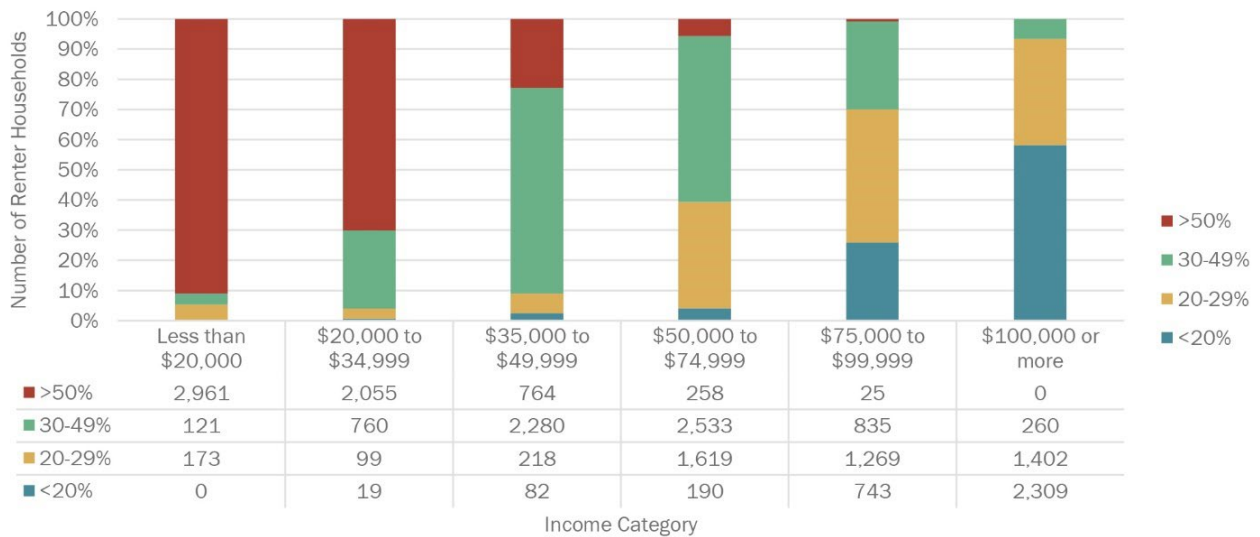


Figure 2-15 Spending on Rent by Income – Fullerton



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, farm workers, persons in need of emergency shelter, and students.



2.3.1 Households Overpaying for Housing

Overpayment is defined as households paying more than 30% 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.

Generally, as household income increases, rates of overpayment decrease. Additionally, among lower income households, renters are more likely to overpay for housing but among moderate- and above-moderate income households, owners are more likely to overpay for housing. According to recent CHAS data (Table 2-6) households with ELI and very low income (VLI) households experiencing the highest rates of overpayment. Approximately 84.0% of ELI renter households and 70.3% of ELI owner households pay over 30% of their income on housing, while 86.3% of VLI renter households and 52.8% of VLI owner households pay over 30% of their income on housing.

Table 2-6 Overpayment by Income Category and Tenure – Fullerton

Income Level	Renter			Owner		
	Cost Burden	Severe Cost Burden	Total	Cost Burden	Severe Cost Burden	Total
Lower income	11,405 (71.5%)	5,650 (35.4%)	15,940	4,880 (53.9%)	2,580 (28.5%)	9,060
<= 30% AMI	5,210 (84.0%)	4,505 (72.7%)	6,200	1,825 (70.3%)	1,440 (55.5%)	2,595
>30% to <=50% AMI	3,780 (86.3%)	1,045 (23.9%)	4,380	1,185 (52.8%)	670 (29.8%)	2,245
>50% to <=80% AMI	2,415 (45.1%)	100 (1.9%)	5,360	1,870 (44.3%)	470 (11.1%)	4,220
Moderate- and Above Moderate income	470 (7.9%)	35 (0.6%)	5,955	2,190 (14.7%)	275 (1.9%)	14,855
>80% to <=100% AMI	440 (19.6%)	35 (1.6%)	2,250	955 (31.8%)	180 (6.0%)	3,000
>100% AMI	30 (0.8%)	0 (0.0%)	3,705	1,235 (10.4%)	95 (0.8%)	11,855
Total	11,875	5,685	21,900	7,070	2,855	23,915

Source: HUD CHAS Data, 2015-2019 ACS. <https://www.huduser.gov/portal/datasets/cp.html>

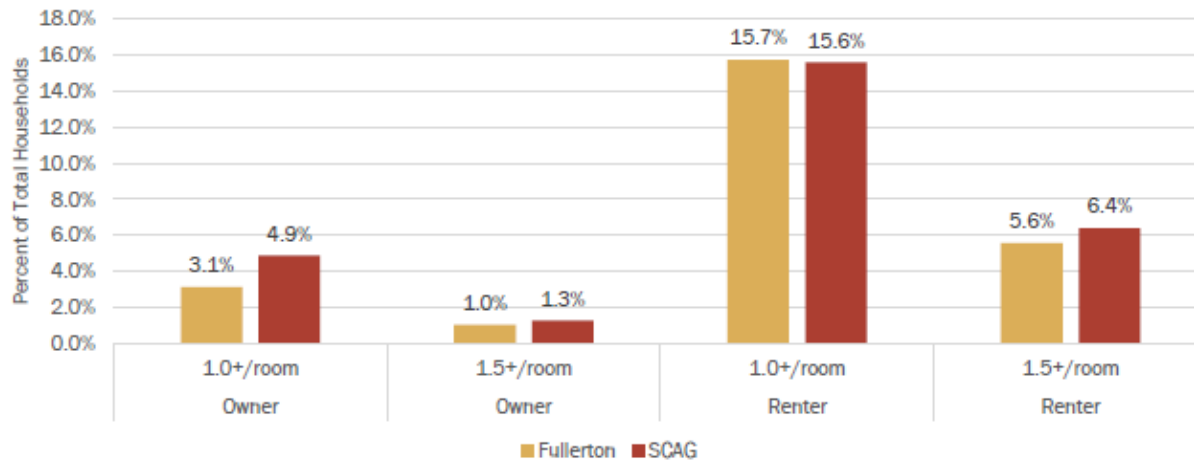
2.3.2 Overcrowding

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 2-16 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 2-17 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%
TOTAL		7,425	2,410	9,835	

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 % 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.

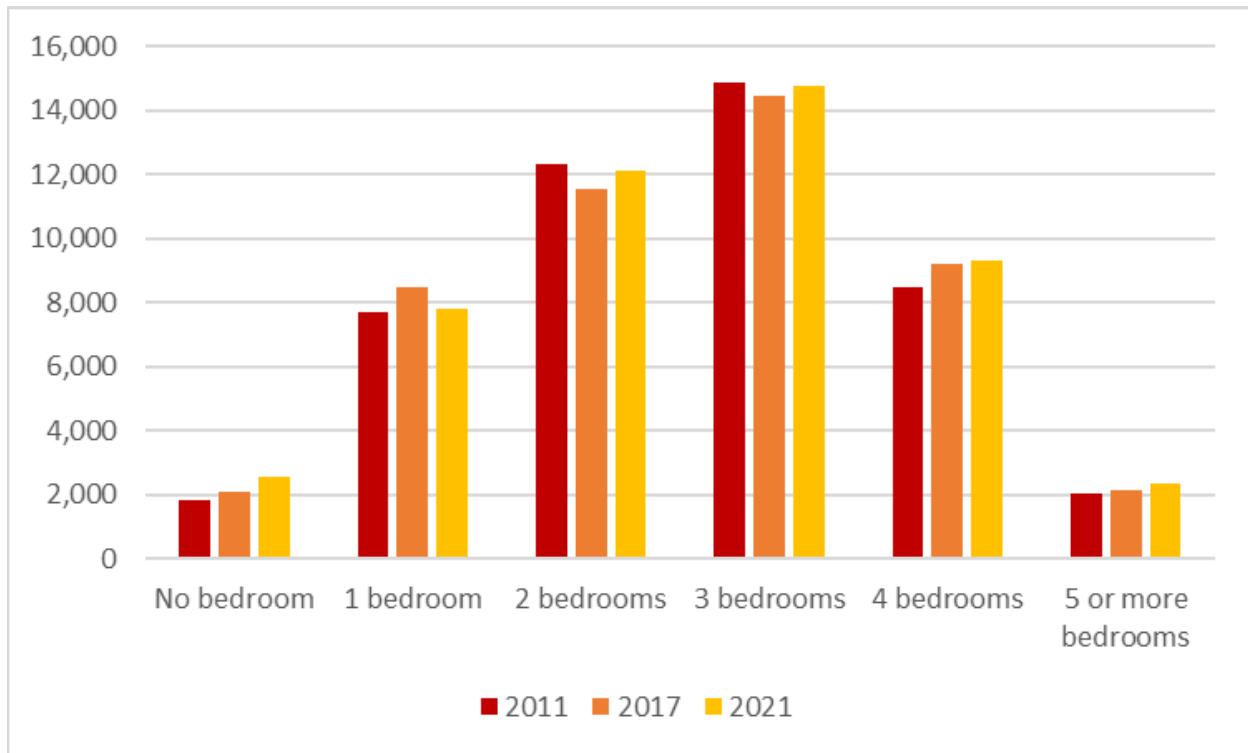
2. Large Households

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 2017-2021 ACS estimates, there were 10,587 households in Fullerton with at least five persons, representing approximately 23 % of the total households in the City. Approximately 13% of owner households and 16% of renter households had 5 or more persons, as shown in Figure 2-5.

According to 2017-2021 ACS estimates, there are 11,655 housing units with four or more bedrooms, equal to approximately 24% of the housing stock (Figure 2-18). In addition, the number of housing units with four or more bedrooms has increased incrementally over the past decade, while the number of housing units with three or fewer bedrooms has fluctuated. Although the number of housing units with four or more bedrooms (11,655 units) is greater than the number of households that have five or more persons (10,587 households), the high percentage of overcrowded renter households (15.7%) indicates there are insufficient rental units in a range of sizes to accommodate varying household sizes.



Figure 2-18 Housing Units by Number of Bedrooms



Source: American Community Survey, 2017-2021, 2011-2017, 2007-2011 Estimates, Table B25014

As discussed in Section 2.3.2 Overcrowding, 15.7% of renter households in Fullerton are overcrowded, indicating there are insufficient housing units to accommodate the city's large households. 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.

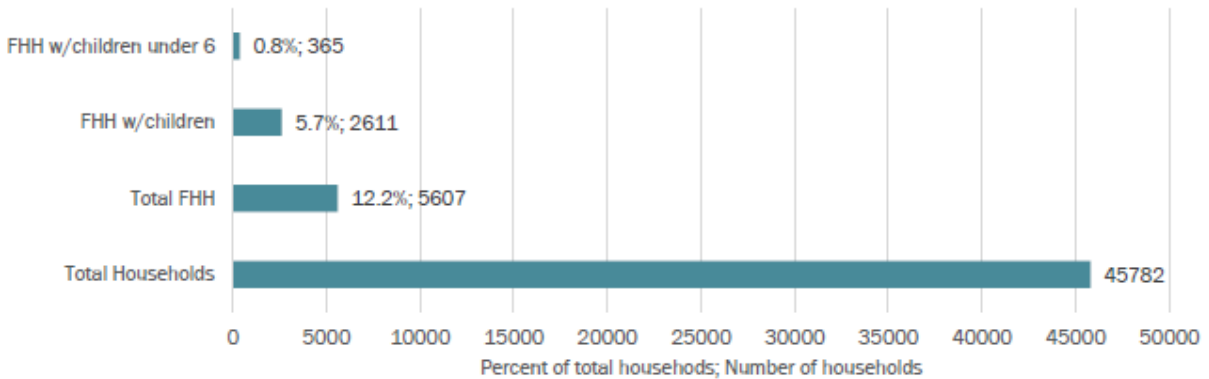
The 5th cycle Housing Element included a policy action to encourage the development of housing for large families through strategies such as outreach to housing developers, financial and technical assistance, expedited processing, identifying grant and funding opportunities, and offering additional incentives beyond the density bonus provisions (Policy Action 1.6). According to the City's Annual Progress Reports, the City has worked to implement Policy Action 1.6 by supporting the development of larger housing units. Since 2018, 12 homebuyer units and 16 rental units with three-bedrooms have been constructed. These units are appropriate for large families. In 2021, the City entered into an exclusive negotiation agreement with non-profit developer Meta Housing to build an affordable housing project with 62 housing units, many of which are proposed to be designed as family units. While three-bedroom units are accommodating to families, households with five or more people could still be considered overcrowded in a three-bedroom unit, indicating the city has a continued need for housing units with four or more bedrooms.



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 2-19), 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.

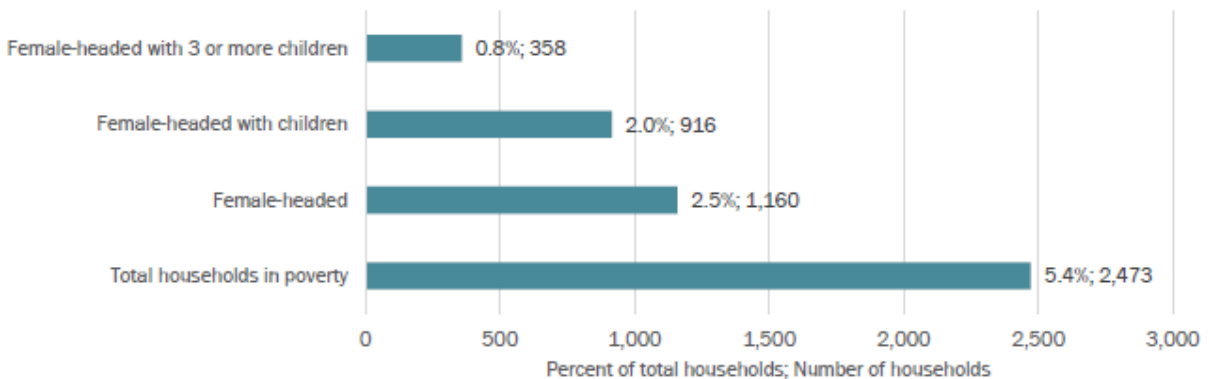
Figure 2-19 Female-Headed Households – Fullerton



American Community Survey 2014-2018 5-year estimates.

Approximately 5% of Fullerton's households are experiencing poverty, compared to 8% of households in the SCAG region. Nearly half of Fullerton households that are below the poverty line are female-headed households (Figure 2-20).

Figure 2-20 Poverty Status for Female-Headed Households – Fullerton



American Community Survey 2014-2018 5-year estimates.

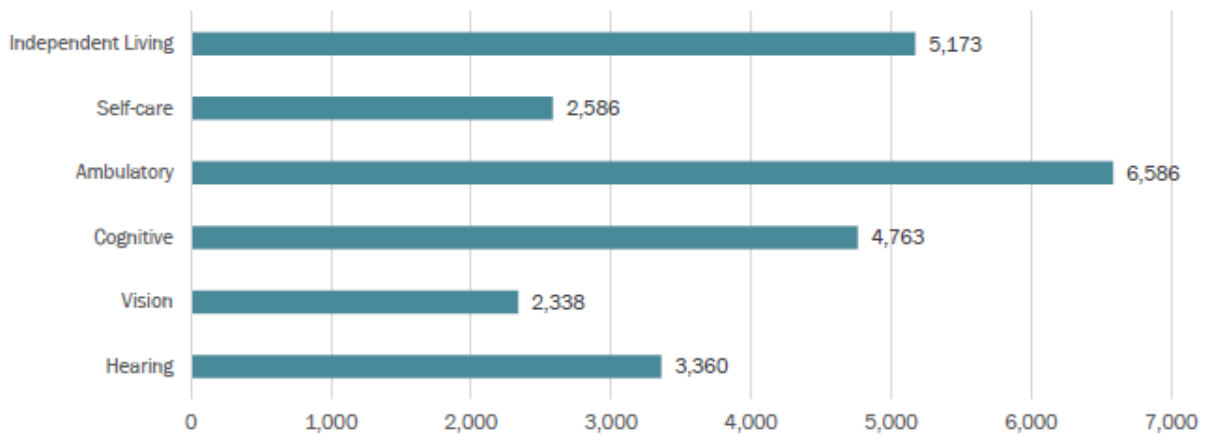


4. Persons with Disabilities

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 2-21), the most commonly occurring disability among Fullerton residents was ambulatory. Approximately 42% of Fullerton residents with a disability were in the labor force (Figure 2-22). 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 2-21 Disability by Type – Fullerton



American Community Survey 2014-2018 5-year estimates.

Figure 2-22 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%
TOTAL	6,310		84,614	

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%. 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 2-23.

Figure 2-23 Developmental Disabilities – Fullerton

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

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. Extremely Low income Residents

Extremely low income households are defined by HCD as households with income less than 30% of AMI. The 2022 AMI in Orange County for a family of four is \$119,100. For ELI households, this translates to an annual income of \$29,500 or less. Households with ELI residents have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered ELI households.

As referenced in Section 2.2.3, Household Characteristics, approximately 19.6% of households (8,815 households) are ELI households in Fullerton. The proportion of ELI households in Fullerton is slightly higher than in Orange County, where 15.6% of households are ELI households. Almost three fourths of (74.5%) of ELI households in the city are renters (6,570 households), compared to 25.6% that are owner households (2,245 households). Approximately 48.3% of all households in Fullerton are renters. Therefore, ELI households are more likely than other households in the city to rent their homes.



ELI households often overlap with other groups with special needs. Thirty-five percent of ELI households contain at least one person who is elderly and 29% contain at least one person with a disability. Additionally, the majority of ELI households experience at least one housing problem (83%), while moderate income households and above-moderate income households experience at least one housing problem.

According to the City's Annual Progress Reports, no subsidized units affordable to ELI households have been built in the city since 2018. In 2021, the City entered into an exclusive negotiation with non-profit developer Meta Housing to build an affordable housing project with a total of 62 units, 19 of which would be affordable to ELI households. The City also created an Emergency Rental Assistance Program and a Tenant-Based Rental Assistance Program in 2020 to assist residents with rental assistance. Although the City's efforts have supported units affordable to ELI households, production of housing units affordable to ELI households falls significantly short of the number needed to accommodate the total number of ELI households in the city (8,815 households). As such, Policy Action 4.4-c and Policy Action 1.7-c were added to provide financial and technical support for non-profit organizations to produce housing units affordable to ELI households.

6. 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 (May 2022) estimated that there were approximately 202 unsheltered and 70 sheltered homeless persons in Fullerton at the time of the survey, a total of 272 homeless residents². This is an overall decrease of 42% in the number of homeless residents from the previous Point-In-Time survey (473 homeless residents), conducted in 2019. Orange County also experienced an overall decrease in homelessness between the 2019 and 2022 Point-In-Time Surveys, from 2,765 homeless residents to 2,419 (13% decrease).

Of the homeless individuals identified in Orange County during the 2022 Point-In-Time survey, 55% identified as Hispanic/Latino, 11% as Black/African American, five percent as Asian/Pacific Islander, four percent as Native American/Alaska Native, and four percent as multiple races or other. A disproportionate share of homeless residents in Orange County has a disability. Twenty-eight percent of sheltered adults and 15% of unsheltered adults had a physical disability, 28% of sheltered adults and 31% of unsheltered adults had a mental disability, and 20% of sheltered adults and 27% of unsheltered adults experienced substance use issues. The 2022 Point-In-Time survey does not breakdown racial/ethnic characteristics or disability status of homeless individuals in the city of Fullerton.

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

² County of Orange, 2022 Point in Time Homeless Report, May 2022. <https://www.ochealthinfo.com/sites/hca/files/2022-05/2022%20PIT%20Data%20Infographic%20-%205.10.2022%20Final.pdf>



adequate existing facilities are not available, the law requires jurisdictions to identify areas where new facilities are permitted “by-right” (i.e., without requiring discretionary approval such as a use permit). As noted in Chapter 3 the City’s Zoning Code allows emergency shelters in compliance with 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. This development also including accommodations for those with mental illness which added 59 beds to the inventory (Table 2-7). 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). Based on this information, there is an adequate number of beds available for persons experiencing homelessness in the city.

Table 2-7 Emergency, Transitional and Supportive Housing Facilities – Fullerton

Operator	Beds
Emergency Shelters	
WTLC	55 (year-round)
Fullerton Navigation Center	150 (year-round)
Transitional and Supportive Housing	
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.

7. Farm Workers

Farm workers are defined as persons whose primary income is earned through seasonal agricultural work. Recent Census data (Figure 2-24) 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.

While there are no large-scale agricultural operations in Fullerton, Orange County has a long history of agriculture. According to the United States Department of Agriculture, Orange County had a total of 1,772 farmworkers in 2017, of which 666 (3%) were seasonal. Approximately 340 farmworkers (19%) were migrant workers.



Most farmworkers in the county (86%) work at an agricultural operation with 10 or more workers. According to the Orange County 2021-2029 Cycle Housing Element, the county’s farmland has significantly decreased over recent decades; however, major agricultural production facilities still exist on the Irvine Ranch (approximately 15 miles from Fullerton) and Rancho Mission Viejo (approximately 30 miles from Fullerton). Most of Orange County’s agriculturally zoned land is located east of the cities of Orange and Tustin. Farmworkers employed by agricultural operations in the county may seek housing within Fullerton.

Figure 2-24 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.

8. College and University Students

College and university students have special housing needs, as they are generally on a limited income, may only work part time, and often earn lower incomes. In addition, college and university students largely consist of renters and can significantly affect the local rental market. Areas in close proximity to higher education schools often experience lower vacancy rates and higher turnover. There are nine colleges and universities in the city of Fullerton, including California State University, Fullerton (CSUF) and Fullerton College.

In 2022, CSUF had a student enrollment of 40,386 students, 32,814 of which were full-time equivalent students. Approximately 1,062 students live in on-site residence halls and 800 apartment style student quarter units.

In 2020, Fullerton College had a student enrollment of 21,860, including 20,756 college students. Fullerton College is a community college and does not provide on-campus housing.

The Hope Center for College, Community, and Justice at Temple University conducted a survey of 57 community colleges in California. At Fullerton College, 900 students participated in the survey. Sixty-one



percent of respondents were housing insecure in the previous year; and 17% of respondents were homeless in the previous year.³

The California State University (CSU) prepared a study focusing on housing security and food security of students across the CSU campuses. According to the study, approximately 11% of CSU students reported experiencing homelessness one or more times in the last 12 months.⁴ A CSUF study analyzed the impact of the COVID-19 pandemic on the basic needs (food, housing security, and homelessness) of the CSUF student body. Approximately 8% of students experienced homelessness since the beginning of the pandemic (defined as March 2020) and 50% were housing insecure. The prevalence of homelessness has not changed for most groups of students since the start of the pandemic.

In the 12 months prior to the pandemic, 7% of students reported experiencing homelessness. Students who were Black/African American, mixed race/ethnicity, and who had children less than five years of age had some of the highest rates of homelessness since the pandemic began in March 2020. During the 12 months before the pandemic, Middle Eastern and North African students, who are generally aggregated with non-Hispanic White students, experienced high rates of homelessness.⁵ Preservation of At-Risk Units

California housing element law requires all jurisdictions to include a study of all low-income housing units that may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The planning period for this at-risk housing analysis extends from 2021 through 2029. An analysis of at-risk housing is provided in Appendix H-C.

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.

³ Fullerton College. 2019. New Partnership Supports Food and Housing Insecure Students. <https://news.fullcoll.edu/new-partnership-supports-food-and-housing-insecure-students/>

⁴ The California State University. 2018. Study of Student Basic Needs. https://www.calstate.edu/impact-of-the-csu/student-success/basic-needs-initiative/Documents/BasicNeedsStudy_phaseII_withAccessibilityComments.pdf

⁵ Tabashir Z. Nobari, PhD, et al. 2021. The Impact of the Pandemic on CSUF Students' Basic Needs. http://hhd.fullerton.edu/pubh/_resources/pdfs/pandemic%20on%20CSUF%20students%20basic%20needs.pdf



City of Fullerton
Housing Element

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 Table 2-8.

It should be noted that the ELI 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 Appendix H-B, Residential Land Resources.

Table 2-8 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. Manufactured housing permits are reviewed in the same manner as residential additions. Plans are submitted for plan check and are reviewed by the Planning and Building Divisions of the Community and Economic Development Department, Fire Department, and Public Works Department. The departments review the plans to ensure the proposed manufactured housing is consistent with the California Building Code, Fire Code, Development Code, and any other laws and regulations from the City. Depending on the scope of the project, additional permits and plans may be required such as a grading permit, Waste Quality Management Plan (WQMP), Street Improvement Plan, demolition permit and/or Environmental Health permit. Manufactured housing is only permitted in the R-1 zone, and not within other zones that permit single-family developments, which is a constraint to development. The City will implement Policy Action 1.4-k to allow manufactured housing by-right in all zones that permit single-family housing.
- **Mobile homes.** Mobile homes are permitted within a mobile home park or in the R-1 zone, with the same requirements as manufactured housing.

Development standards

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 Code 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 an R-1 zone. If development is in an R-G, R-3, R-4 or R-5 zone, and is within 50 feet of an R-1 zone, then the maximum height limit is one story (20 feet). If development is between 50 feet and 100 feet of an R-1 zone, then the maximum height is two stories (30 feet). Section 6 *Ability to develop at Density Potential*, provides an analysis of height and density potential in the city. The analysis found that the limitation of the maximum height limit for development near the R-1 zone does not limit density potential.

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
HIOZ	15,000	N/A	N/A	Min. 20**	Same as R-G	0 to 5	5	0 to 5	15

Note:

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

** The Housing Incentive Overlay Zone (HIOZ) requires a minimum of 20 dwelling units per acre and does not have a maximum density.

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.)
Along a public street:						
Front yard	15	20	25	35	20 ¹	15
Side yard	5	5	5	5	5	5
Rear yard (through lot)	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2
Along a public alley or flood control channel:						
Rear yard (first story)	0	0	0	0	0	0
Rear yard (second story)	0	0	0	0	0	2.5
Along another property line (i.e., an interior lot line):						
Side yard	5	5	7	10	5	Total of 10 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	Accessory Dwelling Unit	Emergency Shelters	Transitional & Supportive Housing	Small Group Home ¹	Large Group Home ²	Small Residential Care Facility	Large Residential Care Facility	Retirement Complex	SRO	Employee and Farmworker Housing
R-1/R-1P	X			X	X	X		X	X	CUP	X		CUP		
R-2/ R-2P	X	X				X		X	X	CUP	X		CUP		
R-G	X	X	X			X		X	X	CUP	X		CUP		
R-3R	X	X	X			X		X	X	CUP	X		CUP		
R-3/ R-3P	X	X	X			X		X	X	CUP	X	CUP	CUP		
R-4	X	X	X			X		X	X	CUP	X	CUP	CUP		
R-5	X	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.					X					CUP	CUP		CUP	
C-H											CUP	CUP		CUP	
C-M							X ³				CUP	CUP			
M-P							X ³								
M-G							X ³								

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 through a building permit 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 design and cost of the project. In the R-5 zone, garages are not required. **The City will implement Policy Action 1.4-j to eliminate the requirement for a garage for multiple-family residential zones.**

Table 3-7 Residential Parking Requirements

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



Table 3-8 summarizes the private open space requirements per unit for multi-family residential zones. Most zones except for R-5 and Housing Incentive Overlay Zone (HIOZ) require a minimum area of 100 square feet of usable private open space per unit. The R-5 and HIOZ require 67 square feet.

Table 3-8 Private Open Space Requirements per Unit for Multiple-Family Residential Zones

	R-G, R-3R, R-3, R-3P, R-4, and RM-H	R-5, HIOZ
Minimum area of usable private open space required per dwelling unit	100 square feet	67 square feet

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.

Housing Incentive Overlay Zone

The HIOZ is an overlay zone intended to facilitate the “by-right” development of multi-family housing, including affordable housing on non-residential base zones. Projects within the HIOZ that comply with the regulations and standards of the HIOZ may be approved through an administrative permit. A separate approval would be required for projects that require a subdivision. Projects under the HIOZ are required to provide at least 10 percent of the total number of residential units affordable to low income or below. This excludes units added by density bonus. The HIOZ provides additional opportunities for development of affordable housing throughout the city.

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 continue 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. ADUs are permitted by-right in all zones that permit residential uses, including the C-3 and SPD zone as shown in Table 3-6.



ADU permits are reviewed ministerially and are subject to the issuance of a building permit. The Zoning Code regulates the number ADUs permitted on a lot, as well as size, setbacks, and height. Additionally, the Zoning Code does not require parking for a converted structure and requires one parking space for a new ADU with exceptions, such as the property is located within one-half mile walking distance to public transit, on-street parking permits are required, but not offered to the ADU occupant, there is a car share vehicle located within a block, or if the ADU is located within a historic preservation zone. These standards are consistent with current State laws and are not a constraint to development. The City will continue to monitor ADU legislation and amend regulations as necessary to facilitate ADU production consistent with State law (see Policy Action 1.6).

Senior Housing and Residential Care Facilities

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 a CUP in R-3, R-3P, R-4, and R-5 zones. Residential care facilities for seniors are allowed with CUPs 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 CUP. 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 CUP 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 a CUP.

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 utilized for 180 days or less. The Municipal Code (Chapter 15.42) establishes regulations and procedures for the Emergency Shelter (ES) Overlay Zone. Properties in the ES Overlay Zone shall be consistent with the objectives of the Zoning Code and General Plan, reasonably compatible with surrounding land uses, and promote the general health, safety, and welfare of the community. The ES Overlay Zone allows emergency shelters and multi-service centers to be permitted by-right through a building permit in designated portions of the M-P (Manufacturing Park), M-G (Manufacturing General) and C-M (Commercial Manufacturing) zones subject to the following criteria and standards:

- Maximum of 50 beds
- Off-street parking at a rate of one space per 5 beds
- Secured bicycle parking with space for at least 8 bicycles
- Screened waiting and intake area with a minimum of 10 square feet per bed
- 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



AB 2339 (Government Code Sections 65583(4) and 65863) was adopted in 2022 and went into effect on January 1, 2023. AB 2339 requires that jurisdictions identify zoning designations where emergency shelters are allowed and sites appropriate for emergency shelters that meet at least one of the following:

- Vacant and zoned for residential use;
- Vacant and zoned for nonresidential use and located near amenities and services for homeless individuals; or
- Non-vacant and is suitable for use as a shelter in the current planning period.

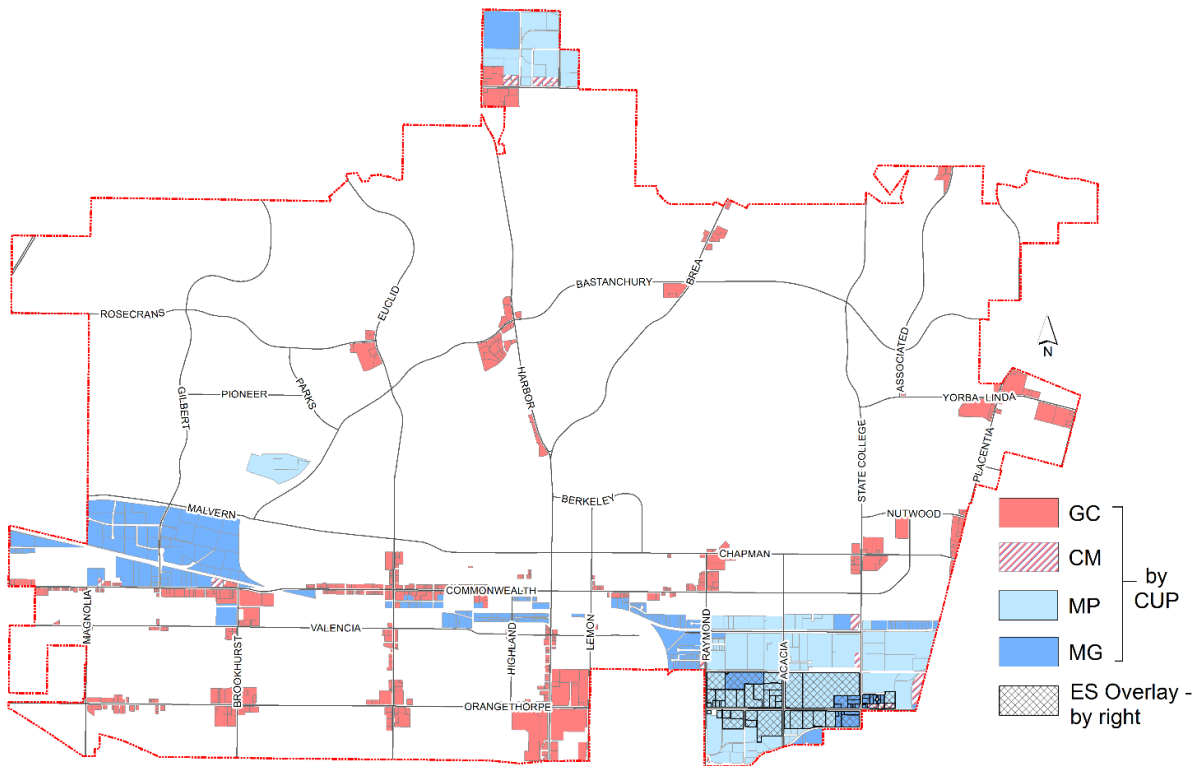
Additionally, identified sites must be able to accommodate a minimum area of 200 square feet per unsheltered person. The 2022 Point-in-Time Count found that there were 272 unsheltered people in the City of Fullerton. To meet the space requirement, Fullerton needs a minimum of 54,400 square feet (1.25 acres) of land that meets the requirements of AB 2339. Additionally, AB 2339 requires that zoning designations that allow emergency shelters as a permitted use without a conditional use or other discretionary permit, must allow residential uses. This could include zones that allow mixed uses and permit residential uses. The M-P and M-G Zones allow emergency shelters as a permitted use, but do not permit residential uses. The C-M Zone allows mixed-use development that can include residential. No discretionary approval is required if the development involves only the conversion of existing building area and the number of units is fewer than seven; approval of a Minor Site Plan or Minor Development Project is required if the proposal involves new building area on the property and the number of units is fewer than seven; and approval of a Major Site Plan or Major Development Project is required if the proposal involves the creation by new construction or conversion of existing building area of seven or more dwelling units on the property. The portions of the M-P, M-G, and C-M zones where emergency shelters and multi-service centers are permitted by-right through the approval of a building permit are depicted in Figure 3-1 below. These sites are clustered in two areas of the city: the Northern Industrial Area and the Southeast Industrial Area. The C-M zone is the only zone within the ES Overlay zone that permits residential uses. Eligible sites in the C-M zones within the ES Overlay Zone include three adjacent parcels encompassing a total of 2 acres and ranging in size from approximately 0.2 to 0.98 acres. These sites are within one-half mile of a bus transit line and commercial services. Many of the sites are 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 272 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 C-M zone are estimated to have 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 CUP. Emergency shelters with up to 12 beds are also permitted as an accessory use to religious institutions.



AB 139, which went into effect on January 1, 2020, mandates that emergency shelters may only be subject to those standards which apply to residential and commercial development within the same zone, except that a city can apply standards regulating the number of beds, parking for staff provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, length of stay, and other minor standards. To ensure that City development standards and procedures continue to provide adequate sites for emergency shelters, the City will revise the emergency shelter provisions in the Zoning Code to permit emergency shelters by-right in the CM zone and address identified constraints. This will subject emergency shelters only to the same objective standards that apply to residential and commercial development within the same zone (e.g., setbacks, height, lot coverage, and FAR), except for objective standards related to location, management, and intake area, as described in Policy Action 4.4. Additionally, the current separation requirements listed in the City's Zoning Code for emergency shelters are a constraint to their development. The City will address this constraint through Policy Action 4.4.

Figure 3-1 Emergency Shelter Overlay Zone



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 applied 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 CUP.

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%** 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 (C2), Central Business District Commercial (C-3), and Commercial, Highway (C-H) zones, subject to a CUP.

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.

Employee Housing and Farmworker Housing

As required by California Health and Safety Code Section 17021.5, any employee housing providing accommodation for six or fewer employees must be considered a single-family structure within a residential land use designation. California Health and Safety Code Sections 17021.5 and 17021.6 generally require agricultural employee housing to be permitted by-right, without a CUP, in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds.

Chapter 2, *Housing Needs Assessment*, indicates that 197 workers in Fullerton are farmworkers and 158 are employed in the agricultural industry. However, there are over 100,000 farmworkers in the SCAG region. The City of Fullerton's Zoning Code only permits employee or farmworker housing through a CUP for equine operations. It does not permit employee or farmworker housing for other uses. The lack of inclusion of employee and farmworker housing in the City of Fullerton Zoning Code is a constraint to the development of affordable housing for farmworkers. The City of Fullerton will implement Policy Action 4.6-b to add a definition for employee and farmworker housing and allow these uses by-right in certain zones in accordance with California Health and Safety Code Sections 17021.5 and 17021.6.

Housing for Persons with Disabilities

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

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



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

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

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

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

Table 3-9 Allowable Density for Large Group Homes

Zone	DU 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 3-10. Indoor common recreational areas may contribute up to one third of the useable open space requirements.



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

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

Source: City of Fullerton Municipal Code, Ch. 15

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

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. Small group homes are permitted by-right and the requirements are not a constraint to development.

However, the requirement for a CUP for licensed large group homes in every residential zone constrains the development of housing for people with disabilities. The requirement for a CUP for large group home permits extends the permitting process and raises the cost of development due to the CUP fees and process. The City will implement Policy Action 4.6-e to revise development standards for large group homes to provide approval certainty in the findings by removing any subjective requirements. Additionally, the City will revise the potentially subjective approval procedures by changing the decision-making authority from the Planning Commission to the Zoning Administrator. The City will specify in the Zoning Code that unlicensed group homes of any size are subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all residential developments permitted in the same zone.

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 person 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. Review and approval of the reasonable accommodation request is not contingent upon the findings of other discretionary decisions (for example, review of a CUP). The applicant must pay the fee for a Zoning Adjustment (Minor Exception) which is \$1,976.95 and provide applicable environmental information, forms, plans and the following:

1. Documentation that the applicant is disabled person, is representing a disabled person, or is a developer or provider of housing for one or more disabled persons;
2. Authorization by the legal owner of the real property subject to the request;



3. Identification of the specific code sections from which exception or modification is requested;
4. Explanation of the necessity for the requested exception or modification; and
5. Plans which illustrate the manner in which the exception or modification is/are intended to be carried out.

Requests for reasonable accommodation are reviewed by the Zoning Administrator (Community Development Director or their designee) 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.

The decision to grant or deny a reasonable accommodation request must be consistent with the Federal Fair Housing Act and the California Fair Employment and Housing Act. Any person dissatisfied with the decision may appeal the Zoning Administrator's decision to the planning commission within 10 days of the final decision, and the planning commission's decision to the city council within 10 days.

The finding to ensure that the accommodation does not alter the character of the neighborhood is subjective and may constrain the applicant from receiving approval. Additionally, the City does not provide information regarding reasonable accommodation or ADA assistance on the City website, which may constrain the development of housing for people with disabilities. The City will implement Policy Action 4.6-f to remove the fee for applicants, revise the findings to be objective in nature, and provide additional information regarding reasonable accommodation for the development of housing for people with disabilities.

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. Additionally, the whole-house STR permits are capped at 100, whereby no additional permits will be issued once this threshold has been reached.

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 adopted the 2022 California Building Code (Code) in January 2023, 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. Utilizing the prior 2019 California Building Code amendment, this version implemented the inclusion of fire sprinkler systems in one and two-family dwellings with certain exceptions (FMC Section 14.04.110). The Code is designed to protect the public health, safety, and welfare of Fullerton's residents. While the incorporation of the Code and the amendment to include fire sprinkler systems may increase the cost of construction, the standards are necessary to prevent more costly damage related to potential seismic or fire activity.

The City does not have the local ability to waive the provisions of the California Building Code. The City must implement all California Building Code requirements; however, the City has an appeal process to challenge interpretations of Building Code requirements. The Building Official presents the appeal to the Planning Commission (sitting as the Board of Appeals) through a public hearing. The Board of Appeals then makes the final decision. Code enforcement in the city is performed both proactively and on a complaint basis. The City's building and safety codes are not a constraint to the development of housing.

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 3-11 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. The City of Fullerton provides transparency in the development process by publishing resources such as the planning calendar, handouts, forms, and development processing fees on the City’s Planning and Zoning Division website. The fee schedule is updated yearly and is posted on the website accordingly.

Table 3-11 Total Typical Fees

Single-Family Dwelling ¹		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
Total		\$29,739
Multi-Family Dwelling ²		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 ³		\$4,080
Traffic Impact Mitigation		\$195.30
Total		\$19,945

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

Table 3-12 shows the fees charged for various development applications for the City of Fullerton as well as fees imposed by the Cities of Orange and Garden Grove. Both Orange and Garden Grove are within close proximity to Fullerton, are within the same county, and have similar population sizes. Additionally, Orange has a college campus (Chapman University) within its jurisdiction like Fullerton (California State University, Fullerton). When comparing the development processing fees between the three jurisdictions, the City of Fullerton generally has the highest fees amongst the three cities. The higher development fees may be seen as a constraint to development. Fullerton will implement Policy Action 1.2-f to review development fees to be more comparable to nearby cities and adjust them accordingly.



Table 3-12 Local Development Processing Fee Comparison

Item	City of Fullerton Fees	City of Orange	City of Garden Grove
Conditional Use Permit- Minor	\$6,521.67	\$3,000+ billed at actual cost	\$3,150
Conditional Use Permit- Major	\$9,600	\$3,000+ billed at actual cost	N/A
Site Plan Review – Minor	Class 1- \$1,215.36, Class 2-\$2,660.16, Class 3- \$6,306.23	\$1,000+ billed at actual cost	\$3,375
Parcel Map	\$12,383.98	\$2,000+ billed at actual cost	\$2,138 + \$17 per lot
Tentative Tract Map	\$12,383.98 + \$177.89 per lot	\$2,000+ billed at actual cost	\$3,788 + \$17 per lot
Variance	\$3,11.71	\$3,000+ billed at actual cost	\$2,525
Zoning Amendment	\$4,646.88	\$3,000+ billed at actual cost	\$2,625
General Plan Amendment	\$4,646.88	\$10,000+ billed at actual cost	\$2,925
CEQA review – Negative Declaration or Mitigated Negative Declaration	Deposit for actual time and materials plus 10% consultant cost	\$6,000 (Negative Declaration) + \$3,000 Mitigation Monitoring	\$775 (Negative Declaration) \$1,050 (Mitigated Negative Declaration)
CEQA review - EIR	Deposit for actual time and materials plus 10% consultant cost	\$10,000 deposit + billed at actual cost	Total consultant contract plus 15%

Source: City of Fullerton, Development Processing Fees, 2022.

<https://www.cityoffullerton.com/home/showpublisheddocument/6278/637934098602870000>

City of Orange, Development Case Application Fees, 2022.

<https://www.cityoforange.org/home/showpublisheddocument/3611/637927850256567545>

City of Garden Grove, Planning Fees, <https://ggcity.org/sites/default/files/2019-08/planningfees.pdf>

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.

5. State Streamlining

In the 5th cycle Housing Element reporting period (2013-2021), the City of Fullerton made insufficient progress toward its lower income RHNA and is subject to SB 35 streamlining provisions for projects that include at least 50 percent affordability. SB 35 requires that eligible projects be reviewed for compliance and consistency with the City’s objective standards and are not subject to discretionary processes, such as CEQA environmental review and public hearings. Eligible projects with 150 units or fewer must be approved within 90 days and projects with more than 150 units must be approved within 180 days.

Eligible developments must include a specified level of affordability, be on an infill site, comply with existing residential and mixed-use general plan or zoning provisions, and comply with other requirements such as locational and demolition restrictions. A local government that has been designated as subject to the



Streamlined Ministerial Approval Process shall provide information, in a manner readily accessible to the public, about the locality's process for applying and receiving ministerial approval, materials required for an application and relevant objective standards to be used to evaluate the application. A local government cannot impose application requirements that are more stringent than required for a final multi-family entitlement or standard design review in its jurisdiction.

Since 2018, no projects have been applied for or approved through SB 35 ministerial approval. Currently the City of Fullerton does not have written procedures for SB 35 Streamlined Ministerial Approval Process. In addition, AB 1397 requires that 5th cycle opportunity sites re-used in the 6th cycle and identified to accommodate lower income units (very low income and low income) be subject to by-right approval if projects include 20% affordable units for low-income households on-site. Fullerton will amend its Zoning Code to address updates to State law through Policy Action 1.1-d.

6. Ability to Develop at Density Potential

Recent residential projects that are pending approval or were approved between 2020 and 2023 are located within various zoning districts including low density and higher density zoning districts. Of the 28 recent projects, 12 are located in the Specific Plan District (SPD), seven are in residential zoning districts, six are in commercial districts, one is in an industrial district, and one is in the OP zoning district. The General Plan designations of the sites vary, including 11 sites that are designated as residential and 17 sites that are designated as mixed-use, commercial, industrial or another designation. Though most of the sites are not designated as strictly residential (some are mixed-use or commercial), developers chose to develop residential projects. On average, the 28 developments obtained a density of 37 units per acre. The SPD zoned properties have an average density of 42 units per acre, the residential zoned properties have an average density of 27 units per acre, the commercial zone properties have an average density of 49 units per acre, the industrial zoned property had a density of 26 units per acre and the remaining properties had an average density of 12 units per acre.

Table B-4 in Appendix H-B Land Resources shows the development trends based on the project type and site acreage size. When reviewing the potential density of the recent residential projects, it was important to consider certain development standards such as height restrictions for sites that are near R-1 zones. This is because sites closer to R-1 zones are limited to one or two stories and may not be able to build as many units. The density assumptions for the site inventory are 20 dwelling units per acre for sites within 100 feet of an R-1 zone, 35 dwelling units per acre for sites that are less than an acre and within 100 feet of an R-1 zone, and 55 dwelling units per acre for sites larger than an acre and that are more than 100 feet from an R-1 zone.

However, the height limit for developments adjacent to R-1 zones does not significantly impact the achievable density. The realistic capacity for developments within 100 feet of the R-1 zone and have a height limit of 30 feet is 20 units per acre. One recent project on a 2.5 acre site utilized density bonus law to increase density and overcome development standards such as height, was able to achieve a density of 26 dwelling units per acre with a maximum height of 40 feet. This density is much less than other projects that are more than one acre and do not have a height limit as they are more than 100 feet away from the R-1 zones. These projects have a realistic density capacity of 55 dwelling units per acre. Another recent project that utilized density bonus law to increase density and height was able to achieve a density of 35 units per acre with a height of 31 feet. This project was able to exceed the expected capacity (20 du/acre) by 15 units while only exceeding the maximum height limit by one foot.



As discussed in the examples above, the limitation of the maximum height limit for developments near the R-1 zone does not significantly constrain developments from achieving minimum densities.

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 Code 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.

The Site Plan Review's general criteria are subjective and do not provide the applicant with certainty that all requirements have been met and the development will be approved. Subjective criteria such as "pleasant in character," "harmonious with the past developments" and "desired developing character of the surrounding area" do not provide the applicant with clear objective standards. However, all reviews of plans fall into a set schedule of between two and three weeks, therefore written responses are provided in a set and timely manner.

The decision on whether these standards are met is decided by the Zoning Administrator for Minor Site Plan Reviews or the Planning Commission for Major Site Plan Reviews. The subjective nature of the review criteria does not necessarily result in a longer review period than necessary; however, the review process does not provide certainty on whether development standards have been met (see "Development Processing Time" discussion below). The City will implement Policy Action 1.2-g to revise the review criteria to be based on clear objective standards.

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 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 Preservation 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 Code, 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 3-13 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. For example, ADUs are ministerially reviewed and approved by planning staff. A review of the ADUs that have been submitted since 2019 shows that the permitting process for ADUs takes a total average of 415 days from application submittal to permit issuance. ADUs take an average of 94 days to be approved, about 68 days between the planning approval and building plan check submittal, and an additional 253 days between the first plan check submittal and permit issuance. The review process for ADUs may take over a year for permit issuance. The length of the process may constrain the development of ADUs.

Single-family residences are also typically reviewed ministerially and take an average of 211 days to receive planning approval, 140 days between planning approval and the first submittal to building plan check, and about 408 days between the first building plan check submittal and building permit issuance.

Multi-family developments with more than six units require a Site Plan Review and a public hearing which takes an average of 430 days from the application submittal to the entitlement approval. On average, multi-family developments require two to three public hearings. Multi-family developments take approximately 95 days between planning approval and the first submittal to building plan check, and average 281 days between the first building plan check submittal to the building permit issuance.



Multiple public hearings and long processing times can be costly to the development of multi-family housing. The City will implement Policy Action 1.2-f to assess the processing procedures and times for all residential developments and implement strategies to streamline and expedite the review procedure.

Table 3-13 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 6th 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.

The Orange County Sanitation District (OC San) is responsible for collecting, treating and disposing the wastewater generated by 2.6 million people living in a 479-square-mile area of central and northwest Orange County, including the city of Fullerton. OC San has planned for sufficient treatment capacity to accommodate projected housing development within the city of Fullerton and regionally.

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 3-14 summarizes the City's standards for roadway and right-of-way widths.



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

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

Source: City of Fullerton, 2013

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

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.



City of Fullerton
Housing Element

This page intentionally left blank.

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 agencies 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

An important component of meeting the housing needs of all segments of the community is promoting and supporting the development of adequate sites to facilitate the development of all types, sizes, and affordability of housing. Providing an adequate supply and diversity of housing accommodates the changing housing needs and desires of residents, based on household size and living arrangements, incomes, and physical accessibility. As described in Chapter 2, Fullerton’s assigned housing need for the 2021-2029 period is 13,209 units. 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 6th planning period (see Appendix H-B). The City is committed to ensuring adequate capacity to meet the City’s RHNA, pursuant to Government Code section 65583.2 through rezoning sites and amendments to the Zoning Code. Rezoning of the sites is anticipated August 2024 and other zoning amendments will be adopted concurrently with the Housing Element, as described in the actions below.

Actions	Objective and Timeframe
<p>Policy Action 1.1-a: Amend the Zoning Code to establish the Housing Incentive Overlay Zone (HIOZ), 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. Establishment of the HIOZ will accommodate the development of 3,647 very low-income units, 2,115 low-income units and 4,341 moderate income units.</p>	<p>The City will implement the HIOZ in C-G, C-H, C-M, G-C, M-G, M-P, and O-P zoning districts to allow for the development of multi-family housing in non-residential zones by August 2024.</p>
<p>Policy Action 1.1-b: To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to track: Unit count and income/affordability assumed on parcels included in the site inventory. Actual units constructed and income/affordability when parcels are entitled and developed. Net change in capacity and summary of remaining capacity in meeting remaining RHNA. If Planned, Approved, and Pending projects are not proceeding as anticipated, the City shall identify sites appropriate for development that can accommodate the specified number of units appropriate for low-income, moderate-income, or above-moderate income households.</p>	<p>Completion of No Net Loss procedures by July 2024. Beginning in August 2024, semi-annually review the list of Planned, Approved, and Pending projects and, if projects are not proceeding as anticipated (e.g., entitlements are set to expire, permit applications are not submitted or withdrawn, and/or construction is delayed such that certificates of occupancy will not foreseeably be granted by the end of the planning period), identify sites appropriate for development that can accommodate the specified number of units appropriate for low-income, moderate-income, or above-moderate income households. Annually report on progress of Planned, Approved, and Pending projects and any substituted sites in Annual Progress Report throughout the planning period.</p>



Actions	Objective and Timeframe
<p>Policy Action 1.1-c: Annually monitor the City’s remaining housing capacity to ensure compliance with the City’s obligation to affirmatively further fair housing. Maintain a Site Inventory, make it available to developers, and actively promote available parcels appropriate for development that can accommodate low-income and/or moderate-income households to private or non-profit housing providers to support future residential development.</p>	<p>Draft an annual memo on the city’s remaining housing capacity and present it at City Council beginning 2024. At least once every six months, consult with housing developers to promote the development of sites that can accommodate low- or moderate-income units. Ensure sufficient capacity for the development of 3,198 very low-income units, 1,989 low-income units, 2,271 moderate income units, and 5,751 above moderate-income units during the planning period.</p>
<p>Policy Action 1.1-d: Pursuant to AB 1397, amend the Zoning Code to require by-right approval for housing developments that include at least 20 percent of units as affordable to lower-income households on non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing element inventories and on sites that are being rezoned to accommodate the lower-income RHNA.</p>	<p>Amend Zoning Code by January 2025.</p>
<p>Policy Action 1.1-e: Amend the zoning code pursuant to Government Code §65583.2(h):</p> <ul style="list-style-type: none"> • 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. <p>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. The City will also review the residential development standards to facilitate maximum allowable densities</p>	<p>Amend the General Plan and zoning ordinance by January 2025 to redesignate sufficient sites to accommodate the City’s RHNA allocation.</p>
<p>Policy Action 1.1-f: Maintain a list of publicly owned properties with potential for residential development. Use City-ownership as an incentive for affordable housing development, especially on parcels 032-232-13, 032-232-29, 032-234-28, included in the inventory. To the extent feasible, the City will pursue projects that include housing for</p>	<p>Publish list of publicly owned sites on the City’s website by June 2024. Prioritize releasing Surplus Lands Act-related documents for the three City-owned parcels by January 2025.</p>



Actions	Objective and Timeframe
extremely low-income households and those with special needs such as seniors and persons with disabilities. The City will take necessary actions to support and promote housing on these sites.	
Implements the Following Policy Themes	A, B
Responsible Agency	Community and Economic Development Department
Funding Sources	General Fund, grant funds

Policy Action 1.2: Review and Update the Development Review Process

The City must regularly evaluate and update its development review and permitting policies, standards, and practices in response to State and federal laws intended to facilitate residential development. The City also takes into consideration the needs and desires of the community as it undertakes such policy updates.

The City also continues to improve the efficiency of the development review process. As a response to the state housing crisis, Senate Bill 35 (SB 35; 2017-Wiener) made changes to Housing Element law to limit local discretion for qualified housing projects. Amendments to Government Code Section 81560 changed the Permit Streamlining Act by creating a more ministerial, rather than discretionary, two-step application process. The City will continue to identify efficiencies for the development process in line with Government Code Section 81560 and further streamline the permit process. The City will also coordinate with developers to ensure a timely application and development process.

Actions	Objective and Timeframe
Policy Action 1.2-a: Monitor average processing times for new housing projects and use data on processing times and applications to track review times and trends in citywide development and affordable housing developments. Assess the existing permit application and review process to streamline development projects where possible, prioritizing multi-family and affordable housing development.	The City will review processing times, and if necessary, develop recommendations to streamline the process, and implement by January 2025.
Policy Action 1.2-b: Offer free Pre-Application Review process for development applicants.	The City will develop and implement a standard Pre-Application Review process by January 2025.
Policy Action 1.2-c: Review the City's permit process to ensure compliance with AB 2011 which allows for ministerial, by-right approval for affordable housing on commercially zoned lands, and allows such approvals for mixed-income housing along commercial corridors, as long as the projects meet specified affordability, labor, and environmental criteria.	The City will review the permit process for compliance with AB 2011 by July 2024, and will complete and release AB 2011 project checklist by July 2025.
Policy Action 1.2-d: Amend Zoning Code to address updates to SB 35 and create written procedures for the Streamlined Ministerial Approval Process.	The City will amend the Zoning Code to be compliant with SB 35 by January 2024.
Policy Action 1.2-e: Seek opportunities to streamline the CEQA review process by utilizing exemptions or tiering, particularly for infill development, consistent with State law.	The City will review CEQA streamlining standards and develop recommendations on how to codify streamlining standards by December 2024, with implementation by June 2025.



Actions	Objective and Timeframe
Policy Action 1.2-f: Monitor regulations, ordinances, processing procedures, and residential development impact and permit fees to assess impacts on housing development.	At least every two years starting in 2025, review regulations, ordinances, processing procedures, and residential development fees. Make recommended changes within one year of initiation of review.
Policy Action 1.2-g: Review the Site Plan Review criteria and remove subjective standards pursuant to SB 330 to expedite and increase certainty in the development process. Develop objective standards for all development review processes	Amend the municipal code and revise with objective standards for all development review processes by January 2025.
Implements the Following Policy Themes	E
Responsible Agency	Community and Economic Development Department
Funding Sources	General Fund

Policy Action 1.3: Facilitate Infill Development

The built-out nature of the City requires infill development. Infill development facilitates residential development in proximity to goods, services, and transit. This increases transit ridership, supports local businesses, and provides opportunities for affordable housing development. It also benefits seniors, persons with disabilities, and less mobile residents.

Actions	Objective and Timeframe
Policy Action 1.3-a: Maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties, prioritizing sites within 0.25-mile of high-quality public transit stops.	Beginning in 2024, the City will annually review the Zoning Code to remove potential constraints to achieving highest possible densities.
Policy Action 1.3-b: Monitor lot splits and two-unit developments under SB 9, provide technical assistance to homeowners, and develop or adjust development standards as needed. Provide easily accessible information and resources about SB 9 on the City website. Amend the Zoning Code in compliance with SB 9 (2021, Atkins) to address objective standards and lot split criteria to facilitate lot splits in the single-family residential areas.	The City will update the website by December 2024 and will amend the Zoning Code by January 2025.
Policy Action 1.3-c: Review development standards, including Building Types and Frontage Types in Planned Residential - Infill (PRD-I) zones to determine effectiveness, update as necessary and promote to developers to utilize to further small lot subdivisions, where appropriate.	Review PRD-I development standards and if necessary, implement amendments by January 2025.
Policy Action 1.3-d: Provide technical assistance to applicants receptive to lot consolidation to encourage housing development, with priority for developments that support low- and moderate-income housing. Examples of appropriate incentives include:	Offer interdepartmental pre-development consultation for multifamily housing developments with lot consolidation and annually report on applications throughout the 2021-2029 planning period.



Actions	Objective and Timeframe
<ul style="list-style-type: none"> Increased Floor Area Increased Building Height Reduced Setbacks Parking Reduction: Required parking may be reduced subject to finding that due to lot consolidation adequate parking will be available to serve the subject project Signage Bonus: Area of permitted signs in mixed use zones may be increased, subject to finding that the increased size of signs on one consolidated parcel will not adversely affect the visibility of signs on adjacent parcels. 	<p>By January 2025, implement lot consolidation incentives to facilitate residential or mixed-use development. Review by December 31, 2026 and if necessary, modify the program to provide additional incentives to encourage lot consolidation.</p> <p>Develop promotional brochures for display at the planning counter by January 2025 and publish information on City website by January 2025.</p>
<p>Policy Action 1.3-e: Evaluate commercial parking standards to increase flexibility for redeveloping commercial properties with residential uses in zoning districts that allow residential development. Provide technical assistance for owners of commercial centers to redevelop properties for residential uses. Prioritize technical assistance such as parking analysis for sites identified in the Sites Inventory as opportunities for units affordable to lower and moderate-income households.</p>	<p>Conduct outreach to property owners of opportunity sites that include parking lots to promote lower and moderate-income unit development.</p> <p>Provide technical assistance to at least 10 property owners of commercial developments with parking lots that desire to develop residential uses by January 2029.</p> <p>By January 2027, hold discussions with at least three commercial property owners or managers of shopping centers to identify changes to the City’s development standards that would increase flexibility for residential development. If any changes are identified, amend the City’s Municipal Code and/or Zoning Code by January 2028.</p>
<p>Implements the Following Policy Themes</p>	<p>B, C</p>
<p>Responsible Agency</p>	<p>Community and Economic Development Department</p>
<p>Funding Sources</p>	<p>HUD, County/State bonds, low-income housing tax credits, General Fund</p>

Policy Action 1.4: Support the Development of a Variety of Housing Types

Although the City does not build housing, the City can ensure that there is sufficient capacity for development through its zoning framework. Cities also do not control local market realities but can provide greater access to information that developers need, remove barriers, and increase incentives for housing development. Providing development opportunities for a variety of housing types promotes diversity in housing price, style, and size, and contributes to neighborhood stability by offering more affordable and move-up homes and accommodating a diverse income mix. The City will also support housing for the “missing middle”—households that earn too much annual income to qualify for traditional affordable housing, but not enough to afford market-rate rents and light-touch density (LTD) housing, which includes detached single-family housing with ADU, duplexes, triplexes, and fourplexes.

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



City of Fullerton
Housing Element

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.

Actions	Objective and Timeframe
Policy Action 1.4-a: Evaluate the City website to ensure compliance with the new transparency requirements per Government Code Section 65940.1(a)(1).	By December 2024, update City website for compliance with transparency requirements.
Policy Action 1.4-b: Create a page on the City’s website with an easily accessible, map-based inventory and dashboard that identifies vacant and nonvacant housing development opportunity sites, including multi-family residential and mixed-use sites on City-owned land.	By January 2025, display housing site information on City-owned land via digital map on the City’s website.
Policy Action 1.4-c: Maintain a current inventory of major residential housing developments on the City’s website that have been submitted, approved, and denied. Promote new housing developments through City’s social media platforms upon approval of planning entitlements.	Create and post inventory to City website by January 2025. Update inventory annually.
Policy Action 1.4-d: Develop a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development.	Develop and publish Housing Development Toolkit on City’s website by December 2026.
Policy Action 1.4-e: Reduce minimum unit sizes and update the Zoning Code, as necessary, to accommodate alternative housing types such as housing co-operatives, Single-Room Occupancy (SROs), dormitories, tiny homes, and collective home ownership models in more areas of the city, including religious sites and publicly owned land. Stakeholder outreach shall include discussions with for-profit and non-profit housing developers.	Amend the Zoning Code by January 2025. Conduct stakeholder outreach with developers and community groups and service providers on alternative housing at least once by January 2026, with the goal of achieving 30 units of alternative housing types by the end of 2029.
Policy Action 1.4-f: Encourage the development of both smaller rental and owner units (studio and one-bedroom) and larger rental units (3 to 4- bedroom units) in residential and mixed-use development, particularly within the 12 focus areas. In consultation with developers, identify and provide incentives and reduction of constraints to encourage the construction of these housing types and develop a work plan to implement any proposed changes to development standards, City programs, and so forth.	Develop incentives and mitigations to constraints by the end of 2024. Hold an annual workshop with developers and provide education about technical assistance and incentives for larger and smaller rental units, with a goal of supporting the development of 50 large (3-4-bedroom) units and 100 studio/1-bedroom units by December 2029.
Policy Action 1.4-g: Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production such as adding housing capacity, and accommodating a greater mix of dwelling types and sizes	Review the General Plan, applicable Specific Plan, and Zoning Code and Zoning Map by June 2024 and implement any changes by January 2025. Following adoption of zoning code changes,



Actions	Objective and Timeframe
<p>in High and Highest Resource areas identified by the California Tax Credit Allocation Committee (TCAC). Recommend amendments, as necessary, to accommodate added housing capacity in these areas. Additionally, review the Zoning Code to identify opportunities to increase and encourage a greater mix of dwelling types and sizes, specifically housing types that may accommodate moderate-income households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings), in lower-density residential areas and mixed-use zones citywide and amend the Zoning Code as needed.</p>	<p>monitor at least 1,801 moderate-income units and 2,238 lower-income units to be constructed annually in High and Highest Resource areas as designated by TCAC.</p>
<p>Policy Action 1.4-h: Prepare a market feasibility report on financing tools, such as Enhanced Infrastructure Financing District, Housing Opportunity Zone, Housing Sustainability District, Neighborhood Infill Finance, and/or Transit Improvement District, as allowed through Government Code Sections 65620 – 65625 that encourage the production of moderate-income housing units.</p>	<p>Prepare report on feasibility of financing mechanisms and potential for moderate-income housing production and make recommendation to City Council by January 2026. Complete identified actions as recommended in the report by December 2027.</p>
<p>Policy Action 1.4-i: Remove single-family residences as a permitted use in the multi-family zoning districts (R-G, R-3R, R-3, R-4, and R-5). Monitor multi-family residential development activity, especially in mixed-use zones, and make recommendations, as appropriate, to provide additional incentives and/or updated development standards to facilitate housing development, particularly for lower-income households.</p>	<p>Amend the Zoning Code by January 2025. Conduct stakeholder outreach with developers and community groups and service providers on alternative housing at least once by January 2025.</p>
<p>Policy Action 1.4-j: Reduce parking minimums and garage requirements to reduce constraints to residential development in multi-family residential zones. Prepare parking feasibility study to assess requirements, including consultation with housing developers.</p>	<p>Prepare parking feasibility study by January 2025. Based on the outcomes of the study, amend the Zoning Code by January 2026.</p>
<p>Policy Action 1.4-k: Amend the zoning code to permit manufactured housing by-right in zoning districts where single-family housing is permitted by right.</p>	<p>Amend the Zoning Code by January 2025.</p>
<p>Policy Action 1.4-l: Encourage developers to build a range of multifamily homeownership opportunities by providing flexible development standards.</p>	<p>Discuss potential locations for condominium or townhome projects with developers by January 2025. Review development standards to provide flexibility for condominium or townhome development in multifamily zones and implement recommended changes by December 2025. Support the development of at least 100 townhomes or condominiums during the planning period.</p>
<p>Policy Action 1.4-m: Partner with Cal State Fullerton and Fullerton College to develop a plan to address the need for off-campus affordable housing for students.</p>	<p>Develop a city-wide student housing plan by December 2029.</p>
<p>Implements the Following Policies</p>	<p>A, B, C</p>
<p>Responsible Agency</p>	<p>Community and Economic Development Department</p>
<p>Funding Sources</p>	<p>General Fund/grants/HUD/HOME</p>



Policy Action 1.5: 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, and 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. **The City will ensure all outreach materials are multilingual to account for language barriers.**

Actions	Objective and Timeframe
<p>Policy Action 1.5-a: To ensure the community is aware of available resources, such as community assistance programs, student and senior housing resources, fair housing, landlord-tenant relations, and reasonable accommodations processes, the City will collaborate with service providers, non-profit organizations, employment-related organizations such as teachers; associations, and other agencies to promote Fullerton’s Housing Game Plan and disseminate this information to the general public, with an emphasis on underrepresented communities and special needs population groups. A list of available housing assistance and community assistance programs and services will be made accessible to the public, both online and in hardcopy format at City Hall and other appropriate public facilities such as libraries, community centers, and at Fullerton College and CSU Fullerton.</p> <p>The City will develop multilingual materials and outreach methods, including, but not limited to:</p> <ul style="list-style-type: none"> • Fair housing and housing program brochures • Directed outreach to historically underrepresented communities through workshops or pop-up events • Development of online materials for use on the City’s website and with community partners and use of social media • Partnerships with local and regional service agencies for information dissemination 	<p>Prepare a list of assistance programs and services by December 2024. Disseminate information online through email and social media and in hardcopy format at least once every two years at all public centers. Update the City’s website with housing program information by January 2025. Hold at least five workshops or pop-up events that inform residents about fair housing resources and housing programs during the planning period, with at least three workshops in Artesia Blvd/N Gilbert, Valencia Park, Woodcrest Park, Rancho La Paz, and California State University Fullerton.</p>
<p>Policy Action 1.5-b: Implement a citywide policy to provide services to persons with limited English proficiency, particularly Spanish speakers, with the goal of providing such persons with better access to verbal and written information provided by the City, specifically related to affordable housing resources and programs for low-and moderate-income households. Analyze the demographic composition of the community to determine if additional languages should be accommodated.</p>	<p>Develop a Language Access Plan by January 2025. Maintain multilingual staff capacity at City Hall to respond to the needs of Limited English Proficiency households and ensure that all residents may participate fully and equally in the housing market.</p>



Actions	Objective and Timeframe
<p>Policy Action 1.5-c: Review the City’s outreach methods annually, using feedback from resident surveys and focused discussions with community organizations to inform online, mail, and in-person outreach methods. Increase participation of historically underrepresented residents in all City housing programs and community planning activities by collaborating with local religious organizations, community-based organizations, and public agencies that serve the underrepresented groups. Collaborate with existing and new community stakeholders from all sectors and geographic areas to engage in the public participation process.</p>	<p>Conduct at least one citywide resident survey every three years to obtain feedback about City outreach methods, prioritizing feedback from underrepresented residents.</p>
<p>Implements the Following Policy Themes</p>	<p>I</p>
<p>Responsible Agency</p>	<p>Community and Economic Development Department</p>
<p>Funding Sources</p>	<p>General Fund/grants funds</p>

Policy Action 1.6: Accessory Dwelling Units

Accessory dwelling units (ADUs) provide affordable housing options for singles and small households including the elderly, young adults and caregivers. The City of Fullerton prioritizes and encourages the development of ADUs as opportunities for infill housing and in support of various state laws encouraging their construction (AB 68, 2019-Ting; AB 670, 2019-Friedman; AB 881, 2019-Bloom; SB 13, 2019-Wieckowski). ADUs are an innovative approach to adding more housing, particularly in single-family residential neighborhoods. ADUs can also offer a reliable source of income for moderate to lower income homeowners. The City aims to reduce barriers to the development of ADUs and will explore options including fee waivers and expediting the process for ADU permitting. The City has seen an increase in ADU production in recent years. In recent years, multiple bills have added requirements for local governments related to ADU permitting and requirements. The City will continue to monitor the extent of ADU production to ensure that ADU-related policies and procedures are successful and that the Housing Element goals and RHNA production can be met.

Actions	Objective and Timeframe
<p>Policy Action 1.6-a: Monitor ADU production and affordability levels on an annual basis to ensure that they are satisfying the construction targets adopted to meet RHNA obligations. Encourage equitable distribution of ADU development throughout the city through targeted outreach. Monitor review times for ADU and JADU permit applications and streamline permit review. The City will implement additional actions to promote the construction of ADUs depending on the severity of the gap. Additional actions could include:</p> <ul style="list-style-type: none"> • Implementing incentives such as a no-interest loan program for ADU owners to rent to low or moderate-income residents. • Establishing relationships with and promote availability of area ADU technical assistance to loan providers. 	<p>Promote the development of ADUs with a goal of issuing building permits to 800 ADUs during the planning period (or 100 ADUs permitted per year).</p> <p>The City will review permit processing times for ADUs by January 2025 and implement any needed streamlining actions by January 2026. Monitor production and affordability levels on an annual basis. If the City is not trending to meet its target by January 2026, modify or develop new incentives to promote ADU development by July 2026.</p>
<p>Policy Action 1.6-b: Develop a virtual 15-minute ADU permit meeting for applicants to streamline the permit process.</p>	<p>Implement ADU permit meeting process by December 2024.</p>



Actions	Objective and Timeframe
<p>Policy Action 1.6-c: Assist and educate homeowners by posting pre-approved ADU/JADU Standard Plans in English and Spanish on the City’s website by January 2025.</p> <p>Update City website by January 2024 to provide link to California Housing Finance Agency (CHFA) ADU program that provides \$40,000 in grant for predevelopment costs to income-eligible property owners.</p>	<p>Update website by January 2024 with resources and post ADU/Junior ADU Standard Plans by January 2025.</p>
<p>Implements the Following Policy Themes</p>	<p>A, C</p>
<p>Responsible Agency</p>	<p>Community and Economic Development Department</p>
<p>Funding Sources</p>	<p>General Fund/grants/HUD/HOME</p>

Policy Action 1.7: Support Production of Regulated Affordable Housing for All Income Levels

The City is committed to maintaining, developing, and monitoring affordable housing and will continue to prioritize housing for very low- and low-income households in the development of additional housing stock. The City will continue to support the development of housing appropriate for extremely low-income households and seek new funding opportunities and partnerships.

High construction and land costs and inadequacy of public affordable housing subsidies and burdensome regulations have created challenges to building new affordable housing. In addition to Zoning Code changes, the City will work with developers to facilitate affordable housing development and seek to provide gap financing as a local match to State, federal, and other public funding sources. When possible, the City will utilize State, federal, and local funds to write down the cost of land for the development of affordable housing. The City will also provide greater permit streamlining, fee reductions, and other possible measures and incentives to support affordable housing development.

Where feasible, the City shall support the development of affordable housing units and provide first right of refusal to Community Housing Development Organizations (CHDOs) and other affordable housing developers in accordance with Government Code Section 54222. Additionally, the City will provide in-kind assistance and funding for qualified CHDOs to develop affordable housing.

Actions	Objective and Timeframe
<p>Policy Action 1.7-a: The City will review a potential Congregational Overlay Zone amendment to the Fullerton Municipal Code to allow permanent supportive housing and/or deed restricted affordable housing subject to ministerial approval on underutilized or surplus land zoned for or owned by religious congregations.</p>	<p>Create a report on the feasibility and need for a potential Congregational Overlay Zone amendment by January 2025. If adopted, amend the Zoning Ordinance to implement an overlay zone by January 2026, with the goal of developing at least 30 units of affordable housing on sites zoned for or owned by religious congregations by the end of the planning period.</p>



Actions	Objective and Timeframe
<p>Policy Action 1.7-b: Actively promote sites available for affordable housing development to potential developers, private and nonprofit organizations, and other interested persons and organizations through meetings with developers regarding development opportunities. Provide incentives and technical assistance to Community Housing Development Organizations (CHDOs) to acquire and construct affordable infill residential projects. Monitor incentives and the development potential achieved for each project. Monitor potential sites and promote them to CHDOs. Prioritize sites proximate to retail, services, and employment, and projects that provide connections to those uses.</p> <p>Proactively work with non-profit and community-based housing development organizations to provide assistance with application paperwork, pro formas, coordination with outside agencies, and other activities to aid housing developers in the funding process.</p>	<p>The City will hold a focus group session with local CHDOs at least once annually beginning in 2024 to identify existing and potential incentives, sites, development needs (e.g. infrastructure, funding) and opportunities for affordable housing development. Maintain current information on the development process, potential fee reductions, and density bonus on the City's website and publish informational bulletin by August 2024, and communicate available incentives to developers during development opportunity meetings.</p>
<p>Policy Action 1.7-c: Acquire funds from local, state, and federal grant opportunities, including the HCD Infill Infrastructure Grant Program, to support the development of affordable housing, housing for special needs, and support service projects. When a critical mass of state (various HCD programs) and/or federal (CDBG, HOME) funding is available, the City will issue a competitive Notice of Funding Availability with objective criteria to transparently identify the best non-profit affordable housing developer to partner with on new affordable housing developments in the city.</p> <p>Partner with Orange County Housing Finance Trust to secure funding for affordable housing in Fullerton.</p>	<p>Partner with at least one nonprofit housing developer biennially throughout the planning period and support the entitlement of at least 400 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period.</p> <p>Conduct feasibility study for an affordable housing trust fund by January 2027.</p>
<p>Policy Action 1.7-d: In compliance with recent updates to the Surplus Land Act (AB1255, 2019-Rivas; AB 1486, 2019-Ting), identify City-owned land for the development of affordable housing. If surplus properties are identified, pursue development via a competitive Request for Proposals or other processes.</p>	<p>Report on identified surplus land in Housing Element Annual Progress reports. Annually, assess the list of surplus sites and solicit development via a competitive RFP process or other forms of partnership such as land lease agreements.</p>
<p>Policy Action 1.7-e: Adopt written policies and procedures for the City of Fullerton Utilities Services Department that grants priority to proposed developments that include housing affordable to lower-income households pursuant to Government Code Section 65589.7.</p>	<p>Adopt written policies and procedures for the Utilities Department pursuant to Government Code Section 65589.7 by February 2024.</p>
<p>Implements the Following Policy Themes</p>	<p>A, C</p>
<p>Responsible Agency</p>	<p>Community and Economic Development Department</p>
<p>Funding Sources</p>	<p>HUD</p>



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.

Actions	Objective and Timeframe
Policy Action 2.1-a: Support the preservation of historic, archaeological, and tribal cultural resources and their incorporation into project stie planning.	Amend the General Plan to include policies to encourage the preservation and enhancement of historic residential resources in the city by January 2026.
Policy Action 2.1-b: Assist and educate owners of historic residential properties. Develop a maintenance toolkit and provide resources for homeowners on the City’s website to preserve and maintain the historic character of their homes.	Update the City’s website by January 2026.
Policy Action 2.1-c: Partner with Fullerton Heritage to adequately document the City’s historic residential neighborhoods and structures.	Develop a list of structures and neighborhoods to be preserved by January 2026.
Implements the Following Policy Themes	G
Responsible Agency	Community and Economic Development Department
Funding Sources	General Fund

Policy Action 2.2: Housing Rehabilitation

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.



Actions	Objective and Timeframe
<p>Policy Action 2.2-a: Assess the need for rehabilitation needs in the city and prioritize resources. Due to age of housing stock, priority areas for study include Independence Park, S Woods Avenue/W Orangethorpe Avenue, W Valencia Drive/Courtney Avenue, W Oak Ave/Lambert Drive, Byerrum Park, and E Wilshire Avenue/N Raymond Avenue. Apply for local, State, and federal funding for the City's Home Improvement Program.</p>	<p>Assess rehabilitation needs in the identified priority areas in the city by December 2025. Apply for capital funding to address needs by June 2026.</p> <p>Provide grants for minor home repairs of 10 households per year during the 2021-2029 planning period for a total of 80 households during the planning period.</p> <p>Provide home repair program information with notice of code enforcement violations. By January 2025, provide information on the City's home repair program in all community centers and libraries and at City booths at public events, prioritizing areas of identified need. Starting in 2025, hold at least one workshop or pop-up booth annually in identified neighborhoods of need, for a total of four events during the planning period.</p>
<p>Policy Action 2.2-b: Provide annual trainings during the 6th Cycle Housing Element planning period to improve capacity of Building and Code Enforcement staff to work with diverse communities, in a culturally competent manner with a focus on problem solving and with connections to social and economic support services.</p>	<p>Beginning 2025, hold at least one training annually during the planning period (at least five trainings).</p>
<p>Action 2.2-c: Partner with Orange County Health Care Agency Environmental Health Division and community-based organizations to disseminate housing and public health information and resources such as rehabilitation standards, preventative maintenance, and energy conservation measures in various community locations such as City Hall, libraries, and community centers. Conduct community workshops and post information onto the City's website.</p>	<p>Work with Orange County Health Care Agency Environmental to produce educational materials and resources to distribute and post information to the City's website by December 2024.</p> <p>By January 2025, provide information on the City's home repair program in all community centers and libraries, and at City booths at public events, prioritizing areas of identified need (see Policy Action 2.2-a).</p>
<p>Policy Action 2.2-d: Act to reduce Lead Based Paint Hazards and incorporate the appropriate actions (pursuant to the Lead-Based Paint Hazard Reduction Act of 1992) into all housing programs under the jurisdiction of the City. On a case-by-case basis, provide funds for the testing and mitigation of housing units for lead-based paint.</p> <p>Due to age of housing stock, priority areas include Independence Park, S Woods Avenue/W Orangethorpe Avenue, W Valencia Drive/Courtney Avenue, W Oak Ave/Lambert Drive, Byerrum Park, and E Wilshire Avenue/N Raymond Avenue.</p>	<p>Assist in the reduction of lead-based paint hazards in five units during the 2021-2029 planning period.</p> <p>Set aside CDBG funds to abate Lead Based Paint Hazards.</p>



Actions	Objective and Timeframe
<p>Policy Action 2.2-e: Increase resident participation in programs designed to reduce household energy costs, particularly home weatherization programs and utility tax exemptions or discounts geared toward lower-income households.</p> <p>Due to age of housing stock, priority areas include Independence Park, S Woods Avenue/W Orangethorpe Avenue, W Valencia Drive/Courtney Avenue, W Oak Ave/Lambert Drive, Byerrum Park, and E Wilshire Avenue/N Raymond Avenue.</p>	<p>Beginning in 2025, hold at least four outreach events (workshops or pop-up events) during the planning period in identified priority neighborhoods (see Policy Action 2.2-a).</p> <p>Mail information on resources for energy and water efficiency programs to all households at least once per year.</p>
<p>Policy Action 2.2-f: Provide annual financial support for minor home repairs for owner-occupied mobile homes through the City's CDGB funding for income-qualifying mobile home residents through HOME entitlement funds.</p>	<p>Provide financial support for minor home repairs for at least one mobile home annually for a total of eight mobile homes during the planning period.</p>
<p>Implements the Following Policy Themes</p>	<p>C, G</p>
<p>Responsible Agency</p>	<p>Community and Economic Development Department</p>
<p>Funding Sources</p>	<p>General Funds/HUD/Grant</p>

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.

Actions	Objective and Timeframe
<p>Policy Action 2.3-a: Make funds available to community-based organizations to acquire and rehabilitate units which may have been abandoned or otherwise lost from the city's housing stock and sell them to very low and low-income first-time homebuyers. Continue to set aside 15 percent of HOME entitlements funds for Community Housing Development Organization (CHDO) acquisition and rehabilitation.</p>	<p>Provide rehabilitation funding to one community organization every two years, for a total of four grants during the planning period. Through this program, assist at least 10 very low- and low-income households secure housing during the planning period.</p>
<p>Policy Action 2.3-b: Proactively engage private and non-profit affordable housing developers to solicit interest in acquiring and converting existing and unregulated naturally occurring housing to long-term regulated affordable housing for low- and moderate-income households.</p>	<p>Hold at least one stakeholder forum with private and non-profit housing developers to solicit input on program elements, available sites, and funding opportunities by January 2026.</p>
<p>Implements the Following Policies</p>	<p>G</p>
<p>Responsible Agency</p>	<p>Community and Economic Development Department</p>
<p>Funding Sources</p>	<p>General Funds/HUD</p>



4.2.3 Policy Action Area #3 - Design and Livability

Policy Action 3.1: Support Climate Change Resiliency in Buildings and Neighborhoods

An energy-efficient buildings program is necessary to keep providing resources and support to developers engaging with sustainable design and energy-efficient building construction methods. 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.

Additionally, the City aims to build community resilience to prepare for and adapt to the impacts of climate change, including the reduction of greenhouse gas (GHG) emissions, by investing in infrastructure to support active and public transportation. The City developed a Climate Action Plan (CAP) in 2012, which provides a framework for reducing GHG emissions and is included in the Fullerton Plan. In 2015 and again in 2023, the City adopted a simplified procedure for certain types of residential solar systems to increase access to this technology. This streamline permitting process benefits homeowners with shorter wait times between contract signing, installation, inspection, and saving on their electricity bill. The City will expand and prioritize resources for property owners to implement environmentally friendly improvements and will prioritize active and public transportation infrastructure for historically underfunded neighborhoods and neighborhoods with higher percentages of low-income households.

Actions	Objective and Timeframe
<p>Policy Action 3.1-a: Assess financial incentives for property owners to implement environmentally friendly building improvements in existing and new construction, such as solar panel installation and energy and water efficiency upgrades, induction cooking, and outdoor water conservation techniques, with priority given to units affordable to lower and moderate-income households.</p>	<p>Create report on the feasibility of local program to provide financial incentives for property owners, including multi-family property owners, to support energy and water efficiency upgrades by January 2026 and present to City Council. If adopted, implement program and conduct outreach to at least 20 property owners annually beginning January 2027.</p>
<p>Policy Action 3.1-b: Support infrastructure for public transit and active transportation such as walking and biking in areas designated for housing opportunities, prioritizing areas designated by TCAC as low resource areas. The infrastructure project priority checklist will designate funds for public transit and active transportation projects that prioritize communities and corridors in E Imperial Highway/S Harbor Boulevard, Artesia Boulevard/ N Gilbert Street, Gilbert Park, Rancho La Paz, Woodcrest Park, and areas listed in the Site Inventory that are designated for housing opportunity sites that can accommodate at least 30 units of affordable/low-income housing.</p>	<p>By January 2025, create an infrastructure project priority checklist and apply to updates of all transportation and infrastructure plans.</p>
<p>Implements the Following Policy Themes</p>	<p>F</p>
<p>Responsible Agency</p>	<p>Community and Economic Development Department</p>
<p>Funding Sources</p>	<p>General Funds</p>



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 of 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.

Actions	Objective and Timeframe
<p>Policy Action 4.1-a: Monitor the status of the 101 units at risk of conversion to market-rate units set to expire in 2025 and seek to preserve these affordable units for extremely low-income households and very low-income households.</p> <p>Work with the owners of existing affordable housing with expiring affordability covenants that are scheduled for conversion to discuss the City’s desire to preserve affordable housing. Inform property owners of their obligation to comply with noticing requirements stipulated under state law to ensure that qualified non-profit entities from the state’s qualified entities list are informed of the opportunity to acquire the affordable property and that tenants are informed about their rights and potential resources.</p>	<p>By March 2024, meet with existing owner of property to discuss required actions under California law and seek solutions that allow for the preservation of the 101 at-risk regulated affordable housing units set to expire by 2033. Provide follow-up with owners of existing at-risk affordable housing within four months if property owner fails to respond.</p>
<p>Policy Action 4.1-b: Proactively engage and provide technical assistance to potential purchasers of at-risk units, including nonprofits, developers, and tenants of potentially converting affordable properties. Assist with funding as feasible and/or support funding application for acquisition and/or rehabilitation of units.</p>	<p>Establish a list of established and potential housing purchasers by December 2024. Contact potential purchasers of at-risk units to discuss affordability preservation at least one year prior to the expiration of at-risk units. Hold at least one stakeholder forum with private and non-profit housing developers to solicit input on available units and funding opportunities by June 2025.</p>
<p>Policy Action 4.1-c: Work with owners of the 101 at-risk units to provide information to the tenants of these units regarding tenant’s rights and conversion procedures pursuant to California AB 1521 (2017, Bloom) or other legal remedies. Provide tenants with tenant relocation assistance, free legal assistance, and other applicable services.</p> <p>Evaluate existing State and federal “just cause for eviction” and other similar legislation with provisions to determine if additional protections through a local ordinance is warranted.</p>	<p>At least 18 months prior to the expiration of the regulatory agreement for at-risk units, ensure that tenants understand their rights to remain in the units and that they receive information and referrals to resources.</p> <p>Annually collect reporting by consultant(s) and review data. If warranted, recommend adoption of a local ordinance by December 2026.</p>
<p>Implements the Following Policy Themes</p>	<p>A, E, G, H</p>
<p>Responsible Agency</p>	<p>Community and Economic Development Department</p>
<p>Funding Sources</p>	<p>HUD HOME and CDBG, and other federal and state housing funds</p>



Policy Action 4.2: Fair Housing Services

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 facilitate fair housing outreach, including educational workshops or presentations.

Actions	Objective and Timeframe
<p>Policy Action 4.2-a: Partner with the Fair Housing Foundation to provide fair housing services and education.</p> <ul style="list-style-type: none"> • Provide informational seminars to area residential real estate agents and brokers on fair housing laws and regulations. • Work with tenants and tenant advocates to identify violations of fair housing federal and State fair housing laws and support prospective and existing tenants who are experiencing discrimination. • Provide trainings for property owners/managers on the requirements of federal and state fair housing laws to prevent discrimination. 	<p>Beginning January 2025, provide trainings to at least 15 real estate agents and brokers annually and at least 15 property owners annually.</p> <p>Assist at least 50 residents and landlords with fair housing services annually.</p> <p>Report the number of complaint-based testing efforts and number of resulting complaints filed with HUD or California Civil Rights Department (CRD) annually.</p>
<p>Policy Action 4.2-b: Expand information and referral services that direct families and individuals to financial resources for housing rental or purchase, locating suitable housing, and obtaining housing with special needs facilities such as disabled-accessible units.</p>	<p>Beginning January 2025, hold at least four informational events during the planning period to disseminate informational materials or provide trainings to residents, prioritizing communities sensitive to displacement (Artesia Blvd/N Gilbert, Valencia Park, Woodcrest Park, Rancho La Paz, and California State University Fullerton).</p>
<p>Policy Action 4.2-c: Ensure that local housing programs respond to the needs of a culturally diverse community that includes multi-generational families, a variety of living arrangements, and Limited English Proficiency households. Plans should ensure collaboration with community groups, including faith-based and nonprofit organizations, to provide outreach on housing resources to all types of households and those households with Limited English Proficiency.</p>	<p>For the City’s affordable housing programs (e.g., Home Improvement Program) review the existing Fair Housing Marketing Plan every two years to ensure compliance with current City policy to Affirmatively Further Fair Housing and make necessary changes within six months.</p>
<p>Policy Action 4.2-d: Promote fair lending practices throughout the city. Ensure that low-income residents have fair access to capital resources needed to acquire and maintain housing. Prevent predatory lending through information and referrals.</p>	<p>Annually conduct and publish third party review of city or regional HMDA data to identify areas of need regarding fair access to lending.</p>
<p>Policy Action 4.2-e: With the Fair Housing Foundation, support an annual Fair Housing Audit Report that assesses typical or timely market-based suspected areas of discrimination.</p>	<p>Consult with the Fair Housing Foundation to review methodology for a Fair Housing Audit by January 2025.</p>



Actions	Objective and Timeframe
<p>Policy Action 4.2-f: Fair Lending: Work to promote fair lending practices throughout the city:</p> <p>Ensure that low-income and minority residents have fair access to capital resources needed to acquire and maintain housing.</p> <p>Prevent predatory lending through information and referrals to the Fair Housing Foundation.</p>	<p>Annually conduct and publish third party review of City or regional HMDA data to identify areas of need regarding fair access to lending.</p>
<p>Policy Action 4.2-g: Add information on fair housing laws and resources on the City’s website regarding housing programs in several languages.</p>	<p>Updated website content with updated information on fair housing services and programs by January 2025.</p>
<p>Policy Action 4.2-h: Seek opportunities to expand outreach and public education strategies on available tenant protection, and fair housing services to reach vulnerable households by offering information in multiple languages, targeted social media efforts, combining information with other assistance programs, distributing resources through local schools and colleges, and partnering with community-based organizations.</p>	<p>Partner with three new schools or community-based organizations during the planning period to disseminate materials and provide trainings to residents, prioritizing services in communities sensitive to displacement within southern Fullerton, including Artesia Blvd/N Gilbert St, Valencia Park, Woodcrest Park, Rancho La Paz, California State University Fullerton, and Bradford Park.</p>
<p>Policy Action 4.2-i: Add information on fair housing laws and resources on the City’s website regarding housing programs in several languages.</p>	<p>Updated website content with updated information on fair housing services and programs by January 2025.</p>
<p>Implements the Following Policy Themes</p>	<p>I</p>
<p>Responsible Agency</p>	<p>Community and Economic Development Department</p>
<p>Funding Sources</p>	<p>HUD</p>

Policy Action 4.3: Affirmatively Furthering Fair Housing

AB 686 requires each city to administer its programs and activities related to housing in a manner that affirmatively furthers fair housing. The City will take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. Appendix E, Affirmatively Furthering Fair Housing (AFFH), summarizes the fair housing issues and concerns in Fullerton based on findings of the Regional Analysis of Impediments (AI) to Fair Housing Choice for FY 2020-25 for Orange County (AI) and additional research conducted as part of this Housing Element update. Programs under this goal are designed to affirmatively reduce barriers to housing and increase equitable conditions across neighborhoods, addressing issues such as historic and existing racial and economic inequities, housing mobility and access, community investment and engagement, and environmental health. The findings of the AFFH analysis were used to develop meaningful actions and metrics and milestones that promote inclusive communities, increase housing opportunities, and address racial/ethnic and economic disparities in the city. The actions for this program are separated under the headers of each AFFH identified housing issue.



Actions	Objective and Timeframe
<p>Policy Action 4.3-a: Develop an outreach strategy in multiple languages for property owners who own fewer than 10 residential units (either in single-family or multi-family rental housing) to assess needs and connect them with resources, such as housing unit rehabilitation and financing programs. The intent of this program is to preserve Naturally Occurring Affordable Housing (i.e., not currently regulated with affordability restrictions), particularly in the neighborhoods of Woodcrest Park and Rancho La Paz. The program will seek to prioritize communities vulnerable to displacement, generally in the southern areas of the city; and with a focus on neighborhoods with lower median income.</p>	<p>Develop an outreach strategy for “mom and pop” property owners by January 2026. After the strategy is adopted, conduct outreach to at least 15 property owners with less than 10 units and assist at least 5 property owners with a combined total of 20 units or more by December 2029.</p>
<p>Policy Action 4.3-b: Implement changes to the in-lieu fee structure and the desire and ability of developers to contribute to an affordable housing trust fund. Adopt incentives such as increased densities, increased height limits, reduced parking standards, and ministerial review for projects that incorporate increased affordable units or deeper levels of affordability.</p>	<p>Complete a feasibility study on in-lieu payments to a Housing Trust Fund by January 2026. If feasible, amend the municipal code to allow for an in-lieu fee structure by December 2027 and implement an Inclusionary Housing Ordinance by December 2029.</p>
<p>Policy Action 4.3-c: Review the City’s Tenant-Based Rental Assistance program with input from tenants and property owners/managers, ensuring representation across the economic spectrum, and update as appropriate. Outreach to be conducted to all vulnerable communities during the update process and after final adoption in 2027.</p> <p>Fill any gaps between Section 8 assistance and rent, or to aid those who may not qualify for Section 8 but need one-time emergency assistance, to provide relief to tenants to avoid the displacement in vulnerable communities.</p>	<p>Update the City’s Tenant-Based Rental Assistance program by January 2027.</p> <p>Prepare and present a report on recommendations for programs that would provide relief to tenants and landlords to avoid the displacement in vulnerable communities by December 2026. If a rental assistance program is approved and implemented as a result, the program will assist at least 10 lower income renter households annually.</p>
<p>Policy Action 4.3-d: Identify and advertise housing opportunity sites within one-quarter mile of public transit stops in northern Fullerton. Educate developers on the Transit Oriented Development (TOD) Housing Program, and/or pursue funding to increase transit infrastructure in northern Fullerton.</p>	<p>On an ongoing basis, consult with interested developers on the TOD Housing Program. Conduct a study with OCTA to identify capital projects to increase transit infrastructure by 2026. Apply for TOD Housing Program funds as NOFA becomes available.</p>
<p>Policy Action 4.3-e: Prioritize public health, education, economic, and safety programs in lower resource areas as defined by TCAC in coordination with area public health entities, school districts, workforce development groups, and the police department. Identify addresses and compile mailing list and email addresses to focus outreach to neighborhoods with higher concentrations of low-income and minority residents to prioritize services in these areas.</p>	<p>Increase participation in the City’s first-time homebuyer seminars and owner-occupied housing rehabilitation grant program 5 percent annually from lower income and minority concentration areas through the planning period (data collection via surveys conducted at the seminars).</p>
<p>Policy Action 4.3-d: Assess potential preference policy for affordable housing opportunities, land use, transportation, urban design, public facilities and services, and economic development strategies. The city will seek involvement from community organizations and advocates, business councils, and residents to further refine program scope.</p>	<p>Establish a community working group that meets annually to prioritize funding for community investments.</p>



Actions	Objective and Timeframe
Implements the Following Policy Themes	I
Responsible Agency	Community and Economic Development Department
Funding Sources	HUD

Policy Action 4.4: Homelessness Prevention and Housing

The 2022 Point-in-Time count identified 272 people experiencing homelessness in the city. The City is committed to preserving existing initiatives, while continuing to explore new opportunities to identify new housing resources and expand services. The City partners with the nonprofit organization City Net to provide street outreach and case management to those experiencing homelessness in Fullerton. The City also partners with the OC Health Care Agency, which serves individuals who are homeless or on the verge of becoming homeless. 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 to revise emergency shelters and transitional housing development standards.

Actions	Objective and Timeframe
<p>Policy Action 4.4-a: Pursue federal, state, and regional funds for homeless service providers that operate temporary, permanent, and emergency shelters in the city that assist persons experiencing homelessness and at risk of becoming homeless. Consult with local community-based organizations and stakeholders to inform the design and development of homeless services, programming and needs assessments.</p>	<p>Serve at least 272 persons who experience homelessness with housing and other needs by December 2029.</p>
<p>Policy Action 4.4-b: Annually assess the capacity to accommodate individuals experiencing homelessness by comparing the most recent homeless point-in-time count to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing (AB 362, 2021-Quirk-Silva).</p> <p>Annually provide summary information to City Council on objectives and outcomes of the City's funded services. Monitor data and metrics to improve the efficacy of homeless services, programs, and investments on an annual basis. Reporting shall include, at minimum:</p> <ul style="list-style-type: none"> ● Existing shelter beds ● New shelter beds ● Identify if those shelter beds are available on a year-round or seasonal basis ● Average number of shelter beds that are unused on a monthly basis ● Number of those exiting shelter to permanent housing 	<p>Annually provide summary information on objectives and outcomes of City-funded services. Assess level of service and funding availability and coordinate with service providers to identify actions to address needs of residents experiencing homelessness. Create new or revised metrics and timelines.</p>



Actions	Objective and Timeframe
<ul style="list-style-type: none"> Ability to provide health and human services for unhoused residents with special needs (seniors, people with physical or mental impairments, victims of domestic violence, unsheltered youth, people with substance addictions, etc.) 	
<p>Policy Action 4.4-c: Provide financial and technical support to non-profit organizations to rehabilitate or develop affordable housing for extremely low-income households and persons at risk of experiencing homelessness. Expedite permit processing for the development of such units.</p>	<p>Support the rehabilitation or the development of at least 100 units of housing affordable to extremely low-income households and persons at risk of becoming homeless (including, SRO units, co-housing units, or other alternative housing types) during the planning period.</p> <p>Make information on permit processing incentives available online by January 2024.</p>
<p>Policy Action 4.4-d: Develop a program with the Illumination Foundation or other organization that incentivizes property owners/managers with available units to rent to formerly homeless individuals and families.</p>	<p>Develop program by January 2025. Reach out to at least 10 property owners or managers by January 2026 with the goal of coordinating housing for at least 20 formerly homeless individuals and households during the planning period.</p>
<p>Policy Action 4.4-e: Seek resources for the acquisition/rehabilitation and operations of Permanent Supportive Housing that offers appropriate services so that people experiencing chronic homelessness can maintain permanent housing, including finding opportunity sites and dedicating City affordable housing funds. Permanent Supportive Housing should include either on- or off-site case management for mental and physical health, addiction treatment, social services, and jobs skills development.</p>	<p>Support the acquisition or rehabilitation for the purposes of Permanent Supportive Housing with wraparound services for persons experiencing chronic homelessness, serving at least 50 extremely low-income residents during the planning period.</p>
<p>Policy Action 4.4-f: Provide financial support to organizations that provide supportive housing for emancipated foster youth (ages 18-21) who are homeless or at immediate risk of becoming homeless.</p>	<p>Assist at least 10 foster youth with supportive housing during the planning period by December 2029.</p>
<p>Policy Action 4.4-g: Amend the Zoning Code to comply with the following legislation:</p> <ul style="list-style-type: none"> AB 2162 (2018-Chiu), to ensure that supportive housing with up to 50 units be a use by-right in zones where multi-family and mixed use is permitted, including nonresidential zones permitting multi-family uses, and ensure that there are no minimum parking requirements for units occupied by supportive housing residents if the development is located within 0.5-mile of a public transit stop. AB 139 (2019-Quirk-Silva) to only subject emergency shelters to those standards which apply to residential and commercial development within the same zone, except that a city can apply standards regulating the number of beds, parking for staff provided that the standards do not require more parking for emergency shelters than other residential or commercial 	<p>Amend Zoning Code by January 2025.</p>



Actions	Objective and Timeframe
<p>uses within the same zone, length of stay, and other minor standards.</p> <ul style="list-style-type: none"> AB 101 (2019) to establish regulations for low barrier navigation centers by-right in areas zoned for mixed uses and in nonresidential zones permitting multifamily uses and conditioned on if the center meets specified requirements 	
<p>Policy Action 4.4-h: Seek funds to reestablish the safe parking program.</p>	<p>By January 2025, conduct feasibility analysis to reopen the safe parking program. Coordinate with community-based and religious organizations to apply for funds by January 2027.</p>
<p>Implements the Following Policy Themes</p>	<p>E</p>
<p>Responsible Agency</p>	<p>Community and Economic Development Department</p>
<p>Funding Sources</p>	<p>General Fund</p>

Policy Action 4.5: Tenant Protections and Support

As the cost of housing increases, low-income renters and other vulnerable populations are disproportionately at risk of displacement. Displacement risk is highest in neighborhoods of Artesia Blvd/N Gilbert, Valencia Park, Woodcrest Park, Rancho La Paz, and California State University Fullerton. Areas vulnerable to displacement have higher rates of low- and moderate-income households and overcrowded households. Displacement could result directly from development (and removal of lower cost housing) or indirectly from rising rents, evictions, Notices to Vacate, condominium conversions, and other activities which result in tenants losing their homes.

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.



Actions	Objective and Timeframe
<p>Policy Action 4.5-a: Collaborate with OCHA and promote the Section 8 voucher program to landlords to reduce income discrimination.</p> <p>Connect affordable housing developers to Project-Based Section 8 vouchers when they are available to their developments in Fullerton.</p>	<p>Establish a list of housing developments supportive of utilizing Section 8 vouchers and coordinate with OCHA for placement of tenants.</p>
<p>Policy Action 4.5-b: In collaboration with OCHA, provide education to property owners and managers to expand awareness of the Housing Choice Voucher program to increase acceptance of tenant-based Housing Choice Vouchers and to facilitate mobility and provide choices for lower-income households throughout the city. Identify and address challenges that property owners/managers have with existing or prospective Section 8 voucher holders.</p>	<p>Beginning 2025, annually conduct one workshop for tenants and one workshop for landlords in multiple languages, for a total of four workshops during the planning period, to be held virtually and/or in City Council chambers and/or in person. Target citywide property owners to assist in the opportunity for families to live in school districts near schools or near employment opportunities, prioritizing the neighborhoods of Artesia Blvd/N Gilbert, Valencia Park, Woodcrest Park, Rancho La Paz, and California State University Fullerton.</p>
<p>Policy Action 4.5-c: Evaluate existing state and federal “just cause for eviction” (AB 1482; 2019-Chiu) and other similar legislation to determine if additional protections through a local ordinance is warranted.</p>	<p>In consultation with fair housing service providers and community-based organizations, assess if additional protections are needed, by January 2026. If warranted, recommend adoption of a local tenant protection ordinance to City Council by December 2026.</p>
<p>Policy Action 4.5-d: Prepare needs assessment report on the development of a rental assistance program to fill any gaps between Section 8 assistance and rent, or to aid those who may not qualify for Section 8 but need one-time emergency assistance, to provide relief to tenants to avoid the displacement in vulnerable communities. Report should compare similar programs in other cities and feasibility of funding sources, including HOME and CDBG.</p>	<p>Prepare and present a report on development of a rental assistance program to the City Council by January 2026, including recommendations for policy actions that would provide relief to tenants and landlords to avoid the displacement in vulnerable communities. If a rental assistance program is approved and implemented as a result, the program will assist at least 15 lower income renter households annually.</p>
<p>Implements the Following Policy Themes</p>	<p>A, D, H</p>
<p>Responsible Agency</p>	<p>Community and Economic Development Department</p>
<p>Funding Sources</p>	<p>HUD</p>

Policy Action 4.6: Housing for Persons with Special Needs

The City of Fullerton is a diverse community with many residents who have special housing needs. Government Code Sections 65583 and 65583.2 require the housing element to address the needs of specific groups with special housing needs, including extremely low-income residents, seniors, persons with disabilities, large families, female-headed households with children, and persons experiencing homelessness. 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.

Actions	Objective and Timeframe
<p>Policy Action 4.6-a: Facilitate the development of housing for persons with disabilities (including developmental disabilities) through incentives including streamlined processing, scoring priorities in future Notices of Funding Availability, and/or direct subsidies drawing from City affordable housing funding such as CDBG, HOME, and other State/federal funding sources for affordable housing development with services, resources, and assistance.</p>	<p>Develop 25 housing units for special needs households during the planning period.</p>
<p>Policy Action 4.6-b Amend the Zoning Code to adjust definitions and allowances of uses for farmworker employee housing to be consistent with California Law, including but not limited to Health and Safety Code Section 17021.6, and allow farmworker employee housing for six or fewer persons by right in zoning districts that allow single-family dwellings, subject to the same regulations as a single-family dwelling.</p>	<p>Amend the Zoning Code by January 2024</p>
<p>Policy Action 4.6-c: Work with the Orange County Housing Authority to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make information available on the City website. (SB 812; Ashburn, 2010)</p>	<p>Implement outreach program by January 2025</p>
<p>Policy Action 4.6-d: Implement Handicap Modification Grants program to provide up to \$6,000 to qualified households to offset the cost remodeling existing homes to accommodate household members with disabilities.</p>	<p>Provide at least 25 households with Handicap Modification Grants during the planning period by December 2029.</p>
<p>Policy Action 4.6-e: Revise development standards for large group homes to provide approval certainty in the findings by removing any subjective requirements. Revise the potentially subjective approval procedures by changing the decision-making authority from the Planning Commission to the Zoning Administrator. Specify in the Zoning Code that unlicensed group homes of any size are subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all residential developments permitted in the same zone.</p>	<p>Amend the Zoning Code by January 2025.</p>
<p>Policy Action 4.6-f: Review the Reasonable Accommodations Ordinance and revise findings to be based on objective standards rather than impacts on surrounding uses and provide a link to its Reasonable Accommodations policy on the Housing page of the City website. Remove the application fee for reasonable accommodation requests.</p>	<p>Amend the Reasonable Accommodations Ordinance to be based on objective findings and provide link on the Housing page of the City website by January 2025.</p>
<p>Implements the Following Policy Themes</p>	<p>D, H</p>
<p>Responsible Agency</p>	<p>Community and Economic Development Department</p>
<p>Funding Sources</p>	<p>Grant Funds/HUD</p>



Policy Action 4.7: Support Homeownership Opportunities

The City recognizes that homeownership allows households to gain housing security and build wealth through equity and can serve to strengthen and stabilize neighborhoods. There are several organizations that offer homebuyer counseling and host homebuyer education workshops. The City will support participation in these programs by Fullerton residents, prioritizing outreach to residents in vulnerable communities.

Actions	Objective and Timeframe
<p>Policy Action 4.7-a: Increase participation in homeownership education and assistance programs for historically underrepresented residents in the homeownership market.</p>	<p>Partner with the County and/or community-based organizations to facilitate homeownership workshops, counseling, and/or education campaigns. Organizations may include teachers' associations, school districts, and community-based service providers to increase awareness of, and access to, housing resources and financial planning services during the planning period.</p> <p>Connect at least 30 residents to education on homeownership-related topics in the neighborhoods of Artesia Blvd/N Gilbert, Valencia Park, Woodcrest Park, Rancho La Paz, and California State University Fullerton.</p>
<p>Implements the Following Policy Themes</p>	<p>H, I</p>
<p>Responsible Agency</p>	<p>Community and Economic Development Department</p>
<p>Funding Sources</p>	<p>Grant Funds/HUD</p>

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
New Construction	
<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
Total	13,209
Rehabilitation	
Extremely-Low Income	0
Very-Low Income	5
Low Income	95
Moderate Income	0
Above Moderate Income	0
Total	100
Conservation/Preservation	
Extremely-Low Income	--
Very-Low Income	101
Low Income	--
Moderate Income	--
Above Moderate Income	--
Total	101

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.

During the 5th housing cycle, the City supported affordable housing and housing for special needs groups, although the City was unable to fulfill all of its program objectives. While the City did not achieve new construction goals for units affordable to extremely low, very low, low, and moderate income households, the City was able to conduct the following actions to assist lower income and special needs populations:

- 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 Avenue. Known as the Compass Rose Apartments, this residential infill project consists of 45 units for very low- and low income households.
- The City entitled a 290-unit residential infill apartment complex at 600 W. Commonwealth Avenue. The development, called Amplifi, includes 10 units that are restricted for moderate income households.
- The City provided financial aid for two affordable housing projects, which include 3-bedroom units for larger families, completed in 2019.
- The City provided rehabilitation loans and grants for two low income households.
- The City continued its contract with the Fair Housing Foundation, which served approximately 220 Fullerton residents with fair housing issues per year. In addition to direct referrals, Fair Housing Foundation conducted one in-person and virtual (including one Spanish language) fair housing workshop.
- The City created an Emergency Rental Assistance Program and a Tenant-Based Rental Assistance Program in 2020.
- To respond to the needs of residents experiencing homelessness, the City provided support in the following ways:
 - Contributed \$862,658 toward the establishment of two year-round homeless emergency shelters and multi-service centers that serve the region.



- o Continued 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.
- o Contributed \$500,000 for tenant improvements for a 150-bed facility that opened in Fullerton in 2020, with a full medical clinic in addition to wrap-around services.
- o Created a new Homeless Case Manager position in July 2020 to conduct outreach and engagement with clients experiencing homelessness to ensure collaboration between Orange County, community partners, and the community at large around addressing homelessness.
- o Supported the Safe Parking Program to provide 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.

Table A-1 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	<p>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.</p> <p>The City Council adopted the West Coyote Hills Specific Plan Amendment #8 and Vesting Tentative Tract Map on October 17, 2015 to allow for residential development on 161 acres of former oil field land. At this time, grading work has not started; however, when fully built out, the project will produce 760 new single-family residences.</p> <p>This program is appropriate to carry into the 6th housing cycle due to the need to maintain adequate sites. This program will be carried into the 6th housing cycle as Policy Action 1.1 and will be revised with new actions to maintain adequate sites to meet the 6th cycle Regional Housing Needs Allocation (RHNA).</p>



City of Fullerton
Housing Element

Program	Objectives	Timeframe	Accomplishments
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	<p>This information is identified as part of the annual housing inventory system update that the City provides to the Center for Demographic Research. The updates are conducted on a bi-annual basis: one report for January to June and one report for July to December.</p> <p>This program is appropriate to carry into the 6th housing cycle due to the need to satisfy the City's RHNA requirements. This program will be carried into the 6th housing cycle as a measure of Policy Action 1.1 and will be revised with new actions to maintain adequate sites to meet the 6th cycle RHNA.</p>
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	<p>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 Code 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.</p> <p>This program is appropriate to carry into the 6th housing cycle due to the need to support affordable housing development. This program will be carried into the 6th housing cycle as Policy Action 1.2 to further expedite permit processing for affordable housing and streamline procedures as feasible, including opportunities to streamline the California Environmental Quality Act review process.</p>
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.4: Facilitate infill development	Ongoing	<p>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.</p> <p>The City continues to update its Zoning Code consistent with State legislation for accessory dwelling units in accordance with Government Code §65852.2 and §65852.22 and with density bonus provisions of GC §65915 and development</p>



Program	Objectives	Timeframe	Accomplishments
			<p>bonus provisions of GC §65915.7 to facilitate infill development. Other highlights include: 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.</p> <p>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.</p> <p>The City entitled a 19 unit single-family attached residential development at 805 & 807 South Highland Ave. in 2019. Construction began in 2020.</p> <p>The City entitled a 33 unit single-family attached residential development at 751 East Bastanchury Rd. in 2020.</p> <p>This program is appropriate to carry into the 6th housing cycle due to the need to support development to meet the City’s RHNA obligation and the City’s desire to provide transit-oriented housing development. This program will be carried into the 6th housing cycle as Policy Action 1.3 to encourage mixed use and higher density development, particularly in identified focus areas.</p>
<p>Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton</p>	<p>1.5: Encourage Mixed Use Development</p>	<p>Ongoing</p>	<p>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. 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. Construction is completed at 770 S. Harbor which</p>



Program	Objectives	Timeframe	Accomplishments
			includes 142 apartments and live-work units. This program is appropriate to carry into the 6 th housing cycle due to the need to support development to meet the City’s RHNA obligation and the City’s desire to provide transit-oriented housing development. This program will be carried into the 6 th housing cycle as Policy Action 1.4 to encourage mixed use and higher density development, particularly in identified focus areas.
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.6: Increase Housing for Large Families	Ongoing	<p>Two affordable projects, which received financial assistance from the City and include 3-bedroom units for larger families, were completed in 2019:</p> <ul style="list-style-type: none"> • Habitat for Humanity completed eight 3-bedroom homebuyer units and has an additional four under construction. • 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. <p>An approved 290-unit apartment complex at 600 W. Commonwealth will include approximately 16 three-bedroom units. Construction began in 2019.</p> <p>As noted in Chapter 2, Housing Needs Assessment, approximately 13% of the total households in the city are large households. Due to the need for units that can accommodate large households, and the success of this program in the 5th housing cycle, this program is appropriate to carry into the 6th housing cycle. This program will be carried into the 6th housing cycle as part of Policy Action 1.4.</p>
Program 1 - New production of rental and for sale housing opportunities in the City of Fullerton	1.7: Increase senior housing	Ongoing	<p>The Fullerton Municipal Code identifies incentives for senior housing consistent with State Density Bonus Law.</p> <p>Since this program is already state law, this program will be carried into the 6th housing cycle as by incorporating it into Policy Action 1.1, which directs the City to review and update density bonus regulations to ensure compliance with state law.</p>
Program 1 - New production of rental and for sale housing opportunities in the City	1.8: Use of surplus City-owned land for affordable housing	Ongoing	<p>City-owned properties were conveyed to Habitat for Humanity and Jamboree Housing for affordable units. Jamboree completed construction of 46 affordable rental units</p>



City of Fullerton
Housing Element

Program	Objectives	Timeframe	Accomplishments
of Fullerton			<p>(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. The City Council approved a 65-unit apartment project at 1600 W. Commonwealth Ave. in June 2023 for a 100% affordable housing Development</p> <p>Due to the success of this program during the 5th housing cycle and to continue to support affordable housing development, this program will be carried into the 6th housing cycle as Policy Action 1.7.</p>
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	<p>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.</p> <p>This program is needed to support affordable housing development and will be carried into the 6th housing cycle as Policy Action 1.7.</p>
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	<p>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</p>



City of Fullerton
Housing Element

Program	Objectives	Timeframe	Accomplishments
			whom the City contracts for fair housing services, information on affordable housing developments, including a map and listing of affordable housing opportunities in Fullerton. Due to the ongoing need for community outreach related to City services and education on affordable housing development, this program will be carried into the 6 th housing cycle as Policy Action 1.5.
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 Code 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 multi-family sites. The amendment further eliminated the requirement for garages in multi-family zones, thereby reducing construction costs. Additionally, affordable housing projects are processed in accordance with the City's Zoning Code, consistent with State Density Bonus law, which offers a reduced parking rate by matter of right. Due to the success of this program during the 5 th housing cycle and the ongoing need to review and revise development standards to support multi-family development, this program will be carried over to 6 th housing cycle as Policy Action 1.4, which will have a broader focus on revising development standards, inclusive of parking requirements.
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. Due to the continuing need for this program, this program will be carried into the 6 th housing cycle as Policy Action 2.1.
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	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 Enforcement Officer providing pro-active outreach. Grants will be provided on an area basis for exterior work to



City of Fullerton
Housing Element

Program	Objectives	Timeframe	Accomplishments
			<p>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.</p> <p>Due to the continued need for this program as detailed in Chapter 2, Housing Needs Assessment, this program will be carried over into the 6th housing cycle as Policy Action 2.2.</p>
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	<p>The City did not have funding in 2020 to acquire and rehabilitate housing units.</p> <p>This program will be continued in the 6th housing cycle as Policy Action 2.3 to support affordable housing in the community.</p>
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	<p>In 2020, the City provided one Lead Based Paint Hazard Testing grant totaling \$195, and 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.</p> <p>Due to the continued need to support housing rehabilitation, this program will be continued in the 6th housing cycle as Policy Action 2.2.</p>
Program 2 - Conservation and rehabilitation of existing housing resources in Fullerton	2.5: Facilitate property maintenance through code enforcement	Ongoing	<p>In 2020, the City's Code Enforcement Division received and investigated 1,367 complaints and resolved and closed 1,177 cases.</p> <p>Due to the continued need for this program, this program will be carried into the 6th housing cycle as part of Policy Action 2.2.</p>
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	<p>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.</p> <p>Due to the continued need for this program, this program will be carried into the 6th housing cycle as Policy Action 2.2.</p>
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	<p>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</p>



Program	Objectives	Timeframe	Accomplishments
			<p>Court areas have been considered in the past for future revitalization efforts similar to Richman Park area, and future 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.</p> <p>Due to the continued need for this program to affirmatively further fair action, this program will be carried into the 6th housing cycle as Policy Action 2.2.</p>
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	<p>The City adopted expedited permitting process for installation of small residential solar systems. The City also adopted a Zoning Code 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 2022 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.</p> <p>Due to the City's desire to encourage energy conservation beyond State requirements, this program will be carried into the 6th housing cycle as a component of Policy Action 3.1.</p>
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	<p>Temporary relocation assistance was provided to three households in conjunction with the rehabilitation of their home. Community Development Block Grant (CDBG) funds were used.</p> <p>Since temporary relocation assistance is a function of the regulations associated with CDBG funding, this program will not be carried into the 6th housing cycle.</p>
Program 3 - Efficient use of energy resources in residential development	3.1: Increased energy efficiency in residential development	Annual review of new technologies	<p>The City adopted expedited permitting process for installation of small residential solar systems in 2015. The City also adopted a Zoning Code 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</p>



Program	Objectives	Timeframe	Accomplishments
			<p>(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 2022 Building, Plumbing, Mechanical, Electrical, Green Building Standards, Energy, Codes which implement more stringent energy efficient requirements.</p> <p>Due to the City’s desire to encourage energy conservation beyond State requirements, this program will be carried into the 6th housing cycle as a component of Policy Action 3.1.</p>
Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate	4.1: Continued monitoring and preservation of deed restricted units, to preserve 100 housing units at-risk of converting to market rate	Ongoing	<p>All City-assisted affordable residential projects are monitored and all applicable affordability covenants are enforced annually. Most of the affordable projects have affordability covenants 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.</p> <p>Due to the continued need to preserve deed restricted units, this program will be carried over into the 6th housing cycle as Policy Action 4.1.</p>
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	<p>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.</p> <p>Due to the continued need to provide fair housing services, this program will be carried into the 6th housing cycle as Policy Action 4.2.</p>
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	<p>The City has continued to implement the Reasonable Accommodation provisions in the Zoning Code, allowing relief from zoning and building regulations for construction or modification of residences occupied by persons with disabilities.</p> <p>Due to the identified need to revise the City’s Reasonable Accommodations provisions as noted in Chapter 3, Housing Constraints, this program will be continued as Policy Action 4.6.</p>



City of Fullerton
Housing Element

Program	Objectives	Timeframe	Accomplishments
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 Code 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. Due to the need to amend the City’s Zoning Code to comply with recent state laws, this program will be carried into the 6th housing cycle as Policy Action 4.4.
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. Due to the continued need for this program, it will be carried into the 6th housing cycle as Policy Action 4.5.
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. Due to the City’s desire to support affordable housing development, this program will be carried into the 6th housing cycle as Policy Action 1.7.
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	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. The Cold Weather Shelter, operated by Mercy House, accommodated over 100 individuals nightly. 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



City of Fullerton
Housing Element

Program	Objectives	Timeframe	Accomplishments
			<p>Safety Task Force.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>In February 2020, the City Council received a report from the Fullerton Homeless Plan Committee which consisted of 29 recommendations 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> <p>Due to the continued need for this program, it will be carried into the 6th housing cycle as Policy Action 4.4 and 4.6.</p>
<p>Program 4 – Continued monitoring and preservation of housing units at-risk of converting to market rate</p>	<p>4.8: Continue to provide information regarding affordable home purchase programs to 100 first time homebuyers</p>	<p>Ongoing</p>	<p>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.</p> <p>Due to the lack of funding for this program, it will not be carried into the 6th housing cycle. However, homebuyer education will be provided through the City’s contract with the Fair Housing Foundation as detailed in new Policy Action 4.2.</p>



Program	Objectives	Timeframe	Accomplishments
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. Due to the lack of activity for this program, it will not be carried into the 6 th housing cycle.

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

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



City of Fullerton
Housing Element

This page intentionally left blank.

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.



City Pointe Apartments, 130 E. Chapman Avenue

B.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 6th 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

B.2 Methodology for 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			
	Very-low	Low	Moderate	Above Moderate
Approved and Pending Projects (Table B-3)	37	185	101	2,227
Potential ADUs	81	139	97	8
Surplus Land (Table B-5)	7	5	0	117
Total Existing Potential	125	329	198	2,352
Candidate Sites for Rezoning				
Housing Incentive Opportunity Zone (Table B-6)	3,647	2,115	4,341	4,511
Total Potential Residential Development	3,772	2,444	4,539	6,863
RHNA (2021-2029)¹	3,198	1,989	2,271	5,751
Surplus	574	455	2,268	1,112

Source: City of Fullerton, 2023



B.2.1 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	Affordability Mechanism
	Very-low Income	Low Income	Moderate Income	Above-Moderate Income	Total		
Approved Projects							
Casa Bella / Highland & Valencia	1	-	-	19	20	Approved 2021; Completion expected spring 2024	Deed Restriction
The Hub / Chapman & Commonwealth	-	-	-	420	420	Approved 2022; Completion expected spring 2024	N/A
Streetlights / Orangethorpe & Lemon	19	-	-	310	329	Approved 2023; Completion expected spring 2024	Development Agreement
The Pines at Sunrise Village / Euclid & Rosecrans	-	-	-	113	113	Approved 2023; Completion expected winter 2025	N/A
Pathways of Hope	-	5	15	-	20	Approved 2023; Completion expected winter 2025	Deed Restriction
The Tracks at Fullerton Station	13	-	-	128	141	Approved 2023; Completion expected winter 2025	Development Agreement
245 N. State College Boulevard	4	-	21	-	25	Approved 2023; Completion expected spring 2024	Deed Restriction
Pointe Common	30	7	28	-	65	Approved 2023; Completion expected spring 2024	Development Agreement
Coyote Hills West	-	-	-	760	760	Approved 2020; Completion expected spring 2025	N/A
Projects In Entitlement Review Process							
Amerige Fullerton	-	-	2	6	8	In Review	Deed Restriction
Orangethorpe Mixed Use	-	-	63	-	63	In Review	Development Agreement
737 N. Highland Avenue	-	-	-	13	13	In Review	N/A
1705-1725 N. Placentia Ave	-	115	-	458	573	In Review	Deed Restriction
Totals	67	127	129	2,227	2,550		

Source: City of Fullerton, 2023



B.2.2 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 production over the past five years. Table B-4 shows the number of ADU building permits issued between January 2018 and December 2022. The City issued an average of 40.6 building permits per year since 2018. Therefore, the City can assume that a total of 325 ADUs will be permitted between 2021 and 2029. Based on a 2021 analysis conducted by SCAG¹, the expected income levels of future ADUs are as follows:

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



ADUs at 1700 Peppertree Lane (left) and 2418 Thorn Place (right)

¹ https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527



Table B-4 Accessory Dwelling Unit Construction, 2018 – 2022

Year	ADU Building Permits Issued
2018	17
2019	36
2020	53
2021	30
2022	67
Total	203
Average per year	40.6

Source: City of Fullerton, 2023

B.2.3 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-5 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-5 Surplus Land

Address	Acres	Realistic Density	VL	L	M	AM	Total
100 W Amerige Avenue (Parcels: 032-232-13, 032-232-29, 032-234-28)	2.37	55 dwelling units per acre (du/ac)	7	5	0	117	129
Total			7	5	0	117	129

1. 100 West Amerige Avenue

100 West Amerige Avenue, commonly referred to as Amerige Court, is a series of three City-owned parcels encompassing approximately two and a half acres. The site is currently used as a free public parking lot. Amerige Court is located within close proximity (0.3 miles / 5-minute walk) of the Fullerton Transportation Center, which provides access to Amtrak, Metrolink, and the OCTA bus system, and has been identified as having high potential for transit oriented development. The City of Fullerton is currently seeking proposals for mixed-use developments which maintain public parking capacity while adding retail commercial square footage and housing to the site. Based on the development trends discussed below and summarized in Table B-6, the Amerige Court site is estimated to yield 129 units including 10 percent deed restricted units at a gross density of 55 dwelling units per acre.

B.2.4 Housing Incentive Overlay Zone

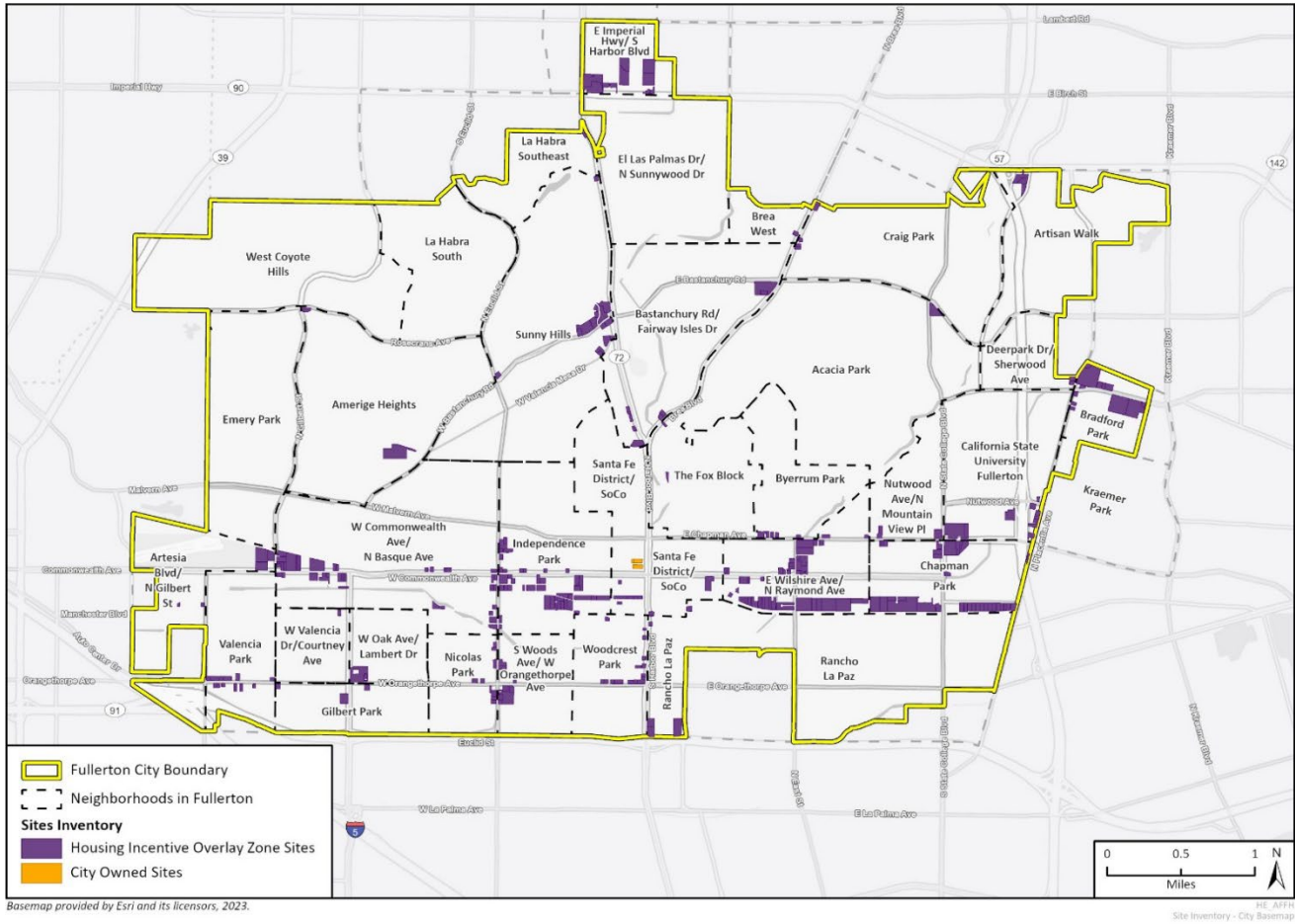
To facilitate development of housing in key corridors within the city, Fullerton is developing a zoning overlay called the Housing Incentive Overlay Zone (HIOZ) (Policy Action 1.1-a), which will allow residential uses regardless of underlying zones, including commercial and industrial. To develop the HIOZ, the City is working with property owners, the community-at-large, the development community, the Planning Commission, and City Council to identify underutilized properties where residential is not currently a permitted land use, but the land is generally suitable for housing, and create development standards that would facilitate future residential development. Future development would be built per current practices



and include a minimum 10% requirement for affordable housing. Suitability for residential uses was determined through a comprehensive objective screening process.

A list of sites in the HIOZ identified in the Site Inventory is located in Section B.3, List of HIOZ Sites. The area of the proposed HIOZ is shown in Exhibit B-1, below.

Exhibit B-1 Site Inventory



1. HIOZ Criteria

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-12 in Section 1.3 presents those properties that meet the City’s minimum objective screening criteria score of 16 and have been included in the Site Inventory.

B.2.5 Realistic Capacity

Pursuant to Government Code Section 65583.2(c), the City is required to calculate the realistic number of units (or, realistic development capacity) that can be accommodated on the sites identified. The HIOZ includes a minimum density requirement of 20 dwelling units per acre (du/ac), but it does not impose a limitation on the maximum density of proposed multi-family housing projects. Because the HIOZ will not regulate the maximum density of proposed projects, the City has estimated the realistic achievable density of residential projects on any given site to be based on the acreage, proximity to R-1 zones, and height limit.

While the ordinance will not impose a height limit for most sites within the HIOZ, there will be a 30-foot height limit on properties within 100 feet of existing R-1 zones. Of the 401 total acres within the HIOZ, 43 percent (173 acres) will be impacted by this height limit. However, this constraint will not impact the city's ability to meet RHNA requirements, as shown in Table B-7. Large sites in the Site Inventory that are within 100 feet of a site with R-1 zoning designation are assumed to be subject to the 30-foot height limit for the entirety of the site. This approach provides a conservative estimate of allowable density achievement. For example, the realistic capacity of the shopping center site at 1701 West Orangethorpe, built in 1955, is assumed to be 127 units based on a gross density of 20 du/ac (the minimum allowed by the HIOZ) on 6.35 acres of the 7.9-acre site. The site’s current FAR is 0.28. Approximately 5.7 acres of the



City of Fullerton
Housing Element

site lies further than 100 feet from an R-1 zone which would not be subject to the height limit. Therefore, the realistic development potential for this site is higher than what is assumed in the Site Inventory.

To support the density assumptions of the Site Inventory, an analysis of development trends was conducted with the 28 completed or in-process multi-family projects included in Table B-6. On average, projects developed on sites smaller than one acre achieved densities of approximately 40 du/ac, and projects developed on sites larger than one acre typically achieved densities of approximately 57 du/ac.



Table B-6 Development Trends (2015 – 2023)

Project	Zoning	Site Acreage	Year of Completion	Total Units	Density Achieved (du/ac)	Previous Use	Previous FAR	Previous Year Built	Previous Improvement/ Land Value Ratio
Single-Family Projects									
Laguna Estates	R-1-15	2.58	2020	7	2.71	Banquet Hall	0.08		
737 N. Highland Avenue	R-1	1.8	Staff Review	13	7.22	Single Family	0.06	1951	0.47
Citrus Park	SPD	5.6	2016	59	10.54	Auto Dealership	0.47	1973	0.89
Legacy Walk	SPD	1.79	2015	19	10.61	Church	0.12		
Coyote Hills West	SPD	70.3	Approved	760	10.81	Oil Field	0		0
The Pines at Sunrise Village	PRD	9.93	Approved	113	11.38	Commercial	0.11	1977	0.33
Liberty Walk	SPD	3.54	2016	44	12.43	Industrial Uses	0.17	1980	
Oakmont of Fullerton	O-P	3.29	2022	41	12.46	Medical Offices	0.53	1972	
1950 Hughes Drive	AHSPD	8.1	2015	115	14.20	Open Space			
Single-Family Average					10.26				
Multi-Family Projects on Sites Less than 1 Acre									
117 W. Valencia	R-3	0.34	2018	7	20.59	Single-family	0.35	1908	
Amerige Fullerton	R-3	0.33	Staff Review	8	24.24	Multi Family	0.07	1939	0.083
Brookdale Apts.	R-3-P	0.3	2021	9	30.00	Vacant Lot			
245 N. State College Blvd.	R-G	0.71	Approved	25	35.21	Single Family	0.05	1924	0.39
Casa Bella	G-C	0.56	Approved	20	35.71	Commercial	0.25	1965	0.5
A Community of Friends	C-3-ES	0.83	2016	36	43.37	Industrial Uses	0.12	1969	
Citrea Apartments	SPD	0.99	2018	55	55.56	Manufacturing	0.38	1951	



City of Fullerton
Housing Element

Project	Zoning	Site Acreage	Year of Completion	Total Units	Density Achieved (du/ac)	Previous Use	Previous FAR	Previous Year Built	Previous Improvement/ Land Value Ratio
Pathways of Hope	R-3	0.28	Staff Review	20	71.43	Residential	0.15	1929	0.92
Multi-family Average (Sites < 1 acre)					39.51				
Multi-Family Projects on Sites Greater than 1 Acre									
The Groves	SPD	2.72	2016	52	19.12	Auto Dealership	0.32		
Pointe Common	M-G	2.5	Approved	65	26.00	Industrial	0	1947	0
Ventana Senior Apts.	C-3	2.8	2016	95	33.93	Vacant lot			
Orangethorpe Mixed-Use	G-C	1.71	Staff Review	63	36.84	Commercial	0.11	1969	0.21
Orangefair Apts./Aspect	SPD	6.38	2022	323	50.63	Parking lot			
Harbor Walk Apts.	SPD	2.29	2016	142	62.01	Auto dealership			
Amplifi	C-H; M-G	4.69	2020	295	61.83	Auto Dealership			
The Tracks at Fullerton	SPD	2.13	Approved	140	65.73	Parking Lot	0	N/A	0
Streetlights Fullerton	SPD	4.47	Approved	329	73.60	Commercial	0.67	N/A	0
Malden Station	C-3	2.4	2016	200	83.33	Industrial Uses			
The Hub	SPD	3.55	Under Const.	420	118.31	Office	0.45	1975	0.67
Multi-family Average (Sites > 1 acre)					57.39				



Based on the required minimum density of the HIOZ and the densities achieved by the projects listed in Table B-6, the City assumes the following realistic densities on sites included in the HIOZ:

- 20 du/ac (the required minimum density) for any site within 100 feet from an R-1 zone;
- 35 du/ac on sites less than one acre and greater than 100 feet from an R-1 zone;
- 55 du/ac on sites greater than one acre and greater than 100 feet from an R-1 zone.

Table B-7 summarizes the realistic capacity of HIOZ sites.

Table B-7 Realistic Capacity of HIOZ Sites

Size / Location Category	Number of Sites	Total Acreage	Maximum Height	Realistic Density	Total Units
< 1 ac and < 100 ft from R-1	89	54.99	30 feet	20	1,129
> 1 ac and < 100 ft from R-1	43	117.62	30 feet	20	2,334
< 1 ac and > 100 ft from R-1	116	65.67	Unlimited	35	2,243
> 1 ac and > 100 ft from R-1	52	162.43	Unlimited	55	8,908
Totals	300	400.71			14,614

B.2.6 Affordable Housing on HIOZ Sites

State law has established “default” density standards for the purpose of estimating potential units by income range. According to HCD, a density standard of 30 or more units per acre (primarily for higher-density multi-family developments) would facilitate the development of housing in the low- and very low-income categories.

In addition to default density standards, the California Legislature established size requirements for parcels intended to support the development of lower-income units. Government Code Section 65583.2 establishes that sites between 0.5 and 10 acres in size which are zoned for residential development at greater than 30 units per acre are suitable for lower-income projects. Very small parcels, even when zoned for high densities, may not facilitate the scale of development required to access competitive funding resources. Conversely, typically lower-resource affordable housing developers may be unable to finance the scale of project necessitated by very large parcels.

The HIOZ does not regulate maximum density; therefore, the estimated realistic density is used to determine a site’s suitability for the development of housing affordable to lower income households. On sites which are between 0.5 and 10 acres in size and have realistic densities greater than 30 dwelling units per acre, 55 percent of the total unit capacity on those sites is assumed to be affordable to lower income households. On sites that do not meet that size and density range criteria, 10 percent of units are assumed to be affordable to lower income households as that percentage is the minimum inclusionary requirement of the HIOZ. The remaining units that are not allocated to lower income categories are divided evenly between moderate- and above moderate-income categories. Table B-8 summarizes the assumed distribution of affordable units on HIOZ sites based on the sites’ size and realistic density.



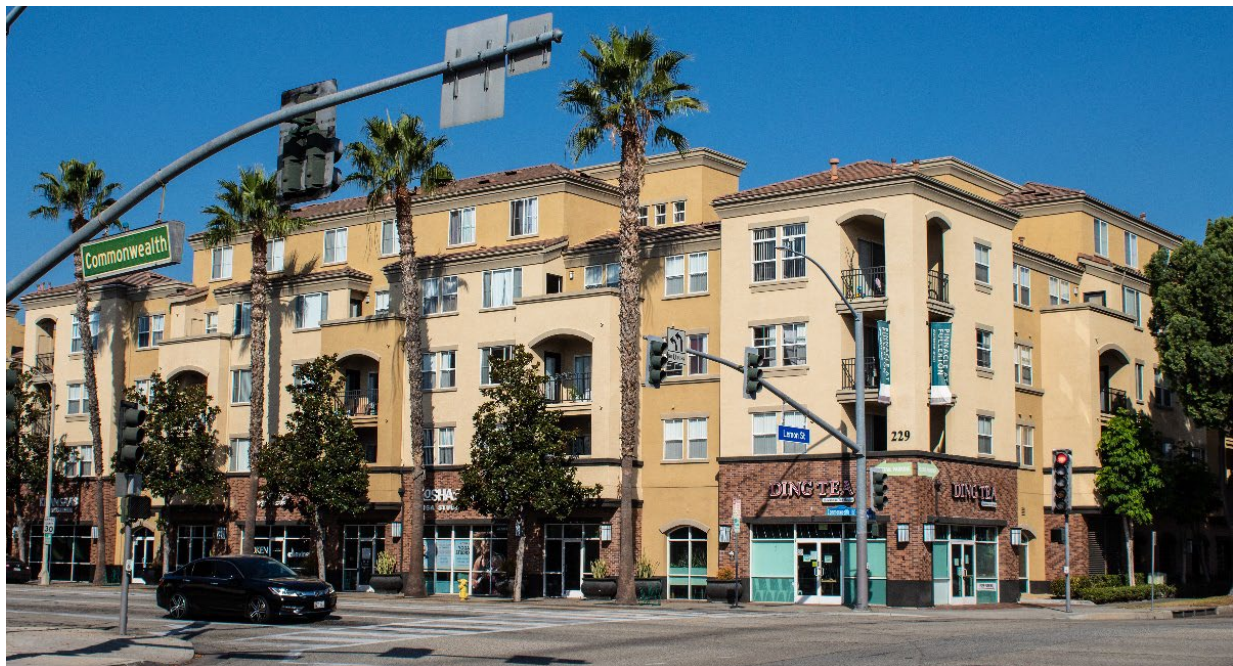
Table B-8 Percentage of Units Affordable to Lower Income Households

Parcel Size	Realistic Density		
	20 du/ac	35 du/ac	55 du/ac
Less than 0.5 Acres	10%	10%	10%
Between 0.5 and 10 Acres	10%	55%	55%
Greater than 10 Acres	10%	10%	10%

B.2.7 Likelihood of Non-residential Development on HIOZ Sites

A review of previously developed projects in mixed-use zones supports the assumption that mixed-use sites will likely be developed with residential uses. One zone in Fullerton, Central Business District Commercial (C-3), permits both commercial and residential uses. Since 1991, five projects have been completed within the C-3 zone (see Table B-9). Of these five projects, all achieved residential densities exceeding 60 du/ac, and all were developed with a ratio of 10:1 of residential to retail square footage. The average density was 82 du/ac, and the average ratio of residential to retail square footage was 21 to 1. The two most recent mixed-use projects Malden Station and Ventana were completed in 2019 and 2016, respectively. These projects were constructed at densities of 63 and 148 du/ac and with residential to retail ratios of 43:1 and 10:1, respectively.

According to the U.S. Department of Housing and Urban Development's Office of Policy Development and Research, demand for commercial and retail spaces are declining, and demand for housing will remain high for the foreseeable future². Based on this analysis, projects zoned for mixed-use will likely continue to be developed primarily with residential uses.



Pinnacle mixed-use development, 229 E. Commonwealth Avenue

2U.S. Department of Housing and Urban Development Office of Policy Development and Research. "The Adaptive Reuse of Commercial Space as Housing in California." March, 2022 (accessed September, 2023). <https://www.huduser.gov/portal/pdredge/pdr-edge-featd-article-030822.html>



Table B-9 Ratio of Residential to Commercial Floor Space In C-3 Zones

Project Name	Address	Acres	Units	du/ac	Residential SF	Commercial SF	Residential to Retail Ratio	Year Complete
Malden Station	250 W. Santa Fe Ave	2.4	152	63	221,116	5,100	43:1	2019
Pinnacle	229 E. Commonwealth Ave	2.45	192	78	159,804	8,862	18:1	2009
City Pointe	130 E. Chapman Ave	2.07	183	88	158,449	6,531	24:1	2004
Wilshire Promenade	141 W. Wilshire Ave	1.6	128	80	120,000	10,856	11:1	1991
Ventana	345 E. Commonwealth Ave	0.64	95	148	61,576	6,273	10:1	2016
Average		1.8	150	82	144,189	7,524	21:1	

B.2.8 Suitability of Nonvacant Sites

The housing element must analyze the extent to which existing uses may impede additional residential development. Due to a lack of vacant available parcels, the City relies on nonvacant sites to accommodate its RHNA, including its RHNA for lower-income households. The sites selected for inclusion in the inventory were chosen because they represent the highest potential for becoming available for residential development and have capacity to add significant quantities of units to the City's housing stock.

Current market conditions, described in detail below, indicate that there is a reasonable likelihood that sites with certain existing uses will redevelop. As shown in Table B-6, 26 projects on previously nonvacant sites were recently completed or are in progress of being developed. The characteristics of these projects on nonvacant sites, including previous uses and floor to area ratio (FAR), were used to establish the likelihood of residential development of the nonvacant sites included in the Site Inventory and informed the selection process of the sites. For all projects in Table B-6 where information on existing uses was available, the existing uses on those project sites had an FAR of 1.0 or less, and all existing structures had improvements that were at least 30 years old. A suitability analysis was conducted to determine the likelihood of redevelopment of nonvacant sites in the inventory. Similar to the trends of recent nonvacant projects listed in Table B-6, all nonvacant parcels identified in the Site Inventory have an FAR of 1.0 or less and all improvements on these parcels are all at least 30 years old.

1. Existing Uses

Nonvacant sites in the Site Inventory were selected based on criteria that demonstrate the highest potential for residential development based on recent trends in the City shown in Table B-6. Table B-10 lists the current uses of nonvacant sites that have been included in the Site Inventory. Of the 401 acres of identified land, 48 percent is occupied by existing commercial, retail, motel, office, or restaurant uses; 41 percent are on existing industrial sites; 9.6 percent are on auto services sites; and 1.1 percent are on other types of sites.

All of the uses listed in Table B-10 can reasonably be expected to be redeveloped based on recent development trends shown in Table B-6, as land with comparable uses and site characteristics have been or



are being repurposed into housing with a range of acreages, unit counts, and densities comparable to those required to accommodate affordable housing.

Commercial, Retail, and Office Uses

Paralleling nationwide trends, commercial centers and corridors in Fullerton have been impacted by temporary store closures as a result of the COVID-19 pandemic and rise of internet commerce, and commercial property owners feel pressure to adapt to market trends. Even before the COVID-19 pandemic, a 2018 study of American cities showed that public parking occupancy rates were declining in city centers and that there was an oversupply of parking to accommodate local demand³. Evolving shopping patterns are changing retail landscape in favor of “placemaking,” which favors the relationship between housing proximity, foot traffic, and retail demand. Strategic development of mixed uses enhances the public realm and increases overall commercial and economic activity.

Analysis of development trends on nonvacant sites in Fullerton (shown in Table B-6) shows a recent and accelerating trend of conversion of commercial and office spaces to residential units. Generally, retail buildings on the identified sites are aging and many have experienced higher tenant turnover in recent years. As of August 2023, development applications are under review for five residential projects (The Pines at Sunrise Village, Casa Bella, Orangethorpe Mixed-Use, Streetlights Fullerton, and The Hub) with existing office or commercial uses. Each of these projects will be developed on sites with structures built prior to 1980 and existing floor area ratios between 0.11 and 0.68. Upon their completion, these projects will create a total of 945 units on 22 acres with an average density of 55 du/ac. Two additional residential projects developed in 2020 and 2022 were recently completed on nonvacant sites: a Banquet Hall located on a 2.6-acre site which was redeveloped into 7 residential units, and a medical office building located on a 3.3-acre site was redeveloped into 41 residential units. Notably, the redevelopment projects that are currently in process will achieve an average density that is higher than completed projects, demonstrating an upward trend in residential density achievement on nonvacant sites.

There is developer interest in redeveloping sites with existing commercial uses, even sites with multiple tenants. During the preparation of the HIOZ and this housing element, the owners of three shopping centers (Fullerton Crossing, College Plaza, and the shopping center at the northeast corner of Harbor Boulevard and Imperial Highway) have contacted City staff to express support for these properties to be included in the HIOZ and interest in residential redevelopment. Property owners cite high-tenant turnover and extended periods of vacancy in commercial uses as reasons for pursuing development of residential uses on these properties.

Additionally, two pieces of state legislation designed to streamline conversion of office, retail, and parking uses into residential uses that came into effect as of July 1, 2023, are expected to accelerate repurposing of existing office, retail, and parking spaces. The bills are summarized below:

- AB 2011 creates a CEQA-exempt, ministerial approval process for multifamily housing developments on sites within a zone where office, retail or parking are the principally permitted use. The law provides for slightly different qualifying criteria depending on whether the project is for 100 percent affordable projects or for mixed-income projects located in commercial corridors.

³ Research Institute for Housing America. 2018. Quantified Parking: Comprehensive Parking Inventories for Five U.S. Cities. https://www.mba.org/docs/default-source/research--riha-reports/18806-research-riha-parking-report.pdf?sfvrsn=d59a2d33_0



AB 2011 projects must pay prevailing wages to construction workers and meet other labor standards.

- SB 6 allows residential use on commercially zoned property without requiring rezoning, provided projects fulfill criteria outlined in the bill. Projects proposed under SB 6 may be either 100 percent residential or mixed-use projects where at least 50 percent of the square footage is dedicated to residential uses. Unlike projects which invoke AB 2011, SB 6 projects are not exempt from CEQA. SB 6 projects are required to pay prevailing wages and utilize a skilled and trained workforce.

As a result of Southern California's ongoing housing shortage and declining retail and office demand, the trend of redevelopment of commercial and office properties to residential is expected to continue for the foreseeable future⁴. Based on recent development trends, combined with regional trends described above, existing uses on nonvacant sites are not an impediment to additional development will not impede future residential development.

Industrial Sites

As shown in Table B-6, between 2016 and 2018, four projects (Liberty Walk, A Community of Friends, Citrea Apartments, and Malden Station) developed a total of 683 units across 21 acres which were previously occupied by industrial or manufacturing uses. These sites developed at an average density of 40 du/ac. Two additional projects on former industrial sites are currently in process. The Coyote Hills West project will develop 1,011 units across 70 acres of a former oil field, and the Pointe Common project will develop 64 units on a 2.5 acre industrial and material storage site. Together, these two projects will develop at an average density of 18 du/acre. The combined average density for all projects (recently completed and in process) is 39 du/ac.

These projects demonstrate the feasibility of projects which convert industrial sites into medium- and high-density residential uses in spite of the additional costs and complexity typically involved with these types of projects. This trend is likely to continue through this housing cycle.

While successful conversion of commercial and retail uses to residential uses has occurred in Fullerton, extra consideration may be necessary to ensure that these sites do not include environmental health risks. Site remediation and hazard mitigation measures can be undertaken concurrently with the redevelopment of a site, and, in most cases, these measures are not prohibitively costly. Additional discussion of the redevelopment potential of sites with known environmental conditions due to toxic release can be found below in Section B.2.9 Environmental Constraints.

Auto Services

Development trends in Fullerton (shown in Table B-6) demonstrate the feasibility and likelihood of conversion of auto service areas to residential uses. Since 2016, four projects (Citrus Park, The Groves, Amplifi, and Harbor Walk Apartments) have developed 543 units on the site of former auto dealerships. Similarly, the Aspect project developed 323 apartments on an underutilized parking lot at the Orangefair Marketplace. The average density of these projects is 45 du/ac. In addition, approved in 2023, the Tracks at Fullerton project will develop 141 residential units on a 2.13-acre parking lot. In

⁴U.S. Department of Housing and Urban Development Office of Policy Development and Research. "The Adaptive Reuse of Commercial Space as Housing in California." March, 2022 (accessed September, 2023). <https://www.huduser.gov/portal/pdredge/pdr-edge-featd-article-030822.html>



In addition, the owner of 514 - 520 South Harbor Boulevard recently contacted City staff to express his support for being included in the HIOZ and interest in residential redevelopment. Currently occupied by a car wash, a tire shop, and auto repair, this is further evidence that auto-oriented uses can be expected to redevelop in the short term.

Based on recent redevelopment trends, market conditions can reasonably be expected to incentivize conversion of auto service uses into residential uses over the next 8 years.



This 19-unit townhouse development at 311-381 Via Amor Place replaced two single-family houses.

Table B-10 Existing Uses of Inventory Sites

Existing Use	Number of Parcels	Total Acres	Number of Units	Percent of Total Inventory
Bowling Alley	1	4.02	221	1.50%
Community Shopping Plaza	31	77.73	3,245	22.40%
Medical Offices	14	20.68	677	4.70%
Motel	3	1.82	50	0.30%
Offices	35	27.93	887	6.10%
Restaurant	22	14.69	416	2.90%
Single Tenant Retail	13	11.02	310	2.10%
Vacant Commercial Building	5	6.82	143	1.00%
Small Retail Strip	31	31.13	1,011	7.00%
Total Retail, Motel, Office, and Restaurant	155	195.84	6960	48.00%
Industrial (General)	54	107.9	4,244	29.30%



Existing Use	Number of Parcels	Total Acres	Number of Units	Percent of Total Inventory
Industrial Building (Multi-tenant)	27	47.74	1,753	12.10%
Total Industrial	81	155.64	5997	41.40%
Auto Repair and Related Uses	25	15.79	488	3.30%
Car Wash	6	3.65	136	0.90%
Parking Lot	11	7.98	320	2.20%
Vehicle Sales / Rentals	15	12.46	418	2.90%
Vehicle Storage	2	1.48	37	0.30%
Total Auto Services	59	41.36	1399	9.60%
Childcare/Preschool	2	1.62	70	0.50%
Scrap / Salvage yard	2	1.3	31	0.20%
Single Family Residential	3	2.54	50	0.30%
Vacant	1	0.74	14	0.10%
Total Other	8	6.2	165	1.10%
Totals	303	403.08	14,473	100.00%

B.2.9 Environmental Constraints

Environmental factors in Fullerton include seismic activity, landslides, flooding, toxic releases, and fire. This section summarizes the environmental factors to be considered in Fullerton in relation to the Site Inventory and potential impacts on development. Additional discussion of environmental hazards as constraints to housing is available in Chapter 3: Resources and Constraints Analysis.

1. Seismic Hazards

The Alquist-Priolo fault hazard zone crosses several sites in the northeastern areas of the city. As such, these sites have been identified for the development of lower-density suburban subdivisions. Enforcement of the California Building Code by the City of Fullerton, Building Division ensures that new construction will withstand the forces associated with a major earthquake.

2. Landslides

Earthquake-induced landslide zones are located in portions of Fullerton located in areas with hilly or mountainous terrain. These areas are generally unsuitable for dense multi-family housing. No site identified in the Site Inventory is within a landslide prone area.

3. Flooding

No housing sites identified in the Site Inventory are located within a Special Flood Hazard Area (SFHA).



4. Fire Hazards

None of the sites identified in the Site Inventory are located in areas with elevated risk of fire based on the 2022 California Fire Hazard Severity Zones.

5. Toxic Release

As Fullerton is mostly built out and has limited vacant land available for development, inclusion of industrial and commercial sites in the Site Inventory is necessary in order to accommodate RHNA requirements. Industrial and commercial sites may have higher risks of toxic releases than sites zoned for residential uses, and additional analysis is necessary to ensure the safety and suitability of repurposing of these sites.

The Housing Element must demonstrate that the potential need for environmental remediation and mitigation measures on a site listed in the Site Inventory will not preclude development at the projected densities or capacities of the sites during the planning period. Table B-11 shows the known and potential environmental issues present on or adjacent to sites identified for housing development based on the California Department of Toxic Substances Control (DTSC) EnviroStor and the State Water Resources Control Board GeoTracker databases.

As shown in Table B-11, of the 303 opportunity sites identified:

- Ten are cleanup program sites, six of which are open and four of which are closed
- Three are LUSTs, two of which are open and one of which is closed

Table B-11 Existing Environmental Conditions of Inventory Sites

APN	Address	Existing Use	Potential Environmental Issue	Timeline
032-171-33	311 S Highland Ave	General industrial	Cleanup program site	Open - site assessment as of 10/1/2018
269-131-01	360 S Acacia Ave	General industrial	Cleanup program site	Completed - case closed as of 5/27/1988
033-221-12	350 S Raymond Ave	General industrial	Cleanup program site	Open - remediation as of 2/2/2015
033-152-04	800 E Walnut Ave	Single family residential	Cleanup program site	Open - site assessment as of 11/1/2021
032-251-03	144 W Walnut Ave	General industrial	Cleanup program site	Last inspected 8/26/2020
338-031-38	601 N Placentia Ave	Single tenant retail	Cleanup program site	Completed; closed 7/3/2000
338-051-08	2466 Fender Ave	Multi-tenant industrial building	Cleanup program site	Completed - case closed as of 11/28/2000
339-161-02	1930 N Placentia Ave	Community: shopping plaza	Dry cleaner cleanup	Open - assessment & interim remedial action as of 1/2/2013
338-051-12	2488 Fender Ave	Multi-tenant industrial building	Hazardous waste generator, chemical storage facility	Last inspected 10/30/2018



APN	Address	Existing Use	Potential Environmental Issue	Timeline
033-221-09	1420 E Walnut Ave	Multi-tenant industrial building	Leaking underground storage tank cleanup site	Completed - case closed as of 10/1/1991
032-091-06	315 S Richman Ave	General industrial	Leaking underground storage tank cleanup site	Environmental interest end date 9/11/1995
071-323-43	2751 W Orangethorpe Ave	Car wash	Leaking underground storage tank cleanup site	Open - site assessment as of 4/14/2015
032-171-33	311 S Highland Ave	General industrial	Cleanup program site	Open - site assessment as of 10/1/2018

Soils on sites formerly occupied by industrial and manufacturing operations may be contaminated with solvents and metals left over from industrial processes which can be harmful to human health if adequate remediation and mitigation measures are not implemented. Sites formerly occupied by dry cleaners can be similarly contaminated with chlorinated solvents which pose a risk of soil vapor intrusion to occupants of new development on contaminated sites. Leaking underground storage tank cleanup sites (LUSTs) can be common on sites previously occupied by auto-related uses and fueling stations and can contaminate soils and groundwater with petroleum products.

Redevelopment of sites formerly occupied by these types of land uses typically require site remediation or mitigation of environmental hazards, which increases costs for potential housing developers. Site remediation and hazard mitigation measures can be undertaken concurrently with the redevelopment of a given site and, in most cases, these measures are not prohibitively costly. Adequate soil testing performed during a Phase II Environmental Site Assessment and any subsequent investigations will reveal the extent to which a site must be remediated or if relatively simple mitigation measures will suffice. The simplest form of site remediation involves removal of soil from a contaminated site prior to redevelopment and transferring it to a suitable disposal facility. If site remediation is not feasible prior to redevelopment of a site, a developer can mitigate contamination issues by installing a low-cost soil vapor barrier at the time of construction to reduce the potential for volatile compounds to intrude into occupied structures. The addition of a sub-slab depressurization system allows harmful compounds present in contaminated soils to be safely ventilated to the atmosphere. If remediation of a site is necessary, installing these mitigation systems enable site remediation to be completed over a longer timeframe such that remediation does not to be complete before redevelopment and occupation of new development.

As previously discussed, successful conversion of commercial, industrial, manufacturing and auto-oriented uses to residential uses has occurred frequently in Fullerton. Site remediation and hazard mitigation measures can be undertaken concurrently with the redevelopment of a site and, in most cases, these measures are not prohibitively costly for residential development. Given the market demand for housing in Fullerton, the City's record of facilitating development on potentially contaminated sites, and the implementation of mitigation and remediation measures discussed above, the potential challenges of redeveloping these sites with residential uses due to environmental conditions are not significant constraints.



B.3 List of HIOZ Sites

Table B-12 provides a list of sites located within the HIOZ. In total, 300 HIOZ sites were included in the Site Inventory comprising approximately 401 acres. Of this acreage, 215 acres are in commercial zones, 158 acres are in industrial zones, and 28 acres are in office zones. One site is vacant and 399 sites are nonvacant.



Table B-12 Housing Incentive Overlay Zone Sites

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
141 Laguna Rd	028-641-19	Commercial	G-C	20	1.54	Medical Offices	1974	0.23	46	19	19	84
130 W Bastanchury Rd	028-641-20	Commercial	G-C	20	0.70	Offices	Not Available	Not Available	13	5	6	24
100 W Bastanchury Rd	028-641-23	Commercial	G-C	20	1.20	Car Wash	Not Available	Not Available	36	15	15	66
2101 N Harbor Blvd	028-641-25	Commercial	G-C	20	0.34	Medical Offices	Not Available	Not Available	1	5	5	11
235 W Valencia Mesa Dr	028-651-16	Commercial	G-C	20	0.44	Vacant Commercial Bldg.	1962	0.10	1	7	7	15
1400 Brea Blvd	029-010-73	Office	O-P	20	0.37	Offices	1970	0.36	1	5	6	12
179 Valley View Dr	029-020-41	Office	O-P	20	0.51	Single Family Residential	1934	0.07	1	4	5	10
1819 E Chapman Ave	029-142-25	Office	O-P	20	1.44	Offices	1968	0.39	2	13	13	28
1661 E Chapman Ave	029-515-13	Office	O-P	20	0.37	Offices	1965	0.53	1	4	5	10
4005 W Valencia Dr	030-032-32	Commercial	G-C	20	0.44	Car Wash	Not Available	Not Available	1	4	5	10
245 Magnolia Ave	030-035-18	Commercial	G-C	20	0.38	Small Retail Strip	1965	0.30	1	4	5	10
2330 Artesia Ave	030-070-17	Industrial	M-G	20	4.85	Industrial (General)	Not Available	Not Available	146	60	60	266
2337 W Commonwealth Ave	030-070-18	Industrial	M-G	20	2.85	Industrial (General)	Not Available	Not Available	5	26	26	57
131 N Gilbert St	030-070-16	Industrial	M-G	20	1.78	Industrial (General)	Not Available	Not Available	53	22	22	97



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
2005 W Commonwealth Ave	030-160-05	Industrial	M-G	20	0.79	Multi-Tenant Industrial	1980	0.09	14	6	7	27
2041 W Commonwealth Ave	030-160-16	Industrial	M-G	20	0.83	Industrial (General)	1971	0.02	15	7	7	29
2031 W Commonwealth Ave	030-160-17	Industrial	M-G	20	0.64	Vehicle Rentals, Sales	1961	0.02	12	5	5	22
1941 W Commonwealth Ave	030-160-19	Industrial	M-G	20	1.24	Industrial (General)	1980	0.57	37	15	16	68
120 N Gilbert St	030-160-24	Industrial	M-G	20	0.45	Auto repair (& related)	1959	0.16	1	7	7	15
2029 W Commonwealth Ave	030-160-27	Industrial	M-G	20	4.92	Multi-Tenant Industrial	1978	0.40	148	61	61	270
144 N Gilbert St	030-160-29	Industrial	M-G	20	1.27	Multi-Tenant Industrial	1950	0.36	37	16	16	69
130 N Gilbert St	030-160-30	Industrial	M-G	20	1.48	Industrial (General)	Not Available	Not Available	44	18	19	81
1829 W Commonwealth Ave	030-170-08	Industrial	C-M	20	0.48	Auto repair (& related)	1962	0.39	1	7	8	16
1875 W Commonwealth Ave	030-170-12	Industrial	M-GI	20	4.80	Multi-Tenant Industrial	1976	0.06	145	59	60	264
1835 W Commonwealth Ave	030-170-13	Industrial	C-M	20	0.59	Industrial (General)	1963	0.46	11	4	5	20
2216 W Commonwealth Ave	030-180-37	Commercial	G-C	20	0.58	Single Tenant Retail	1974	0.09	11	4	5	20
2204 W Commonwealth Ave	030-180-61	Commercial	G-C	20	0.48	Medical Offices	1965	0.21	1	7	8	16



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
1900 W Commonwealth Ave	030-200-04	Commercial	G-C	20	1.87	Vehicle Rentals, Sales	1956	0.18	3	17	17	37
1842 W Commonwealth Ave	030-200-28	Commercial	G-C	20	0.38	Restaurant	1910	0.09	1	6	6	13
1850 W Commonwealth Ave	030-200-31	Commercial	G-C	20	1.58	Vehicle Rentals, Sales	1963	0.11	3	14	14	31
1808 W Commonwealth Ave	030-210-03	Religious Use	G-C	20	0.45	Industrial (General)	1983	0.18	1	7	7	15
1810 W Commonwealth Ave	030-210-04	Religious Use	C-H	20	0.42	Parking Lot	1928	0.03	1	6	7	14
1820 W Commonwealth Ave	030-210-05	Religious Use	C-H	20	0.42	Parking Lot	1975	0.05	1	6	7	14
1824 W Commonwealth Ave	030-210-06	Commercial	C-H	20	0.84	Parking Lot	1976	0.29	15	7	7	29
167 S Brookhurst Rd	030-210-22	Industrial	M-G	20	0.53	Vehicle Storage		0.00	9	4	5	18
1834 W Valencia Dr	030-421-28	Commercial	G-C	20	0.52	Childcare/Preschool	1958	0.26	1	4	5	10
1565 W Commonwealth Ave	031-113-34	Commercial	G-C	20	0.40	Auto repair (& related)	1955	0.06	1	4	5	10
1555 W Commonwealth Ave	031-113-39	Commercial	G-C	20	0.49	Single Family Residential	1937	0.14	1	4	5	10
1501 W Commonwealth Ave	031-113-46	Commercial	G-C	20	0.65	Medical Offices	1956	0.43	1	6	6	13
1517 W Commonwealth Ave	031-113-44	Commercial	G-C	20	0.22	Parking Lot	1955	0.00	0	2	2	4



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
1001 W Commonwealth Ave	031-121-41	Commercial	G-C	20	0.56	Car wash	1972	0.05	1	5	5	11
1030 Williamson Ave	031-141-32	Commercial	M-G	20	0.59	Auto repair (& related)	1971	0.62	1	5	5	11
1010 Williamson Ave	031-141-33	Commercial	M-G	20	0.54	Auto repair (& related)	1962	0.20	9	4	5	18
1000 W Commonwealth Ave	031-143-04	Commercial	G-C	20	0.46	Restaurant	1954	0.15	1	7	8	16
1010 W Commonwealth Ave	031-143-06	Commercial	G-C	20	0.61	Auto repair (& related)	1955	0.10	1	5	6	12
1309 W Valencia Dr	031-150-23	Office	O-P	20	0.44	Offices	1961	0.33	1	7	7	15
1335 W Valencia Dr	031-150-27	Office	O-P	20	0.92	Offices	1963	0.26	17	7	8	32
1001 W Valencia Dr	031-150-29	Commercial	G-C	20	0.51	Small Retail Strip	1961	0.05	9	4	4	17
300 N Euclid St	031-221-13	Commercial	G-C	20	0.38	Medical Offices	1981	0.33	1	4	5	10
909 W Wilshire Ave	031-221-15	Low-Density Residential	O-P	20	0.95	Medical Offices	1962	0.26	1	9	9	19
312 N Euclid St	031-221-21	Commercial	G-C	20	1.84	Vacant Commercial Bldg.	1970	0.26	3	16	17	36
322 N Euclid St	031-221-22	Commercial	G-C	20	0.48	Shopping Center	1970	0.33	1	4	5	10
901 W Commonwealth Ave	031-231-25	Commercial	G-C	20	0.37	Auto repair (& related)	1953	0.12	1	4	5	10
222 N Euclid St	031-231-38	Commercial	G-C	20	0.57	Restaurant	1965	0.30	1	5	5	11



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
110 N Euclid St	031-231-39	Commercial	G-C	20	0.52	Small Retail Strip	Not Available	Not Available	1	4	5	10
741 W Commonwealth Ave	031-233-41	Commercial	G-C	20	0.43	Small Retail Strip	Not Available	Not Available	1	4	5	10
729 W Commonwealth Ave	031-233-43	Commercial	G-C	20	0.37	Vehicle Rentals, Sales	1960	0.02	1	4	5	10
920 W Commonwealth Ave	031-241-01	Commercial	G-C	20	2.12	Vehicle Rentals, Sales	1954	0.28	63	26	27	116
820 W Commonwealth Ave	031-241-02	Commercial	G-C	20	0.46	Auto repair (& related)	Not Available	Not Available	1	7	8	16
811 Williamson Ave	031-241-23	Commercial	M-G	20	0.55	Industrial (General)	1976	0.53	10	4	5	19
700 Williamson Ave	031-242-11	Industrial	M-G	20	1.38	Parking Lot	1961	Not Available	41	17	17	75
830 Williamson Ave	031-242-12	Industrial	M-G	20	0.57	Industrial (General)	1974	0.64	10	4	5	19
910 Williamson Ave	031-242-13	Commercial	G-C	20	0.71	Small Retail Strip	1957	0.34	13	5	6	24
820 Williamson Ave	031-242-15	Industrial	M-G	20	0.74	Industrial (General)	1958	0.06	13	6	6	25
728 Williamson Ave	031-242-16	Industrial	M-G	20	0.62	Industrial (General)	Not Available	Not Available	11	5	5	21
707 S Euclid St	031-306-15	Commercial	G-C	20	0.48	Small Retail Strip	1976	0.38	1	4	5	10
520 S Euclid St	031-321-32	Commercial	G-C	20	0.62	Vehicle Rentals, Sales	1964	0.02	1	5	6	12



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
600 S Euclid St	031-322-12	Commercial	G-C	20	0.34	Vehicle Rentals, Sales	1963	0.05	1	4	5	10
1000 W West Ave	031-360-07	Commercial	G-C	20	0.95	Small Retail Strip	1963	0.30	1	9	9	19
1050 W Valencia Dr	031-363-28	Commercial	G-C	20	0.45	Restaurant	1958	0.27	1	7	7	15
555 S Euclid St	031-363-36	Commercial	G-C	20	1.24	Vehicle Rentals, Sales	1959	0.22	37	15	16	68
623 W Commonwealth Ave	032-073-16	Commercial	G-C	20	0.42	Auto repair (& related)	1955	0.21	1	4	5	10
515 W Commonwealth Ave	032-074-25	Commercial	G-C	20	0.42	Small Retail Strip	1965	0.56	1	6	7	14
666 W Commonwealth Ave	032-081-31	Commercial	G-C	20	0.84	Vehicle Rentals, Sales	1959	0.01	15	7	7	29
633 Williamson Ave	032-081-32	Commercial	M-G	20	0.90	Auto repair (& related)	1979	0.28	17	7	7	31
636 Williamson Ave	032-084-01	Industrial	M-G	20	1.45	Multi-Tenant Industrial	1973	0.07	43	18	18	79
617 W Valencia Dr	032-091-03	Industrial	M-G	20	2.48	Multi-Tenant Industrial	1970	0.07	4	22	23	49
601 W Valencia Dr	032-091-04	Industrial	M-G	20	1.81	Industrial (General)	1969	0.04	3	16	17	36
315 S Richman Ave	032-091-05	Industrial	M-G	20	0.39	Industrial (General)	1959	Not Available	1	6	6	13
315 S Richman Ave	032-091-06	Industrial	M-G	20	0.66	Industrial (General)	1967	0.46	12	5	6	23



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
543 W Valencia Dr	032-091-08	Industrial	M-G	20	0.43	Industrial (General)	1956	0.16	1	4	5	10
537 W Valencia Dr	032-091-09	Industrial	M-G	20	0.83	Auto repair (& related)	1961	0.48	1	7	8	16
539 W Valencia Dr	032-091-10	Industrial	M-G	20	0.84	Auto repair (& related)	1957	0.08	1	7	8	16
525 W Valencia Dr	032-091-11	Industrial	M-G	20	0.95	Vehicle Storage	1965	0.12	1	9	9	19
515 W Valencia Dr	032-091-12	Industrial	M-G	20	1.57	Industrial (General)	1972	0.24	3	14	14	31
301 S Richman Ave	032-091-14	Industrial	M-G	20	1.25	Industrial (General)	1976	0.02	37	15	16	68
401 S Richman Ave	032-091-15	Industrial	M-G	20	0.62	Industrial (General)	1980	0.21	11	5	5	21
464 W Commonwealth Ave	032-160-14	Commercial	G-C	20	1.36	Industrial (General)	1952	0.03	40	17	17	74
204 S Richman Ave	032-160-17	Commercial	M-G	20	0.84	Industrial (General)	Not Available	Not Available	15	7	7	29
430 W Commonwealth Ave	032-160-18	Commercial	G-C	20	1.62	Small Retail Strip	Not Available	Not Available	48	20	21	89
300 W Walnut Ave	032-171-32	Industrial	M-G	20	0.69	Industrial (General)	1959	0.00	13	5	6	24
311 S Highland Ave	032-171-33	Industrial	M-G	20	1.64	Industrial (General)	1958	0.53	49	20	21	90
398 W Walnut Ave	032-171-34	Industrial	M-G	20	2.07	Industrial (General)	1959	0.48	62	25	26	113



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
469 W Valencia Dr	032-181-24	Commercial	O-P	20	0.36	Offices	1965	0.41	1	4	5	10
308 W Valencia Dr	032-182-45	Commercial	G-C	20	0.45	Offices	1958	0.09	1	7	7	15
225 W Santa Fe Ave	032-241-17	Industrial	M-G	20	0.37	Industrial (General)	1926	1.00	1	5	6	12
144 W Walnut Ave	032-251-03	Industrial	M-G	20	0.59	Industrial (General)	1955	0.70	11	4	5	20
136 W Walnut Ave	032-251-04	Industrial	M-G	20	0.38	Scrap / Salvage Yard	1978	0.16	1	6	6	13
225 W Truslow Ave	032-251-16	Industrial	M-G	20	0.35	Auto repair (& related), Garage	1965	0.34	1	5	6	12
114 W Walnut Ave	032-251-39	Industrial	M-G	20	0.57	Industrial (General)	Not Available	Not Available	10	4	5	19
210 W Walnut Ave	032-251-43	Industrial	M-G	20	1.19	Industrial (General)	Not Available	Not Available	35	15	15	65
603 S Harbor Blvd	032-273-28	Commercial	G-C	20	0.38	Vehicle Rentals, Sales	Not Available	Not Available	1	4	5	10
701 S Harbor Blvd	032-274-01	Commercial	G-C	20	0.42	Vehicle Rentals, Sales	1949	0.49	1	4	5	10
925 S Harbor Blvd	032-282-02	Commercial	G-C	20	0.45	Restaurant	1968	0.12	1	4	5	10
1015 S Harbor Blvd	032-283-02	Commercial	G-C	20	0.47	Motel	1963	0.56	1	7	8	16
121 W Hill Ave	032-283-12	Commercial	G-C	20	0.52	Motel	1965	0.52	9	4	5	18
151 W Orangethorpe Ave	032-284-04	Commercial	G-C	20	0.60	Restaurant	1966	0.08	11	5	5	21
101 W Orangethorpe Ave	032-284-09	Commercial	G-C	20	0.90	Small Retail Strip	1964	0.39	17	7	7	31



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
101 W Orangethorpe Ave	032-284-11	Commercial	G-C	20	0.43	Small Retail Strip	Not Available	Not Available	1	7	7	15
1107 S Harbor Blvd	032-284-13	Commercial	G-C	20	0.38	Single Tenant Retail	1974	0.22	1	6	6	13
1125 S Harbor Blvd	032-284-16	Commercial	G-C	20	0.36	Small Retail Strip	1986	Not Available	1	5	6	12
434 S Harbor Blvd	033-051-12	Commercial	G-C	20	0.49	Small Retail Strip	Not Available	Not Available	1	8	8	17
516 S Harbor Blvd	033-052-13	Commercial	G-C	20	0.46	Auto repair (& related)	1949	0.16	1	7	8	16
410 S Lemon St	033-094-11	Commercial	G-C	20	0.75	Small Retail Strip	1980	0.33	14	6	6	26
400 E Commonwealth Ave	033-101-38	Commercial	G-C	20	2.88	Industrial (General)	Not Available	Not Available	86	36	36	158
212 S Berkeley Cir	033-104-24	Industrial	M-G	20	0.35	Industrial (General)	1978	0.47	1	5	6	12
524 E Walnut Ave	033-105-10	Industrial	M-G	20	0.39	Industrial (General)	1976	0.41	1	6	6	13
515 E Commonwealth Ave	033-131-28	Office	O-P	20	0.41	Offices	1952	0.15	1	6	7	14
505 E Commonwealth Ave	033-131-30	Office	O-P	20	0.53	Offices	1960	0.26	9	4	5	18
800 E Walnut Ave	033-152-04	Industrial	M-G	20	1.54	Single Family Residential	1926	0.04	3	13	14	30
620 E Walnut Ave	033-152-10	Industrial	M-G	20	0.49	Industrial (General)	1927	0.05	1	8	8	17



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
600 E Walnut Ave	033-152-11	Industrial	M-G	20	0.45	Multi-Tenant Industrial	1962	0.41	1	7	7	15
700 E Walnut Ave	033-152-12	Industrial	M-G	20	0.59	Industrial (General)	1958	0.63	11	4	5	20
720 E Walnut Ave	033-152-13	Industrial	M-G	20	0.86	Multi-Tenant Industrial	1957	0.44	1	8	8	17
704 E Commonwealth Ave	033-154-17	Commercial	G-C	20	0.40	Single Tenant Retail	1975	0.38	1	6	7	14
620 E Commonwealth Ave	033-154-18	Commercial	G-C	20	1.70	Small Retail Strip	1966	Not Available	51	21	21	93
177 N Raymond Ave	033-173-29	Commercial	G-C	20	0.74	Shopping Center	1961	0.34	1	6	7	14
1111 E Commonwealth Ave	033-173-43	Commercial	G-C	20	0.36	Offices	1970	0.41	1	5	6	12
139 N Raymond Ave	033-173-46	Commercial	G-C	20	0.51	Shopping Center	1962	0.71	9	4	4	17
115 N Raymond Ave	033-173-47	Commercial	G-C	20	0.51	Shopping Center,	1962	Not Available	9	4	4	17
1101 E Commonwealth Ave	033-173-54	Commercial	G-C	20	0.85	Single Tenant Retail	1961	0.39	1	8	8	17
1117 E Commonwealth Ave	033-173-57	Commercial	G-C	20	0.44	Restaurant	Not Available	Not Available	1	7	7	15
824 E Commonwealth Ave	033-183-33	Commercial	G-C	20	0.41	Vacant Commercial Bldg.	1920	0.14	1	4	5	10
1004 E Walnut Ave	033-184-02	Industrial	M-G	20	1.44	Multi-Tenant Industrial	1955	0.16	2	13	13	28



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
924 E Walnut Ave	033-184-03	Industrial	M-G	20	0.93	Industrial (General)	1955	0.25	1	8	9	18
900 E Walnut Ave	033-184-05	Industrial	M-G	20	0.78	Multi-Tenant Industrial	1965	0.08	1	7	7	15
828 E Walnut Ave	033-184-06	Industrial	M-G	20	0.48	Auto repair (& related), Garage	1957	0.39	1	4	5	10
824 E Walnut Ave	033-184-07	Industrial	M-G	20	0.92	Scrap / Salvage Yard	1956	0.05	1	8	9	18
920 E Walnut Ave	033-184-10	Industrial	M-G	20	1.49	Auto repair (& related), Garage	1956	0.14	2	13	14	29
1110 E Truslow Ave	033-192-19	Industrial	M-G	20	3.27	Multi-Tenant Industrial	Not Available	Not Available	98	40	41	179
1245 E Wilshire Ave	033-211-02	Commercial	G-C	20	3.26	Vacant Commercial Bldg.	1957	0.46	6	29	30	65
1250 E Chapman Ave	033-211-03	Commercial	G-C	20	3.92	Single Tenant Retail	Not Available	Not Available	7	35	36	78
100 N Raymond Ave	033-212-04	Commercial	G-C	20	0.46	Single Tenant Retail	1963	0.09	1	4	5	10
136 N Raymond Ave	033-212-11	Commercial	G-C	20	2.15	Shopping Center,	Not Available	Not Available	64	27	27	118
172 N Raymond Ave	033-212-12	Commercial	G-C	20	0.37	Shopping Center,	Not Available	Not Available	1	5	6	12
104 N Raymond Ave	033-212-15	Commercial	G-C	20	2.44	Shopping Center,	Not Available	Not Available	4	22	22	48



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
N/A	033-212-16	Commercial	G-C	20	0.55	Shopping Center,		0.00	1	5	5	11
1400 E Walnut Ave	033-221-02	Industrial	M-P	20	1.84	Industrial (General)	1957	0.31	3	16	17	36
1500 E Walnut Ave	033-221-08	Industrial	M-P	20	5.49	Industrial (General)	1972	0.18	10	49	50	109
1420 E Walnut Ave	033-221-09	Industrial	M-P	20	5.43	Multi-Tenant Industrial	1960	0.26	10	49	49	108
1250 E Walnut Ave	033-221-11	Industrial	M-P	20	1.82	Industrial (General)	Not Available	Not Available	3	16	17	36
350 S Raymond Ave	033-221-12	Industrial	M-P	20	5.74	Industrial (General)	Not Available	Not Available	11	51	52	114
2450 E Chapman Ave	033-420-03	Commercial	G-C	20	1.42	Shopping Center,	1964	0.26	2	13	13	28
2516 E Chapman Ave	033-420-04	Commercial	G-C	20	0.47	Shopping Center,	1963	0.19	1	7	8	16
2460 E Chapman Ave	033-420-05	Commercial	G-C	20	1.66	Shopping Center,	1958	0.32	3	15	15	33
450 N State College Blvd	033-420-09	Commercial	G-C	20	4.93	Shopping Center	1962	0.25	9	44	45	98
100 N State College Blvd	033-425-05	Office	O-P	20	0.74	Offices	1964	0.27	1	6	7	14
1310 E Chapman Ave	033-435-22	Commercial	G-C	20	0.64	Small Retail Strip	1963	0.39	12	5	5	22
1342 E Chapman Ave	033-435-23	Commercial	G-C	20	0.80	Small Retail Strip	1963	0.41	15	6	7	28



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
2507 W Orangethorpe Ave	071-023-29	Commercial	G-C	20	0.85	Auto repair (& related)	Not Available	Not Available	15	7	7	29
1401 S Brookhurst Rd	071-043-23	Commercial	G-C	20	2.33	Medical Offices	1979	0.21	70	29	29	128
2516 W Orangethorpe Ave	071-051-07	Commercial	G-C	20	0.55	Auto repair (& related)	1951	0.03	10	4	5	19
2720 W Orangethorpe Ave	071-051-66	Commercial	G-C	20	0.48	Restaurant	1962	0.06	1	7	8	16
2500 W Orangethorpe Ave	071-051-77	Commercial	G-C	20	0.55	Offices	1963	0.67	10	4	5	19
2700 W Orangethorpe Ave	071-051-83	Commercial	G-C	20	0.34	Single Tenant Retail	1964	0.43	1	5	5	11
2634 W Orangethorpe Ave	071-051-84	Commercial	G-C	20	0.41	Small Retail Strip	1965	0.38	1	6	7	14
2301 W Orangethorpe Ave	071-313-21	Commercial	G-C	20	0.44	Restaurant	1976	0.07	1	4	5	10
2635 W Orangethorpe Ave	071-323-38	Commercial	G-C	20	0.51	Vehicle Rentals, Sales	1970	0.37	9	4	4	17
2725 W Orangethorpe Ave	071-323-40	Commercial	G-C	20	1.11	Industrial (General)	1963	0.26	33	14	14	61
2751 W Orangethorpe Ave	071-323-43	Commercial	G-C	20	0.48	Car wash	1982	0.08	1	7	8	16
2627 W Orangethorpe Ave	071-323-48	Commercial	G-C	20	1.03	Small Retail Strip	Not Available	Not Available	30	13	13	56
2220 W Orangethorpe Ave	071-461-06	Commercial	G-C	20	0.59	Small Retail Strip	1979	0.30	1	5	5	11



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
2424 W Orangethorpe Ave	071-471-10	Commercial	G-C	20	0.35	Auto repair (& related)	1964	0.38	1	5	6	12
1018 W Orangethorpe Ave	072-161-11	Commercial	G-C	20	0.36	Auto repair (& related)	1957	0.32	1	5	6	12
1321 S Euclid St	072-161-17	Commercial	G-C	20	0.93	Auto repair (& related)	1970	0.22	17	7	8	32
1331 S Euclid St	072-161-19	Commercial	G-C	20	0.52	Vehicle Rentals, Sales	1969	0.09	9	4	5	18
1331 S Euclid St	072-161-20	Commercial	G-C	20	0.55	Vehicle Rentals, Sales	1969	0.13	10	4	5	19
801 S Euclid St	072-170-17	Commercial	G-C	20	0.44	Small Retail Strip	1966	0.15	1	4	5	10
1647 W Orangethorpe Ave	072-242-12	Commercial	G-C	20	0.50	Shopping Center	1958	0.54	1	4	5	10
1701 W Orangethorpe Ave	072-242-15	Commercial	G-C	20	6.36	Shopping Center	1955	0.11	12	57	58	127
1700 W Orangethorpe Ave	072-271-29	Commercial	G-C	20	0.87	Vacant Commercial Building	1972	0.12	1	8	8	17
1101 W Orangethorpe Ave	072-352-48	Commercial	G-C	20	0.47	Small Retail Strip	1962	0.38	1	7	8	16
1115 W Orangethorpe Ave	072-352-49	Commercial	G-C	20	0.70	Small Retail Strip	1963	0.37	1	6	7	14
905 S Euclid St	072-352-64	Commercial	G-C	20	0.82	Offices	1970	0.64	1	7	8	16
261 W Orangethorpe Ave	073-073-05	Commercial	G-C	20	0.45	Restaurant	1976	0.09	1	4	5	10



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
255 W Orangethorpe Ave	073-073-11	Commercial	G-C	20	1.02	Single Tenant Retail	1966	0.18	30	13	13	56
301 W Orangethorpe Ave	073-253-11	Commercial	G-C	20	0.46	Vehicle Rentals, Sales	1976	0.36	0	4	5	9
311 W Orangethorpe Ave	073-253-12	Commercial	G-C	20	0.43	Single Tenant Retail	1957	0.24	1	4	5	10
901 W Orangethorpe Ave	073-263-48	Commercial	G-C	20	0.42	Single Tenant Retail	1962	0.18	0	4	4	8
1000 S Euclid St	073-263-52	Commercial	G-C	20	0.83	Motel	1965	0.58	1	7	8	16
910 S Euclid St	073-263-54	Commercial	G-C	20	1.14	Parking Lot		0.00	2	10	10	22
914 W Orangethorpe Ave	073-310-04	Commercial	G-C	20	0.92	Shopping Center,	1959	0.17	17	7	8	32
1400 S Euclid St	073-310-11	Commercial	G-C	20	0.43	Auto repair (& related)	1973	0.37	1	4	5	10
904 W Orangethorpe Ave	073-310-12	Commercial	G-C	20	0.79	Shopping Center	1962	0.26	1	7	7	15
914 W Orangethorpe Ave	073-310-22	Commercial	G-C	20	4.60	Shopping Center	Not Available	Not Available	9	41	42	92
926 W Orangethorpe Ave	073-310-23	Commercial	G-C	20	0.63	Shopping Center	Not Available	Not Available	12	5	5	22
1530 S Harbor Blvd	267-091-02	Commercial	G-C	20	1.72	Auto repair (& related)	1959	0.26	51	21	22	94
1501 S Lemon St	267-091-07	Commercial	G-C	20	4.02	Bowling Alley	Not Available	Not Available	121	50	50	221
1620 S Harbor Blvd	267-091-09	Commercial	G-C	20	1.97	Small Retail Strip	Not Available	Not Available	59	24	25	108



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
331 N State College Blvd	269-051-07	Commercial	G-C	20	0.90	Shopping Center	1963	0.34	17	7	7	31
321 N State College Blvd	269-051-08	Commercial	G-C	20	1.22	Restaurant	1976	0.43	2	11	11	24
305 N State College Blvd	269-051-09	Commercial	G-C	20	0.97	Restaurant	1922	0.02	1	9	9	19
1940 E Chapman Ave	269-091-03	Office	O-P	20	0.37	Offices	1965	0.39	1	5	6	12
1950 E Chapman Ave	269-091-04	Office	O-P	20	0.35	Offices	1960	0.38	1	5	6	12
1966 E Chapman Ave	269-091-05	Office	O-P	20	0.72	Offices	1957	0.29	13	6	6	25
351 - 451 S Acacia Ave	269-113-03	Industrial	M-P	20	4.04		Not Available	Not Available	122	50	50	222
360 S Acacia Ave	269-131-01	Industrial	M-P	20	4.18	Industrial (General)	1960	0.30	125	52	52	229
1800 E Walnut Ave	269-131-02	Industrial	M-P	20	3.30	Industrial (General)	Not Available	Not Available	6	30	30	66
2030 E Walnut Ave	269-141-01	Industrial	M-P	20	1.00	Industrial (General)	1968	0.34	2	9	9	20
2116 E Walnut Ave	269-141-02	Industrial	M-P	20	1.00	Industrial (General)	1973	0.46	2	9	9	20
2200 E Walnut Ave	269-141-03	Industrial	M-P	20	10.34	Industrial (General)	1965	0.44	20	93	93	206
2340 E Walnut Ave	269-151-09	Industrial	M-G	20	6.96	Multi-Tenant Industrial	Not Available	Not Available	210	86	86	382
331 S State College Blvd	269-151-12	Industrial	C-M	20	3.54	Industrial (General)	Not Available	Not Available	106	44	44	194



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
1751 Hughes Dr	280-012-10	Industrial	M-P	20	8.99	Industrial (General)	Not Available	Not Available	271	111	112	494
1431 N Harbor Blvd	281-011-18	Commercial	G-C	20	0.49	Offices	1958	0.17	1	4	5	10
1501 N Harbor Blvd	281-011-23	Commercial	G-C	20	0.61	Offices	1978	0.38	1	5	6	12
1601 S Harbor Blvd	281-011-30	Commercial	G-C	20	0.74	Vacant		0.00	1	6	7	14
1321 N Harbor Blvd	281-034-10	Commercial	G-C	20	2.30	Offices	1977	0.29	4	21	21	46
1201 E Chapman Ave	283-173-06	Commercial	G-C	20	0.36	Shopping Center	1958	0.07	1	4	5	10
1341 E Chapman Ave	283-175-05	Commercial	G-C	20	0.78	Shopping Center	1965	0.33	1	7	7	15
501 N State College Blvd	283-212-33	Commercial	G-C	20	2.06	Industrial (General)	1968	0.11	4	18	19	41
1015 E Chapman Ave	283-221-06	Office	O-P	20	0.50	Offices	1974	0.30	1	4	5	10
1001 E Chapman Ave	283-233-01	Office	O-P	20	0.47	Offices	1962	0.29	1	4	5	10
501 N Cornell Ave	283-234-14	Office	O-P	20	0.51	Offices	1961	0.30	1	4	5	10
801 E Chapman Ave	283-234-16	Office	O-P	20	1.23	Offices	1979	0.65	2	11	11	24
1441 Brea Blvd	283-301-03	Office	O-P	20	0.71	Offices	1965	0.11	13	5	6	24
1450 Brea Blvd	283-301-04	Office	O-P	20	0.63	Parking Lot	1974	0.00	12	5	5	22
2830 Brea Blvd	284-041-31	Commercial	G-C	20	0.48	Offices	1979	0.28	1	4	5	10
2850 Brea Blvd	284-041-32	Commercial	G-C	20	0.40	Single Tenant Retail	1967	0.14	1	4	5	10
2900 Brea Blvd	284-382-28	Commercial	G-C	20	0.40	Small Retail Strip	Not Available	Not Available	1	4	5	10
3006 Brea Blvd	284-401-09	Commercial	G-C	20	1.11	Small Retail Strip	1978	Not Available	2	10	10	22



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
1040 E Bastanchury Rd	285-281-05	Commercial	G-C	20	0.75	Shopping Center	Not Available	Not Available	14	6	6	26
1060 E Bastanchury Rd	285-281-06	Commercial	G-C	20	6.76	Shopping Center	Not Available	Not Available	204	83	84	371
2270 Rosecrans Ave	288-021-23	Office	O-P	20	0.94	Offices	1979	0.29	1	8	9	18
3711 N Harbor Blvd	292-011-17	Office	O-P	20	0.40	Offices	1965	0.29	1	4	5	10
220 Laguna Rd	292-071-04	Office	O-P	20	0.66	Offices	1964	0.27	12	5	6	23
270 Laguna Rd	292-071-08	Office	O-P	20	0.57	Offices	1978	0.39	1	5	5	11
201 W Bastanchury Rd	292-071-12	Office	O-P	20	1.76	Offices	Not Available	Not Available	52	22	22	96
301 W Bastanchury Rd	292-071-16	Office	O-P	20	3.92	Medical Offices	Not Available	Not Available	7	35	36	78
333 W Bastanchury Rd	292-071-17	Office	O-P	20	1.24	Offices	Not Available	Not Available	2	11	11	24
2251 N Harbor Blvd	292-072-01	Commercial	G-C	20	2.90	Medical Offices	1967	0.26	5	26	27	58
141 W Bastanchury Rd	292-072-07	Commercial	G-C	20	2.45	Medical Offices	Not Available	Not Available	4	22	23	49
951 W Bastanchury Rd	292-084-07	Greenbelt Concept	C-G	20	0.79	Medical Offices	Not Available	Not Available	14	6	7	27
3261 N Harbor Blvd	292-331-01	Office	O-P	20	0.59	Offices	1960	0.20	1	5	5	11
2949 Brea Blvd	293-236-11	Commercial	G-C	20	0.64	Medical Offices	1965	0.25	1	5	6	12
211 Imperial Hwy	296-201-06	Industrial	C-M	20	1.05	Industrial (General)	1979	0.37	31	13	13	57



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
285 Imperial Hwy	296-201-09	Industrial	C-M	20	0.98	Industrial (General)	1979	0.40	18	8	8	34
4201 Bonita Pl	296-202-02	Industrial	M-P	20	3.11	Industrial (General)	1982	0.00	94	38	39	171
4101 Bonita Pl	296-202-04	Industrial	M-P	20	4.46	Industrial (General)	1975	0.44	134	55	56	245
435 Imperial Hwy	296-203-09	Industrial	C-M	20	0.56	Parking Lot		0.00	1	5	5	11
4111 N Palm St	296-203-13	Industrial	M-P	20	4.25	Industrial (General)	Not Available	Not Available	128	52	53	233
4141 N Palm St	296-203-12	Industrial	M-P	20	4.79	Industrial (General)	Not Available	Not Available	144	59	60	263
439 Imperial Hwy	296-203-14	Industrial	C-M	20	0.62	Industrial (General)	Not Available	Not Available	1	5	6	12
2810 Imperial Hwy	337-082-13	Commercial	G-C	20	2.07	Restaurant	1984	0.04	4	18	19	41
3223 Associated Rd	337-082-16	Commercial	G-C	20	1.10	Childcare/Preschool	1978	0.22	33	13	14	60
3233 Associated Rd	337-082-17	Commercial	G-C	20	1.45	Small Retail Strip	1977	0.14	2	13	14	29
1941 N Placentia Ave	337-291-04	Commercial	G-C	20	0.71	Restaurant	1977	0.06	13	5	6	24
1933 N Placentia Ave	337-291-05	Commercial	G-C	20	0.53	Auto repair (& related)	1972	0.23	9	4	5	18
2240 N State College Blvd	337-302-02	Greenbelt Concept	G-C	20	2.83	Offices	Not Available	Not Available	85	35	35	155
2931 Nutwood Ave	338-011-23	Commercial	G-C	20	0.38	Restaurant	1971	0.11	1	6	6	13
601 N Placentia Ave	338-031-38	Commercial	G-C	20	0.90	Single Tenant Retail	1973	0.11	17	7	7	31



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
441 N Placentia Ave	338-031-40	Commercial	G-C	20	0.89	Restaurant	Not Available	Not Available	17	7	7	31
2920 Nutwood Ave	338-031-41	Commercial	G-C	20	0.92	Restaurant	1972	0.12	17	7	8	32
821 N Placentia Ave	338-031-42	Commercial	G-C	20	0.69	Restaurant	1972	0.06	13	5	6	24
751 N Placentia Ave	338-031-46	Commercial	G-C	20	0.48	Restaurant	1984	0.32	1	7	8	16
629 N Placentia Ave	338-031-47	Commercial	G-C	20	0.49	Small Retail Strip	1984	0.00	1	8	8	17
303 N Placentia Ave	338-041-07	Commercial	G-C	20	0.40	Auto repair (& related)	1972	0.47	1	6	7	14
680 Langsdorf Dr	338-082-03	Office	O-P	20	2.85	Medical Offices	Not Available	Not Available	85	35	36	156
512 N State College Blvd	338-101-12	Commercial	G-C	20	8.02	Small Retail Strip	Not Available	Not Available	16	72	72	160
2501 E Chapman Ave	338-101-13	Office	O-P	20	1.74	Offices	Not Available	Not Available	52	21	22	95
1974 N Placentia Ave	339-161-01	Commercial	G-C	20	0.57	Restaurant	1973	0.25	10	4	5	19
1930 N Placentia Ave	339-161-02	Commercial	G-C	20	10.88	Shopping Center	1969	0.23	59	269	270	598
3161 Yorba Linda Blvd	339-161-04	Commercial	G-C	20	1.46	Small Retail Strip	1974	0.31	44	18	18	80
3115 Yorba Linda Blvd	339-161-08	Commercial	G-C	20	0.60	Shopping Center	1977	0.32	11	5	5	21
3105 Yorba Linda Blvd	339-161-09	Commercial	G-C	20	0.97	Car wash	1976	0.45	18	7	8	33
3260 Yorba Linda Blvd	339-191-01	Commercial	G-C	20	8.84	Shopping Center	1970	Not Available	267	109	110	486



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
3302 Yorba Linda Blvd	339-191-02	Commercial	G-C	20	7.30	Shopping Center	1970	0.20	220	90	91	401
3370 Yorba Linda Blvd	339-191-03	Commercial	G-C	20	0.51	Restaurant	1970	0.08	9	4	4	17
3021 Yorba Linda Blvd	339-201-02	Commercial	G-C	20	0.49	Shopping Center	1969	0.17	1	8	8	17
3000 Yorba Linda Blvd	339-202-02	Commercial	G-C	20	0.56	Restaurant	1966	0.07	10	4	5	19
1700 N Placentia Ave	339-221-01	Commercial	G-C	20	0.50	Small Retail Strip	1965	0.44	9	4	4	17
1690 N Placentia Ave	339-222-01	Commercial	O-P	20	0.46	Medical Offices	1972	0.30	1	7	8	16
4100 N Harbor Blvd	296-201-10	Commercial	G-C	20	5.40	Shopping Center		0.00	163	67	67	297
4110 N Harbor Blvd	296-201-11	Commercial	G-C	20	0.10	Shopping Center		0.00	0	1	2	3
4030 N Harbor Blvd	296-201-12	Commercial	G-C	20	4.54	Shopping Center		0.00	136	56	57	249
1820 Sunny Crest Dr	028-651-31		G-C	20	0.92	Single Tenant Retail		0.22	17	7	8	32
2444 Fender Ave	338-051-02	Industrial	M-G	20	0.89	Multi-Tenant Industrial	1974	0.36	1	8	8	17
2454 Fender Ave	338-051-07	Industrial	M-G	20	0.89	Multi-Tenant Industrial	1970	0.52	1	8	8	17
2466 Fender Ave	338-051-08	Industrial	M-G	20	0.89	Multi-Tenant Industrial	1970	0.44	1	8	8	17
2478 Fender Ave	338-051-11	Industrial	M-G	20	1.00	Multi-Tenant Industrial	1971	0.43	2	9	9	20



City of Fullerton
Housing Element

Site Address/Intersection	Assessor Parcel Number	GP (Current)	Zoning (Current)	Min Density	Parcel Size (Ac)	Existing Use/Vacancy	Year Built	FAR	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
2488 Fender Ave	338-051-12	Industrial	M-G	20	1.01	Multi-Tenant Industrial	1971	0.42	2	9	9	20
2434 Fender Ave	338-051-15	Industrial	M-G	20	0.90	Multi-Tenant Industrial	1974	0.54	1	8	9	18
2560 Fender Ave	338-061-20	Industrial	M-G	20	0.69	Multi-Tenant Industrial	1974	0.58	1	6	6	13
2500 Fender Ave	338-061-22	Industrial	M-G	20	1.01	Multi-Tenant Industrial	1972	0.48	2	9	9	20
2512 Fender Ave	338-061-23	Industrial	M-G	20	1.02	Multi-Tenant Industrial	1972	0.48	2	9	9	20
2524 Fender Ave	338-061-24	Industrial	M-G	20	1.00	Multi-Tenant Industrial	1972	0.49	2	9	9	20
2536 Fender Ave	338-061-25	Industrial	M-G	20	0.99	Multi-Tenant Industrial	1972	0.49	1	9	9	19
2548 Fender Ave	338-061-26	Industrial	M-G	20	0.72	Multi-Tenant Industrial	1974	0.58	1	6	7	14
N/A	338-061-27	Industrial	M-G	20	1.01	Multi-Tenant Industrial	Not Available	Not Available	2	9	9	20
141 Laguna Rd	338-061-29	Industrial	M-G	20	0.82	Multi-Tenant Industrial	Not Available	Not Available	1	7	8	16

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.

During the 2021-2029 period, all 101 residential units at Amerige Villas are deemed “high risk” of being lost to the supply of affordable housing in Fullerton. Amerige Villas is participating in a project-based Section 8 contract that is set to expire on January 31, 2025. These units will be converted to market-rate housing at the expiration of affordability controls in 2025. Prior to the expiration date of these units, the City will work with the property owner to confirm that the tenants are properly notified of their rights under AB 1521. Different options may be used to preserve or replace the units. The following analysis demonstrates the cost to the City to preserve these at-risk units.



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
Amerige Villa Apartments	343 W Amerige Ave.	101	101	Sec 8 NC	1/31/2025	223(a)(7)/221 (d)(4)M	12/1/2019	Profit Motivated	Very High
Cambridge Court Assisted Living (no City involvement)	1621 E. Commonwealth Ave.	0	0			232/223(f)	1/1/2037	Profit Motivated	None
Casa Maria Del Rio	2200 East Chapman Ave.	24	25	PRAC/811	5/31/2017	811		Non-Profit	Low
Evergreen At Fullerton (no City involvement)	2222 N. Harbor Blvd.	0	0			232/223(f)	8/1/2037	Profit Motivated	None
Fullerton Pointe Apartments (no City involvement)	1318-1424 S. Gilbert St.	0	65			207/223(f)	1/1/2040	Profit Motivated	None
Harbor View Terrace Apts (no City involvement)	2305 N Harbor Blvd	24	24	PRAC/811	5/31/2016	811		Non-Profit	Low
Windsor Gardens Care Center of Fullerton (no City involvement)	245 E Wilshire Blvd	0	0			232/223(f)	1/1/2044	Profit Motivated	None
		149	215						

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.

a. Rental Subsidy

The City does not have a rental subsidy program and the property at risk does not have a contract for tenant subsidies with HUD or the Housing Authority of the County of Orange. Therefore, rental subsidy is not an option for these units at risk of expiration.



b. Replacement Cost

To understand the significance if these at-risk units are lost from the supply of city affordable housing, the City has prepared a hypothetical analysis that identifies the cost of construction of new regulated housing to replace these at-risk units if they are converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. According to the 2022 Orange County Housing Funding Strategy, the typical cost of construction for below market rate housing in Orange County for Fiscal Year 2021/22 was \$588,488 per unit.¹ The total cost to replace the 101 at-risk affordable units with new construction, would be approximately \$59.4 million.

c. Acquisition/Rehabilitation Cost

Transferring ownership of an at-risk project to a non-profit housing provider is one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured, and the project would become potentially eligible for a greater range of governmental subsidies.

Under AB 1521, there are required steps for owners of deed restricted properties to take prior to the expiration of those affordability requirements. This law requires that the owner consider an offer to purchase the deed-restricted units. The feasibility of this option depends on funding sources to buy and potentially rehabilitate the property.

d. Cost Comparison

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. However, because different projects have different circumstances and therefore different options available, a direct comparison would not be appropriate. In general, providing additional incentives/subsidies to extend the affordability covenant would require the least funding over the long run, whereas the construction of new units would be the costliest option. Providing rent subsidies would be less costly, but this option is not available as the City does not operate such a program.

The City will support the preservation of affordable housing units that could potentially convert to market-rate during the planning period. The City will monitor all regulated affordable units and assist property owners to the extent feasible in maintaining the affordability of these units and assist tenants if preservation is unsuccessful.

¹ Orange County Housing Funding Strategy. November, 2022. <https://ceo.ocgov.com/sites/ceo/files/2023-03/Housing%20Funding%20Strategy%20-%202022%20Update.pdf>



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)



City of Fullerton
Housing Element

This page intentionally left blank.

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.

D.1 Housing Game Plan

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:

D.1.1 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 Raghieb	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 17, 2020 – Speaker Series #5 – Rail District Specific Plan Existing Conditions– Consultant: John Kaliski / JKA – Presentation/discussion/input into presentation
- 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 forthcoming on-own housing policy prioritization exercise
- April 2021 – On-own housing policy prioritization exercise
- October 7, 2021 – Housing Element Community Workshop
- September 20, 2022 – Housing Incentive Overlay Zone (HIOZ) Study Session with the City Council
- February 15, 2023 – HIOZ Study Session with Planning Commission
- May 11, 2023 – HIOZ Open House with public at Fullerton Library Conference Center
- September 23, 2023 – Staff presentation of housing development in Fullerton, HEU, and HIOZ to OC United (a non-profit group of representatives of Fullerton churches)
- September 28, 2023 – HIOZ Initial Study Scoping Meeting

The City received the following feedback during the Housing Game Plan Project Champions meetings:

- New housing should incorporate provisions for non-motorized transportation (walking, bikes, e-bikes, public transit, etc.)
- Housing projects built on the south side of the BNSF/Metrolink tracks should incorporate a bridge over the tracks if a crossing/undercrossing isn't close by to facilitate pedestrian activity
- Housing built on the south side of the tracks needs to embrace the historical Mexican culture of the neighborhood
- New housing adjacent to the historic packing house district (south side of tracks between Harbor Boulevard and Richman Street) could be a mix of duplexes, triplexes, and fourplexes



- Redevelopment of the historic packing house district could provide incubator space for new businesses; however, higher residential densities are needed to be able to support new businesses such as cafes, restaurants, stores, or other service businesses
- Desire for extensions to the Orange County Streetcar project, under construction in Santa Ana, or Bus Rapid Transit (BRT) northward up Harbor Boulevard to provide public transit opportunities in support of new housing adjacent to the Fullerton Transit Center
- New housing (multi-family) should be close to amenities such as children day care, a public plaza, transit, and walkable greenspace
- The City of Fullerton, when selling surplus land, should only be selling to developers that will provide affordable housing, especially at the low- and very low income levels
- Concerns regarding gentrification/displacement of existing residents (primarily Hispanic/Latino) in neighborhoods adjacent to the Rail District Specific Plan area
- Desire for community gathering places that celebrate the existing communities adjacent to the Rail District Specific Plan area
- Desire for mixed-income communities
- Lack of sufficient services and housing resources for homeless residents, particularly in and near Richman Park

D.1.2 Layer 2 – Community-at-Large

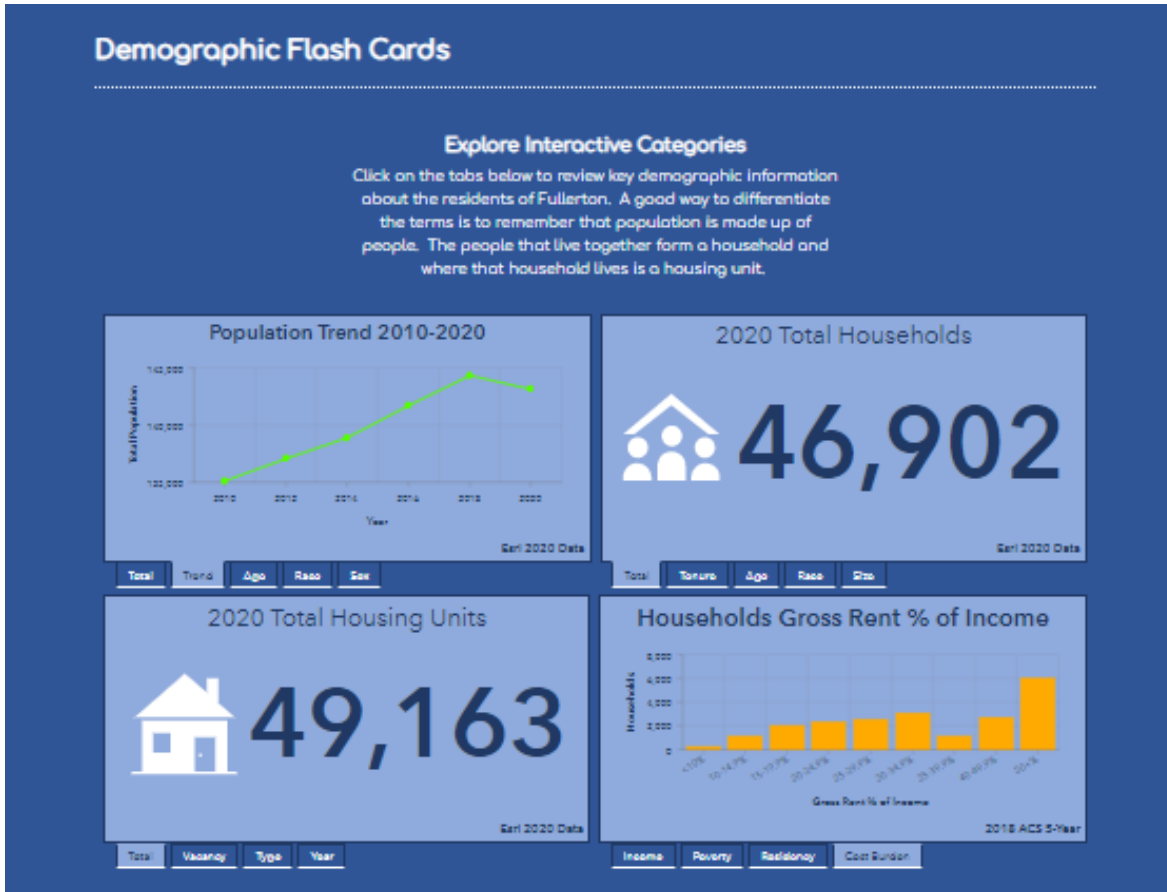
Objective. Engage interested community members through various opportunities including education and input in multiple formats.

Dates and Opportunities

- Ongoing – Housing Game Plan Website (www.cityoffullerton.com/housinggameplan) which in addition to having meeting notices and documents, can be translated into a wide range of languages. This website includes the following pages:
 - Draft Map – Housing Incentive Overlay Zone (638264878250800000 (cityoffullerton.com))
 - 2023 Fullerton Housing Element (Housing Element Update 2023 | Fullerton, CA (cityoffullerton.com))
 - Housing Incentive Overlay Zone Updates (Housing Element Update 2023 | Fullerton, CA (cityoffullerton.com))



Housing-relevant demographic information





a. Housing Fundamentals Speaker Series **On-Demand Videos** (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*

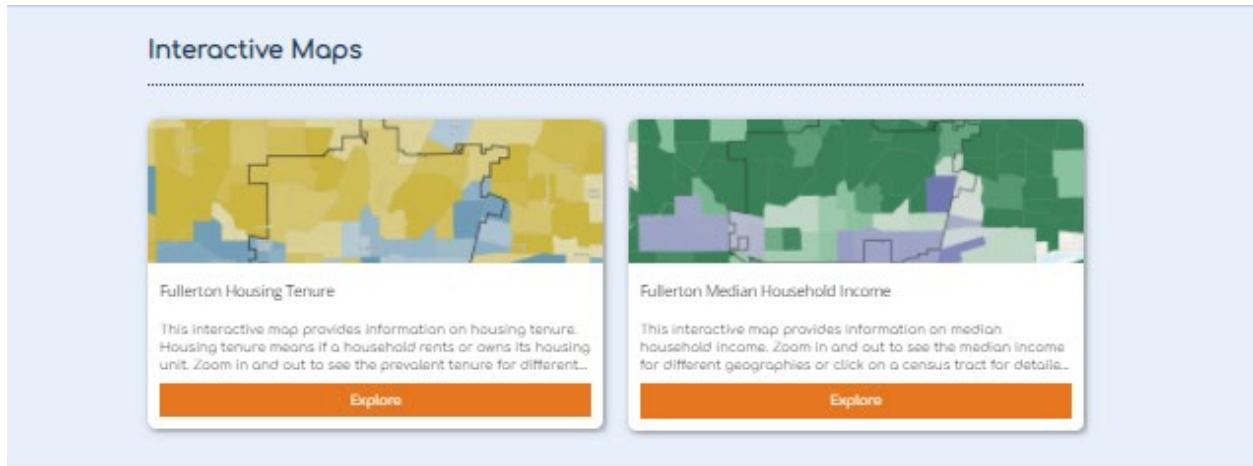
The screenshot displays the 'Housing Fundamentals Speaker Series' website. It features a blue header with the title 'Housing Fundamentals Speaker Series'. Below the header, there are four video session cards, each with a thumbnail image, a title, a description, and a 'Watch on YouTube' button. The sessions are:

- 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. Includes a 'Español' button.
- 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. Includes a 'Español' button.
- 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. Includes a 'Español' button.
- Speaker Series - Session #4 - Housing Types**: Learn about different options for residential design in this primer on housing types. Includes a 'Español' button.



b. Interactive Maps:

- Fullerton Housing Tenure
- Fullerton Median Household Income



c. Opportunity to Sign Up for Updates, which has collected 562 email addresses for those desiring to stay involved. City staff sent updates via email to announce events and opportunities, including:

- Housing Needs and Priorities Survey resulted in the collection of 336 email addresses for community members desiring to stay involved in the Housing Element Update process.
- 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.
- September 7, 2023 – Announcement of Notice of Completion of Initial Study and Scoping Meeting for the Environmental Impact Report for the HIOZ.

d. Housing Needs and Priorities Survey:

- February 4 to April 6, 2021 – The Housing Needs and Priorities Survey was offered in both English and Spanish. Media kits were also prepared in English, Spanish and Korean for use by Project Champions, Planning Commissioners, and City Councilmembers to encourage participation. The survey 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. The survey resulted in 458 English and 27 Spanish language responses. Questions and responses to the survey are provided below.

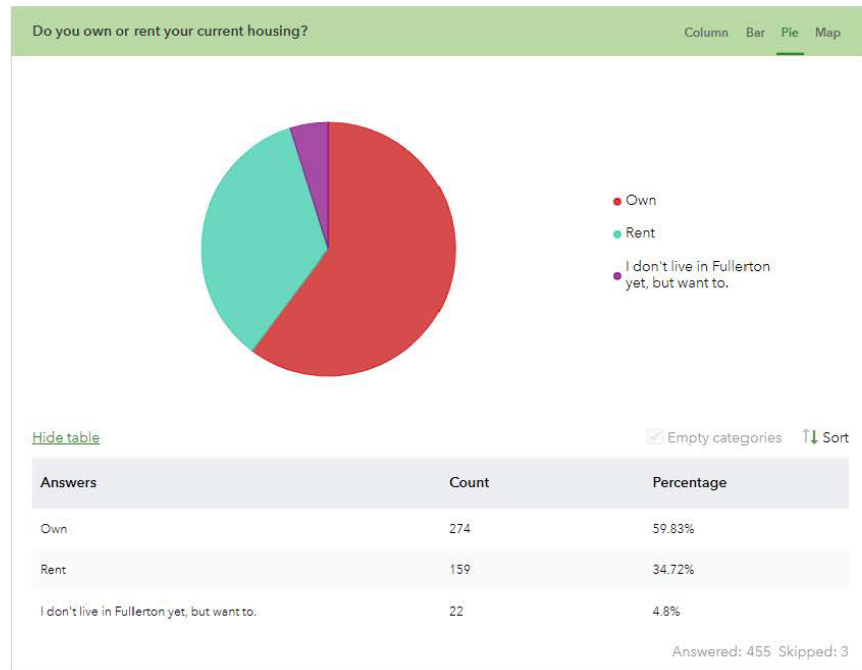
The City received the following feedback from the Housing Game Plan Online Survey:



D.1.3 Housing Needs and Priorities Survey Questions and Responses



Housing Needs & Priorities Survey Results



Approximately 60% of survey respondents own a home in Fullerton, 35% rent their home in Fullerton, and 5% want to reside in Fullerton, but do not currently.



City of Fullerton Housing Element



Other, please clarify.

Word cloud

The word cloud requires at least 20 answers to show.

Hide table

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

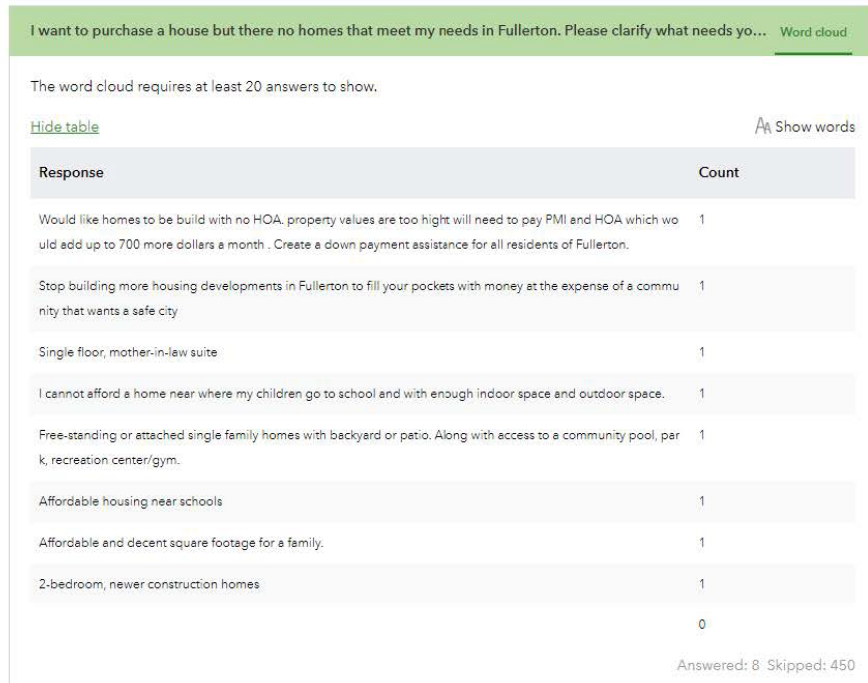


Among survey respondents who own a home in Fullerton, most do not plan on moving within the next three years, and 10% want to expand or alter their home to accommodate family or income potential. Five percent of respondents are looking to move to a larger home and one percent of respondents are looking to move to a smaller home. Approximately 4% of respondents who own a home in Fullerton plan on moving outside of the city.





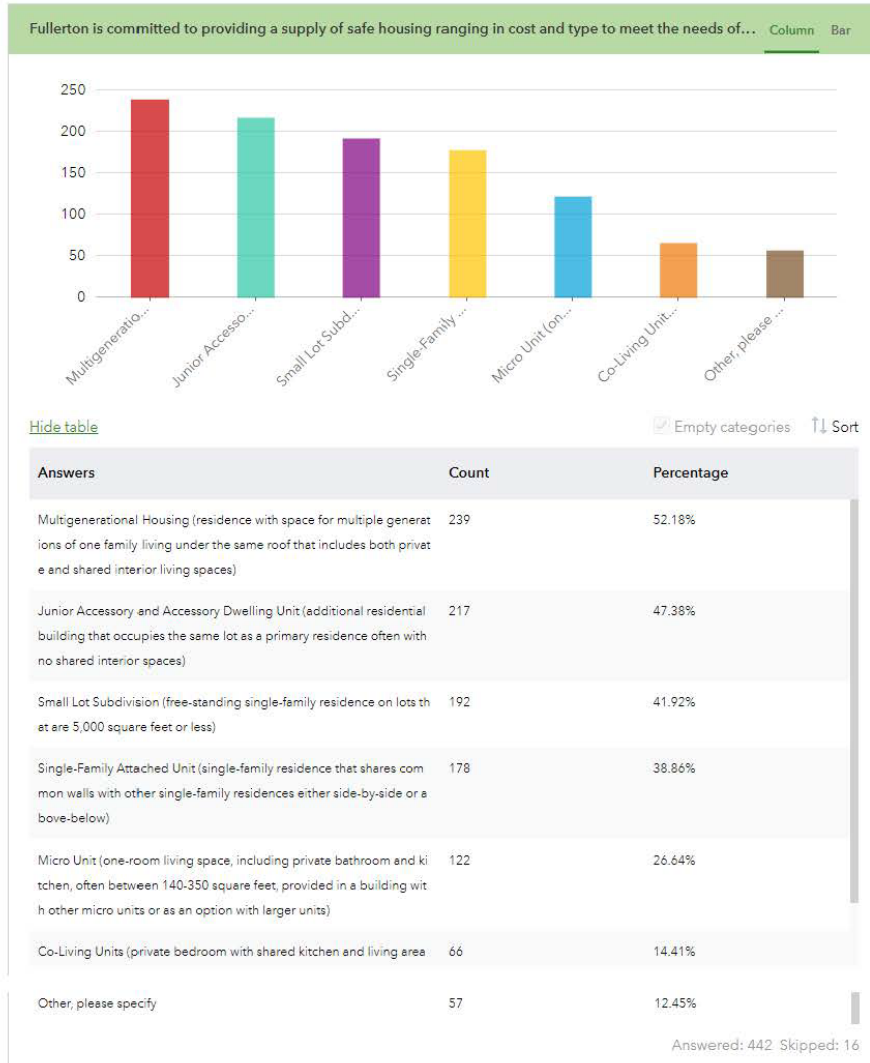
City of Fullerton Housing Element



Among respondents who rent their home in Fullerton, 27% are interested in purchasing a home in the city. Twenty-four percent of renter respondents want to purchase a home but cannot afford to and two percent cannot find a home that meets their needs. Respondents who stated they cannot find a home to meet their needs identified a variety of housing needs, including a home large enough to accommodate their family, housing with access to amenities and outdoor space, affordable housing, and housing in proximity to schools. Sixteen percent of renter respondents do not qualify for a loan to buy a home. Approximately 12% of renter respondents are not interested in purchasing a home.



City of Fullerton Housing Element





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	
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	
permenant 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	



City of Fullerton Housing Element

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

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-risks 1

Fullerton currently seems over-developed especially considering our failing infrastructure. this should be tabled until the city can come up with funds to fix 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

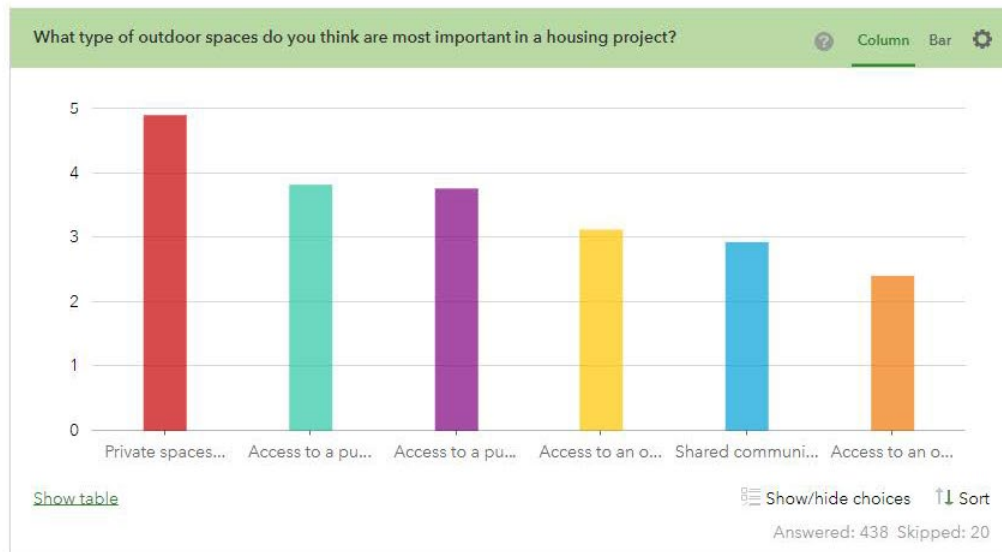


City of Fullerton Housing Element

Build new apartment buildings away from established neighborhoods. Please do not overcrowd our beautiful city.	1
Apartments 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

The most commonly preferred types of housing development among survey respondents were multigenerational housing (52%), junior accessory and accessory dwelling units (JADUs and ADUs) (47%), small lot subdivisions with free-standing single-family residences (39%), and single-family attached residences (38%). Micro units and co-living units were the least popular housing types.





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	24.80% 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
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



Survey respondents prefer private open spaces followed by access to public parks with and without programmed spaces such as sport courts and children’s play equipment. The types of outdoor spaces that were least preferred include shared community facilities, such as a community pool, and access to on-street bicycle facilities.





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	

Regarding transportation options for housing, survey participants overwhelmingly prefer private parking. According to 42% of survey respondents, the most important transportation infrastructure in a housing project is private parking for two vehicles, followed by private parking for three or more vehicles (28%), then access to a bus route arriving in less than 15-minute intervals (12%). The least popular transportation infrastructure associated with housing was convenient access to a train station (4%) and access to a bus route arriving over more than 15-minute intervals.



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

When asked about the most significant factors when choosing housing, 45% of respondents reported cost and 40% reported appearance and safety as the most important considerations. Respondents considered location relative to hazards, such as flood zones and fire hazard severity zones, and transportation infrastructure, such as parking and transit access, as the least important factors.



City of Fullerton Housing Element



The majority of survey respondents were adults aged 35 or older (77%) and almost a third of respondents were aged 55 or older (33%). Less than 3% of respondents were under the age of 25. The age distribution of survey respondents indicates that survey responses may not adequately represent the preferences of young adults, such as college students, who are likely to be single, live with roommates, or have limited income.



City of Fullerton Housing Element



Most survey respondents identify as White or Caucasian (51%), followed by Hispanic/Latino (16%), and those who prefer not to answer (14%).



City of Fullerton Housing Element



Almost a third of survey respondents (31%) reported a household income of \$125,000 per year or more. According to HCD's income limits at the time of the housing survey (2021), a household of four making \$106,700 per year or less would be considered low income; therefore, approximately 45% of survey respondents were lower income.



Survey respondents are distributed throughout all five of the City's council districts, although more likely to reside in District 2.

D.1.4 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)
- March 30, 2023 – Urban Land Institute (ULI) Technical Assistance Panel #2 – Trends in Housing Development (ULI Orange County/Inland Empire, Orange County Council of Governments)
- August 17, 2023 – Housing – Religious Sites Meeting (OC United, various Fullerton churches)



- August 30, 2023 – Sober Living and Recovery Home Virtual Roundtable (The Association of California Cities, California Sober Living and Recovery Task Force, Orange County Grand Jury)
- September 20, 2023 – The Olson Company Housing Roundtable (The Olson Company)

The City received the following feedback during the development stakeholder meetings:

- Construction of new housing is most economical when buildings do not exceed three stories in height; however, multi-family housing must be multiple stories to be economically feasible. Generally, multi-family residential projects are economically feasible when they utilize the state density bonus laws, which allow reduced parking and other concessions.
- When providing affordable units through the bonus density laws, developers are willing to provide units at the moderate-income level. Lower-income units require monetary assistance or the development of higher costing market rate units to cover the difference in rental income from development of lower income units.
- New state laws that allow for building units in non-traditional non-residential zones (office, commercial) are always considered; however, prevailing wage requirements for project construction make projects financially infeasible.
- New state laws that allow new development near high quality transit corridors (train stations, frequent bus line stops, transit hubs, etc.) without any parking are not attractive to build as the majority of buyers/renters want vehicle parking spaces.
- Developers generally don't want to use the state's builders remedy allowance and would prefer to work constructively with the city and with its concurrence (i.e., stay within the good graces of the City Council and residents).
- Need housing solutions for homeless residents, specifically safe parking areas for homeless residents living in vehicles.
- Stakeholders suggested churches be allowed to develop housing units on their properties by-right.

D.1.5 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 9, 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 19, 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 – City Council 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. Final adoption of the Housing Element was continued to a date uncertain.
- August 2, 2022 – City Council received an update on the Housing Element progress and approved amendments to the consultant contracts.
- September 20, 2022 – City Council study session on the Housing Incentive Overlay Zone.
- February 15, 2023 – Planning Commission study session on the Housing Incentive Overlay Zone.

The City received the following feedback during the Planning Commission and City Council study sessions and public hearings:

- A representative from the Kennedy Commission spoke in favor of creating the HIOZ
- A balance must be maintained that maintains the uniqueness of the City while providing more affordable housing
- A recommendation was made to have a higher percentage of affordable units on HIOZ zoned properties and religious sites, if allowed to develop residential units
- A recommendation was made to adopt an inclusionary housing ordinance
- A recommendation was made to develop a score card for all new residential developments and those that don't make the required minimum scores wouldn't be allowed to move forward
- More preservation zones need to be established in the city and any new housing in those districts would need to respect the unique architecture of those districts
- There was a request to set housing mandates instead of incentives
- Concerns about lack of funding to upgrade City infrastructure when more units are being required
- Multiple comments about the high cost of housing in Fullerton and Orange County in general
- A comment was provided that the City should not incentivize above-market rate units
- Comments were provided to increase residential densities throughout the city and lessen all parking requirements
- Comments were received that more units shouldn't be approved because the streets weren't being maintained
- A comment was received that stated that all new developments should have ground-floor units to accommodate those with physical disabilities



Feedback throughout the public participation process informed multiple aspects of the Housing Element update, including the analysis of housing needs, constraints, and fair housing issues, as well as the proposed housing programs.

- Community feedback was addressed as follows: **Need for housing that accommodates large families:** The need for housing for large households was analyzed in the Housing Element including the number and tenure of large households and trends regarding overcrowded housing. In addition, the Housing Element analyzes housing resources available to large household and the disparity between the number of housing units that can accommodate large households and the number of households in need. In response to the need and desire for more housing that can accommodate large households, Policy Action 1.4-f in Chapter 4, Housing Plan, supports the development of large rental units.
- **Desire for access to outdoor space and outdoor amenities:** This need was addressed by including proximity to open space and outdoor amenities as part of the scoring criteria for the HIOZ. The HIOZ scoring system prioritizes properties within ¼ mile of open space and amenities, among other criteria, thereby encouraging housing development near open space and amenities.
- **Preference for a variety of housing types, including multigenerational housing, JADUs and ADUs, small lot subdivisions with free-standing single-family residences, and single-family attached residences:** This need was addressed through analysis of trends involving large households, ADUs, and opportunities for lot consolidation. The Resources and Constraints Analysis analyzed permitting requirements for ADUs and Policy Action 1.6 in the Housing Plan proposes several actions that support the development of ADUs. In addition, Policy Action 1.4 includes strategies to encourage development of a variety of housing types, such as single-room occupancy units and large multi-family units.
- **Preference for private parking, particularly for at least two vehicles per housing unit:** This desire was addressed by not including any policies or policy actions that would decrease parking.
- Draft Housing Element Public Review

The City released the first Draft Housing Element Update for public review between November 30, 2021 and December 31, 2021. The second public review Draft Housing Element was released between January 15, 2024 and January 26, 2024. The City advertised the publication on the Housing Game Plan website and sending direct notices to those previously providing email address. In addition, the City posted notices of the Housing Element Update publication on public notice boards and the City website. Comments from the public were incorporated into the revised Draft Housing Element, see Chapter 1, Introduction. The following comments were received during the public review period:

- Recommendation that outreach be conducted in Korean.
- Comments about the importance of protecting historical housing stock.
- Recommendation that higher residential densities be implemented.
- Recommendation that a stand-alone inclusionary housing ordinance be implemented rather than the HIOZ.
- Concerns regarding retaining high-performing commercial and industrial sites and recommendation that they be removed from the HIOZ list.
- Concerns about impacting historic neighborhoods and historic resources particularly with the construction of ADUs.
- Recommendation that above-market units be capped until the lower income units have been provided.



- Recommendation requiring projects be built with a local skilled and trained workforce.
- Recommendation that an inclusionary ordinance be implemented across all income levels.

In response to these comments, the City removed high-performing commercial sites from the HIOZ. To respond to comments supporting the development of affordable housing, the City added an action in the Housing Plan to complete a feasibility study on in-lieu payments to a Housing Trust Fund and, if feasible, amend the municipal code to allow for an in-lieu fee structure and implement an Inclusionary Housing Ordinance (Policy Action 4.3-b). To address concerns about historic homes, the City strengthened actions in the Housing Plan to preserve historic homes and resources (Policy Action 2.1).

The following comments were received after the public review period but taken into consideration of the revised draft Housing Element:

- Letter of support for a Congregational Overlay Zone to allow affordable housing by-right on land owned by religious organizations with a suggestion to add a policy to analyze the potential for adopting a Congregational Overlay Zone. In response to this comment, the City added a policy action to analyze the potential for a Congregational Overlay Zone (Policy Action 1.7-a).
- Comment letter providing information on how “light-touch density” (allowing multiple units in single-family zones) can help the City meet RHNA. In response to this comment, the City added a policy action to maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties, prioritizing sites near transit stops (Policy Action 1.3-a).

D.2 Planning Commission and City Council Study Sessions

The City held two Planning Commission study sessions and one City Council study session to review and discuss the Housing Element. On January 19, 2022, the City’s Planning Commission reviewed the Draft Housing Element and heard comments from interested community members. On September 20, 2022 the City Council held a study session to discuss the HIOZ and hear public comments. Overall, community members showed support for affordable housing development in the city and requested additional information on the HIOZ and continued public participation in the Housing Element update process. On February 15, 2023, the Planning Commission held a study session to discuss the HIOZ and hear public comments on the HIOZ. During the study session, the HIOZ received both support and disapproval from community members.

The following comments were provided during the Planning Commission and City Council study sessions:

- Support for establishing the HIOZ, including support for increasing density and lowering parking requirements, and support for affordable housing development in general
- Disapproval of the HIOZ due to concern over street improvements, with some community members expressed they would prefer a different approach to encourage housing development
- Need to address homelessness in city
- Need for housing for homeless residents, low income residents, and affordable housing for seniors
- Recommendation the city increase affordability requirements for the HIOZ and Religious Surplus Land



- Support for an inclusionary housing program
- Concern over the effects of increased density in the city

D.3 Housing Incentive Overlay Zone Outreach

Beginning early 2023, the City conducted additional community engagement efforts to garner public input on the HIOZ, including hosting an Open House and conducting a HIOZ Property Owners Survey. Each public outreach activity was advertised to the community through multiple media outlets, such as noticing mailers sent to property owners of HIOZ sites, event fliers published in the Fullerton Observer newspaper and City website, and announcements at Planning Commission meetings. The Property Owners Survey and Open House are described below.

D.4 Housing Incentive Overlay Zone Property Owners Survey

On April 20, 2023, The City sent notices to over 800 property owners of sites included in the HIOZ, with a link to the online Property Owners Survey hosted by Survey Monkey. Sixteen property owners participated in the survey. Approximately 88% of respondents replied they would consider having their property included in the HIOZ and 75% of respondents reported being open to redeveloping their property with residential uses. In addition, respondents brought up concerns regarding the financial feasibility of housing development using the HIOZ, including costs for off-site improvements, potential incentives, or tax breaks, and reducing the required percentage of affordable units as part of housing development under the HIOZ. Several respondents expressed interest in allowing mixed use development under the HIOZ.

Housing Incentive Overlay Zone Open House

The City hosted an open house on May 11, 2023 to present the HIOZ to the community. Over 50 community members attended the open house. The open house consisted of an introduction to the HIOZ, posterboards with information on the HIOZ, and discussion questions regarding how the HIOZ works and its effects. Overall, participants were supportive of the HIOZ.

The following comments were discussed during the HIOZ Open House:

- Concerns about individuals purchasing HIOZ zoned properties on speculation and building residential units
- Concerns over the loss of commercial properties and loss of tax revenue caused by removal of commercial and industrial development for housing
- Desire to reduce the number of HIOZ parcels to meet the RHNA number of 13,209 units upon build-out, instead of exceeding the RHNA
- Desire to allow smaller sites to build units whereby the proposed HIOZ development standards would preclude them (i.e., requiring lot consolidation)
- Concerns about requiring the inclusion of affordable units (i.e., assumption that units would be "Section 8" - negative connotation of Section 8 housing)
- Inquiries as to whether the City would provide financial incentive to developers who build units



- Inquiries as to whether the State will provide financial assistance to the City or developers to make infrastructure improvements

In response to these concerns, the City removed high-performing commercial sites from the HIOZ, added a Policy Action to support lot consolidation (Policy Action 1.3-c), and strengthened Policy Action 4.5 to promote housing vouchers and provide education and outreach to property owners and managers. The City also added actions to acquire funding to support development of affordable housing (Policy Action 1.7-c).

D.5 Homes For All Initiative – Housing Questionnaire

The Homes for All Initiative, in which the City of Fullerton participated, was a collaboration between various non-profit organizations and community members with the intent to inform and empower residents on their city's housing plans and support affordable housing production. The initiative included listening circles that provided feedback on housing conditions throughout the city. Five listening circles were hosted throughout the city, during which a housing questionnaire consisting of 30 questions was circulated. The questionnaire was designed to capture measures of rent burden, overcrowding, demographics, public health, and civic engagement. The questionnaire received 90 responses, most of which were provided by Hispanic/Latino families and mothers residing in Fullerton.

The following concerns were identified during the housing questionnaire:

- Long-term residents are at risk of displacement due to increasing rent
- Need for larger housing units (three or more bedrooms) to accommodate large families
- Need for improvements to code enforcement activities as many housing units are in need of maintenance or repair

In response to these concerns, the City added policy actions to support resources for tenants at risk of displacement (Policy Actions 4.3-c, 4.3-b, 4.5-a through d), the development of housing for large households (Policy Action 1.3-f), and resources for housing repair and maintenance (Policy Action 2.2-a, 2.2-c, 2.2-f) as identified in Chapter 4, Housing Policy Plan.



City of Fullerton
Housing Element

This page intentionally left blank.

Lilly Rudolph

From: Elizabeth Hansburg P4H <[REDACTED]>
Sent: Monday, January 30, 2023 6:41 PM
To: Lilly Rudolph; Emily Green; Bryce Haney; Gaurav Srivastava Gaurav Srivastava
Subject: [EXT] City of Fullerton -- Congregational Overlay Zone, for your review
Attachments: Fullerton Congregational Overlay Zone Policy Paper FINAL.pdf

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Hello Consultant Team,

I am reaching out from Fullerton, CA. I am an interested community member who served for several years as a planning commissioner. I was also part of the housing element working group / advisory committee under Matt Foulkes, our prior director. In 2022, I was part of a SCAG-funded Housing Policy Leadership Academy, during which we had a final group project. Our group included myself, an architect, a conservation advocate, and a health policy executive. For our final project, we were assigned to the city of Fullerton.

We chose to develop a policy paper and model ordinance for a Congregational Overlay Zone to allow affordable housing by-right on religiously-used or congregationally-owned land because it was a policy the city was considering for its housing element. For this paper, we consulted with LeSar Development Advisors and National CORE, a non-profit affordable housing developer with a history of working with churches. I reached out to Chris and Sue at the Development Department a few times offering to share this with them, but didn't hear back. Other planner friends to whom I circulated this material gave it positive reviews, so I wanted to send it to you in case it might be useful.

Our final report is attached to this email. We also recorded our final presentation and put it on YouTube. [You can watch it here.](#)

Thank you for all you are doing to help our city. Please feel free to reach out if you have any questions.

Best regards,

--

Elizabeth Hansburg
Co-Founder & Director
714-872-1418



Policy Paper for Congregational Overlay Zones (COZ) in the City of Fullerton

Team Members:

- Daniel Gehman
- Elizabeth Hansburg
- Barry Ross
- Melanie Schlotterbeck

Setting the Stage

Founded in 1887 by Edward Amerige, the City of Fullerton has both an agricultural and railroad history, but half a century later, it grew into a major aerospace and paper product manufacturing jurisdiction.¹ Fast forward to 2020, the City of Fullerton has a growing population of 143,617 residents² and is one of 34 cities in the County of Orange.

Statistics on the city include:

- 56% white (non-Latino), 24% Asian, and 37% Hispanic
- 45,092 households
- ~3.05 people per household (on average)
- Median gross rent is \$1,718
- Median household income is \$85,471 with 12% of the population living in poverty³
- 15,309 residents are employed in the education and social services sector⁴

The City of Fullerton in its Housing Element Update, identified 21,775 renters and 23,285 homeowners. Of this number 30.2% and 9.6% respectively were below the Housing Urban Development Area Median Family Income (HAMFI)—or a combination totaling 19.6%. In terms of housing type, the Department of Finance estimates there are 24,551 single family units within the City.⁵ Out of all the occupied housing units 47,369—there is a 4.8% total vacancy rate.⁶

Further, an analysis of the income versus rental costs demonstrates that 58% (or 12,852) of all renters are spending more than 30% of their income on rent—meaning these families are housing burdened. Even more startling is that 27% (or 6,063) spend more than 50% of their income on rent. To this end, the City has identified four cornerstone needs because of the rent burden:

¹ Wikipedia. City of Fullerton, CA. https://en.wikipedia.org/wiki/Fullerton,_California Last accessed 30 Oct 2022.

² U.S. Census. Quick Facts: City of Fullerton. <https://www.census.gov/quickfacts/fullertoncitycalifornia> Last accessed 30 Oct 2022.

³ Ibid.

⁴ City of Fullerton. Housing Element Update 6th Cycle. <https://www.hcd.ca.gov/housing-elements/docs/fullerton-6th-draft113021.pdf> Last accessed 30 Oct 2022.

⁵ Ibid.

⁶ Ibid.

- “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.”⁷

Looking at both housing burden (when the cost of housing exceeds 30% of household income) and the sheer number of renters in the City of Fullerton, the team aimed to develop a policy that (1) reduced the housing burden by creating additional multi-family housing opportunities and (2) produced housing that met extremely low, very low, and low housing needs. The City included a list of potential policy actions that could both create housing and provide affordable units on the lower end of the scale. Religious sites were identified as a potential avenue for achieving this.

In fact, the City’s Draft 6th Cycle Housing Element estimates 4,267 housing units could be constructed on congregational facilities. Since the City considered updating its Municipal Code to allow housing on religious institution sites—the team opted to focus on a policy that would actually achieve this through a by-right process with the requirement for 100% of the units to be affordable to households earning less than 80% of area median income (AMI).

Our objective is to:

- Prepare the City of Fullerton to heartily accept, implement, and deploy a COZ policy by 2024.

The remainder of this policy paper outlines this concept. We’ve even developed [a sample ordinance](#) and [future outreach letter to the City of Fullerton](#) to actually pursue this topic after the Housing Policy Leadership Academy (HPLA) course ends. To demonstrate what this could look like in real life a demonstration project was created on St. Andrew’s site to mock up housing being added at that facility. These designs are included in [our PowerPoint presentation](#).

Overview of Overlay Zones

Overlay zones are a planning and regulatory tool that create a zoning district with special provisions, or layer, over an existing base zone. Overlay zones are used to preserve existing land uses while enabling the addition of other uses that the jurisdiction would like to encourage if or when the property is redeveloped to encourage economic development and community

⁷ Ibid.

vibrancy.⁸ This brief describes the characteristics of housing overlay zones (HOZ) and one specific subtype: religious overlay zones (aka congregational overlay zones [COZ]).

Housing Overlay Zones

HOZ are special districts within a city or county that encourage housing production by providing developers with incentives, typically to build affordable housing and mixed-income developments.⁹ Some common examples of incentive packages include:

- By-right zoning – a process that allows eligible projects to be approved administratively without planning commission and city council approval.
- Impact fee waivers – fees that local jurisdictions impose on developers to provide new or expanded public capital facilities to accommodate the new development.
- Enhanced density bonuses – an increase in the allowable number of units per acre, floor area ratio, or overall height. A local density bonus ordinance is separate from the State Density Bonus Law.
- Reduced parking ratios – a reduction in the number of parking spaces for a given square footage or number of housing units.
- Modifications to setback requirements – changes to the distance a property must be from any easement.
- Relaxed height standards – changes to how tall a project can be in each zone.

One primary benefit of HOZ is that they do not require an amendment to the general plan or changes to the base zoning code. Additionally, HOZ that allow by-right development can expedite the overall approval and permitting process. Unlike inclusionary housing policies, which require a percentage of new housing units within a new development to be affordable to low-income households, many HOZ encourage affordable housing and mixed-use development by offering incentives (e.g., density bonuses, increased heights, etc.) to developers. Finally, HOZs may be able to help prevent displacement by strategically targeting the communities at highest risk, such as upzoned areas near employment and transportation hubs, although more research is needed to quantify the impact of this strategy.¹⁰

⁸ Kurt Schindler, Michigan State University Extension, *Overlay zoning districts can be a valuable tool* (December 2015).

⁹ Turner Center for Housing Innovation at UC Berkeley, *Affordable Housing Overlay Zones: Oakley* (April 2019).

¹⁰ Karen Chapple (UC Berkeley) and Anastasia Loukaitou-Sideris (UCLA), *White Paper on Anti-Displacement Strategy Effectiveness* (February 2021), 44-45.

Religious Overlay Zones / Congregational Overlay Zones

Religious overlay zones, or COZ, are one type of HOZ that has emerged as a solution to provide housing at below market rates (BMR) rents affordable to low-income households. Under this policy, affordable housing becomes a by-right use subject to ministerial approval on underutilized or surplus land zoned for or owned by religious congregations (churches, synagogues, mosques, etc.). This policy gives developers access to land in urbanized areas, which may be inaccessible in the open market. Developers may also be able to reduce land costs, which can help reduce project costs and compensate for reduced rents.

Several Orange County jurisdictions are exploring opportunities for religious overlay zones, which would enable affordable housing to be built on land currently zoned for religious uses and/or owned by congregations. Most likely any housing development would be done in partnership with an affordable housing developer with the knowledge and experience to make a project successful.

A COZ would not only allow faith organizations to build housing on their underutilized land, but it could also save local governments and developers significant time and money going through the entitlements process, while also providing certainty for religious organizations looking to supplement their revenue streams by providing affordable housing for their communities.¹¹

The team researched COZ and specifically looked at the following jurisdictions for clarity and implications to our policy proposal:

- Chino Hills, CA
- Los Angeles County, CA
- Pasadena, CA
- Garden Grove, CA
- Sierra Madre, CA
- Santa Ana, CA
- Temecula, CA
- Yorba Linda, CA
- Miami Beach, FL
- Seattle, WA

We also reviewed the location and dispersal of church lands, which appears to be scattered all throughout the community instead of clustered in a single geography. To reduce pollution burden, we also reviewed the CalEnviroScreen scores of each congregational site. This simply provided additional information on pollution burden within the city/neighborhoods. There are two ways to look at this: (1) building in the less polluted areas is helpful to the health of the

¹¹ Making Housing and Community Happen, *Overlay Zone Fact Sheet* (September 2020).

residents, (2) building in the more polluted area brings investment dollars to the area that could also decrease the health impacts.

VPSA Statement

Fullerton's values inspire innovation that supports businesses, communities and institutions thriving, and bring Fullerton's unique culture to life. Rising housing costs are driving business, workers, and young people out of Fullerton. Underutilized land in Fullerton is a missed opportunity and reduces our ability to grow sustainably. If we wait to take action, these problems will only get worse. Let's empower our religious institutions to expand housing production options right here, right now, to ensure Fullerton families have places to live that are close to transportation and community hubs by using land with existing infrastructure and services. Let's take bold action to solve one of the most urgent problems of our time and make sure everyone has a decent place to live by adopting the Fullerton COZ Ordinance.

Overlay Zones and State Density Bonus Law

What's also in need of review is how the COZ and California's density bonus law (DBL) interact. The DBL was enacted in 1979 to help meet affordable housing needs and to encourage development of low- and moderate-income housing. AB 1763 (Chiu) of 2019 revised DBL by requiring local jurisdictions to give developers additional density and height increases if 100% of the units in a development are restricted to lower income households. Additionally, if 100% of the units in a development are restricted to lower income households or is a special needs or supportive housing development, local jurisdictions can't impose any parking minimums.¹² In 2020, AB 2345 (Gonzalez) further revised DBL to increase the maximum allowable density, as well as changes to minimum parking standards and expanded incentives for 100% affordable housing. Under DBL, local jurisdictions are required to grant a density bonus to applicants whose projects are at least five units and contain at least one of the following:

- 10% of units are restricted to lower income households
- 5% of units are restricted to very low-income households
- A senior housing development or mobile home park
- 10% of units are in a common-interest development (condominium) for moderate-income households
- 10% of units are for transitional foster youth, disabled veterans, or people experiencing homelessness

¹² AB-1763. Planning and zoning: density bonuses: affordable housing.

- 20% of units are for lower income students in a student housing development (that meet certain requirements)

Developers can also utilize DBL in addition to using the densities in the housing overlay. In overlay zones, the density bonus calculation will use the density of the overlay zone as the “base zone” to determine the maximum density. Within the context of COZ, this could be a useful tool to produce more affordable housing.

Not only will a COZ produce additional housing, it will also reduce the rent burden by creating more affordable housing in alignment with the current Regional Housing Needs Assessment. It aligns nicely with the DBL in that 20% more units can be built than the base allotment allows. Unfortunately, Fullerton does not have an inclusionary policy, but should the Housing Incentive Overlay Zone (HIOZ) be passed in Fullerton, it may include a 10% inclusionary policy.

Direct and Indirect Benefits

The team is proposing a by-right process to build extremely low, very low, and low multi-family housing. This by-right process reduces costs, time, and the expense of needing consultants at public hearings, but still requires standard permitting and processing fees. The process is also streamlined with City Staff. Additionally, meetings are avoided for both the Planning Commission and City Council as approvals all come through the staff level. Based on feedback from affordable housing developers and architects, we reduced the setback requirements, required 100% affordable units, and excluded parking minimums though heights must be considerate of neighboring uses.

Community Engagement

The team plans to send a letter to the City of Fullerton, signed by all team members introducing both the policy paper and a drafted ordinance. We plan to promote successes from existing COZ stories about the benefits of such a policy. Further, we propose to utilize the example of the [Garden Grove United Methodist Church in its creation of Wesley Village](#). This village, completed in 2017, has been functioning for five years due to a partnership between Jamboree Housing and the Methodist Church.

Other community engagement includes working directly with congregations and church leadership as well as housing advocates as identified in our [Housing Ecosystem Map](#). Other community-based outreach focuses on local neighborhoods, affordable housing developers, city leaders, and the public. Input has already been received from church leaders, environmental advocates, policy leaders, and staff. The fact that this proposal uses existing developed land with

existing infrastructure instead of greenfield development should be well received by the community. Further, since faith-based institutions really only need parking areas during services, this is a re-use of underutilized land—also seen as a plus by the community.

People for Housing OC hosting has already [hosted two workshops previously](#) and the team is planning a workshop in the Spring to promote this policy to all Orange County cities. What we've learned we plan to share with others and have made our presentation, policy paper, and handouts accessible to the HPLA team and all participants via a [Google folder](#).

Timeline

The Fullerton Team has drafted a [cover letter](#) that it will send to the City of Fullerton's Interim Community and Economic Development Director. This correspondence requests a meeting to discuss the COZ. Our goal is to begin outreach in Winter 2023 with partners and city leaders. By Spring 2023, congregations will be the focus and in Summer 2023 the community. The policy could go before the Planning Commission and City Council in Fall 2023 and Winter 2024 respectively. This means the policy could be in effect as soon as January 2024.

Regulatory & Legal Implications

Because the team proposes a by-right process it avoids the California Environmental Quality Act (CEQA). The lands have already been developed and likely already went through the CEQA process. New construction would be considered categorically exempt within the CEQA Guidelines Section 15303 (Class 3 – New Construction). In a streamlined fashion, there would be no opportunity for the public to comment on or appeal a staff decision on the COZ unit construction. The final decision being with the Community and Economic Development Director.

Known Challenges

The City has faced considerable turn over with its staff up to the highest levels. This means the more work we can do to prime the pump, the easier it could be for the City to advance this policy and actually build affordable housing. Since the team drafted a sample ordinance, we've saved the City time and money, but realize that the decision makers (City Council) may not be as interested in pursuing this solution as quickly as we would hope. Therefore, economic and political constraints may exist.

EXHIBIT “A”

**ZONING CODE AMENDMENT 2023-XX
(Comprised of Item #1 - Item
#3)**

MODIFICATIONS TO THE TEXT OF THE CITY OF FULLERTON ZONING CODE
(TITLE 15 OF THE FULLERTON MUNICIPAL CODE)

ITEM #1. The first line of the definition for “Affordable housing definitions” in Section 15.04.040 is amended to the following:

“Affordable housing definitions” mean the following terms and that are defined for the purposes of Chapter 15.17.120 (Density Bonus).

ITEM #2. Section 15.17.120.B6 is amended in its entirety to the following:

A. Terms of Affordability. Affordable housing units developed under this chapter shall remain available to persons and families of very low, low, and moderate income, at an affordable housing cost or affordable rental cost, as those income and affordability levels are defined by the U.S. Department of Housing and Urban Development (HUD), for a minimum of 55 years for rental housing. The period of affordability required hereunder shall run concurrently with any period of affordability required by any other agency; provided, however, that the affordability period shall not be less than as set forth in this section.

ITEM #3. *Chapter 15.43 of the Fullerton Municipal Code is amended to add the following:*

Chapter 15.43 Overlay Zones

Sections:

Article I: Congregational Lands Overlay (CLO) Zone

15.43.010 Established

Because of their special or unique characteristics, the following overlay zones are established:

A. CLO Congregational Lands Overlay Zone;

15.43.020 Purpose.

The purposes of the housing overlay zones are to facilitate the construction of lower-priced and affordable housing on sites which are suitable, and to address the State-mandated regional housing needs.

15.43.030 Applicability.

Each overlay district may be applied to a property or group of properties by ordinance of the City Council. The Zoning Map will identify the overlay zone district with the appropriate suffix, given in Section 15.43.010, after the underlying zone district. Applicants may submit an entitlement application under the standards of either the underlying zone or the overlay zone and shall clearly state on their application which standards are being used. Projects applying under the standards of the overlay zone shall comply with all overlay zone requirements; where no requirement is given, the standards of the underlying zone shall apply.

15.43.040 Definitions.

The terms in this chapter are defined in Chapter 15.04.040 (Definitions) under the term "Affordable Housing Definitions."

15.43.050 Affordability Requirement.

A. Rental housing units shall be developed, offered to, and rented to very low- or low-income households at an affordable rental cost as defined in Chapter 15.17.120. The restriction shall apply for a minimum of 55 years. The project may include units with a range of affordability levels up to and including 80% of AMI so long as the project average is less than or equal to 60% AMI.

Article I: Congregational Land Overlay Zone (COZ)

15.43.200 Purpose

The purpose of the Congregational Land Overlay zone is to encourage the construction of affordable housing in conjunction with religious institutions which provide important social and community services to the Fullerton community, to enable these institutions to further their mission to serve disadvantaged populations, and to improve utilization of land resources which may go unused for large portions of the week, in keeping with State law AB 1851 (2020).

15.43.210 Permitted Uses.

Unless otherwise permitted by State law, building permits may be issued only for those uses that are allowed through zoning and deemed compatible with the general intended uses of the land use designation in the General Plan. Multiple family dwellings shall be permitted in the Congregational Land Overlay zone in addition to any uses permitted in the underlying zone, provided that these uses occur in conjunction with a church/temple/religious institution use. Additional uses, such as child care, health services, or social services that serve residents living on site are also permitted uses.

15.43.220 Site Area Definition and Density.

A. With the entitlement application, the applicant shall define the portion of the site which is for residential use, including open spaces and parking which are reserved for exclusive residential use. This portion of the site shall be no larger than the land area of half of the congregation's existing parking area plus all existing undeveloped open space with a slope of less than 5%.

B. Within the portion of the site thus defined for residential use, the minimum dwelling unit density of any development utilizing the standards of the Congregational Land Overlay Zone shall be 30 units per acre. The maximum dwelling unit density of any development utilizing the standards of the Congregational Land Overlay Zone shall be 55 units per acre before any density bonus is applied.

15.43.230 Development Standards

A. Projects shall be subject to the development standards of the underlying zone, except as described in this Chapter.

B. Setbacks. The setback regulations of the underlying zone as given in Section 15.20.140 shall apply, except that:

1. Side and Rear setbacks: From property lines shared with any residential uses, the setback shall be 15 feet for buildings up to 3 stories plus an additional five feet for each additional story.
2. Side and Rear setbacks: From property lines shared with commercial, industrial, or other uses or property lines that front a public right of way, such as an alley or roadway, the setback shall be 10 feet.
3. Front setback: 10 feet or the average of the two adjacent properties, whichever is less restrictive.

C. Landscaping. Setbacks shall be landscaped and provided with an adequate irrigation system consistent with citywide standards contained in Chapter 15.50 of the Fullerton Municipal Code.

D. Open Space: Projects shall accommodate active areas for common use of residents such as BBQs, playgrounds, hardscape features, and outdoor seating areas. The active areas for common use by residents should serve the residents for whom the project is intended and should be proportional to the number of units, with a minimum 65 square feet of common open space for each dwelling unit. There is no requirement for private open space such as private patios or balconies, but nothing in this ordinance shall be interpreted as prohibiting private open space.

E. Minimum Unit Size. Shall follow the minimum unit sizes established in the California Code of Regulations, Title 4, Division 17, Chapter 1, Section 10235 (The California Tax Credit Allocation Committee, TCAC).

F. Height. The maximum height of any structure in the Congregational Land Overlay zone shall be five stories and 60 feet.

G. Trash, Storage and Maintenance Equipment

1. Utility meters and connections, air conditioning condensers, ducting/venting, panels, roof ladders, and similar equipment shall be screened from view from the street (public and internal) and shall not be located within any required open space or setback area. Screening techniques range from the use of landscaping to placement in concealed rooms or closets for equipment on the ground. Roofs shall be of a form or height to provide screening for roof-mounted equipment.

Alternatively, roof screening that is consistent with the architecture of the building may be used.

2. No trash enclosure shall be located in any required open space or setback area, within direct view of a street
3. The outdoor storage of materials, products, supplies, and containers shall be prohibited.

H. Large redevelopments. For multiple-family developments on project sites with an area of 5 acres or more shall provide the following:

1. Pedestrian accessways, such as walkways, and vehicular accessways with pedestrian access, such as sidewalks, shall be provided for approximately every 2 acres of developable area. Parking areas, passenger drop-off areas, loading zones, and trash storage areas shall not count as pedestrian access.
2. A publicly accessible open space, such as a plaza or park, shall be provided for approximately every 5 acres of developable area per the following:
 - a. Publicly accessible open spaces shall have a minimum area of 400 square feet with a minimum dimension of 20 feet in each direction.
 - b. Publicly accessible open spaces shall be accessible to the general public and open at a minimum from 8am to dusk.
 - c. Publicly accessible open spaces shall be visible from and have a direct pedestrian connection to a public right-of-way.

15.43.240 Off-Street Parking.

Except where prohibited by AB 2097 (2022),

- A. Multifamily developments shall include dedicated parking for tenants at the following ratios: one parking space for each studio or one-bedroom dwelling unit; one-and-one-half parking spaces for each two-bedroom unit, and two parking spaces for each three-or-more bedroom unit.
- B. Guest parking shall be supplied at a ratio of one guest space for every eight (8) dwelling units, and may be shared with the church/temple/religious institution or any previously permitted use on-site.
- C. Multifamily development projects shall provide on-site bicycle parking for at least one bicycle parking per every two dwelling units.
- D. Senior Parking. Pursuant to Government Code Section 65913.6, senior housing developments shall provide a minimum of one-half uncovered or covered parking space per dwelling unit.
- E. Parking spaces may be covered or uncovered.
- F. Visitor parking spaces and employee parking spaces for apartment management or services staff may be shared with the church/temple/religious institution or any

previously permitted use on-site.

- G. Parking Management: Each dwelling unit shall have access to one dedicated parking space available 24 hours per day, 7 days per week, included in their monthly rent. Vehicular parking spaces shall be leased separately from dwelling unit rental such that tenants have the option of renting the dwelling unit at a lower price than if the parking space was included. In addition, the following shall apply:
1. One parking space shall be included in the base rent of each dwelling unit. The tenant may choose to receive the parking space or receive a rent discount equivalent to half the amount charged for monthly lease of a parking space.
 2. Tenants shall have the right of first refusal to a parking space dedicated to their unit. Any remaining spaces may be leased to other users on a month-to-month basis.
 3. New occupants shall have the opportunity to lease the parking space dedicated for their unit.
 4. Tenants shall not sublease their parking spaces.

15.43.250 Adaptive Reuse.

The conversion of existing nonresidential structures into dwelling units shall be a permitted use, provided that they meet all building code requirements. Existing structures which are converted in this manner shall not trigger requirements to provide additional open space or setbacks, or to decrease the height of the structure.

From: [REDACTED]
To: [Chris Schaefer](#)
Subject: [EXTERNAL MAIL]HIOZ program
Date: Tuesday, May 2, 2023 11:27:54 AM

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

Hi Chris

Thanks for taking the time this morning to explain the purpose of the HIOZ program. Based on the letter we recently received from the City of Fullerton, we are one of the parcels that the City of Fullerton has designated as a potential site for residential/mixed use development.

We would like to participate in the HIOZ program if it is finally approved. We (WI-Sunny Hills LLC) are the owners of the property located at **1820 Sunnycrest Drive, Fullerton, CA**.

Please keep me informed of the future status of the HIOZ program.

Sincerely,
Jim Weissman, president
WI-Sunny Hills LLC

Fortune Fullerton LLC
Michael To

Chris Schaefer, AICP

Planning Manager
City of Fullerton
303 W. Commonwealth Avenue, Fullerton, CA 92832
714-738-6884
chris.schaefer@cityoffullerton.com

Letter of Request Housing Units-Harbor Blvd. & Imperial Hwy.

Dear Mr. Schaefer:

We are in support of the Housing Incentive Overlay Zone (HIOZ) proposed by the City of Fullerton. We have done a feasible study for a mixed-use project with 600 units and 90,000 sf. of retail. We want to request 600 units with a 15% affordable component . We are also open to a future development with a higher density.

Sincerely,

Michael To date: 2023-3-13

Michael To.

Memorandum

To: City of Fullerton Planning Department
From: AEI Housing Center
Date: 3/17/2023
Subject: Meeting Fullerton’s RHNA requirements

Summary

This memo provides policy suggestions and relevant data to help the City of Fullerton meet its RHNA requirements for 2021 through 2029 (6th cycle). We estimate that the City of Fullerton could cover around 5400 units or 40% of its RHNA requirements by leaning into newly passed statewide legislation that allows for Light-touch Density (LTD). For reasons we document below, these units should be allowed to meet both Fullerton’s above moderate and moderate 2021 and 2029 RHNA requirements.

RHNA 2021 – 2029 requirements:

Income Category	Income Limit*	Maximum Home Price*	Units
Above Moderate	NA	NA	5,751
Moderate	\$142,900	\$430,000	2,271
Low	\$108,400	\$320,000	1,989
Very Low	\$67,750	\$190,000	3,198
Total	NA	NA	13,209

* For a 4-person household in Fullerton (Orange County). Max home prices are estimated using data from [HCD’s affordability calculator](#).

How Light-touch Density can help Fullerton meet its RHNA requirements

The City could benefit from Senate Bills 9 and 10 – statewide laws that took effect Jan. 2022. In brief, SB-9 enables homeowners on lots zoned for single-family detached homes to add up to three additional homes on their original lots. Cities can maximize the benefits of SB-9 through light-touch permitting and approval policies that make it simple, easy, and inexpensive to develop these units. SB-10 allows Fullerton to authorize construction of up to ten units on a single parcel without requiring an environmental review.¹

We have estimated the potential additional housing units that could be added over the next 8 years:

- Conversion through SB-9: 4,200 additional housing units
- Conversion through SB-10: 1,800 additional housing units
- Conversion through both SB-9 and SB-10: 5,400 additional housing units
 - [The AEI Housing Center’s Light-touch Density Map](#) displays the properties with an economic case for infill development.

This potential is realized entirely through market forces. The new laws allow for additional density on existing land – or, a more efficient use of the land. Since land is expensive in Fullerton, it becomes

¹ All of Fullerton is eligible for SB-10 by virtue of being an Urbanized Area.

economically viable to tear down an older housing unit and replace it with a more efficient unit. (For example, a quadraplex.) The original lot is split into smaller plots, which ensure that new housing units will be moderate in size, and will therefore be sold at price points in line with the existing housing stock.

Other options, which we have not quantified:

- Greenfield: We understand the city has limited capacity to develop vacant land previously owned by Chevron in the NW, which is set aside as a nature preserve. If any of this land could be developed at 20 to 30 units per acre, it would contribute a substantial amount to Fullerton's housing stock.
- Infill potential: We understand the city owns vacant land within the city, which could be developed. We have documented numerous examples that show, at density levels of around 20 to 30 units per acre, the newly built housing has been selling at a price point that is competitive with the existing housing stock (see appendix.)

Easing the burden of RHNA subsidized housing requirements

About a quarter of Fullerton's housing stock has a value exceeding \$1 million in 2022 prices, making it unaffordable for less affluent groups. We have estimated the price points of SB-9 or SB-10 additions and have determined that around 90% will be priced at less than \$900,000, 60% will be priced at less than \$800,000, and nearly 20% less than \$700,000. (See appendix 1 for details.)

While these price points may be above the RHNA moderate income home price thresholds, they are often purchased by households in that income bracket. Over 65% of buyers of homes that sold between \$600,000 and \$900,000 in Fullerton had buyers with incomes under its RHNA Moderate Income threshold for families of four (\$142,000). In addition, over 95% of homebuyers with incomes within the moderate income category bought homes in this price range.² Currently, 76% of recent new construction in Fullerton had current values equal to or greater than \$900,000, while 87% of SB-9 or SB-10 additions would have a value of less than \$900,000 (see appendix 1).

The benefit of LTD-driven filtering is not limited to homeowners. Based on single-family attached (SFA) and 2-4 unit homes (2-4) built after 2010 in Orange County, about 35% of these units were renter-occupied. Rental units are more likely to meet HCD's Affordability Standards. We estimate at 80% of LTD/SB-9 units would serve borrowers with incomes below the RHNA Moderate Income threshold (see table below). As a rough estimate, we use Orange County's rental information to estimate the total number of new LTD Units that would be occupied by renting households with incomes within each RHNA income category.

² HMDA 2021 data, for Census tracts overlapping or contained within Fullerton City.

Estimating LTD's Impact on RHNA Income Categories for Rental Units³		
	% in Orange County	LTD/SB-9 Estimated Rental Units
Renters (% of total SFA & 2-4 unit households)	35%	1,500
Within HCD Moderate Income Category	41%	600
Within HCD Low Income Category	24%	350
Within HCD Very Low Income Category	15%	220
Within at least one of the above	80%	1,200

Encouraging SB-9 and SB-10 additions would both add much needed supply and serve borrowers with incomes below the RHNA Moderate Income threshold.

Our research further demonstrates that these units will add to the supply of housing units for additional lower-income households through a process called filtering. Filtering is a long-known concept in the economics literature that has been increasingly recognized by progressive and market-oriented think tanks and research groups around the country.⁴ The idea is that as more expensive, newer housing enters the market, it frees up a less expensive, older unit as households that are more affluent move into the newer housing, thus freeing up the older, less expensive unit for someone else (see Appendix 3: Primer on new housing supply and filtering down).

Based on an empirical study for Los Angeles and Orange Counties, we estimate the rate of filtering at the \$750,000 price range is around 90%, meaning that homebuyers in Fullerton on average earn 90% of what the household that is selling the home does. We therefore estimate that as people move into new housing built under SB-9 or SB-10 at an average price point of \$775,000, it will free up around 5,000 units at around a \$700,000 price point. Of course, the filtering does not stop there but continues for households further down the income ladder.

³ We estimate the income category using gross rent reported by residents of SFA & 2-4 units built after 2010 in Orange County, taking into account the household size of renters. LTD Estimated Units are simply the SB-9 estimate of 4,200 units multiplied by the percentages in the previous column; moderate, low, and very low income categories are mutually exclusive. Source: ACS 5-year 2020 microdata.

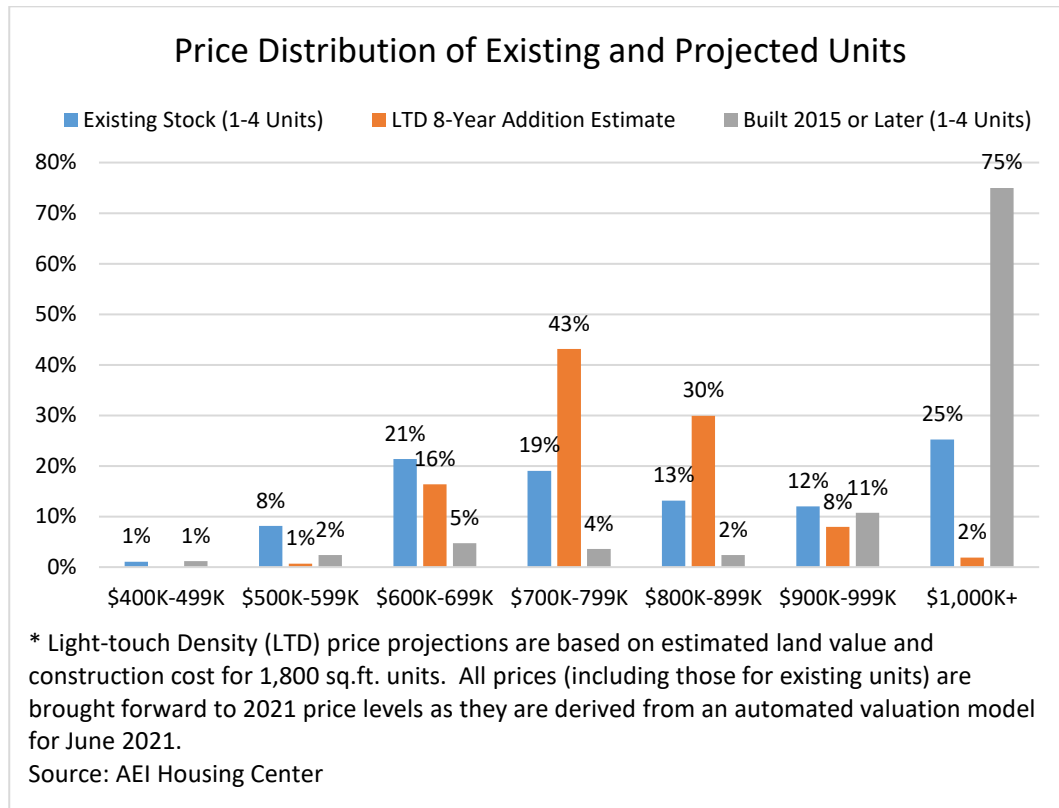
⁴ Increasingly, there is broad-based support from organizations like the [City Observatory](#), [Sightline Institute](#), [Upjohn Institute](#), [Strongtowns](#), [Vatt Institute](#), [Mercatus Center](#), [Grassroot Institute](#), and the AEI Housing Center that “[building more supply](#) may be the only effective way to reduce the pressure that is driving up rents and producing displacement”.

Appendix 1:

Estimating SB-9 and SB-10 potential:

SB-9 estimates are derived from the AEI Housing Center's [Light-touch Density Estimates](#), using its infill methodology. SB-9 estimates are restricted to no more than four units (three additional) on an existing lot, reflecting the right of homeowners to split their lot and develop two duplexes on each. SB-10 estimates use the same criteria as LTD infill lots, with two adjustments: 1) limiting to lots of at least 10,000 square feet, and 2) assuming 10 units will be built on the existing lot.

The Housing Center's estimates for LTD units place a greater percentage in middle of the city's price distribution. 90% of the new units would cost less than \$900,000, compared to 63% of the existing 1-4 unit housing stock. Importantly, this would reverse Fullerton's current trend in new construction, where over 85% of its newest developments cost more than \$900,000. Furthermore, according to public records data few such units are being built, as only 84 1-4 unit developments were built from 2015 to 2022, an average of 12 units per year. With the SB-9-only estimate for LTD construction, Fullerton would build over 500 units per year, over 40 times its current rate.



Appendix 2:

Light-touch Density Examples in Fullerton:

Below are some examples that demonstrate the current market trends in townhome and single-family detached (SFD) home prices. The data show that townhomes are more affordable than newly built SFD

homes, with the former selling at around \$600,000-800,000 and the latter selling for an average of \$1.2 million. With a filtering rate of 80%, every net addition to the housing stock frees up an existing unit worth around \$560,000 for townhomes and \$960,000 for SFD homes. Thus, the goal should be to build around 20 units per acre to ensure that new homes are priced at around \$700-800k.

To achieve this goal, the City needs to make lot splits easy and allow townhomes to build up to three stories with an 80% floor area ratio. This approach will require replacing SFD homes on average with a triplex on a median lot of 7,000 square feet, which will add two net new units to the housing stock. The data suggest that there are around 7,000-9,000 conversion candidates available, of which 15-20% sell in a given year, and the land share is relatively high at 68%.

3801 Franklin Avenue, Fullerton, CA 92833

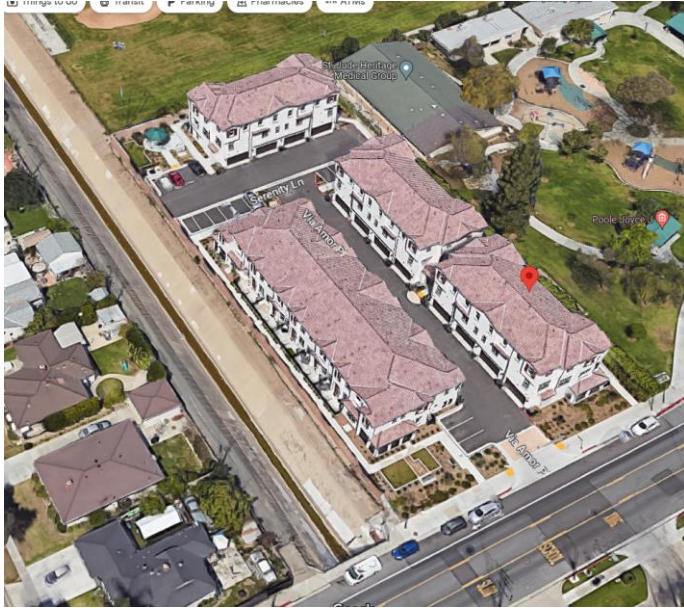
This address used to be contain one or two single-family homes based on the left picture below. However, it has since been redeveloped into seven newly built attached homes (right picture). Per [Zillow's records](#), these homes were sold in August 2021 for a total of \$4.45 million, which equates to \$636,000 per unit. Each unit in this building offers around 1,700 square feet of living space, and the total gross living area of the property is 12,150 square feet, sitting on a lot of 16,500 square feet.

Before the re-development, the density was about eight units per lot, but after redevelopment, the density increased to approximately 18.5 units per lot. Each unit in this building comes with an attached two-car garage that has immediate access to the living space. There are four extra surface parking spaces for guests and overflow parking. A small playground area for children is located at the rear of the property.



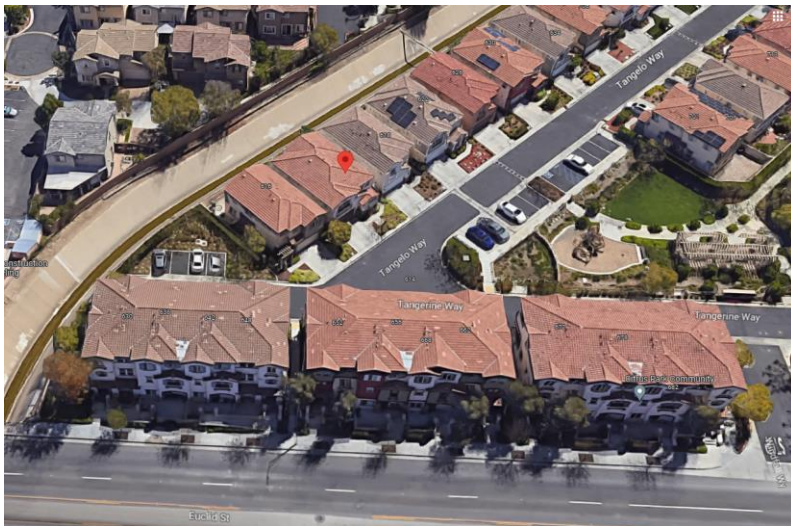
321 Via Amor Pl, Fullerton, CA 92832

Nineteen new homes with around 1,700 square feet sell for around \$630,000 each. The lot is around 53,000 square feet, with a density of 23 units per acre. This development was built on an empty lot.



652 S Euclid St, Fullerton, CA 92832

This property features both single-family attached and detached homes (SFA/SFD). The SFD homes, located in the back, offer around 2,400 square feet of living space and are priced at around \$1 million. The density is 13 units per acre. The SFA homes, located in the front, offer around 1,900 square feet of living space and are priced between \$600,000 and \$700,000. The density is higher at 26 units per acre. Both types of homes were built in 2013 and feature 2-car garages.



1061 Lime Tree Pl, Fullerton, CA 92833

This residential complex was built on the site of an abandoned car dealership. It consists of 60 owner-occupied units with a density of 20 units per acre. The units range in size from 1,800 to 2,100 square feet and are priced between \$700,000 and \$800,000 today. However, some units sold for below \$600,000 in 2020.



Appendix 3:

Primer on new housing supply and filtering down

Zoning and land use restrictions have driven up the cost of land and crippled supply. This inhibits filtering down, which is necessary to create naturally affordable housing.

Filtering works in four ways to keep housing abundant, prices naturally affordable, and displacement pressures low:

- Under normal circumstances, homes move down in quality and value as they age.⁵
- On average, homebuyers have a lower income than sellers, up and down the chain. The gap is wider and the buyer's income relative to the area median income (AMI) is lower when there is more affordable supply.
- Relatively low-priced homes see the most price filtering at point of sale.
- As more supply is allowed to be built, home price appreciation rises at a rate more in line with wage growth, allowing more filtering to occur.

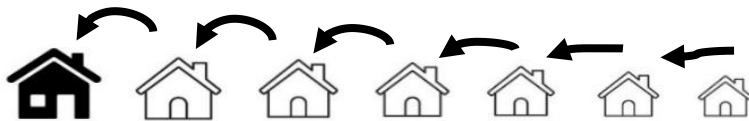
Thought experiment: Imagine car manufacturers could only legally build Ferraris. Filtering down would be limited as few new cars would be sold, existing car prices would skyrocket, and few could afford either new or used cars.

Zoning and land use restrictions drive up the price of land make, which largely makes it only economically feasible to build expensive housing. This inhibits filtering down by yielding few new homes and allows for few move-ups from less expensive housing. High-end housing, subsidies, inclusionary zoning, and high-density transit zones add housing that is affordable only to a few or require substantial subsidies.

Adding lots of supply in the middle with Light-touch Density (LTD) reduces supply/demand imbalances and yields a greatly increased number of move-ups from less expensive housing—freeing up those units for filtering down to lower-income households. This market-oriented approach unleashes a swarm of private sector activity, especially by small and medium-sized participants, yielding a large increase of naturally affordable and inclusionary housing.

Adding supply at the high end inhibits filtering down, yields few new homes, and few move-ups from less expensive housing.

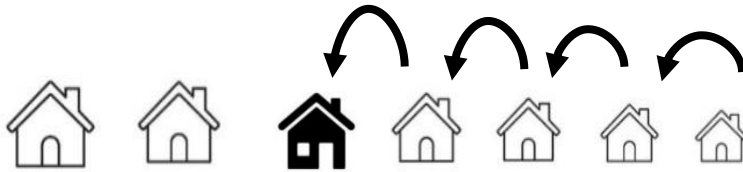
- High-end housing, subsidies, inclusionary zoning, and high density transit zones add housing that is affordable only to a few or require substantial subsidies.



⁵ Richard Ratcliff, Urban Land Economics, 1949

Adding lots of supply in the middle with Light-touch Density (LTD) reduces supply/demand imbalances and yields a greatly increased number of move-ups from less expensive housing—freeing up those units for filtering down to lower income households.

This market-oriented approach unleashes a swarm of private sector activity, especially by small and medium sized participants.



This yields a large increase of naturally affordable and inclusionary housing.

Benefits of Light Touch Density

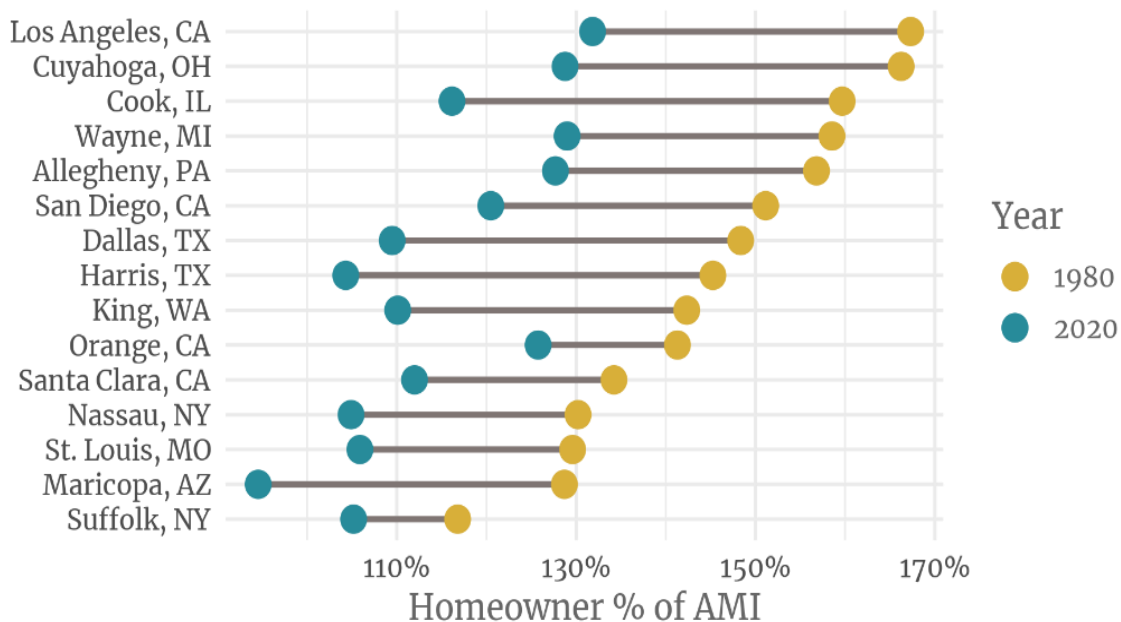
- Increased housing cost burdens
- Increased homelessness
- Growing numbers of obsolete units
- LTD adds a wider variety of structure types, with more owner and renter opportunities across a broader range of price points.
- More supply results in obsolete units being upgraded or demolished
- Reduced housing cost burdens on low-income renters and buyers
- Offers many more ownership opportunities, helps close the socio-economic status wealth gap, and reduces homelessness

Observing filtering down: under normal circumstances, homes move down in quality and value as they age

- For 100 counties, we compare the income of households residing in single-family attached and detached homes built from 1960 through 1979. We calculate the income relative to the county median income both in 1980 and 2020.
 - Since most of these homes are still in existence today, this allows us to track filtering down over time.
- The graphic below for the 15 largest counties (by 1980 single-family units), all saw some filtering down (the other 85 counties had similar results).
 - Homes that were more affordable in 1980 continued to be more broadly affordable in 2020.
- We believe that the opportunity for filtering down is negatively affected by a shift in new construction activity to higher-priced upscale single-family detached homes in many metros.
 - High priced housing is driven by high land cost & land share, driving down filtering as land does not depreciate.

Tracking filtering by county

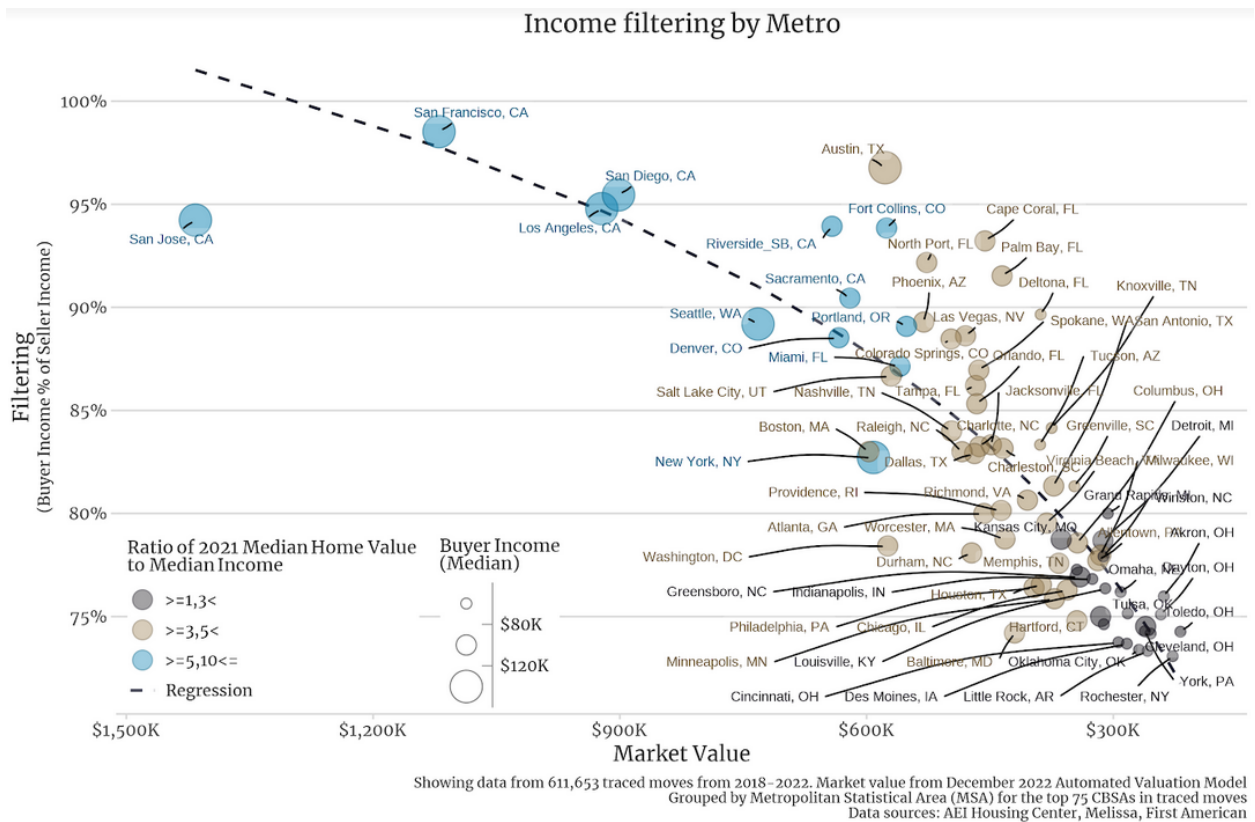
Single family detached & attached units built 1960 - 1979



AMI: County Area Median Income of Households
 Showing top 15 tracked counties by number of single-family units in 1980
 Data source: AEI Housing Center, IPUMS, U.S. Census Bureau

Observing filtering down: on average, homebuyers have lower income than sellers and filtering works much better when the median home value to median income ratio is lower

- **Metros (MSAs) with higher priced homes have less filtering down by income than MSAs with lower priced homes.**
 - Buyer income as a percentage of seller income is shown on the Y axis, and market value on the X axis.
 - Most MSAs with modest filtering have high home values (X-axis) & high median borrower incomes ranging from \$120,000 to \$221,000 (largest dot size) and most MSAs with high filtering down have low home values & low median borrower incomes ranging from \$66,000 to \$80,000 (smallest dot size).
 - Nearby non-CA metros in the “CA blast radius” are negatively impacted by CA’s policies driving its home price explosion, helping explain why migration & job growth favors the interior Western & Southern states.



Observing filtering: relatively low-priced homes see the most price filtering at point of sale

- **Home sellers, who are typically “moving up,” tend to sell to buyers with a lower income.**
 - The bottom two quintiles of homes sales are sold to buyers with a median income lower than their metro area median income or AMI (green font).
 - The median buyer for the bottom three quintiles has an income below the California designation of Moderate Income being $<120\%$ of AMI (green and blue font).
 - Implication: Filtering is an important feature of the housing market, especially for homes built at the middle of the income distribution, which become naturally affordable over time when sold to new buyers.
- **States and localities should promote policies such as Light-touch Density, which would enhance robust filtering at income levels of 120% or less of AMI.**

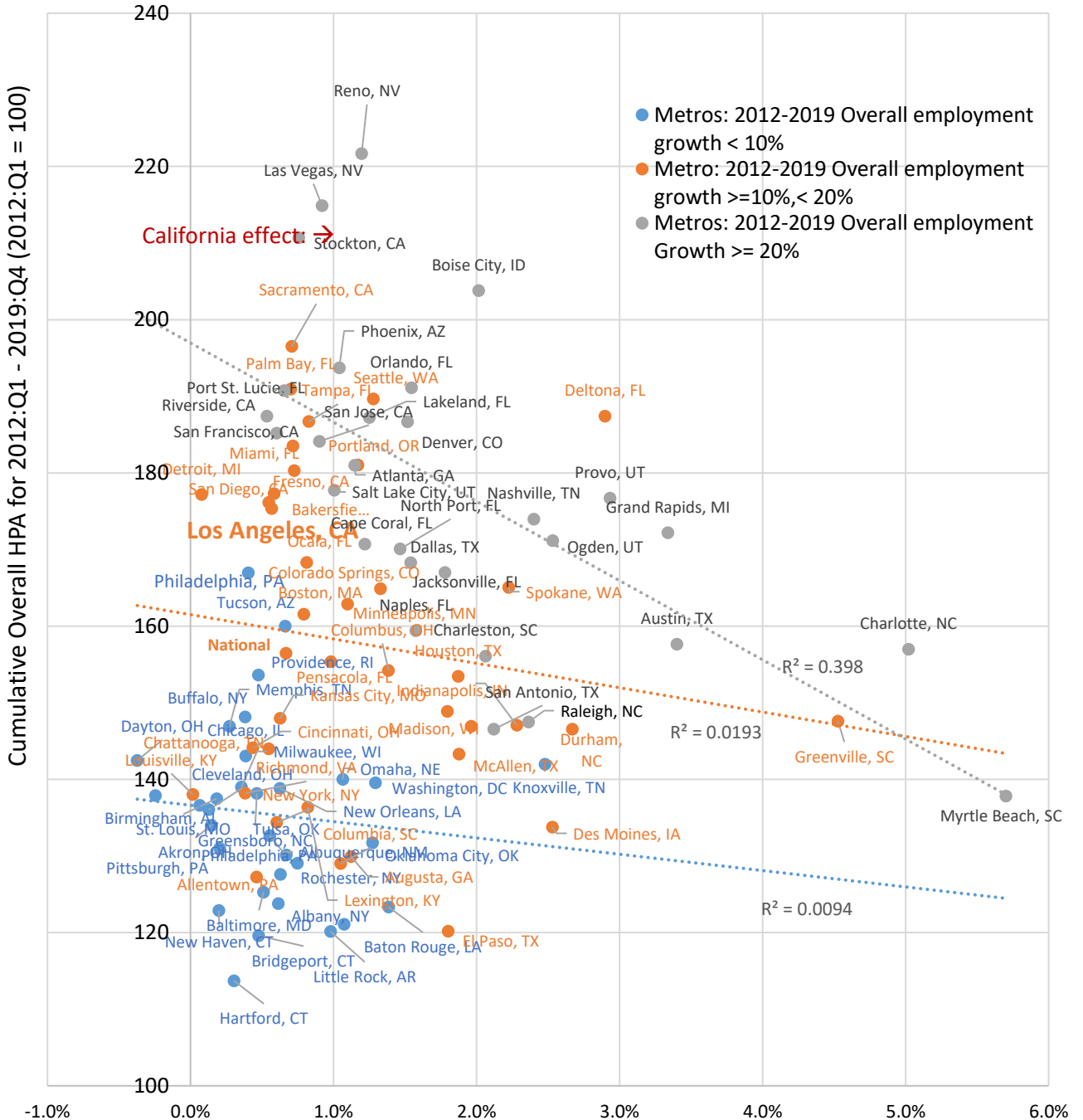
Filtering by home price quintile, traced home sales					
Home Price Quintile*	Buyer Income % of Seller Income	Buyer % of AMI**	Seller % of AMI**	Median Market Value ***	Count
1	73%	75%	107%	\$262,576	163,760
2	77%	92%	124%	\$366,709	164,067
3	81%	109%	139%	\$442,216	164,206
4	87%	134%	159%	\$532,394	164,272
5	95%	187%	202%	\$749,179	164,049

* Quintiles are calculated for each Combined Statistical Areas and then aggregated. Thus, each CSA has an equal share of traced moves in each quintile.
** Area Median Income (AMI) for families by core-based statistical area
*** Market Value is based on a Dec. 2022 Automated Valuation Model.
Source: Melissa, First American, and AEI Housing Center, www.AEI.org/housing

Observing filtering down: disproving shortage denialism - high growth metros (black font) allowing larger supply additions keeps home price appreciation more in line with wage growth, allowing more filtering to occur

- High employment growth metros with a higher share of housing units (owner-occupied and rental) added from 2010 to 2020 were better able to keep home prices more naturally affordable.
- Due to artificial scarcity, places with high employment growth with an annual stock addition of 1% had 20% higher cumulative home price appreciation compared to places that added 3% of stock annually. This latter case kept price growth more in line with wage growth.
- While the Los Angeles metro (shown in larger, orange font below) had average employment growth over the 2012-2019 period, it (along with all California metros) had well above average home price appreciation (75% over 2012 to 2019 compared to a national average of 57%). Adding supply with Light-touch Density under SB-9 and SB-10 would help address excessive home price appreciation up and lower the home price ladder so that more can afford to own or rent a home.

Relationship at Metro Level between Addition of New Housing Stock (All Types): 2020 vs. 2010 and Home Price Appreciation by Employment Growth: 2012-2019



Source: BEA, Census Bureau, and AEI Housing Center.

November 16, 2023

VIA EMAIL

Chris Schaefer, AICP
City of Fullerton
303 W. Commonwealth Avenue
Fullerton, California 92832

RE: Fullerton Housing Incentive Overlay Zone Program – Parcel Considerations

Dear Mr. Schaefer,

MGP XII College Plaza, LLC and M&H V Projects, LLC, dba Merlone Geier Partners (“MGP”), is the owner of two commercial properties in Fullerton - College Plaza Shopping Center, located at 2460 E Chapman Ave, and a portion of Fullerton Crossing Shopping Center, located at 625 S Placentia Ave. Both of these properties have been identified, in full or in part, for the Housing Incentive Overlay Zone (“HIOZ”) Program. This letter is intended to provide our support for these parcels to be included in the HIOZ and to provide additional considerations related to implementation of the HIOZ on MGP’s parcels.

College Plaza Shopping Center

Address: 2460 E Chapman Avenue – Fullerton, CA 92831
Current Zoning: G-C
Owned Parcel APNs: 033-420-09, 033-420-05

MGP owns two of the four parcels of College Plaza. Based on the most recent draft of the HIOZ, all parcels at College Plaza Shopping Center have been identified as candidates for the program. While we don’t own all parcels, MGP is in continued conversations to buy the remaining two parcels. As such, we would like to further emphasize the inclusion of all these parcels in any future HIOZ updates.

Fullerton Crossing Shopping Center

Address: 625 S Placentia Avenue – Fullerton, CA 92831
Current Zoning: G-C
Owned Parcel APNs: 338-071-24

MGP owns a portion of the Fullerton Crossing Shipping Center as outlined in Exhibit A. The shopping center consists of four separate parcels. Only one of these four parcels has been identified on the HIOZ Program list. The MGP parcel #338-071-24 was not identified in the program.

In reviewing the recent Dudek CEQA study from September 2023 related to the HIOZ program, the entire

property with all four parcels was outlined as being included on this study (Exhibit B). Can you please clarify the discrepancy as to why all four parcels are listed in the Dudek HOIZ Parcel Map but only one of the four parcels is listed on the HIOZ list? We would like to further recommend that you consider adding the MGP owned parcel, 338-071-24, to the HIOZ Program list.

In addition to these requested inclusions to the HIOZ Program, please respond to the following HIOZ implementation questions:

1. Do you have an updated timeframe of when the new housing element may be finalized and final HIOZ parcels will be identified?
2. In section 4.2.1 of the most recent draft of the Housing Element dated December 9, 2021, it states that the HIOZ Program would permit multi-family uses by-right for developments in which 20% or more of the units are affordable to lower income households. In section H-B-4, however, of the same drafted Housing Element, the HIOZ Program is stated to “include a minimum 10% required for affordable housing.” Can you please clarify how the affordable component would be applied for HIOZ approved parcels? Would they only be “by right” if they meet the 20% affordable threshold?
3. From our understanding, parcels that are approved for the HIOZ Program would need to be developed in compliance with either R-5 or C-3 zoning. What would the zoning designations be for College Plaza and Fullerton Crossing?
4. For the C-3 mixed use zoning, what would be the requirement, if any, for retail?

We would welcome an opportunity to sit down with you and discuss these questions and any further details related to the HIOZ Program. Please let us know if you would be available in early to mid-December for a meeting at City Hall.

Thank you again for your time and consideration of these requests.

Respectfully,



Scott Belz
Development Associate
Merlone Geier Partners

Exhibit A: Fullerton Crossing Parcel Map

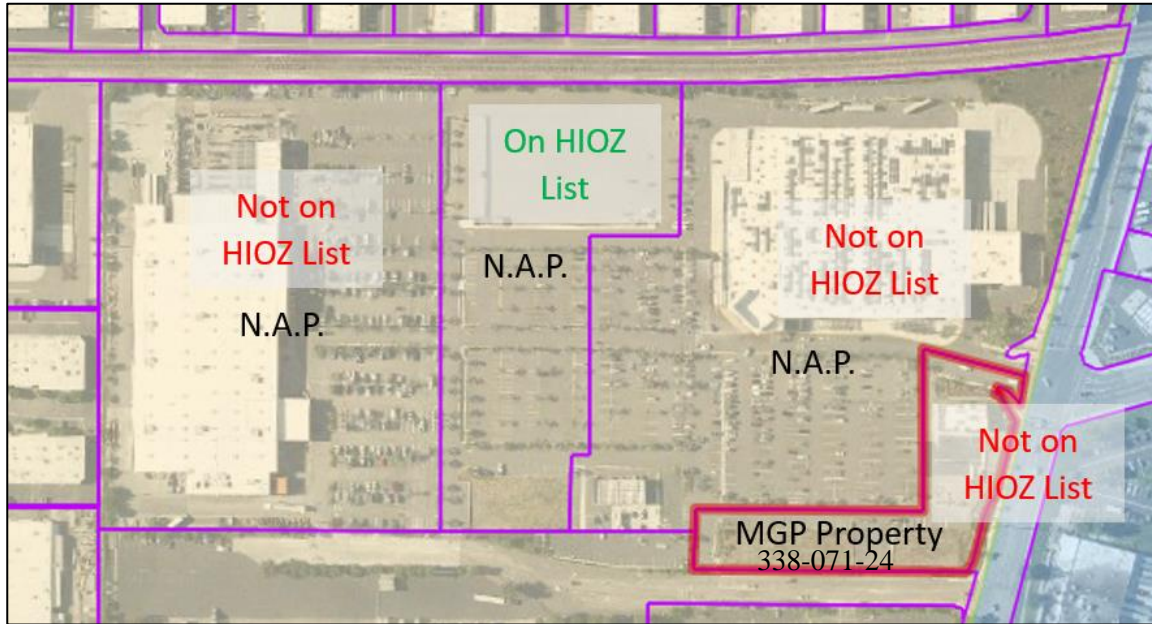
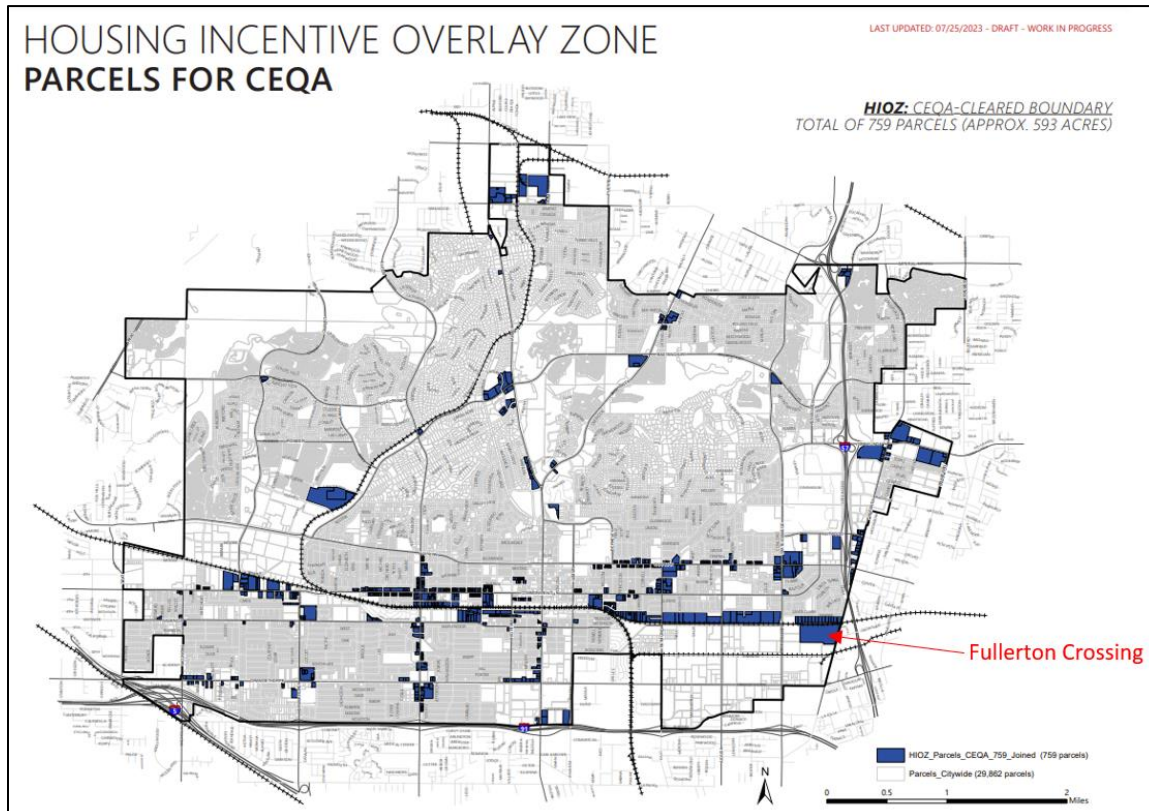


Exhibit B: Fullerton Crossing Parcel Map





May 16, 2023

Sunayana Thomas
City of Fullerton, Community Development Department
303 W. Commonwealth Ave.
Fullerton, CA 92832

Re: Letter of Interest for APN 287-081-55

Dear Ms. Thomas:

Thank you for the opportunity to express our interest in the 8.5-acre parcel adjacent to the water tanks off Euclid Street. We recognize the need for affordable housing within the City of Fullerton and would like to discuss next steps in how to collaborate with the City of Fullerton, the Community Development Department and residents to fulfill the City's need for housing units. Please allow this letter to register our interest in exploring a mutually beneficial development plan with City Staff for the development of market rate and affordable multi-family housing on the subject site. We look forward to hearing from you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'L. Kuntz', is written over a light blue horizontal line.

Louis H. Kuntz, Principal
ReyLenn Properties LLC



City of Fullerton
Housing Element

This page is intentionally blank.



Appendix H-E:

Affirmatively Furthering Fair Housing (AFFH)

NOTE: Appendix H-E: Affirmatively Furthering Fair Housing replaces former Appendix H-E Assessment of Fair Housing dated November 2021. As such, this section contains no markups or highlights to improve readability.

E Affirmatively Furthering Fair Housing (AFFH)

E.1 Introduction and Overview

In 2018, the California State Legislature passed Assembly Bill (AB) 686 to expand upon the fair housing requirements and protections outlined in the federal Fair Employment and Housing Act. The law requires all State and local public agencies to facilitate deliberate action to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities. AB 686 created new requirements that apply to all housing elements due for revision on or after January 1, 2021. The passage of AB 686 ensures that California Cities affirmatively further fair housing.

AB 686 defined “affirmatively further fair housing (AFFH)” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity.” AB 686 added to the Housing Element requirements an assessment of fair housing which includes the following components:

- A summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity
- An analysis of segregation patterns and disparities in access to opportunities
- An assessment of contributing factors
- An identification of fair housing goals and actions.¹

The analysis identified patterns of racial and economic segregation between the neighborhoods in northern Fullerton and southern Fullerton, as well as concerns over displacement, fair housing enforcement, and access to public transportation and resources. This chapter identified actions to address these issues such as promoting integration and development in areas with high resources and tools to combat displacement and discrimination.

E.1.1 Approach to Analysis

This AFFH analysis has been prepared consistent with the California Department of Housing and Community Development (HCD)’s *Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements* which provides guidance on the preparation of housing elements and ensures statutory requirements are satisfied, pursuant to Government Code Section 65583(c)(10).

¹ Housing and Community Development (HCD). 2021. <https://www.hcd.ca.gov/community-development/affh/index.shtml>



This AFFH analysis evaluates fair housing issues on the following topics:

- Fair Housing Enforcement and Outreach Capacity
- Integration and Segregation Patterns and Trends
- Racially and Ethnically Concentrated Areas of Poverty
- Disparities in Access to Opportunity
- Disproportionate Housing Needs
- Other Relevant Factors, including historical disinvestment, lack of infrastructure improvements, and presence of older affordable housing units that may be at risk of conversion to market-rate housing.

For the purposes of this analysis, the city is divided into 33 neighborhoods (Figure E-1). These neighborhoods are based on the Census block group delineations, as well as local knowledge from City staff. Most of the geographic analysis of fair housing issues in Fullerton is based on the HCD AFFH Data Viewer. The Data Viewer relies on information provided by the Census and other data sources at the census tract and block group level. This AFFH addresses impediments through AFFH-specific goals, and actions based on the contributing factors for each identified fair housing issue.

For reference, the E Imperial Hwy/N Harbor Blvd neighborhood is comprised of entirely commercial and industrial uses and does not contain any residential units. However, several sites within this neighborhood have been identified for the Housing Incentive Overlay Zone (HIOZ), which requires a set aside for affordable housing in exchange for increased density. Additionally, the neighborhood of California State University Fullerton (CSUF) is the location of the California State University Fullerton campus, which is adjoining E Chapman Ave/State College Blvd. The large number of students in this area likely factors into the data provided for this neighborhood.

E.1.2 Fair Housing Methodology

The California Government Code Section 65583 (10)(A)(ii) requires Cities and Counties to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

To conduct this analysis, the City utilized data from a variety of sources, including:

- The HCD AFFH Data Viewer
- Urban Displacement Project (UDP)
- U.S Department of Housing and Urban Development (HUD)
- CalEnviroScreen
- California Tax Credit Allocation Committee (TCAC)
- County of Orange 2020 – 2024 Five-Year Housing and Community Development Plan (Consolidated Plan)
- The Regional Analysis of Impediments (AI) to Fair Housing Choice for FY 2020-25 for Orange County
- Comprehensive House Affordability Strategy (CHAS)
- US Census American Community Survey (ACS)



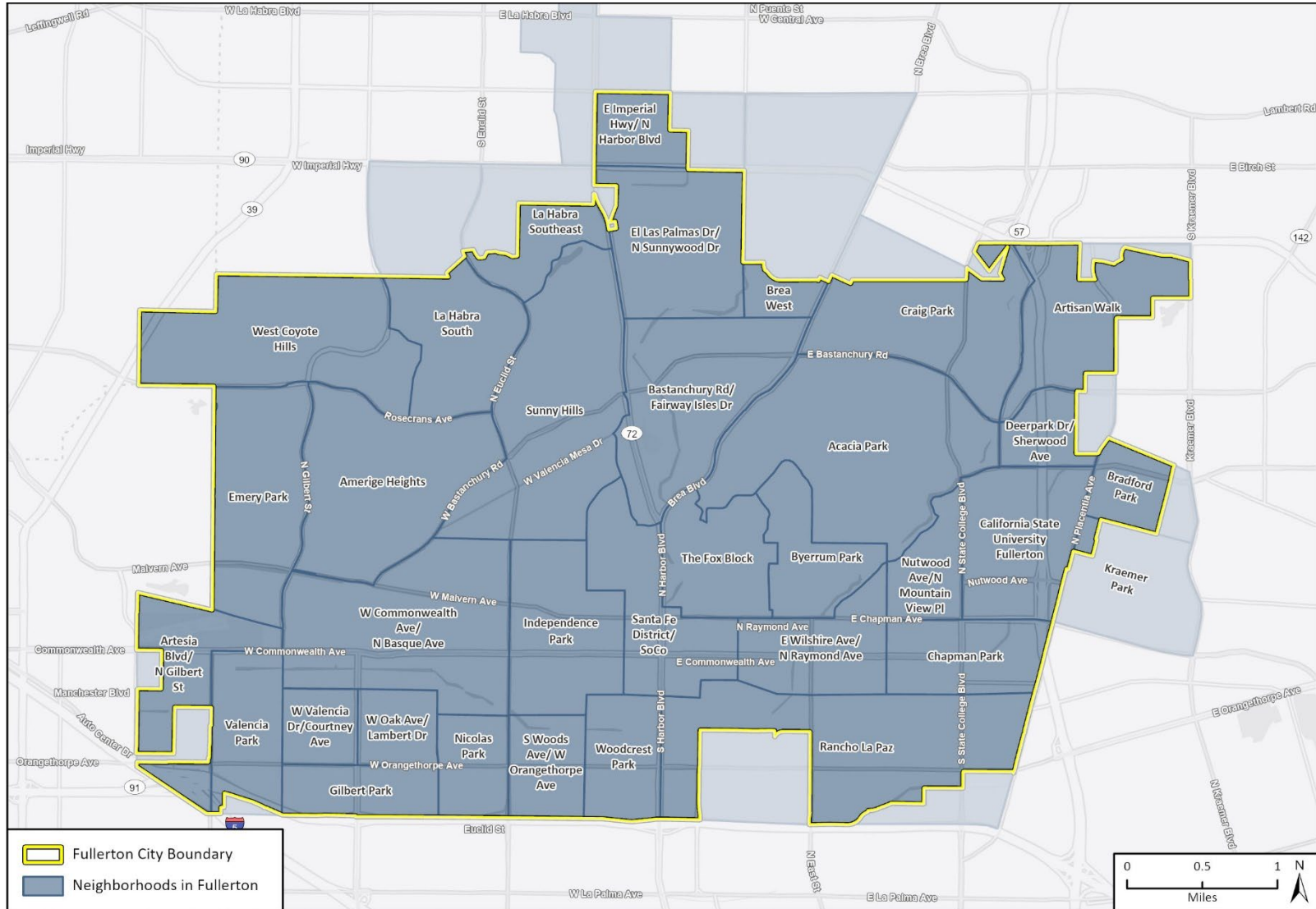
City of Fullerton

Housing Element

Additionally, the analysis includes a discussion of historic land use and segregation patterns and input from sources of local knowledge, including advocates for people with special needs, housing development and advocacy organizations, housing and social services providers, and low-income residents.



Figure E-1 Fullerton Neighborhoods



City of Fullerton, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021; Neighborhood Scout, 2023

HE_AFFH
AFFH - City Basemap 8.5 x 11 - Neighborhoods



E.1.3 Housing and Community Development's AFFH Viewer

The AFFH Data Viewer is a tool developed by HCD that features census block group and tract level data from an expansive collection of sources including ACS, HUD, TCAC, UDP, and CHAS. The Data Viewer tool serves as a resource for local and regional governments and provides the ability to explore spatial data patterns concerning fair housing enforcement, segregation and integration, racially and ethnically concentrated areas of poverty, and disparities in access to opportunities and housing. The Data Viewer is intended to assist in the creation of policies that alleviate disparities, combat discrimination, and increase access to safe and affordable homes.

E.1.4 Urban Displacement Project (UDP)

The UDP was developed to track neighborhood change and identify areas that are vulnerable to gentrification and displacement in California. Indicators of gentrification and displacement are measured at the census tract level based on data from the 2015 ACS. UDP indicators examine census tracts to identify areas that qualify as disadvantaged neighborhoods. Additionally, census tracts identified as disadvantaged neighborhoods by UDP's criteria are further analyzed to explore changes in the percentage of college educated residents, white, non-Hispanic population, median household income, and median gross rents over time to determine levels of gentrification and displacement risk.

E.1.5 CalEnviroScreen

The California Office of Environmental Health Hazard Assessment developed a screening methodology to identify communities disproportionately burdened by multiple sources of pollution. This tool, called the California Communities Environmental Health Screening Tool (CalEnviroScreen), utilizes existing environmental, health, and socioeconomic data to rank census tracts based on 20 distinct indicators. In general, if a community has a high score for that indicator, it is more likely to have greater degree of pollution burden and a higher rate of residents vulnerable to the effects of that pollution exposure as compared to census tracts statewide. Designated disadvantaged communities are those with CalEnviroScreen percentile scores of 75 or higher, meaning that they scored within the highest 25 percent of census tracts for pollution and other social and economic burden indicators across California.

E.1.6 California Tax Credit Allocation Committee (TCAC)

To assist fair housing analysis, HCD and the TCAC created the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and related state agencies/departments to further the fair housing goals.² The California Fair Housing Task Force created Opportunity Maps to identify resource levels across the state to accompany new policies aimed at increasing access to high opportunity areas for families with children. Opportunity mapping is a way to measure and visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility.² Opportunity Maps reflect composite scores of three different domains made up from a set of indicator data shown in Table E-1.

²Office of The State Treasurer (STO). 2021. <https://www.treasurer.ca.gov/ctcac/opportunity/2020-tcac-hcd-methodology.pdf>



Table E-1 Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty, Adult Education, employment, Job proximity, median home value
Environmental	CalEnviroScreen 3.0 pollution indicators and values
Education	Math proficiency, reading proficiency, high school graduation rates, student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

E.1.7 2020-2024 Five-Year Housing and Community Development Strategic Plan for Orange County (Consolidated Plan)

The HUD Consolidated Plan is used by the federal government, states, and local jurisdictions to assess affordable housing and community development needs and is a required document for jurisdictions to be eligible for federal HUD grant programs. Orange County is required to submit a federally mandated Consolidated Plan every five years and submit an Annual Action Plan in order to receive its annual Community Development Block Grant (CDBG) entitlement grant. The Consolidated Plan assesses Orange County’s affordable housing and community development needs through a housing market analysis; articulating priorities, goals, and strategies to address identified needs; and describing the actions that need to be taken to implement strategies for housing and community development including public services and city infrastructure. Orange County’s Consolidated Plan comprises of four priority needs: Affordable Housing Needs, Quality of life, Public Services, and Planning and Administration. The Consolidated Plan was approved on June 23, 2020. As identified by HUD, Fullerton received \$1,312,305 in CDBG funds and \$576,341 in Home Investment Partnerships (HOME) funds. These amounts represent the approximate annual allocation that the City of Fullerton receives for general administration, community development, and affordable housing development.

E.1.8 2020 Orange County Regional Analysis of Impediments to Fair Housing Choice (AI)

As part of the CDBG program certification process and prior to HUD’s reinstatement of the AFFH standards in 2020, participating jurisdictions prepared an analysis of impediments to fair housing choice every five years. The Orange County Regional Analysis of Impediments to Fair Housing Choice (AI) was a countywide effort to pool resources and combine efforts to identify discrimination and increase fair housing choices for residents across the county. It was produced in collaboration by Orange County jurisdictions, including the City of Fullerton. The AI addresses fair housing issues on both a countywide level and in each jurisdiction. The AI provides an assessment of the regional laws, ordinances, statutes, and administrative policies, as well as local conditions that affect the location, availability, and accessibility of housing. It also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person’s access to housing and provides solutions and measures to mitigate or remove identified impediments.

E.1.9 HUD Comprehensive Housing Affordability Strategy (CHAS) Data

Each year, HUD receives custom tabulations of ACS data from the U.S. Census Bureau. This data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrates the extent of housing problems and housing needs, particularly for low-income households. CHAS data is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD’s programs (primarily 30, 50, and 80 percent of median income). It is also important to consider the



prevalence of housing problems among different types of households, such as seniors, people with disabilities, minorities, and different household types.

E.1.10 AllTransit

AllTransit is an online database that details transit opportunities for communities. The website explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. The AllTransit performance score explores metrics that reveal the social and economic impact of transit, such as connectivity, access to jobs, and frequency of service.

E.2 Analysis of Impediments Findings

The AI provides a demographic profile of Orange County, assesses the extent of housing needs among specific income groups, and evaluates the availability of a range of housing choices for residents. The AI addresses disparities in housing needs, existing patterns of segregation and racially/ethnically concentrated areas of poverty (R/ECAPs) and contributing factors to fair housing impediments.

Regional Trends

The AI identifies the following impediments to fair housing in Orange County:

- Residential segregation between white residents and non-white residents has increased between 2010 and 2020.
- Supply of affordable housing is insufficient to meet the county's housing needs.
- Affordable housing and accessible housing for people with disabilities is concentrated in the central and northern portions of the county, particularly in the cities of Anaheim, Garden Grove, Irvine, and Santa Ana.
- White, non-Hispanic residents exhibit the highest exposure to educational opportunity and non-Hispanic Asians as the second-highest. Hispanics have the lowest access to these opportunities, with Black, non-Hispanic residents in between.
- White, non-Hispanic residents exhibit the highest access to environmentally healthy neighborhoods. All other racial/ethnic groups obtain lower environmental health access scores: Hispanic resident score lowest, followed by Black, non-Hispanic residents, Asian/Pacific Islander non-Hispanic residents, and Native American, non-Hispanic residents.
- There are significant disparities in economic opportunity scores across racial/ethnic groups. White, non-Hispanic residents have the greatest access to economic opportunity. Asian and Pacific Islander residents, Native Americans, and Black residents have lower economic opportunity scores. Hispanic residents have the lowest access to economic opportunity of all racial and ethnic groups in Orange County.
- Areas with high access to opportunity tend to have predominant populations of white and Asian, non-Hispanic residents. Areas with low access to opportunity tend to have higher percentages of Black and Hispanic residents.
- Black and Hispanic residents are more likely to have at least one housing problem, which includes overcrowding, severe overcrowding, cost burden, and severe cost burden. White and Asian and Pacific Islander residents have slightly lower rates of housing problems.



- No public housing is located in the county In the broader Southern California Association of Governments (SCAG) region, which includes Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura Counties, public housing is concentrated in the cities of Long Beach and Los Angeles, particularly in South East Los Angeles.
- Communities with higher concentrations of persons with disabilities are more likely to be areas that are also more racially and ethnically diverse such as the northern portion of the county, than they are in the less diverse southern portion of the county.
- Overcrowding in Orange County is very high, with 9.5 percent of all households being overcrowded, compared to the state average of 8.2 percent. The rate of overcrowding is highest among Hispanic households.
- Community opposition to affordable housing is prevalent throughout Orange County.
- White mortgage applicants are more likely to have their loan applications result in originated loans. White and Asian borrowers are least likely to be given a high-cost loan. Meanwhile, Black residents are nearly twice as likely to receive subprime loans than white, non-Hispanic residents and Hispanic residents are nearly 2.5 times more likely.

Concentrations of Lower- and Moderate-Income Earning Populations

HUD defines a Lower and Moderate Income (LMI) area as a census tract or block group where over 51 percent of the population earn an income that is considered lower or moderate relative to the area median income (AMI). For Orange County, the AMI is \$ 127,800 for a household of four residents. In Fullerton, households with low and moderate incomes are concentrated in the southern portion of the city.

Language Barriers

A language barrier can be an impediment to accessing housing. Those who do not speak English may face discrimination, communication challenges while trying to obtain housing, and barriers to accessing services and information. According to the AI, 20 percent of city residents aged five and older in Fullerton had Limited English Proficiency (LEP), with Spanish being the most commonly spoken language other than English, followed by Korean, Chinese, and Vietnamese. This is comparable to the LEP percentage in Orange County (21 percent).

Lending by Race/Ethnicity

The Fair Housing Act prohibits discrimination when obtaining a mortgage. However, in Fullerton the lending pool is not representative of the demographics of a community and disparities in loan approvals are an impediment to fair housing.

Limiting Community Opposition

Communities play a significant role in the development of housing in the city. According to the AI, opposition towards multifamily housing and housing for the homeless and affordable housing contributes to disproportionate housing needs in Fullerton and Orange County.



E.3 Fair Housing Resources

E.3.1 Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity is the ability of a local jurisdiction and fair housing agencies to provide fair housing and tenants' rights information to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, resolving issues, and conducting fair housing testing.

Regional Resources

Orange County contracts with The Fair Housing Council of Orange County (FHCOC), a private non-profit fair housing group, to administer a wide variety of fair housing services to residents of Orange County, including residents in Fullerton.

The FHCOC provides the following services to Orange County residents:

- Serving as a fair housing resource for the region, including implementation of an affirmative fair housing marketing plan, testing, and complaint verification
- Responding to all citizen complaints regarding violation of fair housing laws
- Providing tenant-landlord counseling to all inquiring citizens
- Promoting community awareness of tenant-landlord rights and responsibilities
- Reporting monthly on complaint processing
- Providing fair housing education to residents, County staff, community organizations, agencies, and service providers
- Increasing the supply of affordable housing in high opportunity areas
- Preventing displacement of low- and moderate-income residents, seniors, and people with disabilities
- Increasing community integration for persons with disabilities
- Ensuring equal access to housing for persons with protected characteristics who are disproportionately likely to be lower-income and to experience homelessness
- Expanding access to opportunities for protected classes

During the 2015-2019 reporting period, the FHCOC staff received 363 allegations of housing discrimination and opened 179 cases where the allegations seemed sufficiently meritorious to warrant further investigation and/or action. FHCOC also conducted 362 systemic onsite tests, 51 tests occurring in the jurisdiction, and 215 other testing activities. FHCOC held 32 training sessions for rental property owners/managers and presented 16 fair housing seminars and 70 general fair housing workshops. On a regional basis, activities provided by FHCOC included assisting 7,664 unduplicated households addressing 24,766 issues, disputes and/or inquires.

The FHCOC ensures that the City's fair housing practices are consistent with State law and that residents have the tools and resources they need to address fair housing issues appropriately. The City relies on the FHCOC to track, monitor, and investigate fair housing cases as well as hold training sessions for property owners/managers.



In addition to the FHCOC, there are several agencies that have historically provided fair housing services in Orange County, listed in Table E-2. These organizations and provide the following services:

- Fair housing testing and complaints
- Fair housing counseling and education
- Tenant/landlord counseling and mediation
- Homeless prevention program
- Rental assistance program
- Rent/deposit grant program
- Homeseeking services
- Shared housing counseling placement
- Homebuyers’ education learning program

Table E-2 Fair Housing Service Providers Active in Orange County

Organization ¹	Website	Phone Number
Lutheran Social Services of Southern California	https://www.lsssc.org/	(714) 685-1800
Korean Resource Center	https://www.krcla.org/	(714) 869-7624
GreenPath Financial Wellness	https://greenpath.com/	(833)344-0606
Neighborworks Orange County	https://nwoc.org/	(714) 490-1250
Homeownership OC	https://www.homeownershipoc.org/	(714) 204-2314
Fair Housing Council of Orange County	https://www.fairhousingoc.org/	(714) 569-0823
Orange County Community Housing Corporation	https://www.occhc.org/	(714) 558-8161
Habitat for Humanity of Greater Los Angeles	https://www.habitatla.org/	(310) 323-4663
Consumer Credit Counseling Service of Maryland and Delaware, Inc.	https://cccsmc.org/	(800) 642-2227
Fair Housing Foundation	https://fhfca.org/	(800) 446-3247

Source: HUD Exchange Housing Counseling Agency search tool

Local Resources

The City of Fullerton maintains a contract with the non-profit organization Fair Housing Foundation (FHF), a regional non-profit fair housing agency. FHF assists residents with fair housing counseling services, counseling for landlords and tenants, rental housing counseling, provides education and outreach. In addition, FHF screens fair housing complaints, investigates through testing, and will engage in conciliation or mediation efforts or refer the complaints to the appropriate administrative agencies where appropriate. The City allocates CDBG funds to FHF's fair housing services with the goal of assisting residents and landlords by providing fair housing counseling and education.

E.4 Ability to Address Complaints

Initiated by the Department of Justice’s Civil Rights Division in 1991, fair housing testing is a technique used to uncover evidence of discrimination in rental housing. Fair housing testing involves one or more



individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, State, and federal fair housing laws. Enforcement actions may be taken when investigations yield evidence of a pattern or practice of illegal housing discrimination. Testing may be initiated following the filing of a specific housing discrimination complaint or, as is the case when testing for discrimination against a specific class, as part of an overall effort to determine whether the discrimination is happening in a consistent systemic pattern in a city or region. In Orange County, fair housing testing is used to identify unlawful housing discrimination practices based on the real or perceived race, ethnicity, color, religion, gender identity or expression, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, and source of income of prospective renters.

FHF Housing is funded to provide the full range of fair housing enforcement services to local renters and conducts fair housing testing of rental properties to assess how well rental properties conform to fair housing laws. In cases when evidence of deferential treatment is found, the property owners and managers are encouraged to attend fair housing workshops, which provide training and educational resources aimed at ending fair housing discrimination. Between 2015 and 2020, a total of 1,128 individuals participated in fair housing workshops, trainings, or counseling hosted by FHF.

HUD's Office of Fair Housing and Equal Opportunity (FHEO). Based on data provided by HUD, 30 FHEO inquiries were reported in Fullerton between 2013 and 2021. These inquiries are not considered official cases; however, they indicate a potential basis for discrimination in the city. Four of these inquiries were based on disability, and the remainder did not provide a basis.

E.5 Segregation and Integration Patterns and Trends

To inform priorities, policies, and actions, the housing element must include an analysis of integration and segregation, including patterns and trends. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability in a specific geographic area. Segregation generally means the opposite condition, in which there is a high concentration of the characteristics described above in a specific geographic area. To adequately assess the patterns of integration and segregation, this section identifies trends at the regional scale (Orange County and the broader Southern California region) and at the local scale (City of Fullerton). To identify socio-economic and demographic spatial trends across these jurisdictions, this analysis utilizes HCD's AFFH Data Viewer, which provides an expansive collection of data from sources including the 2015-2019 ACS, HCD, HUD, UDP, the Center for Disease Control and Prevention (CDC), and other regional and federal agencies. In its AFFH guidance document published in April 2021, HCD describes the importance of segregation and integration analysis in relation to fair housing:

Residential segregation and exclusion, whether by race, ethnicity, disability, or income, is a result of numerous housing policies, practices, and procedures—both public and private—that have had enduring and pervasive negative impacts. Overt and covert housing discrimination through land use policy, shifting housing markets, and patterns of investment and disinvestment, have restricted meaningful fair housing choice and equitable access to opportunity, particularly for communities of color. Historic patterns of segregation persist in California despite the long-standing federal mandate, established by the Fair Housing Act of 1968 (FHA), that federal agencies and federal grantees affirmatively further the purposes of the FHA. Past and present discriminatory policies and practices, including long-term disinvestment, have resulted in neighborhoods with concentrated poverty and poor housing stock, limited access to opportunity, unsafe environmental conditions, underfunded schools, dilapidated infrastructure, and other disproportionately experienced problems. In addition, governmental policies have subsidized the development of segregated,



high-resourced suburbs in metropolitan areas by constructing new highway systems—often through lower income communities of color— to ensure access to job opportunities in urban centers. This physical and policy infrastructure supports patterns of discrimination and high levels of segregation that continue to persist in California and across the country. All of these conditions persist despite the over 50-year-old obligation to prohibit discrimination and affirmatively further fair housing.³

E.5.1 Race and Ethnicity

The ethnic and racial composition of a region relates to fair housing concerns such as household size, locational preferences, and economic opportunity. Historic exclusionary governmental policies, biased mortgage lending practices, and other tactics have caused racial and ethnic segregation and spatial inequities.

Regional Trends

Regionally, the northern and central areas of Orange County, including the Cities of Buena Park, Santa Ana, and Westminster contain populations with the highest percentage of non-white residents. These areas have at least 80 percent of non-white residents, as shown in Figure E-2. Comparatively, the western and southeastern areas of Orange County have higher percentages of white alone populations, particularly near the less urbanized areas of the county and along the coast, which contain areas with 80 percent or more white residents. Orange County has the one of the lowest percentage of people of color in the SCAG region, second only to Ventura County. However, a large portion of the unurbanized areas of the county are designated a Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP), or national forest lands. The Cleveland National Forest makes up the majority of the southeastern corner of the county. As a result, little to no permanent housing exists in these areas.

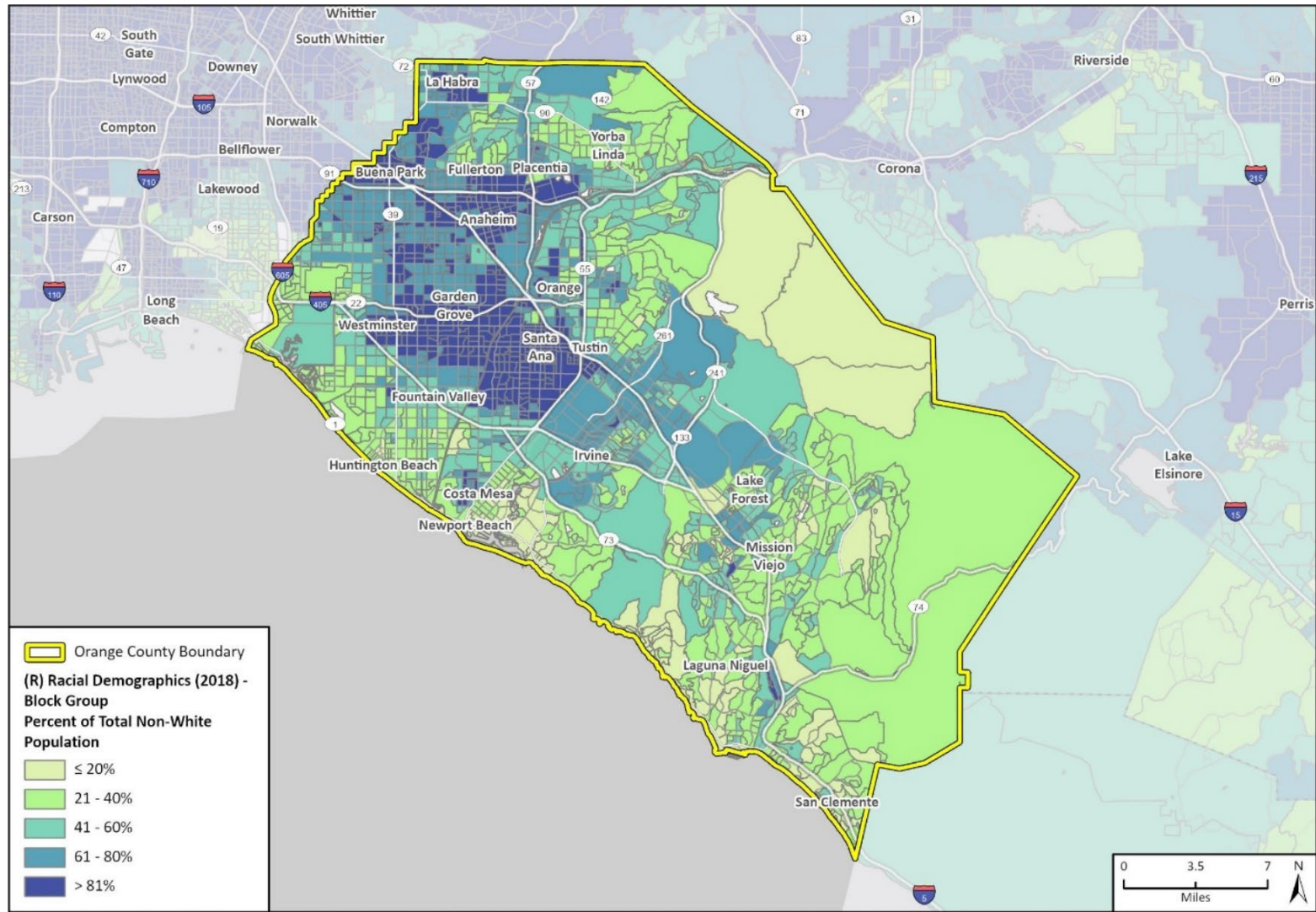
HUD utilizes the racial/ethnic dissimilarity index to measure segregation levels across a defined geographic boundary. The racial/ethnic dissimilarity index ranges from 0-100, where 0 represents perfect integration between racial groups and 100 representing perfect segregation.⁴ According to the AI, Orange County experiences moderate levels of segregation, with significant variances in some individual jurisdictions. The Non-White/White value is 44.71, Black/White 46.98, Hispanic/White 52.82, and Asian or Pacific Islander/White is 43.19. Areas in central Orange County, particularly the cities of Orange, Santa Ana, and Tustin, have the highest Dissimilarity Index values for their populations. Black and Hispanic residents are particularly segregated in these jurisdictions. Racial/ethnic segregation has increased significantly since 2010.

³ HCD 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

⁴ HUD, 2020. <https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf>



Figure E-2 Percentage Total Non-White Population (Orange County)



Source: AFFH Viewer



Local Trends

According to the 2020 Census, Hispanic/Latino residents comprised the largest racial/ethnic group in Fullerton, followed closely by White residents. Table E-3 shows the population by racial category for Fullerton in 2010 and 2020 and compares the 2020 population to the composition of the SCAG region in 2020.

Fullerton’s racial composition has a higher percentage of white, non-Hispanic, Asian American/Pacific Islander, and “Other or Multiple Races” than the Southern California region, and a lower percentage of residents who identified as Hispanic and Black/African American. Generally, Fullerton’s population has become more diverse during the past decade. However, as shown in Figure E-3, there are several neighborhoods scattered throughout the city that have low-medium levels of segregation and several neighborhoods with high segregation. The neighborhoods of high POC segregation include Emery Park, Amerige Heights, La Habra South, Sunny Hills, E Imperial Hwy/N Harbor Blvd, and Acacia Park. These neighborhoods are predominantly Asian and are concentrated in the northeastern portion of the city. The neighborhood of Byerrum Park, located in the center of the city, has high white segregation. Areas with low-medium levels of segregation are Artesia Blvd/N Gilbert St, Valencia Park, Gilbert Park, Independence Park, Woodcrest Park, Santa Fe District/SoCo, Rancho La Paz, The Fox Block, Brea West, Craig Park, and Artisan Walk.

Table E-3 Population by Racial Group, City of Fullerton and the Southern California Region

Race	Fullerton (Percent of Population)		Southern California Region (Percent of Population)
	2010	2020	2020
Hispanic/Latino	34.4	37.7	46.7
White	53.8	37	30.3
Black/African American	2.3	2.2	6.2
Asian American/Pacific Islander	22.7	26.9	13.5
Other or Multiple Races	20.1	33	3.1

Source: US Census, 2020. Census State Redistricting Data, Table P1 and P2; SCAG. Racial Equity Baseline Conditions Report. 2022. https://scag.ca.gov/sites/main/files/file-attachments/2022racialequitybaselineconditionsreport_final.pdf

According to the most recent HUD data, Fullerton has higher levels of racial integration than segregation levels than the Los Angeles-Long Beach-Anaheim region (as defined by HUD), and the state overall. The racial/ethnic dissimilarity index ranges from 0-100, where 0 represents perfect integration between racial groups and 100 representing perfect segregation. Over the past three decades, the racial/ethnic segregation index score in Fullerton fluctuated, with slight increases and decreases (Table E-4). Since 2010, segregation between non-White/White residents and Black/White residents increased, and segregation between Asian American/Pacific Islander and Hispanic/Latino/White residents decreased. Although racial/ethnic segregation has increased in the city, segregation levels between all groups remain low compared to the Los Angeles-Long Beach-Anaheim region.



Table E-4 Racial Dissimilarity Index Values for Segregation (Fullerton and Los Angeles-Long Beach-Anaheim Region)

Race	Fullerton				Los Angeles-Long Beach-Anaheim Region			
	1990	2000	2010	Current	1990	2000	2010	Current
Non-White/White	25.53	31.16	30.52	34.31	55.32	55.50	54.64	56.94
Black/White	30.60	31.84	26.53	38.26	72.75	68.12	65.22	68.85
Hispanic or Latino/White	33.72	39.98	38.28	35.48	60.12	62.44	62.15	63.49
Asian or Pacific Islander/White	30.41	33.48	35.24	31.01	43.46	46.02	45.77	49.78

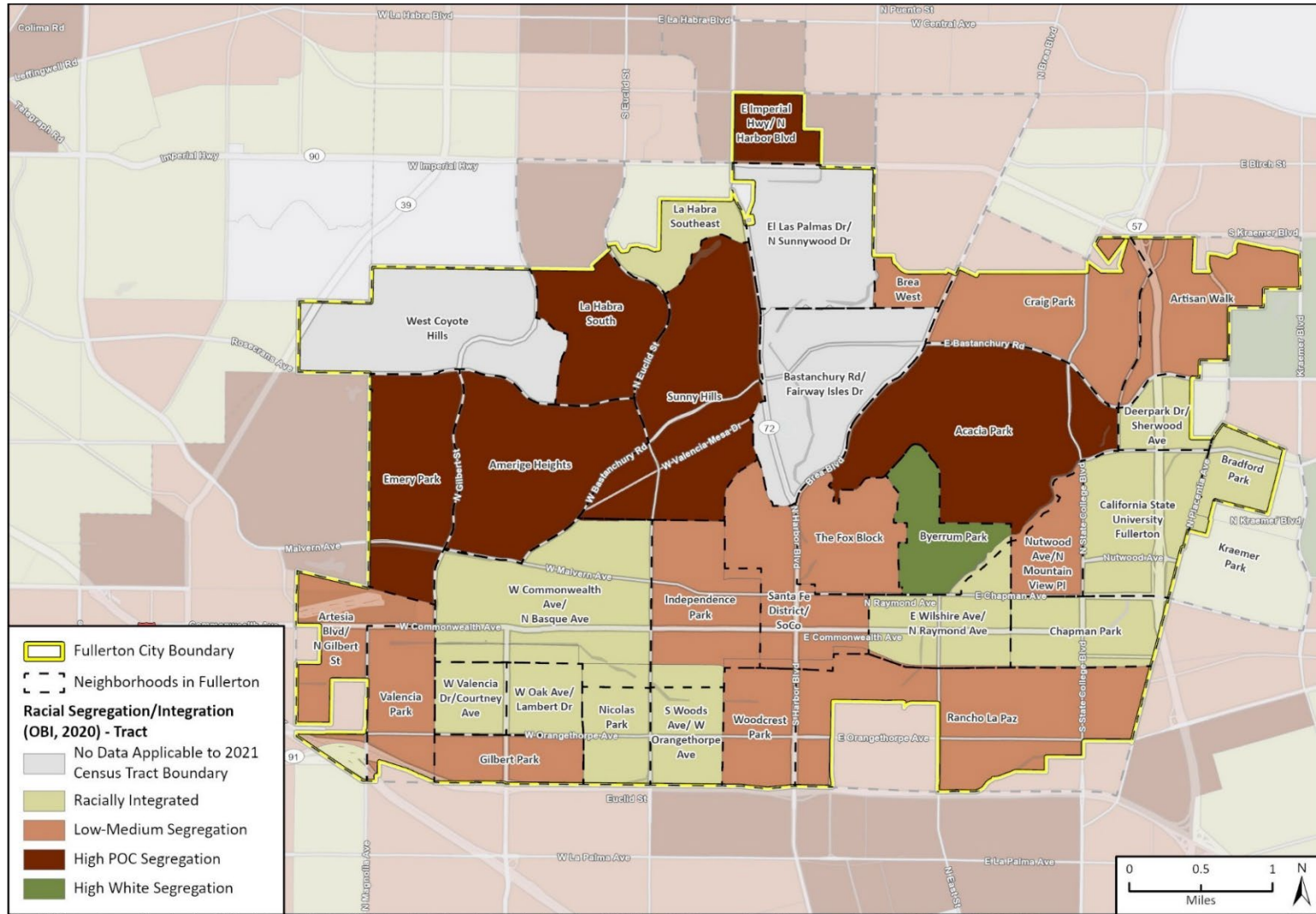
Source: HUD, 2023, Table 3 – Racial/Ethnic Dissimilarity Trends

Figure E-5 shows the predominance of white, Hispanic/Latino, and Asian American/Pacific Islander populations in the city. The southern portion of the city has a sizable or predominant proportion of Hispanic/Latino residents, particularly the neighborhoods of Woodcrest Park and Rancho La Paz. The AFFH Data Viewer also shows the neighborhood of E Imperial Hwy/N Harbor Blvd in northern Fullerton as also having a predominant proportion of Hispanic Latino residents; however, this data is based on the residential units within the neighboring cities of La Habra and Brea. The portion of this census tract located within the City of Fullerton is comprised of entirely commercial and industrial uses and does not contain any residential units. The western section of the city, particularly in Emery Park, has a predominant Asian American/Pacific Islander population. The central and northern portions of the city have a sizable white majority population.

Areas with higher percentages of non-white residents are primarily located on the outer edges of the city, particularly within the south and western portions of the city (Figure E-4). These are also the densest areas of the city, with smaller lot sizes and more commercially zoned areas. Neighborhoods in northeastern and central Fullerton has higher percentages of white, non-Hispanic populations compared to other areas of the city. The northeastern and central portions of the city are less dense than the southern area of the city, and contain several golf courses and the Robert E. Ward Nature Preserve, which does not contain any housing.



Figure E-3 Neighborhood Segregation (Fullerton)



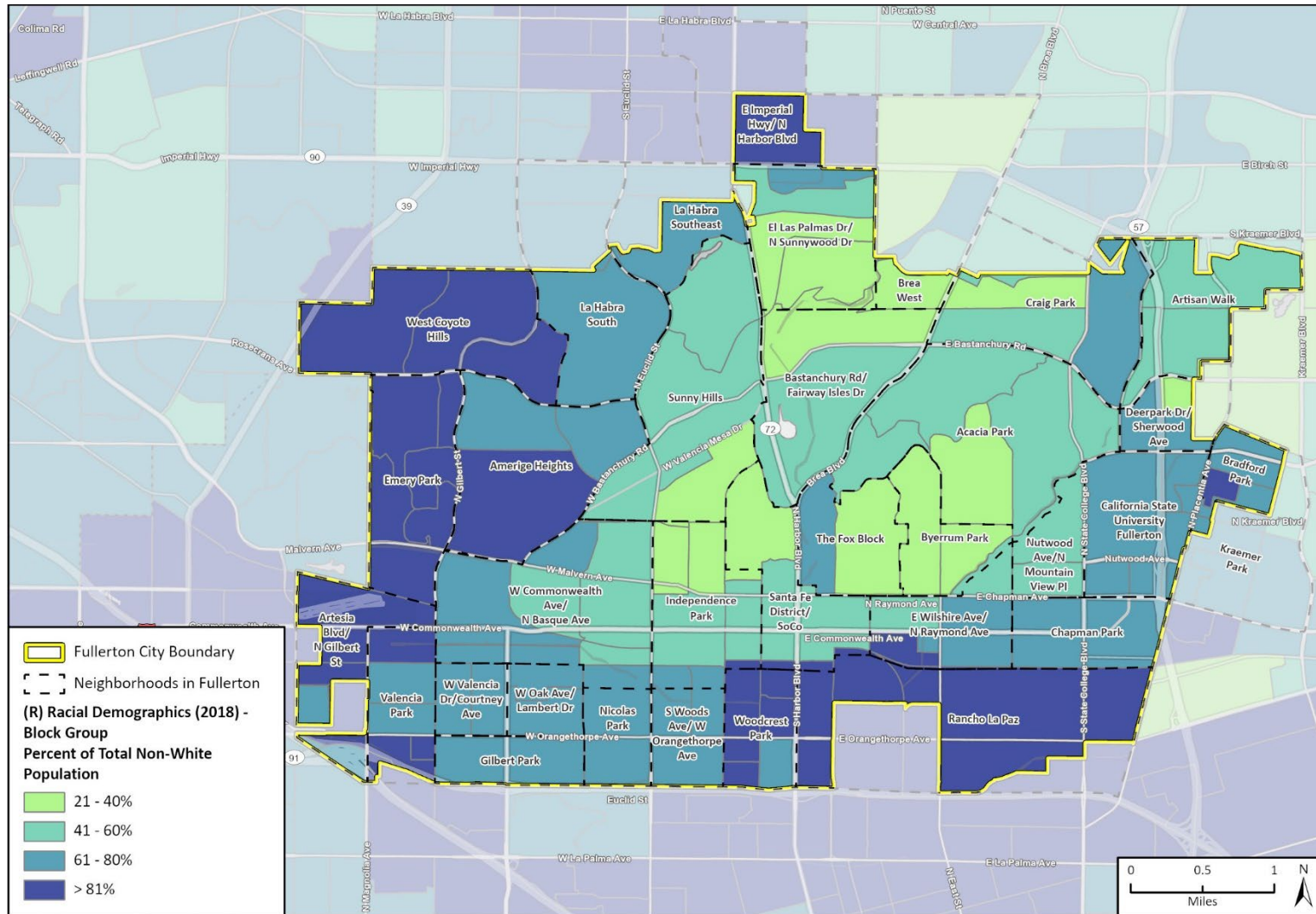
City of Fullerton, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021; Neighborhood Scout, 2023

HE_AFFH
AFFH - City Basemap 8.5 x 11

Source: AFFH Viewer, 2022



Figure E-4 Percent of Total Non-White Population (Fullerton)



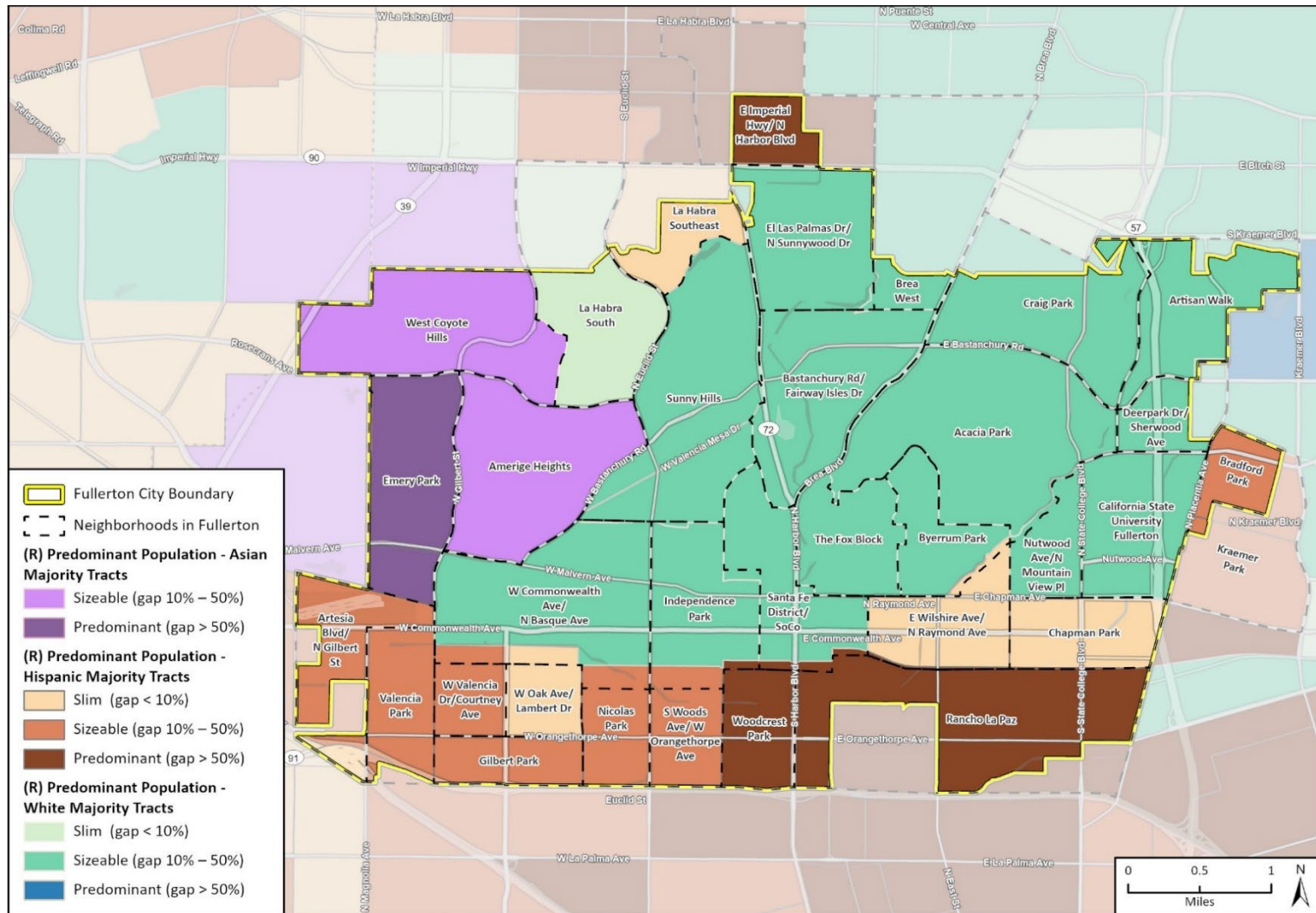
City of Fullerton, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021; Neighborhood Scout, 2023

HE_AFFH
AFFH - City Basemap 8.5 x 11

Source: AFFH Viewer, 2022.



Figure E-5 Predominant Populations (Fullerton)



City of Fullerton, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021; Neighborhood Scout, 2023

HE AFFH
AFFH - City Basemap 8.5 x 11

Source: AFFH Viewer, 2021



E.5.2 Persons with Disabilities

For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual's needs as required under federal civil rights law, including equitably provided disability-related services that an individual needs to live in such housing. For example, persons with disabilities who are unable to use stairs or need a zero-step shower may not have actual housing choice if there are not sufficient housing units with these accessibility features.⁵

High spatial segregation of persons with disabilities may indicate fair housing issues related to not only physical needs, but also economic disparities. According to the *2020 Annual Report on People with Disabilities in America*, more than 25 percent of persons with disabilities (including physical, intellectual, and developmental; sensory; and other disability categories) live below the Census Bureau-designated poverty line, which is 14.5 percentage points higher than people without a disability.⁶ Persons with disabilities may be more reliant than persons without disabilities on fixed incomes or access to public transit.

Regional Trends

According to 2021 ACS estimates, 276,827 Orange County residents had one or more disabilities, or 8.8 percent of the total population. Figure E-7 shows the percentage of the population living with one or more disabilities throughout Orange County. The northwestern area of the county and the urban centers of cities had higher concentrations of persons living with one or more disabilities than other areas of the county.

Local Trends

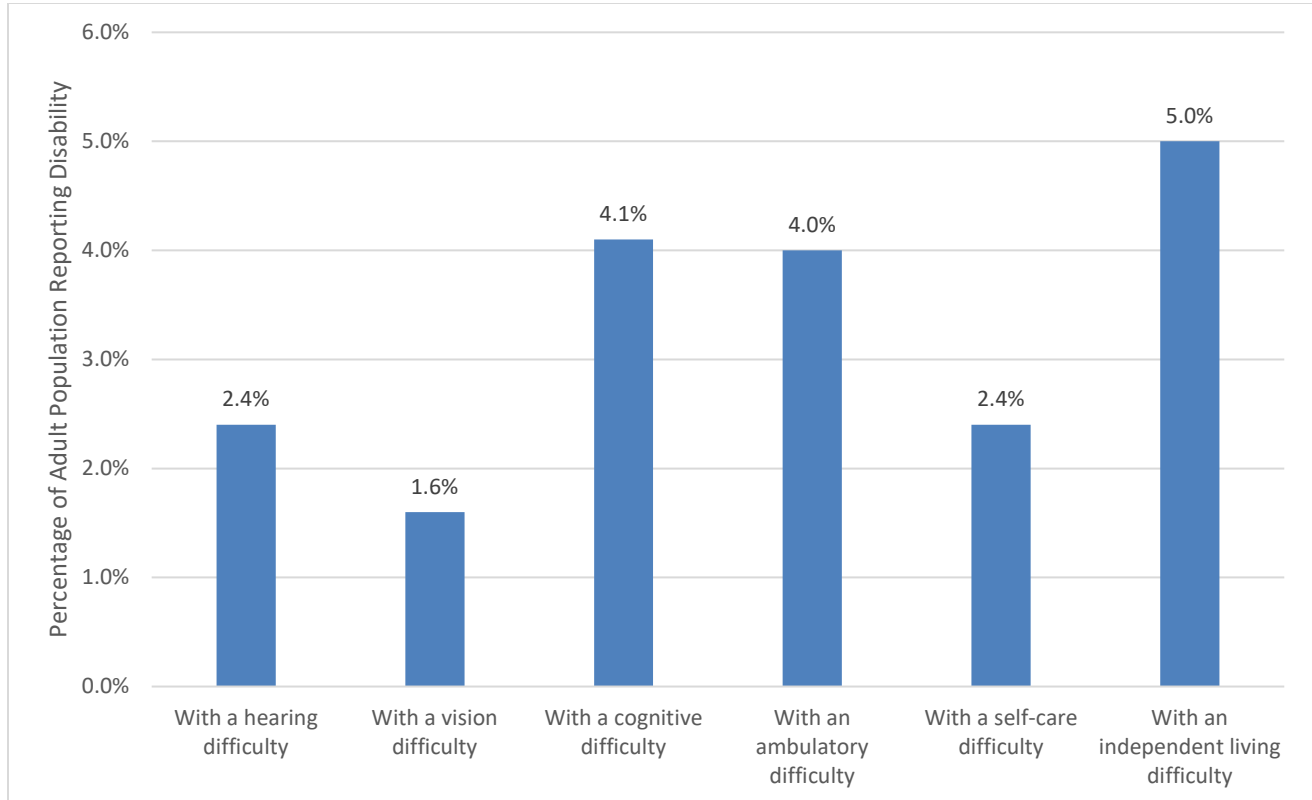
Approximately 13,617 residents (nearly 10 percent) of Fullerton's population live with one or more disabilities. According to 2021 ACS estimates shown in Figure E-6, independent living difficulty was the most common disability reported by Fullerton residents.

⁵ HCD, 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

⁶ Annual Disability Statistics Compendium, 2020. <https://disabilitycompendium.org/annualreport>



Figure E-6 Disability by Type (Fullerton)



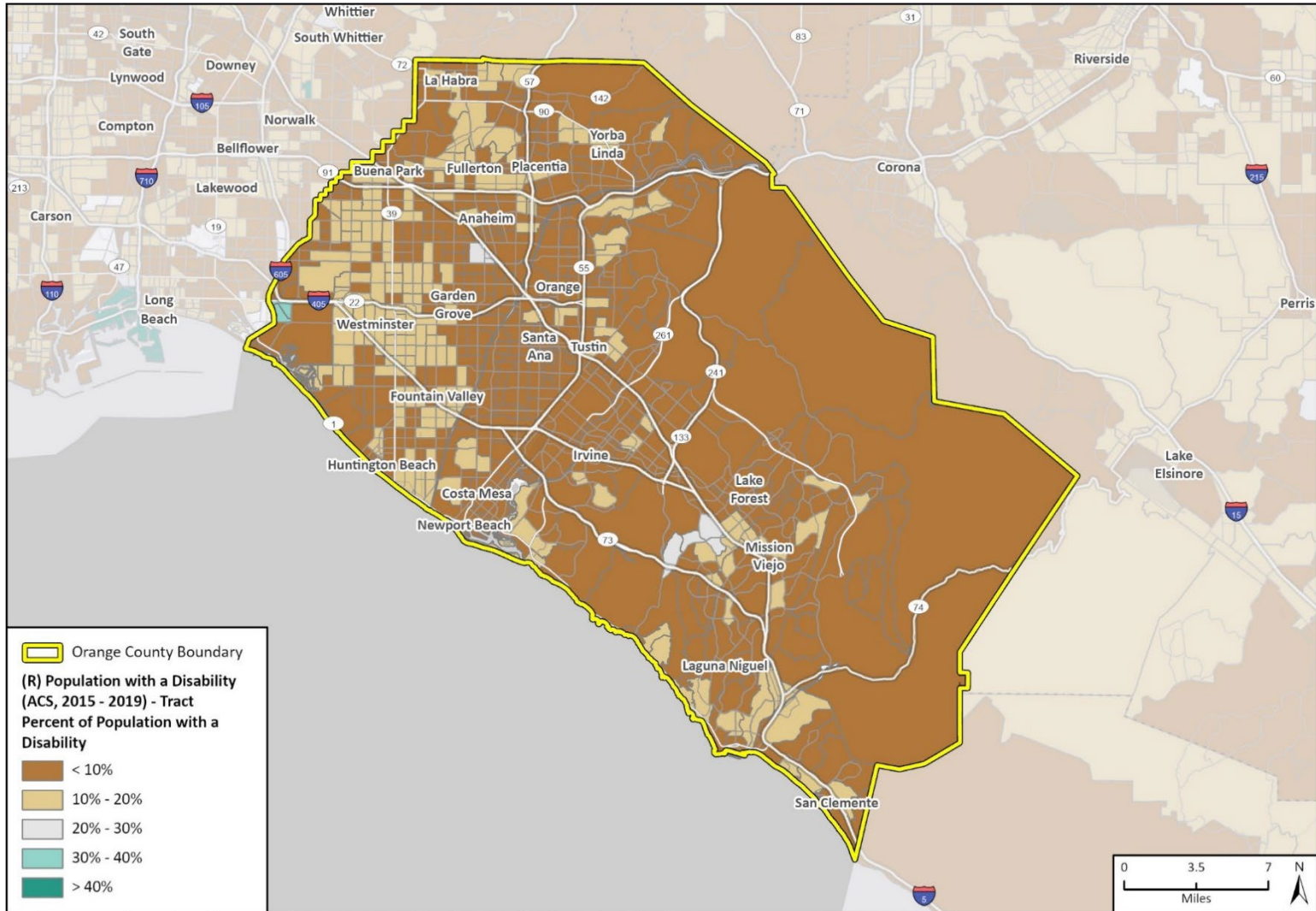
Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

Source: U.S. Census Bureau, American Community Survey 1-Year Estimates (2021), Table S1810

Figure E-8 shows the percentage of the population living with one or more disabilities in the city by census tract. The percentage of residents reporting living with one or more disability ranged between zero and 20 percent. The neighborhoods in the city where disability ranged between 10 to 20 percent include Artesia Blvd/N Gilbert St, Valencia Park, Gilbert Park, W Commonwealth Ave/N Basque Ave, S Woods Ave/W Orangethorpe Ave, Sunny Hills, E Imperial Hwy/N Harbor Blvd, Bastanchury Rd/Fairway Isle Dr, Byerrum Park, Nutwood Ave/N Mountain View Pl. These neighborhoods are scattered throughout the city. The remainder of the city has less than 10 percent of residents reporting a disability. The neighborhood with the highest percentage of residents reporting a disability is S Woods Ave/W Orangethorpe Ave, located south of Valencia Drive and north of State Route 91, between Euclid Avenue and Richmond Avenue. This area is primarily comprised of low-density residential uses.



Figure E-7 Percent of Population with a Disability (Orange County)



City of Irvine, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

HE_AFFH
AFFH - County Basemap 8.5 x 11

Source: AFFH Viewer, 2022



E.5.3 Familial Status

Familial status refers to the presence of children under the age of 18 and the marital status of the head of the household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Examples of differential treatment include limiting the number of children in an apartment complex or confining households with children to a specific location are potentially discriminatory. Single parent households are protected by fair housing law. A 2016 HUD study studied the effects of housing discrimination based on familial status. The study found that landlords presented households with children fewer housing options, and the units shown were generally larger, and as a result, slightly more expensive to rent.⁷ Additionally, female-headed households with children require special consideration and assistance because of generally greater needs for affordable housing and accessible day care, health care, and other supportive services.

Regional Trends

Orange County had 1,057,592 households in 2021. According to 2017-2021 ACS estimates, households with children present comprise 23 percent of the total households in Orange County. Tenure by household type and presence of children is shown in Table E-5. Married couple families with children comprise the largest share of owner- and renter-occupied households with children. Single-parent, female-headed households comprised approximately eight percent of renter-occupied households, but only two percent of owner-occupied households.

Table E-5 Tenure by Household Type and Presence of Children (Orange County)

Household Type	Owner-Occupied		Renter-Occupied	
	Count	Percent of Total Owner-Occupied	Count	Percent of Total Renter-Occupied
Married Couple Family, with Children Present	146,405	24.3%	97,736	21.5%
Single-Parent, Male Householder, no Spouse Present	6,933	4.3%	14,628	3.2%
Single Parent, Female Householder, No Spouse Present	13,116	2.1%	37,771	8.2%
Total Households with Children Present	166,454	27.6%	80,831	17.8%
Total Households	602,440	100%	455,152	100%

Source: U.S. Bureau of the Census, ACS Table B25115 Tenure by Household Type (Including Living Alone) and Age of Householder, 2017-2021 Estimates.

The majority of Orange County has a relatively low percentage of households characterized as female-headed, single-parent households, as shown in Figure E-9. There are small pockets with higher proportion of households with children who reside in female-headed, single-parent households, such as portions of the cities of Laguna Woods, Newport Beach, Irvine, and Orange. The urban areas in the northwest portion of the county tend to have higher proportions of female headed households than the southeastern part of the county. The patterns amongst married couple households with children are very similar, as shown in Figure E-10. The urban areas in the northwest portion of the county tend to have lower proportions of married couples with children under 18 than the southeastern part of the county.

⁷ HUD. 2016. <https://www.huduser.gov/portal/sites/default/files/pdf/HDSFamiliesFinalReport.pdf>.



Local Trends

According to 2017-2021 ACS estimates, households with children present comprised 30 percent of the total number of households in Fullerton, which was higher than the county. An overview of household tenure by type for households with children present is provided in Table E-6. Similar to regional trends, married-couple families in Fullerton comprised the largest share of households with children present, and married-couple families were more likely to own than rent. Single-parent, female-headed households comprised nine percent of renter-occupied households and only one percent of owner-occupied households. The homeownership rate for single-family, female-headed households is slightly lower in Fullerton (1.2 percent) than the county (2.1 percent).

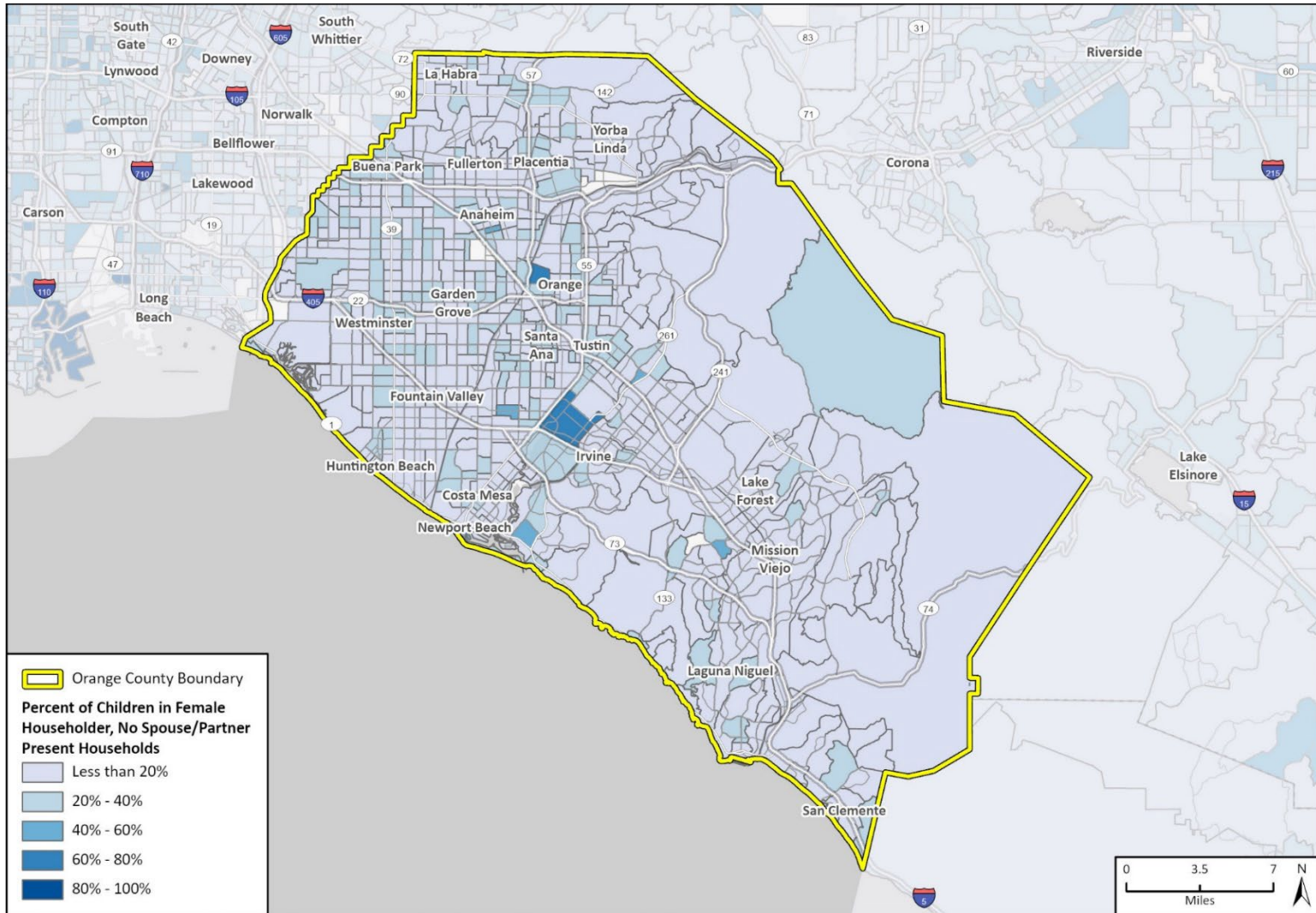
Table E-6 Tenure by Household Type and Presence of Children (Fullerton)

Household Type	Owner-Occupied	Percent of Total Owner-Occupied	Renter-Occupied	Percent of Total Renter-Occupied
Married couple family, with Children Present	6,060	24.6%	4,447	20.4%
Single-Parent, Male householder, no spouse present	350	1.4%	950	4.4%
Single-Parent, Female householder, no spouse present	297	1.2%	1,849	8.5%
Total Households with Children Present	6,707	27.2%	7,246	33.2%
Total Households	24,629	100%	21,805	100%

Source: U.S. Bureau of the Census, ACS Table B25115 Tenure By Household Type (Including Living Alone) and Age of Householder, 2017-2021 Estimates.



Figure E-9 Female-Headed Households with Children Present, No Spouse/Partner Present (Orange County)



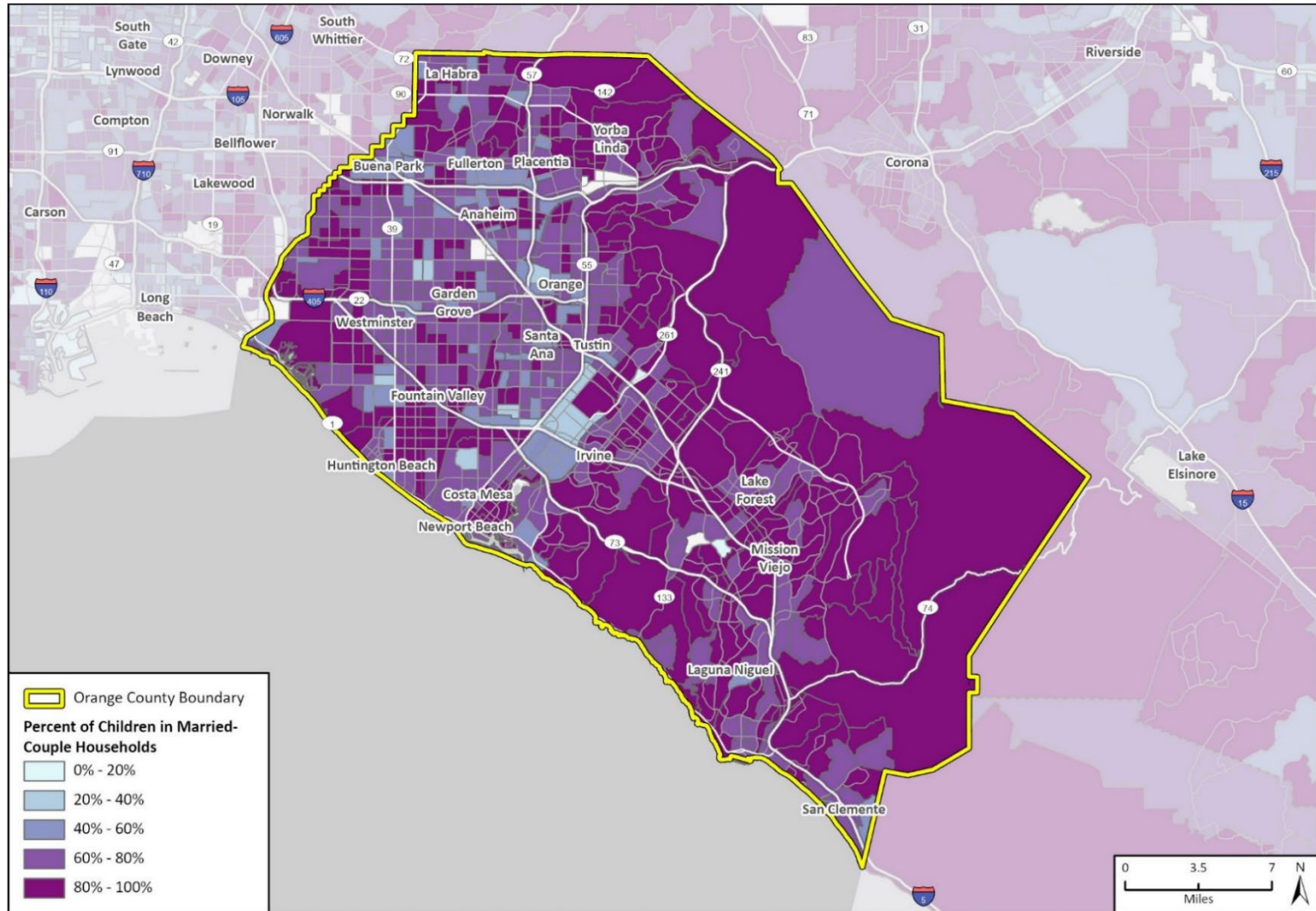
City of Irvine, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

HE_AFFH
AFFH - County Basemap 8.5 x.11

Source: AFFH Viewer, 2022



Figure E-10 Children in Married-Couple Households (Orange County)



City of Irvine, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

HE_AFFH
AFFH - County Basemap 8.5 x 11

Source: AFFH Viewer, 2021.

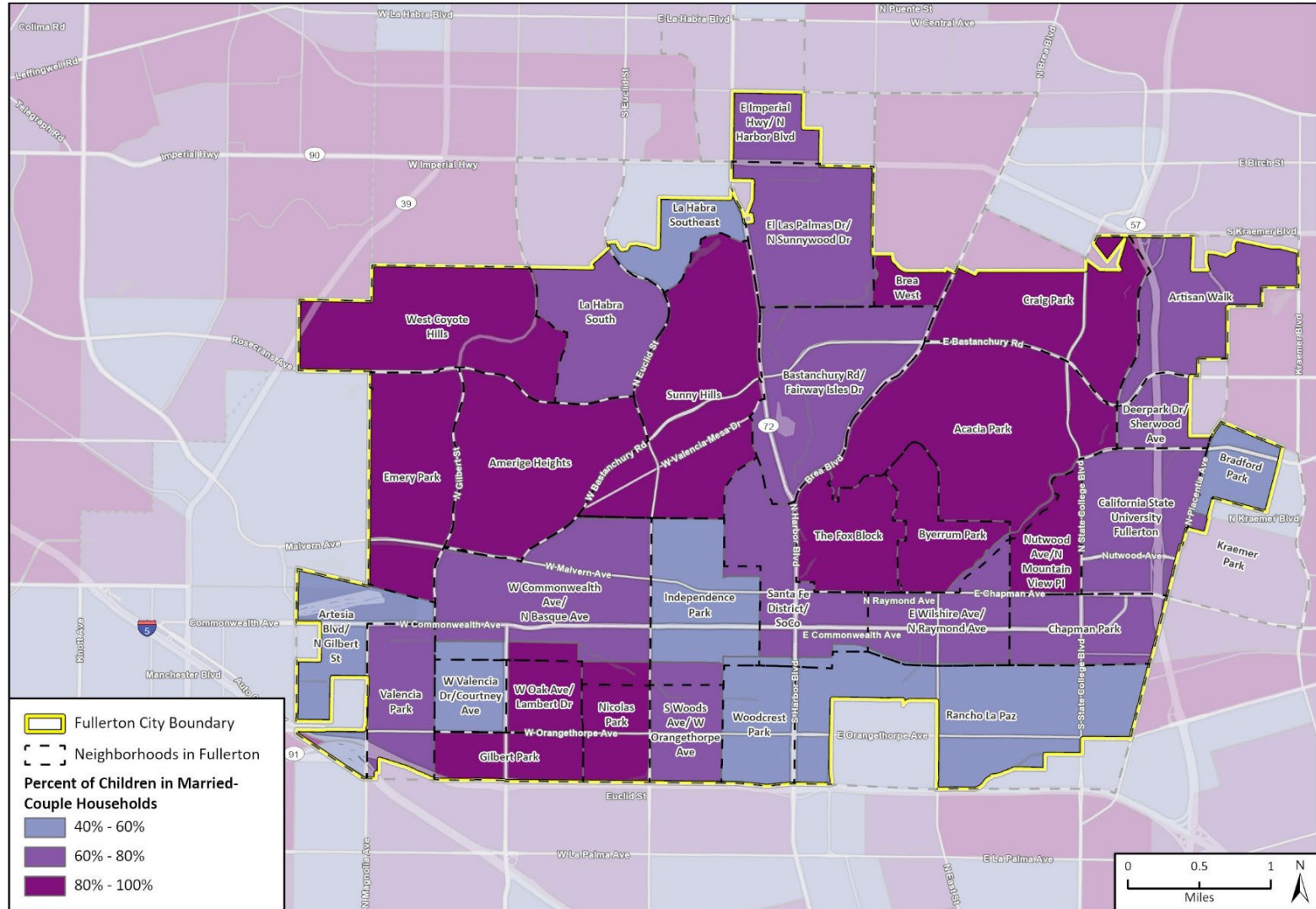
Figure E-11 shows the percentage of children residing in single-parent, female-headed households in Fullerton, which ranges from less than 20 percent to less than 40 percent. The neighborhoods that have a higher percentage of children residing in single-parent, female-headed households compared to the rest of the city include La Habra Southeast, Independence Park, W Valencia Dr/Courtney Ave, California State University Fullerton, and Bradford Park. These neighborhoods are scattered throughout the city. However, none of the neighborhoods in Fullerton have an extremely high percentage of single, female-headed households.

Figure E-12 shows the percentage of children in married-couple households across Fullerton. Most census tracts in the city had over 60 percent of children living in married-couple households, according to 2015-2019 ACS estimates. Several of the areas that have the highest percentage of married couple households overlap with the areas with a predominant white, non-Hispanic or Asian American population. These include the neighborhood of West Coyote Hills, Emery Park, Amerige Heights, Sunny Hills, The Fox Block, Acacia Park, Brea West, Nutwood Ave/N Mountain View Pl, and Craig Park. Additionally, the neighborhoods of Gilbert Park, W Oak Ave/Lambert Dr, and Nicolas Park have high percentage of married couple households with children. The area with the lowest percentage of married-couple households with children is the neighborhood of Artesia Blvd/N Gilbert St .

Neighborhoods that have lower rates of children in married-couple households are more likely to contain higher density residential development, smaller lot sizes, and industrial and commercial land uses compared to neighborhoods with higher rates of children in married-couple households.



Figure E-12 Children in Married-Couple Households (Fullerton)



City of Fullerton, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021; Neighborhood Scout, 2023

HE_AFFH
AFFH - City Basemap 8.5 x 11

Source: AFFH Viewer, 2021



E.5.4 Household Income

Household income is directly connected to the ability to afford housing. Higher-income households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases. To achieve fair housing objectives, people in low-income households must have actual choice in housing opportunities—that is, when they are able to locate units that are affordable and well maintained in all parts of a jurisdiction and region.

This section identifies household income disparities using data based on median household income and low or moderate income (LMI) geographies. HUD defines an LMI area as a census tract or block group where over 51 percent of the population is LMI. The definition of low or moderate income is based on HUD income definitions of up to 80 percent of the AMI.

Regional Trends

According to 2021 ACS estimates, Orange County has a median household income of \$100,559, which is much higher than the SCAG regional income of \$77,430. Figure E-13 displays median household income by block group for Orange County using 2015-2019 ACS estimates. However, there are some gaps in data across the county (as shown in white), which may skew the median income ranges within the county.

Median household income tends to be higher in communities located in southwest Orange County. Generally, households in the urban core of cities, such as Santa Ana, Westminster, Placentia, and Anaheim have a lower income than rural or suburban areas. Communities with the lowest median household incomes are concentrated in the urban areas in the northwest portion of the county.

LMI populations by census tract for Orange County are displayed in Figure E-14. Census tracts within the cities of Santa Ana, Fullerton, and Anaheim contain the highest percent of LMI populations in Orange County. LMI populations are in communities with a relatively greater percentage of children living in single-parent, female-headed households (Figure E-9) and a greater percentage of non-white populations (Figure E-11).

Local Trends

Geographically, median household income varies throughout Fullerton. According to 2021 ACS estimates, Fullerton has a median household income of \$95,431, which is approximately five percent lower than the median income for Orange County but 19 percent higher than the SCAG region's median income of \$77,430. Fullerton's median income is slightly lower to other cities in northern Orange County, such as Buena Park, Orange City, and Brea (\$101,346, \$103,045, and \$108,721 respectively). Figure E-15 provides an overview of median household income by block group in the city. The lowest median household income areas are in the southern portion of the city. The block group with the lowest median household income is the location of California State University Fullerton. It is likely that the prevalence of students in this neighborhood lowers the median household income.

In contrast, the neighborhoods of West Coyote Hills, Amergie Heights, Sunny Hills, E Las Palmas Dr/N Sunnywood Dr, Craig Park, The Fox Block, Byerrum Park, and Acacia Park neighborhoods in the central and northern areas of Fullerton have higher median household incomes. These areas also have predominant Asian and White, non-Hispanic residents, as shown in Figure E-16. The neighborhood with the highest median income is Sunny Hills with a median income of \$184,018.



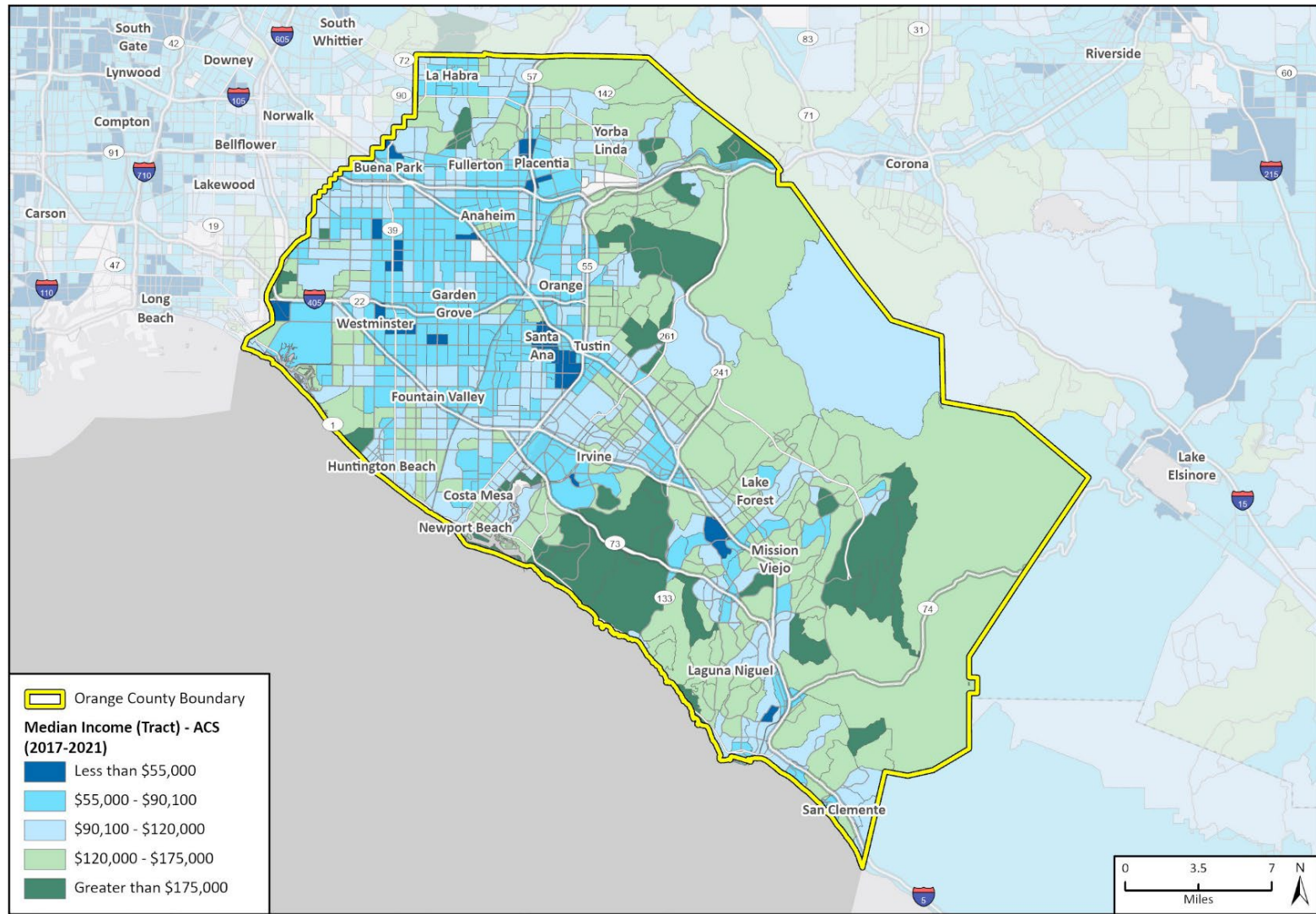
City of Fullerton
Housing Element

LMI populations in Fullerton are concentrated in the southern portion of the city, as shown in Figure E-17. The Rancho La Paz, Woodcrest Park, and Valencia Park neighborhoods had a higher percentage of LMI populations (between 75 and 100 percent of the population). In contrast, neighborhoods in the center and northern portion of the city tend to have lower percentages of LMI populations. West Coyote Hills, Acacia Park, Byerrum Park, and Nutwood Ave/N Mountain View Pl have the lowest percentage of LMI populations (less than 25 percent of the population). Neighborhoods with higher rates of LMI populations tend to overlap with areas of the city that have predominantly Hispanic/Latino populations.

Poverty rates in Fullerton have shifted slightly over time. Poverty rates increased from 12 percent in 2019 to 13 percent in 2021. This is on par with the poverty rates in the larger Southern California region (13 percent). Figure E-18 displays the percentage of the population earned an income that was below the poverty line.



Figure E-13 Median Household Income (Orange County)



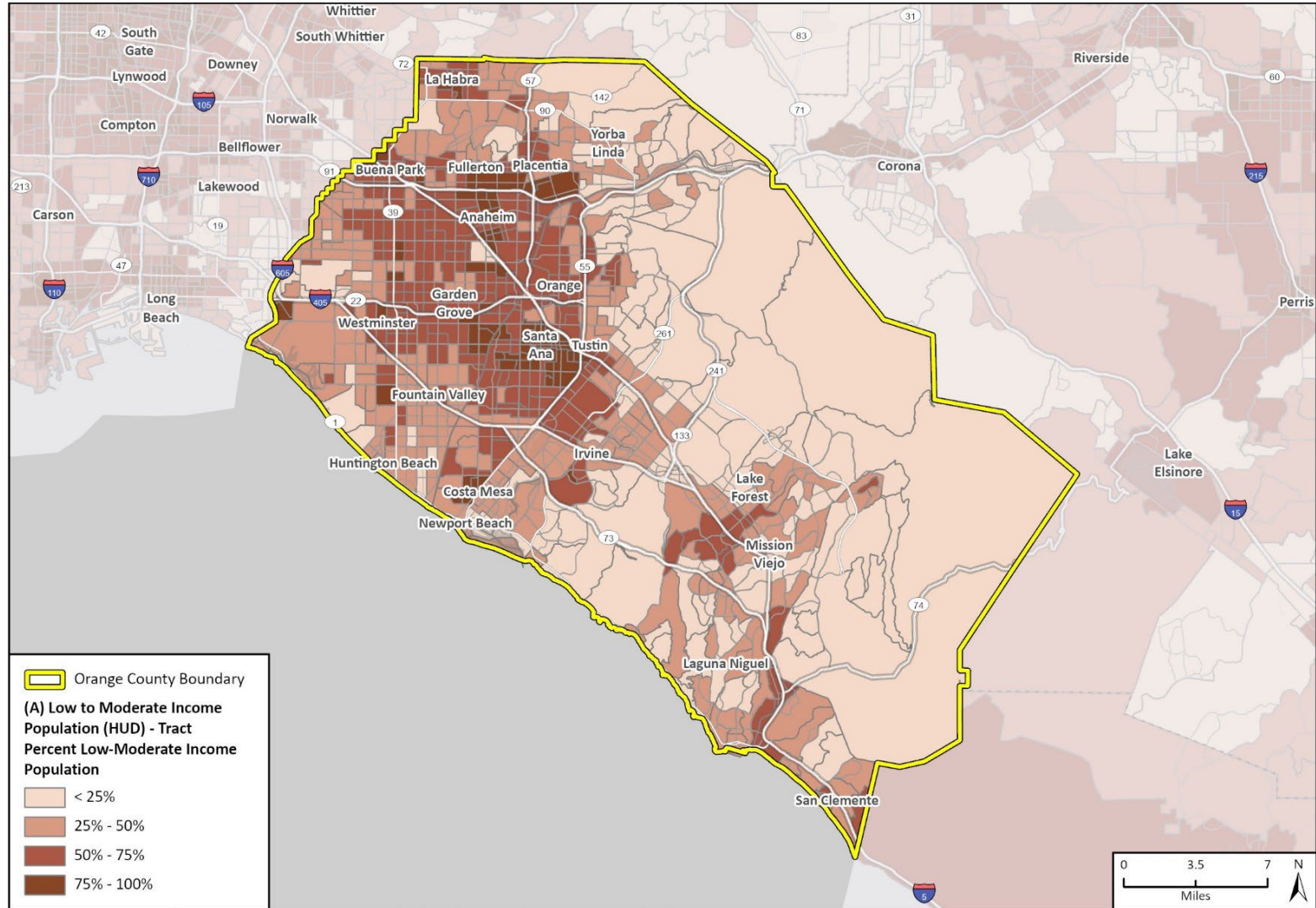
City of Irvine, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

HE_AFFH
AFFH - County Basemap 8.5 x 11

Source: AFFH Viewer, 2022



Figure E-14 Low and Moderate Income Population (Orange County)



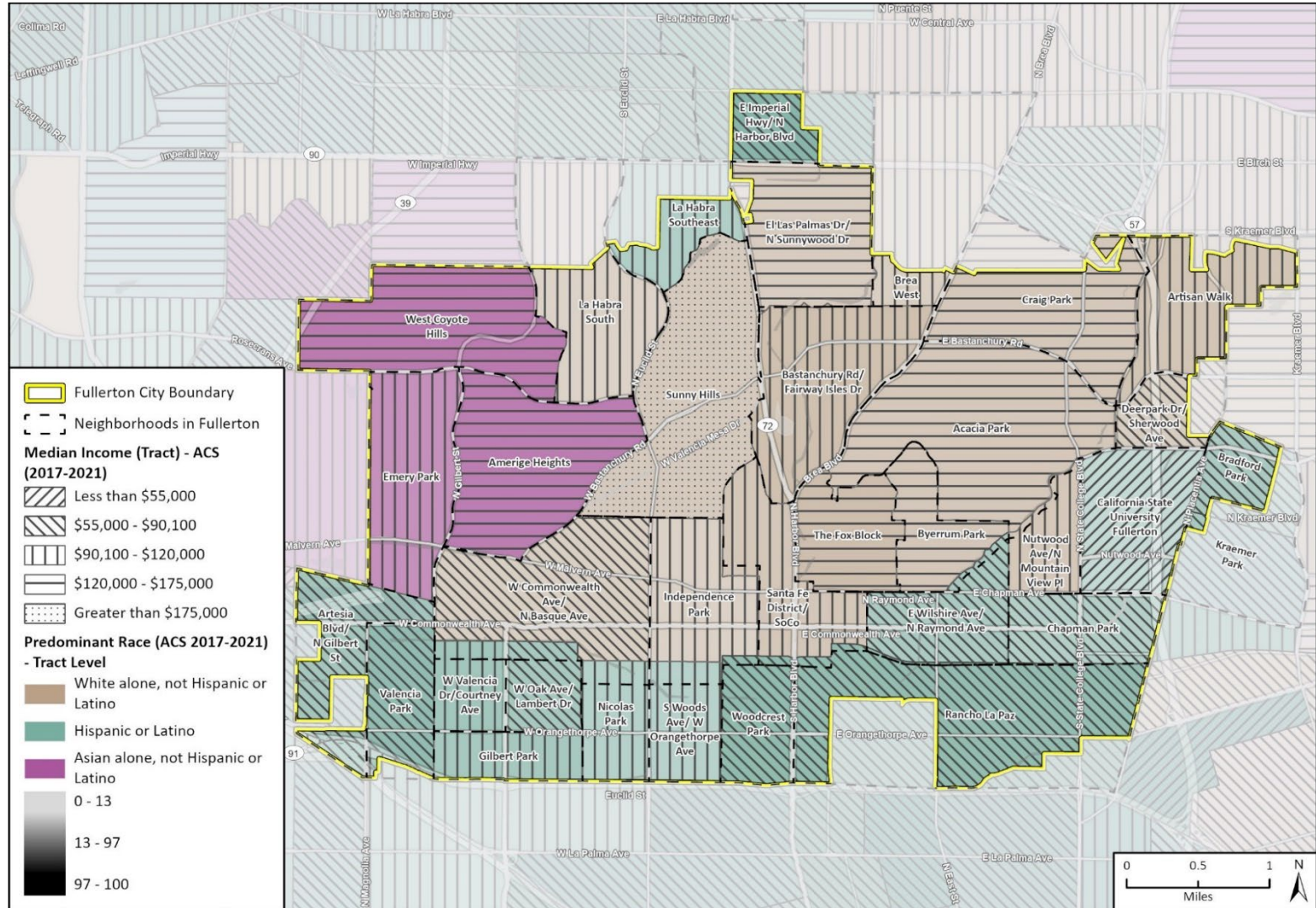
City of Irvine, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

HE_AFFH
AFFH - County Basemap 8.5 x 11

Source: AFFH Viewer, 2022



Figure E-16 Median Household Income and predominant Racial/Ethnic Population (Fullerton)



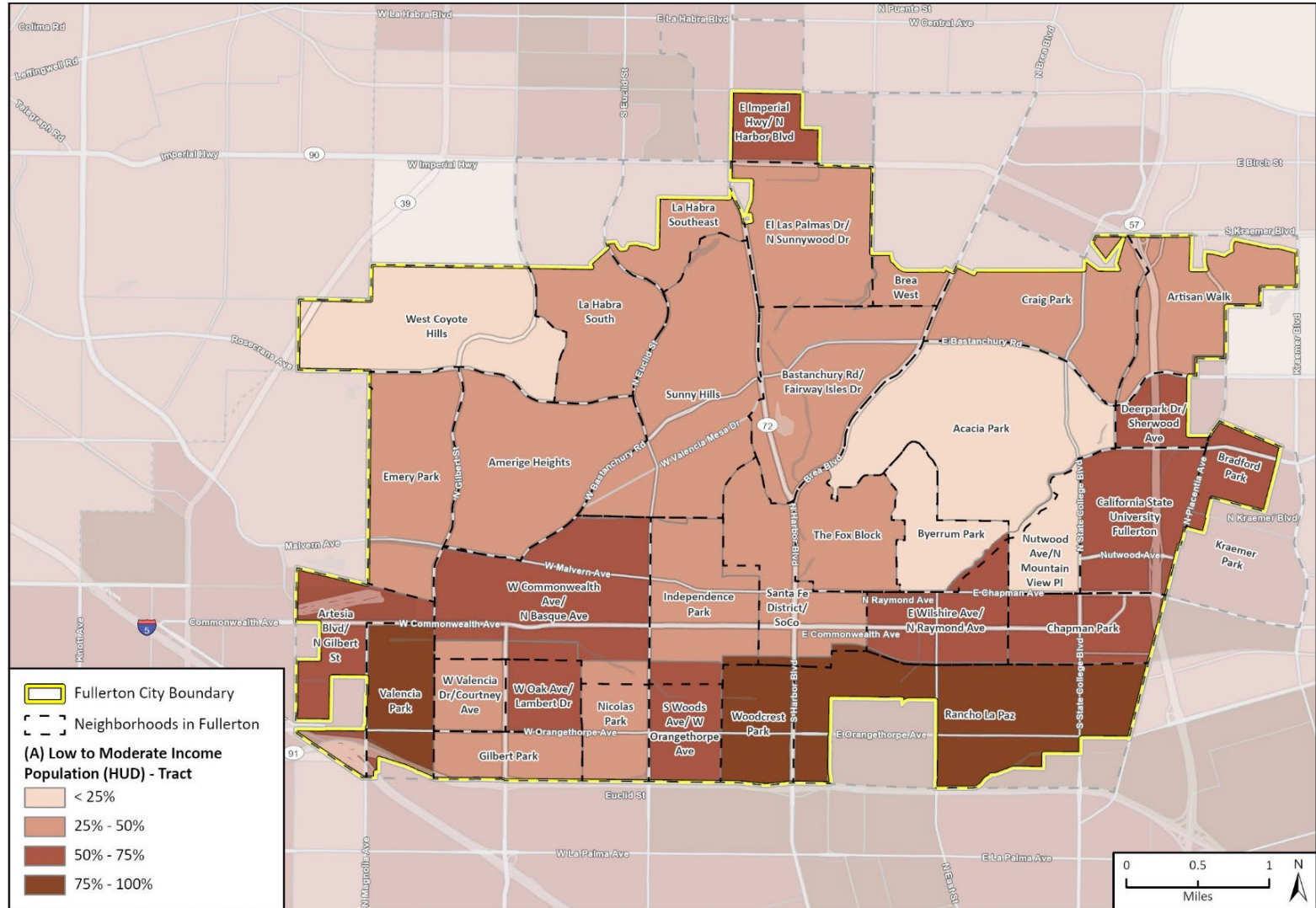
City of Fullerton, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021; Neighborhood Scout, 2023

HE_AFFH
AFFH - City Basemap 8.5 x 11

Source: AFFH Viewer, 2022



Figure E-17 Low to Moderate Income Population (Fullerton)



City of Fullerton, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021; Neighborhood Scout, 2023

HE_AFFH
AFFH - City Basemap 8.5 x 11

Source: AFFH Viewer, 2022

Table E-7 displays income level by household type. According to 2017-2021 ACS data, married-couple families within Fullerton have significantly higher incomes than nonfamily households, which consist of people who live alone or share a residence with unrelated individuals. Given the location of California State University Fullerton, many of the nonfamily households within Fullerton may be comprised of students, which may impact the median incomes of that household category. Approximately 63 percent of married couple families make above \$100,000 per year, compared to 25 percent of nonfamily households and 47 percent of total households.

Table E-7 Income Level by Household Type (Fullerton)

Income Level	Total Households	Married-Couple Families	Nonfamily Households
Less than \$10,000	4.4%	0.9%	10.7%
\$10,000 to \$14,999	2.8%	1.0%	6.0%
\$15,000 to \$24,999	4.4%	1.9%	6.3%
\$25,000 to \$34,999	6.0%	4.1%	8.1%
\$35,000 to \$49,999	9.0%	6.5%	12.0%
\$50,000 to \$74,999	15.1%	11.9%	20.0%
\$75,000 to \$99,999	11.1%	10.3%	12.2%
\$100,000 to \$149,999	19.1%	22.5%	12.8%
\$150,000 to \$199,999	12.5%	17.3%	6.4%
\$200,000 or more	15.6%	23.6%	5.4%
Median income	\$92,718	\$129,862	\$58,271

Source: U.S. Bureau of the Census, ACS Table S1901, Income in the Past 12 Months (Inflation-Adjusted Dollars), 2017-2021 Estimates

E.5.5 Racially and Ethnically Concentrated Areas of Poverty

To identify racially and ethnically concentrated areas of poverty (known as R/ECAPs), HUD developed thresholds based on racial and ethnic concentration and income level. The threshold for racial and ethnic concentration is a non-white population of 50 percent or more in metropolitan or micropolitan areas. The income threshold is based on areas of “extreme poverty,” where 40 percent or more of households earn incomes at or below the federal poverty line, or where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. An area that meets both thresholds for racial or ethnic concentration and “extreme poverty” is considered a R/ECAP.

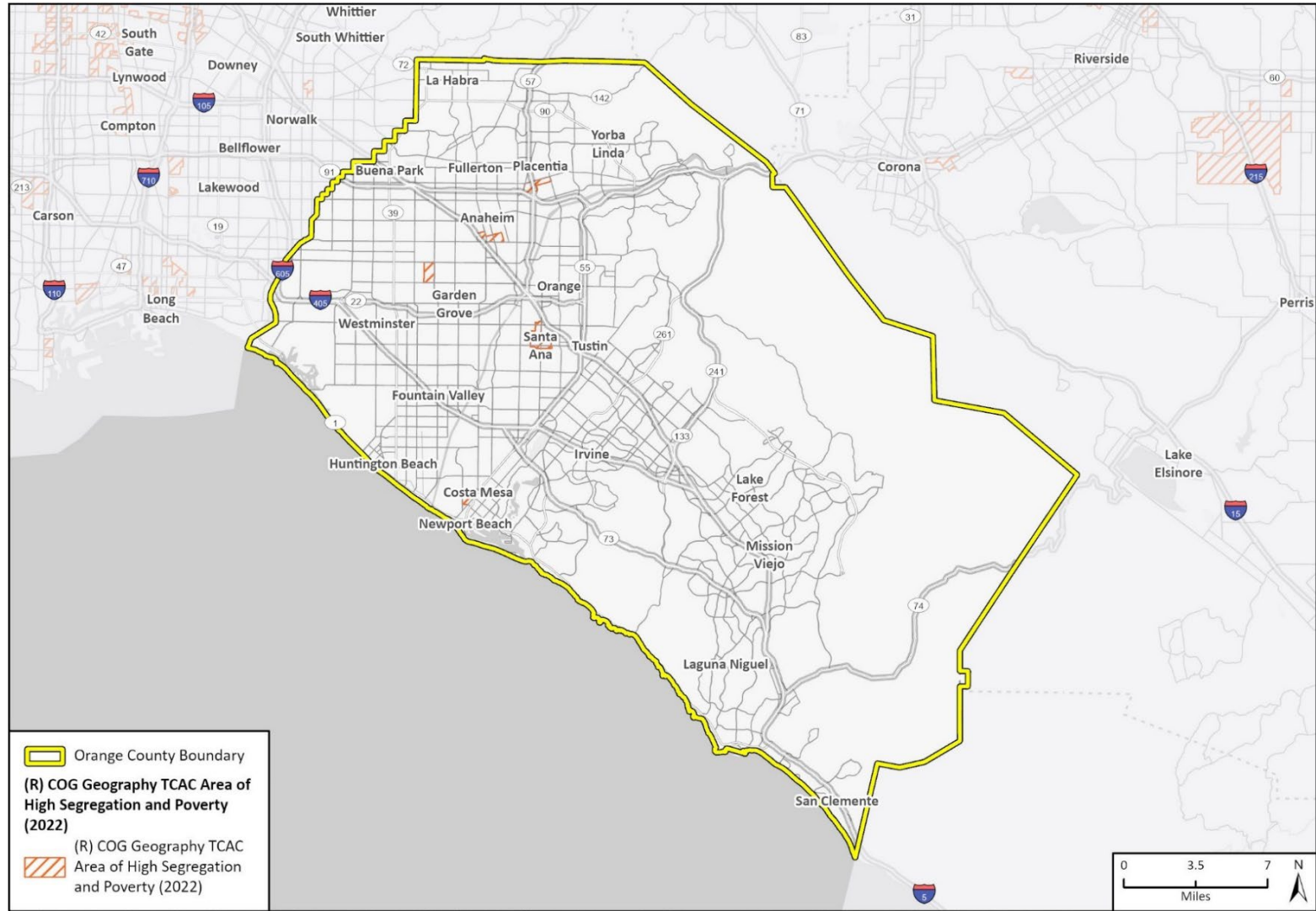
E.5.6 Poverty and Segregation

Regional Trends

In Orange County, R/ECAPs are present in neighborhoods in the urban cities in the northern portion of the county, including in Costa Mesa, Santa Ana, Garden Grove, Anaheim, and Placentia. These areas are shown with hash marks in Figure E-19.



Figure E-19 Areas of High Segregation and Poverty (Orange County)



City of Irvine, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

AFFH - County Basemap 8.5 x 11

Source: AFFH Viewer, 2021

Local Trends

While R/ECAPs were not identified within Fullerton, there are areas where lower household income and racial and ethnic concentration overlap. The neighborhoods of Woodcrest Park, California State University Fullerton, and Deepark Dr/Sherwood Ave had the highest poverty rates within the city. However, the high percentage of students surrounding CSUF likely affects at least some of this data. The southern portion of the city had higher percentage of the population below the poverty line than the northern portion of the city, with the majority of neighborhoods south and immediately north of Commonwealth Avenue having between 10 and 20 percent of the population below the poverty line. The neighborhood of Woodcrest Park has a poverty rate between 20 and 30 percent.

E.5.7 Concentrated Areas of Affluence

While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed. RCAAs are defined as affluent, white communities.⁸ According to a policy paper published by HUD, white residents are the most racially segregated group in the United States typically more affluent than majority non-white communities. RCAAs have not been studied extensively, nor has a standard definition been adopted by HCD or HUD. Therefore, this assessment uses the percent white population and median household income as thresholds to identify potential RCAAs. In addition to having a higher median income, areas of affluence experience less overcrowding, less housing cost burden on renters, and are generally less susceptible to displacement compared to LMI areas, as described in Section 4.4, *Household Income*.

Regional Trends

The areas characterized as RCAAs in Orange County are shown in Figure E-20, which are concentrated in the southeastern portion of the county and along the coast, such as Laguna Beach, San Clemente, Newport Beach, and non-urbanized areas. Generally, cities with higher median incomes such as the Laguna Beach and San Clemente have relatively larger concentrations of white residents compared to jurisdictions with lower median incomes such as the cities of Anaheim, Santa Ana and Buena Park, as shown in Figure E-2 and Figure E-13.

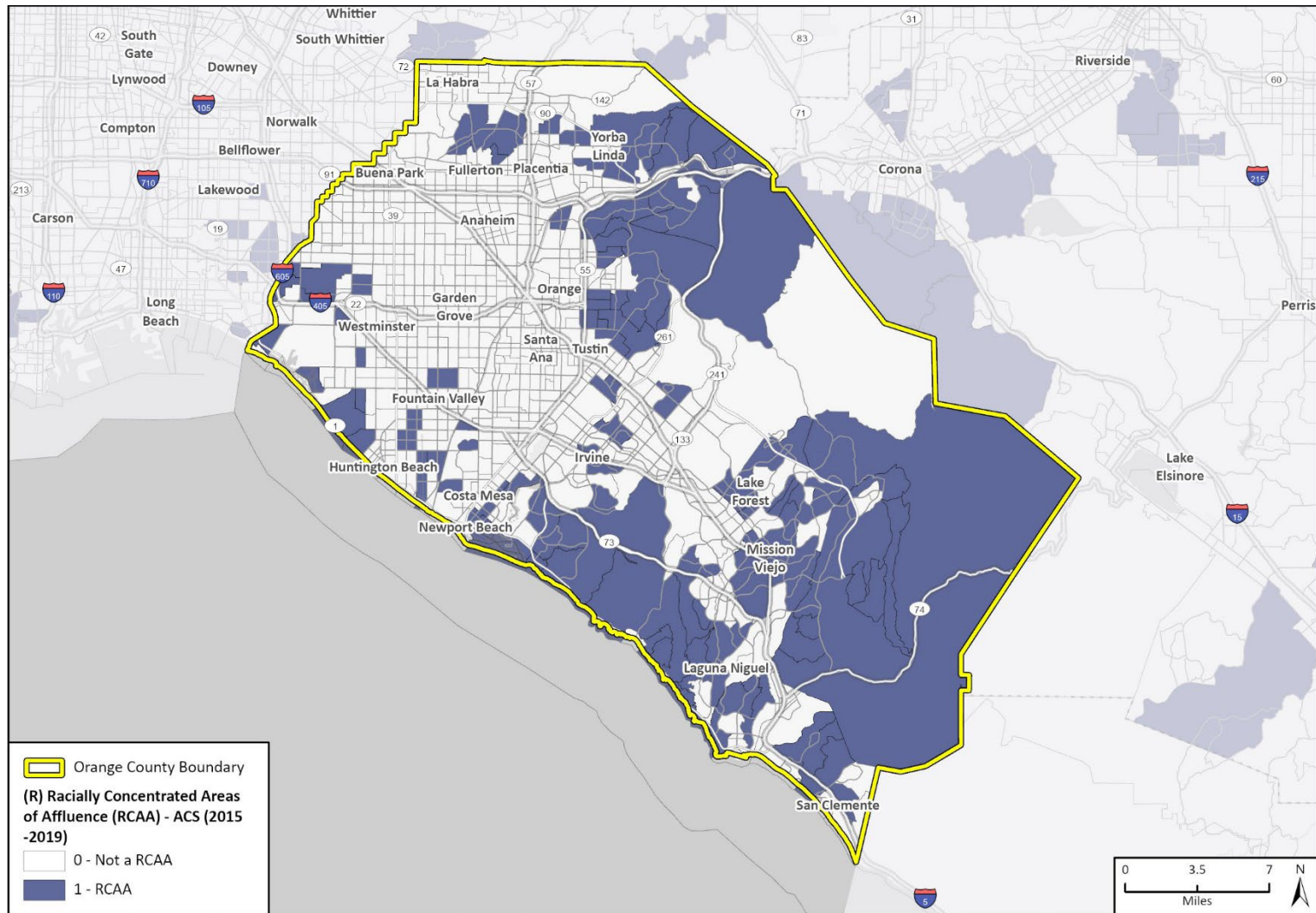
Local Trends

Similar to trends occurring in Orange County, areas with higher median incomes are associated with a larger proportion of white residents compared to census tracts with lower median incomes. Neighborhoods in the northeast corner of Fullerton had a predominately white population and the highest median income levels in the city, as shown in Figure E-21. In Fullerton, the neighborhoods of E Las Palmas Dr/N Sunnywood Dr, Craig park, Sunny Hills, Bastanchury Rd/Fairway Isles Dr, Acacia Park, and Byerrum Park are defined as RCAAs

⁸ Goatz, Damanio and Williams, 2019. <https://www.huduser.gov/portal/periodicals/cityscape/vol21num1/ch4.pdf>



Figure E-20 Racially Concentrated Areas of Affluence (Orange County)



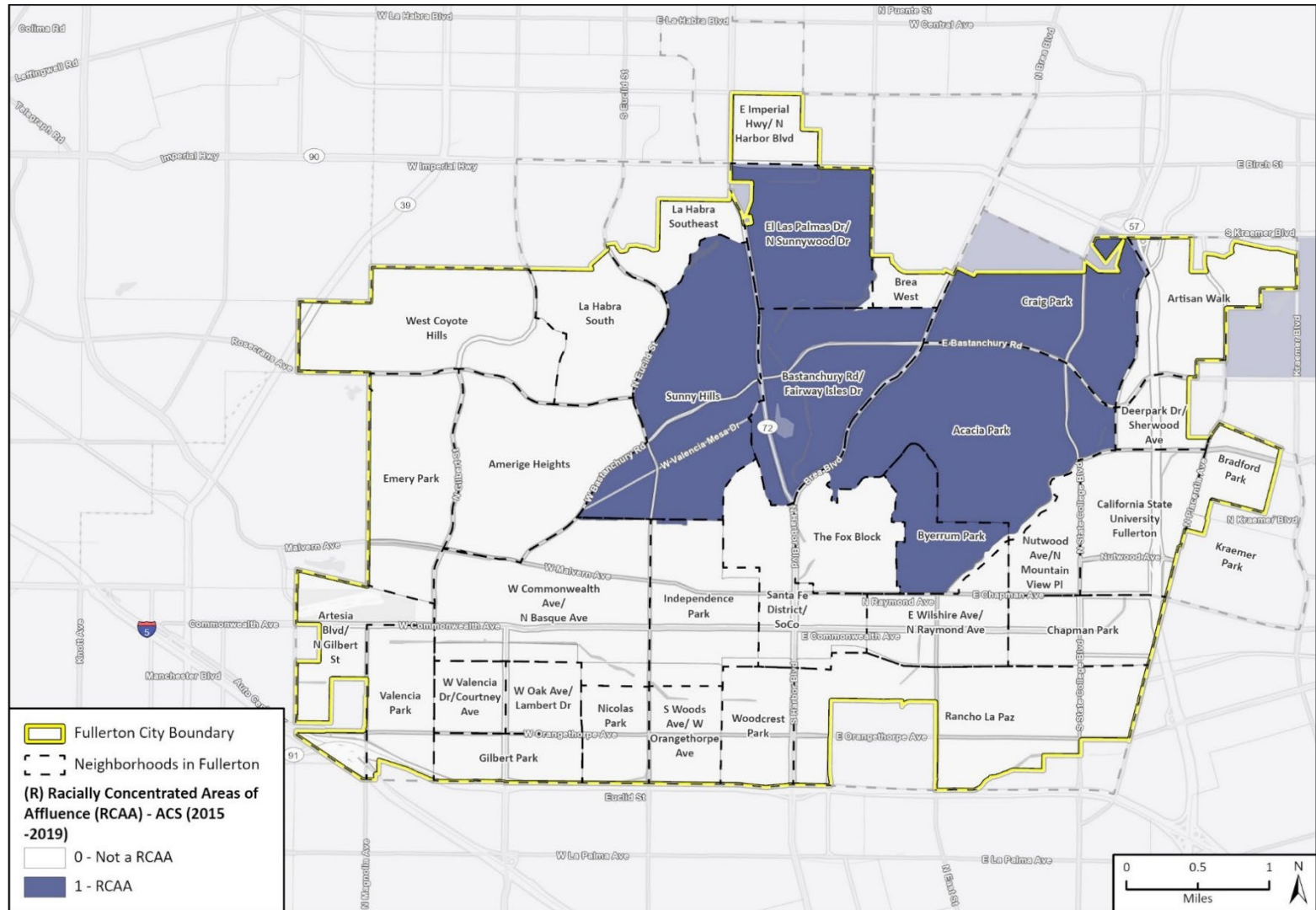
City of Irvine, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

HE_AFFH
AFFH - County Basemap 8.5 x 11

Source: AFFH Viewer, 2022



Figure E-21 Racially Concentrated Areas of Affluence (Fullerton)



City of Fullerton, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021; Neighborhood Scout, 2023

HE_AFFH
AFFH - City Basemap 8.5 x 11

Source: AFFH Viewer, 2022



E.6 Disparities in Access to Opportunities

According to HCD guidance, land use policies and urban planning impact the ability of residents to access neighborhoods of opportunity, with high-performing schools, greater availability of jobs that afford entry to the middle class, and convenient access to transit and services. The limits on housing choice and access experienced by people within protected classes, such as race, sexual orientation, or disability, have far-reaching impacts on access to job opportunity, quality education, and mental and physical health.⁹ This section analyzes the following place-based characteristics linked to opportunity indicators: quality education, employment, transportation, and healthy environment. The primary objective is to understand the disparity between communities in terms of access to real and potential economic benefits and quality of life.

HUD's Opportunity Indices were created to inform communities about racial/ethnic segregation and disparities in access to opportunity.¹⁰ Table E-8 provides opportunity indicator index scores (ranging from 0-100, with 100 representing the most positive outcomes) for Fullerton for each race/ethnicity, as described by the AI. Measured at the neighborhood level, the index scores are intended to inform communities about segregation and disparities in access to opportunity in their jurisdiction and compare the opportunity indicators rankings across racial/ethnic groups. Generally, higher index scores are indicative of greater access to opportunity. For example, the "low poverty index" captures the poverty rate within a given neighborhood; the higher the index score means the less exposure to poverty. A higher "jobs proximity" score means that residents have greater accessibility to employment locations within the larger region.¹¹ Each index is measured using the following variables:

- Economic Opportunity Index: a composite of poverty rate by census tract, percentage of adults with a bachelor's degree, percentage of adults employed, and number of jobs for persons without a bachelor's degree that fall within a given radius of each census tract.
- Environmental Opportunity Index: exposure to pollution burden shown in CalEnviroScreen.
- Educational Opportunity Index: the percentage of fourth-grade students testing proficient in reading and math within three miles of a census block group.
- Low Transportation Cost Index: the cost of transportation and proximity to public transportation by neighborhood.
- Transit Index: How often low-income families in a neighborhood use public transportation.

In Fullerton, Asian/Pacific Islander and white, non-Hispanic residents have greater accessibility to areas with greater economic opportunity, lower environmental pollutants, educational opportunity, lower transportation costs. In comparison, Hispanic/Latino residents and, Black/African-American and Hispanic/Latino populations had greater access to public transit, but lower economic and educational opportunities, and the greatest exposure to environmental health concerns. Most opportunity scores were lower for residents earning an income below the federal poverty level compared to the total population in Fullerton.

Residents who earned an income below the poverty level in Fullerton had lower economic and education opportunities, greater exposure to environmental health concerns, but lower transportation costs.

⁹ HCD, 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

¹⁰ HUD, 2020. <https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf>

¹¹ Urban Institute, 2018. https://www.urban.org/sites/default/files/publication/98674/place_and_opportunity_brief_3.pdf



Black/African American, Hispanic/Latino and Asian/Pacific Islander residents earning below the poverty line had greater access to public transit.

Table E-8 Opportunity Indicators by Race/Ethnicity (Fullerton)

	Economic Opportunity Index	Environmental Opportunity Index	Educational Opportunity Index	Low Transportation Cost Index	Transit Index
Total Population					
White, Non-Hispanic	55.78	26.03	58.12	38.56	36.36
Black, Non-Hispanic	43.93	23.39	50.62	43.17	39.78
Hispanic	37.14	20.28	43.05	41.48	39.47
Asian or Pacific Islander, Non-Hispanic	64.09	25.70	65.77	35.43	35.37
Native American, Non-Hispanic	42.61	22.90	48.14	41.21	38.35
Population Below Federal Poverty Line					
White, Non-Hispanic	42.62	23.49	50.72	45.41	10.98
Black, Non-Hispanic	26.27	20.02	37.49	50.76	44.32
Hispanic	29.84	19.52	38.35	43.06	41.15
Asian or Pacific Islander, Non-Hispanic	57.70	27.73	64.75	42.01	39.39
Native American, Non-Hispanic	43.26	22.70	51.35	38.76	34.99

Source: County of Orange AI, 2020

An overview of opportunity indicators for Orange County is provided in Table E-9. According to the AI, compared to Orange County, Fullerton scored slightly lower for economic opportunity and educational opportunity, and had significantly greater exposure to environmental health concerns. Fullerton scored higher for transportation costs and proximity to public transit compared to Orange County as a whole. Across Orange County, residents earning an income below the poverty level scored slightly lower for environmental health concerns, and economic and educational opportunities compared to the total population.

Table E-9 Opportunity Indicators by Race/Ethnicity (Orange County)

	Economic Opportunity Index	Environmental Opportunity Index	Educational Opportunity Index	Low Transportation Cost Index	Transit Index
Total Population					
White, Non-Hispanic	59.36	53.88	58.61	33.84	27.43
Black, Non-Hispanic	45.85	45.21	45.63	39.68	36.21
Hispanic	31.86	41.02	30.86	41.80	41.28
Asian or Pacific Islander, Non-Hispanic	49.36	46.78	52.50	37.48	36.11
Native American, Non-Hispanic	46.39	48.19	45.07	37.47	33.02
Population Below Federal Poverty Line					
White, Non-Hispanic	51.70	51.01	52.13	39.18	32.26
36.25	36.25	40.42	37.29	40.77	35.60
Hispanic	22.65	39.02	23.81	45.65	46.35



Total Population	Economic Opportunity Index	Environmental Opportunity Index	Educational Opportunity Index	Low Transportation Cost Index	Transit Index
Asian or Pacific Islander, Non-Hispanic	38.9	46.38	48.32	41.97	39.51
Native American, Non-Hispanic	35.89	38.62	40.92	40.15	40.17

Source: County of Orange AI, 2020

E.6.1 Transit Access and Walkability

Reliable public transit access and active transportation options such as walking and biking are imperative for low-income residents and/or persons with disabilities to connect to employment opportunities. Lack of transportation options can impede fair housing choice and continue to reinforce barriers for low-income communities in accessing housing and employment opportunities.

Regional Trends

Orange County generally has widespread access to public transit. Accessible transportation infrastructure includes the Orange County Transportation Authority (OCTA), Metrolink, and Amtrak. OCTA provides a variety of bus services and OC Flex, an on-demand curb-to-curb shuttle service. Amtrak operates the Pacific Surfliner, which runs along the 351-mile Los Angeles – San Diego – San Luis Obispo Rail Corridor (LOSSAN Corridor) through Orange County. The Surfliner stops at stations in Fullerton, Anaheim, Santa Ana, and Irvine.

Transit use is higher where investment in transit service has been made. Almost all major employment centers in Orange County are served by some form of public transit. However, having regional access to jobs by means of public transit does not necessarily translate into stable employment. Some residents with unique needs, such as households with children, have unique travel patterns that may prevent them from obtaining work far from home due to childcare needs, access to schools, and other considerations.

Orange County received an average AllTransit performance score of 4.2 which equates to a low combination of trips per week and number of jobs accessible by transit, enabling relatively few people to take transit to work.¹² The land uses within Orange County do not support transit ridership. Throughout much of the county, residential uses are low density and spread out. The streets were not designed with walkability in mind. Additionally, bus service is focused on a select number of hubs, and on a few key corridors, mostly within the northern part of the county. As a result, there can be barriers between a commuter’s transit stop and their home. Of the six SCAG counties, Orange County’s AllTransit score ranks third, below Los Angeles County (6.8) and San Bernadino (4.4), but above Imperial County (0.1), Riverside (3.3), and Ventura (3.4).

Local Trends

The City of Fullerton is not very accessible by public transit. According to AllTransit, only 2.7 percent of workers in Fullerton take public transportation to work. The city has an AllTransit Performance Score of 4.8, which is higher than the county as a whole but still results in few people taking transit to work.

¹² AllTransit.Org, 2023. <https://alltransit.cnt.org/>



Metrolink's Orange County line and 91-Perris line run through Fullerton, as well as Amtrak's Surfliner, with a stop at the Fullerton Transit Station. There are also several bus lines operated by OCTA.

Figure E-22 illustrates transit access within a quarter-mile of transit stops for both bus routes and Metrolink. A significant portion of the city is within a quarter-mile access of a transit stop, particularly within the southern half of the city. The northern half of the city has less access to transit. The neighborhoods of Acacia Park, West Coyote Hills, Emery Park, and Amerige Heights have limited access to transit.

Fullerton has some neighborhoods with high walkability. Walk Score is a private company that offers a walkability index on its website, that measures the pedestrian friendliness of a given location by analyzing walking routes to nearby amenities and examining population density and road metrics, including block length and intersection density.¹³ According to Walk Score, Fullerton has a walk score of 54 out of 100, which is categorized as "Somewhat Walkable."¹⁴ Downtown Fullerton has a Walk Score of 97, which is categorized as "Walker's Paradise."

The Environmental Protection Agency (EPA) also has a walkability index, that ranks block groups according to their relative walkability.¹⁵ The EPA walkability map, shown in Figure E-23, shows that most of the city has a walkability score above that national average. The highest walkability scores are generally located in the southern portion of the city, although there are pockets of high walkable neighborhoods scattered throughout the city. Neighborhoods located in the northern area of Fullerton have lower walkability scores compared to the rest of the city.

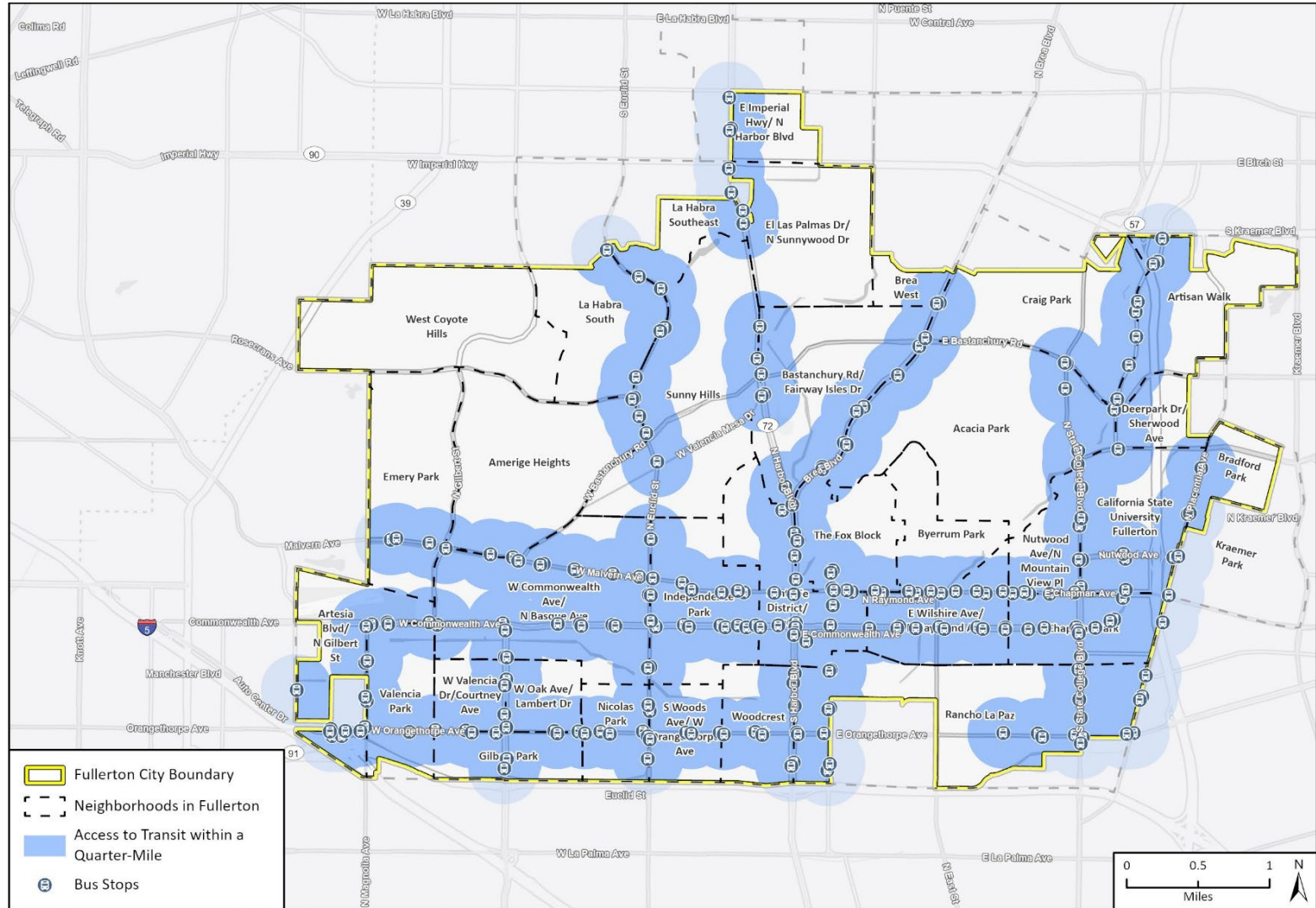
¹³ Walk Score, 2022. <https://www.walkscore.com/methodology.shtml>

¹⁴ Walk Score, 2022. <https://www.walkscore.com/CA/Fullerton>

¹⁵ EPA, 2021. <https://www.epa.gov/smartgrowth/national-walkability-index-user-guide-and-methodology>



Figure E-22 Access to Transit Within a Quarter-Mile (Fullerton)

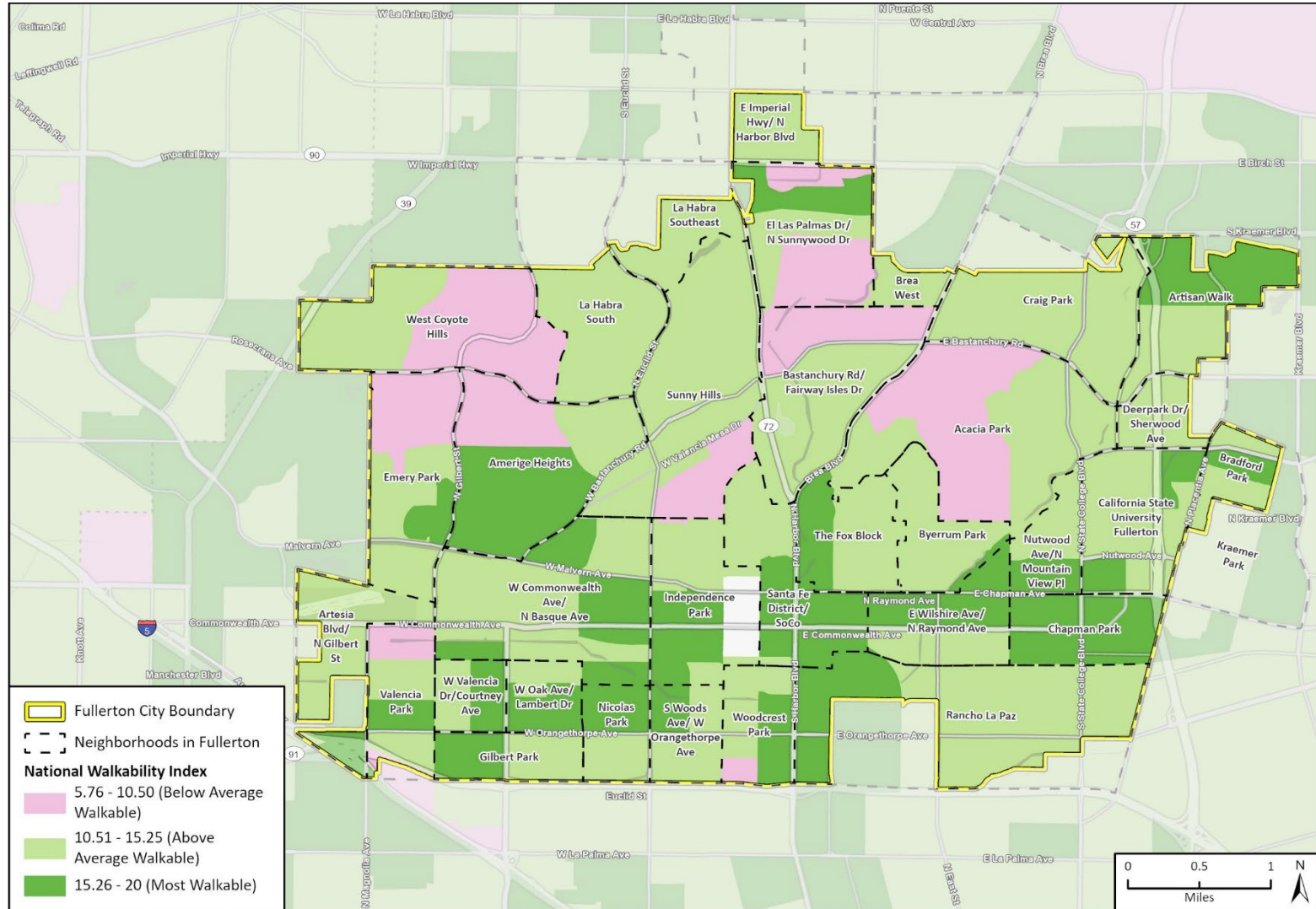


City of Fullerton, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021; Neighborhood Scout, 2023

Source: City of Fullerton, County of Los Angeles, 2022.



Figure E-23 Walkability Index (Fullerton)



City of Fullerton, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021; Neighborhood Scout, 2023

HE_AFFH
AFFH - City Basemap 8.5 x 11

Source: National Walkability Index, 2022.



E.6.2 Access to Quality Education

Economics literature has consistently found about a 10 percent increase in wages/salary with each additional year of education.¹⁶ Therefore, educational attainment is directly linked to housing opportunities. To assess educational opportunities by geography, this analysis uses TCAC education domain scores, which incorporate a variety of indicators including math and reading proficiency scores, high school graduation rates, and student poverty rates at the census tract level.

Regional Trends

An overview of education outcomes across Orange County is illustrated in Figure E-24. Educational outcomes varied across Orange County. In general, urban areas in the northwest portion of the county had less positive education outcomes compared with the rest of the county, particularly in Santa Ana, Anaheim, and Placentia. Additionally, the neighborhood of Great Park in Irvine had low educational outcomes compared to the county, however there are limited residential uses in this neighborhood. According to Kidsdata.org, a data compilation program of the Lucile Packard Foundation for Children's Health, Orange County high school graduation rates were highest among Asian-American and Filipino students (95 percent) and white, non-Hispanic students (94 percent). American Indian/Alaska Native students (86 percent) and Hispanic/Latino students (87 percent) had lower graduation rates.¹⁷

Local Trends

Fullerton's youth are served by the Fullerton School District (FSD) and Fullerton Joint Union High School District (Fullerton JUSD). FSD serves kindergarten through eighth grade students in the City of Fullerton. FSD operates 15 elementary schools, two K-8th campuses, and three junior high schools.¹⁸ Fullerton JUSD operates five high schools in Fullerton and serves the City of Fullerton and the cities of La Habra, La Habra Heights, Buena Park, and small sections of Brea and Whittier. The City of Fullerton is also served by 11 private schools that serves kindergarten students through high school.¹⁹ Figure E-25 shows Fullerton's TCAC scores for education outcomes at the census tract level. In general, the southern areas of the city had the lowest degree of positive education outcomes, particularly in the neighborhood of Rancho La Paz. This area also has a high percentage of LMI population, predominant Hispanic majority, and lower median income. The northern portion of the city has more positive educational outcomes. These areas also have high percentages of Asian American and non-Hispanic White residents, higher incomes, and a lower percentage of LMI residents.

¹⁶ Annual Disability Statistics Compendium, 2020. <https://disabilitycompendium.org/annualreport>

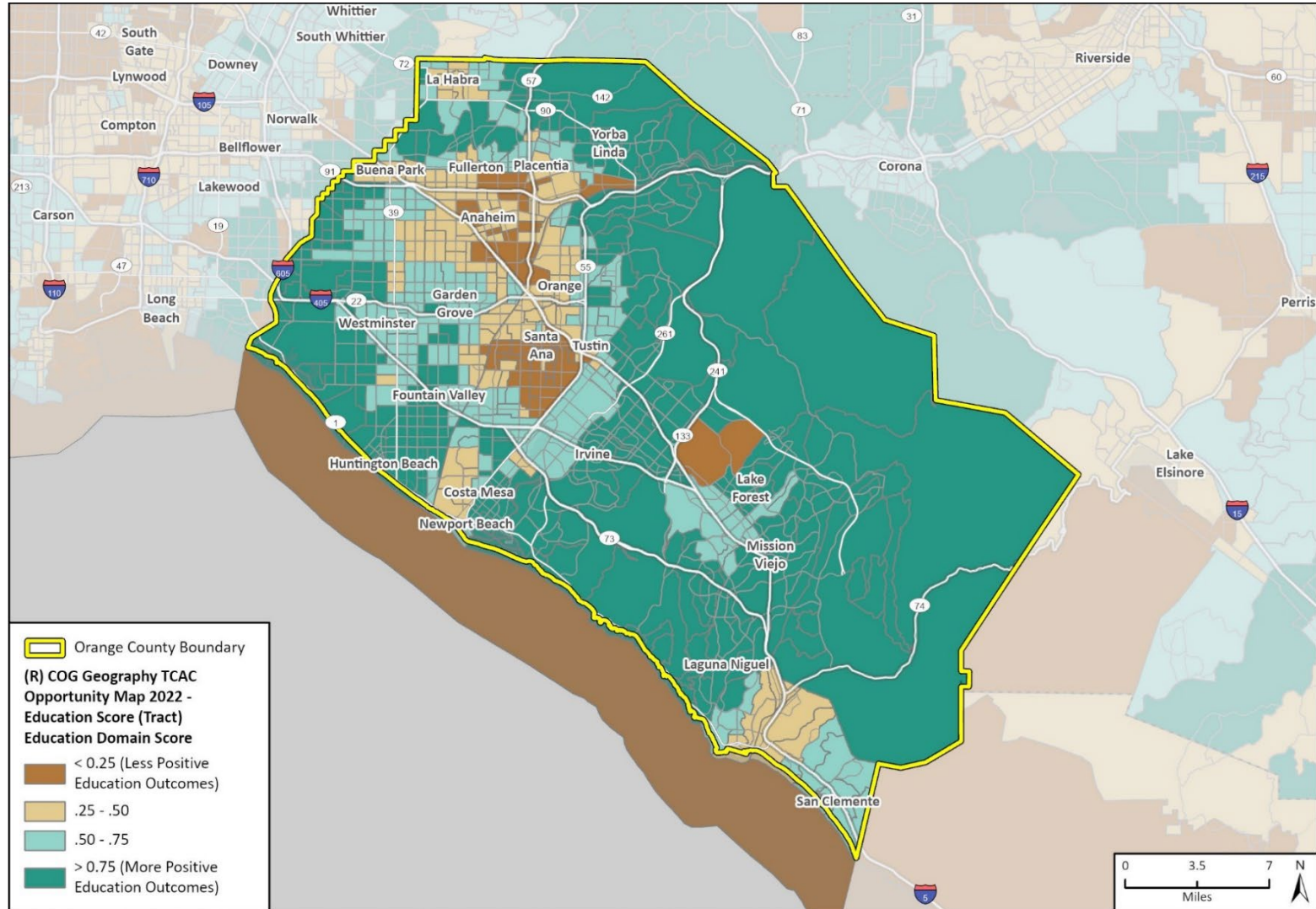
¹⁷ Kids Data. 2021. All Data: Orange County. <https://www.kidsdata.org/region/365/orange-county/results#ind=&say=&cat=18>

¹⁸ Fullerton School District. <https://www.fullertonsd.org/domain/6>

¹⁹ City of Fullerton. Private Schools. <https://www.cityoffullerton.com/residents/schools/private-schools>



Figure E-24 TCAC Opportunity Areas – Education Outcomes (Orange County)



City of Irvine, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

HE_AFFH
AFFH - County Basemap 8.5 x 11

Source: AFFH Viewer, 2022

E.6.3 Economic Outcomes

Housing opportunities are directly related to economic opportunities. Access to high quality employment close to desired and affordable housing results in more housing opportunities and shorter commute times. The analysis for economic opportunities uses TCAC economic indicators, employment participation data from the ACS and the HUD Jobs Proximity Index.

TCAC economic opportunities are measured by census tract. They consider poverty, adult education, employment, job proximity, and median home values. A higher economic index score reflects more positive economic outcomes. The HUD Jobs Proximity Index assesses the accessibility to job opportunities at the census block group level.

Regional Trends

Economic outcomes vary across Orange County as shown in Figure E-26. Areas with more positive economic outcome scores were identified along the coastal communities and in the southern and eastern portions of the county. Conversely, similar to educational outcomes, the urban areas in the northwestern portion of the county had less positive economic outcomes, particularly in Santa Ana, Anaheim, Fullerton, and Buena Park.

According to ACS estimates, Orange County has an employment rate of 60 percent, a decrease of three percent from 2019. Table E-10 shows employment status by disability status estimates for Orange County for ACS 2015-2019 and 2017-2021. Overall, the percent of all employed residents age 16 remained the same, but unemployment increased slightly.

Table E-10 Employment Status by Disability Status (Orange County)

Disability Status	Employed 2015-2019	Unemployed 2015 -2019	Employed 2017-2021	Unemployed 2017-2021
No Disability	1,445,013 (96.7%)	65,384 (91.9%)	1,435,544 (96.3%)	77,022 (91.8%)
With a Disability	48,800 (3.2%)	5,723 (8.0%)	54,620 (3.6%)	6,819 (8.1%)
Total	1,493,813 (74.7%)	71,107 (3.5%)	1,490,164 (74.4%)	83,841 (4.1%)

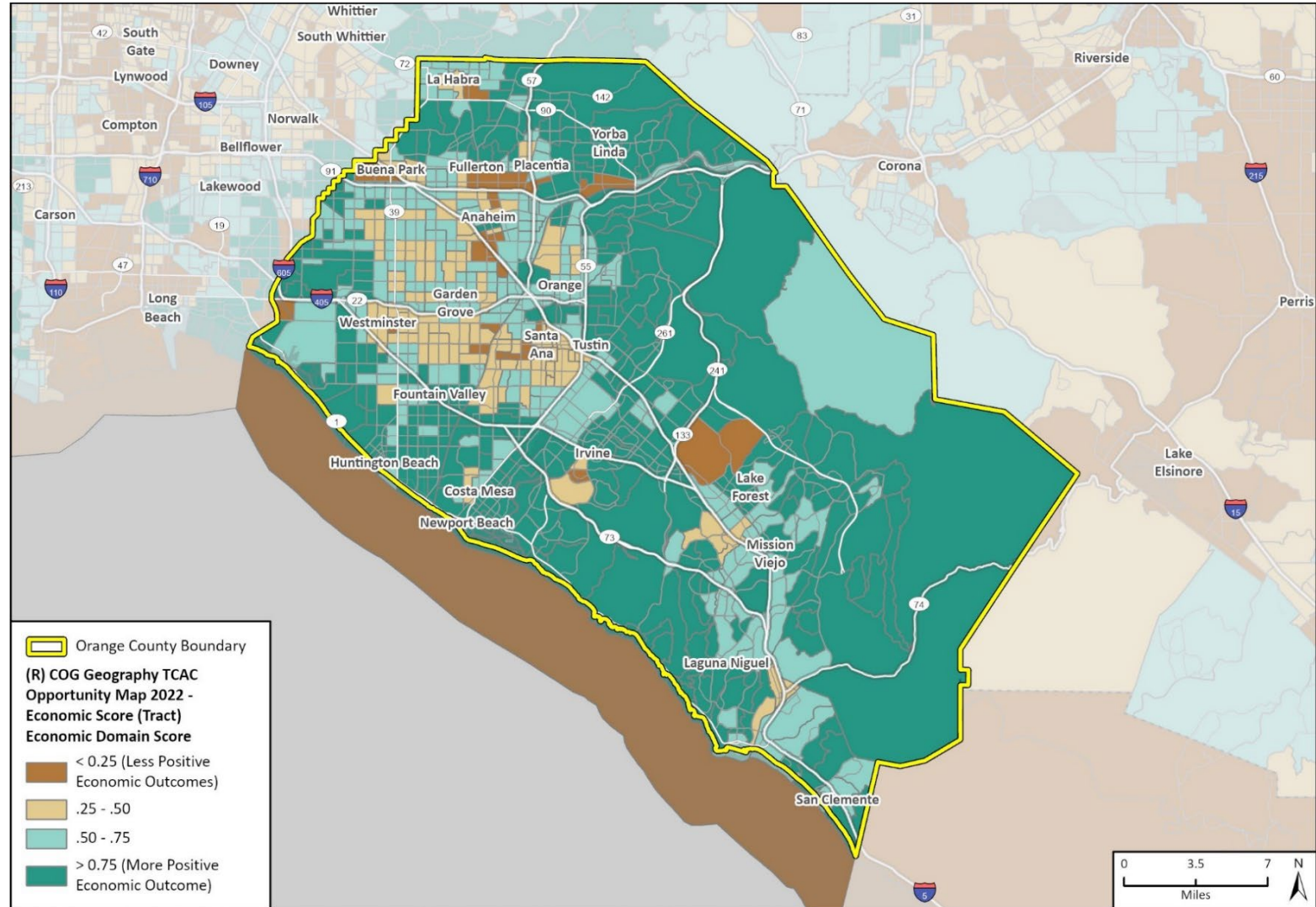
Source: U.S. Bureau of the Census, ACS Table C18120 Employment Status by Disability Status, 2015-2019, 2017-2021 Estimates.

Local Trends

The TCAC opportunity maps help to identify patterns of negative and positive economic, educational and environmental outcomes across the state. Census tracts are ranked from low (negative outcomes) to highest resource (positive outcomes) based on TCAC’s Opportunity Maps analysis. TCAC economic outcome scores vary across neighborhoods in Fullerton, as shown in Figure E-27.



Figure E-26 TCAC Opportunity Areas - Economic (Orange County)



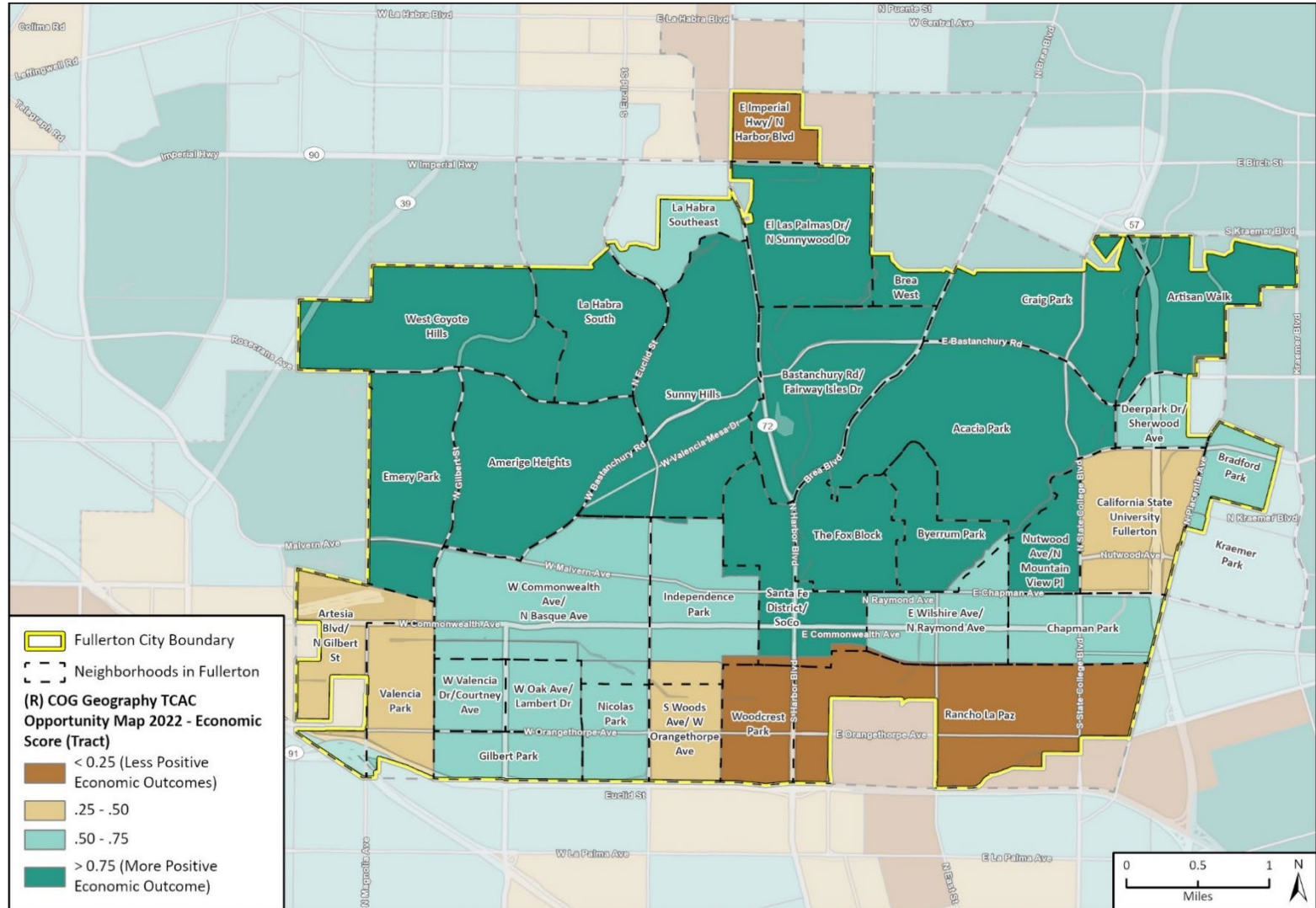
City of Irvine, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

HE_AFFH
AFFH - County Basemap 8.5 x 11

Source: AFFH Viewer, 2022.



Figure E-27 TCAC Opportunity Areas – Economic (Fullerton)



City of Fullerton, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021; Neighborhood Scout, 2023

HE_AFFH
AFFH - City Basemap 8.5 x 11

Source: AFFH Viewer, 2022



Generally, lower economic outcomes are located in the southern part of the city south of Commonwealth Avenue. However, the neighborhood California State University Fullerton in the east of the city also has less positive economic outcomes, likely due to the prevalence of students. The E Imperial Hwy/N Harbor Blvd neighborhood is characterized as having less positive economic outcomes, but no residential units are located in this neighborhood. Areas with more positive economic outcomes were in the central and northern portions of Fullerton. Generally, areas with lower economic outcome scores were in neighborhoods with a higher percent of Hispanic/Latino residents, whereas areas with higher economic outcomes had a predominately non-Hispanic white or Asian-American population.

Employment status by disability status estimates is provided in Table E-11. The labor participation rate of residents age 16 and older decreased by one percent, slightly more than the county’s rate of change. The number of employed residents with a disability increased slightly in Fullerton, while employment for residents without a disability decreased. The total unemployment rate (5.6 percent) in 2021 is higher than the county (4.1 percent), but lower than the SCAG region (9.3 percent).

Table E-11 Employment Status by Disability Status (Fullerton)

Disability Status	Employed 2015-2019	Unemployed 2015-2019	Employed 2017-2021	Unemployed 2017-2021
No Disability	62,864 (96.5%)	4,206 (93.2%)	61,918 (95.8%)	4,768 (93.2%)
With a Disability	2,234 (3.4%)	305 (6.7%)	2,648 (4.1%)	346 (6.7%)
Total	65,098 (72.0%)	4,511 (4.9%)	64,566 (71.0%)	5,114 (5.6%)

Source: U.S. Bureau of the Census, ACS Table C18120 Employment Status by Disability Status, 2015-2019, 2017-2021 Estimates.

According to TCAC, census tracts with a designation of “High Resource” indicate that the census tract has strong educational and economic opportunities for current and future residents. The majority of Fullerton is comprised of moderate to high resource areas. The highest resource areas are concentrated in the central and northern portion of the city. Several neighborhoods in the city are characterized as low resource, including Gilbert Park, Woodcrest Park, and Rancho La Paz. E Imperial Hwy/N Harbor Blvd in the northern tip of the city also is characterized as low resource, but this neighborhood is comprised of commercial and industrial uses and does not contain any residential units.

Access to employment opportunities has a significant impact on the type and size of housing a household can afford. HUD’s Jobs Proximity Index utilizes origin-destination employment statistics to examine the distance from a given neighborhood to all job locations in the Southern California Region and assess the accessibility to job opportunities at the census block group level. Because the size of employment centers and the supply of labor differ across the SCAG region, the distance from any single job location is positively weighted by the size of employment (job opportunities) at that location and inversely weighted by the labor supply (competition) to that location.²⁰

Accessibility to employment opportunities differs across Fullerton is shown in Figure 5-28. Neighborhoods with the highest access to employment opportunity are concentrated in the eastern area of the city, primarily east of Harbor Boulevard, which is closest to the industrial zoned areas of northeastern Anaheim.

²⁰HUD, 2020. <https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf>



Generally, accessibility to jobs decreases relative to the distance from that area, with the lowest scores in the western and southern areas of the city. Neighborhoods with the lowest job proximity scores in the southwestern area of the city are primarily comprised of single-family homes with pockets of commercial, and no industrial uses. Although it may appear counter-intuitive, there are some neighborhoods with higher proximity to jobs, such as Rancho La Paz that the lowest TCAC economic outcome scores and higher rates of LMI populations compared to other areas of the city with lower proximity to jobs. Despite being in close proximity to employment, residents in this area of Fullerton may not benefit from high proximity to job centers, as this area has low TCAC economic outcome scores and a high share of LMI populations.

E.6.4 Healthy and Safe Housing Environment

Healthy Environment in AFFH addresses disparities in access to environmentally healthy neighborhoods by protected class groups. An assessment of environmentally healthy neighborhoods can include air and water quality, safety, environmental hazards, social services, and cultural institutions. Recent California laws—Assembly Bill (AB) 1550, Senate Bill (SB) 535 and SB 1000 emphasize the importance of environmental justice as a fair housing issue. Environmental Justice, according to HUD, means ensuring that people have equal access to safe and healthy housing. HUD requires all entitlement jurisdictions to conduct reviews under the National Environmental Protection Act to determine if a proposed project creates adverse impacts due to environmental conditions. It furthers the requirement that human health deserves equal protection for all people regardless of race, color, national origin, or income. Under Executive Order 12898, Federally assisted projects may also target funding to communities that have disproportionately high and adverse human health impacts on minority and low-income populations due to environmental conditions.²¹ The California Office of Environmental Health Hazard Assessment developed CalEnviroScreen, a mapping tool that uses spatial data collected by various regulatory agencies (e.g., air quality indicators from South Coast Air Quality Management District, water quality indicators from Orange County Water District, monitored chemical releases into the air or water table from Environmental Protection Agency, HUD socioeconomic indicators, etc.). The dataset uses a methodology to identify communities disproportionately burdened by exposures to pollution, environmental effects of existing pollutants in communities, among other indicators of sensitive populations or socioeconomic factors. Residents in census tracts with high CalEnviroScreen scores as compared to other California census tracts (shown as percentiles) are disproportionately burdened by pollution and are more vulnerable to related effects.

²¹ HUD, 2022. <https://www.hudexchange.info/programs/environmental-review/environmental-justice/>

Regional Trends

The CalEnviroScreen map for Orange County identifies the degree to which communities are considered burdened by pollution. Figure E-29 shows that generally, the more urbanized, northwestern portions of the county have less positive environmental outcomes, most notably near the industrial areas in the cities of Buena Park, Stanton, Fullerton, Anaheim, Garden Grove, and Santa Ana.

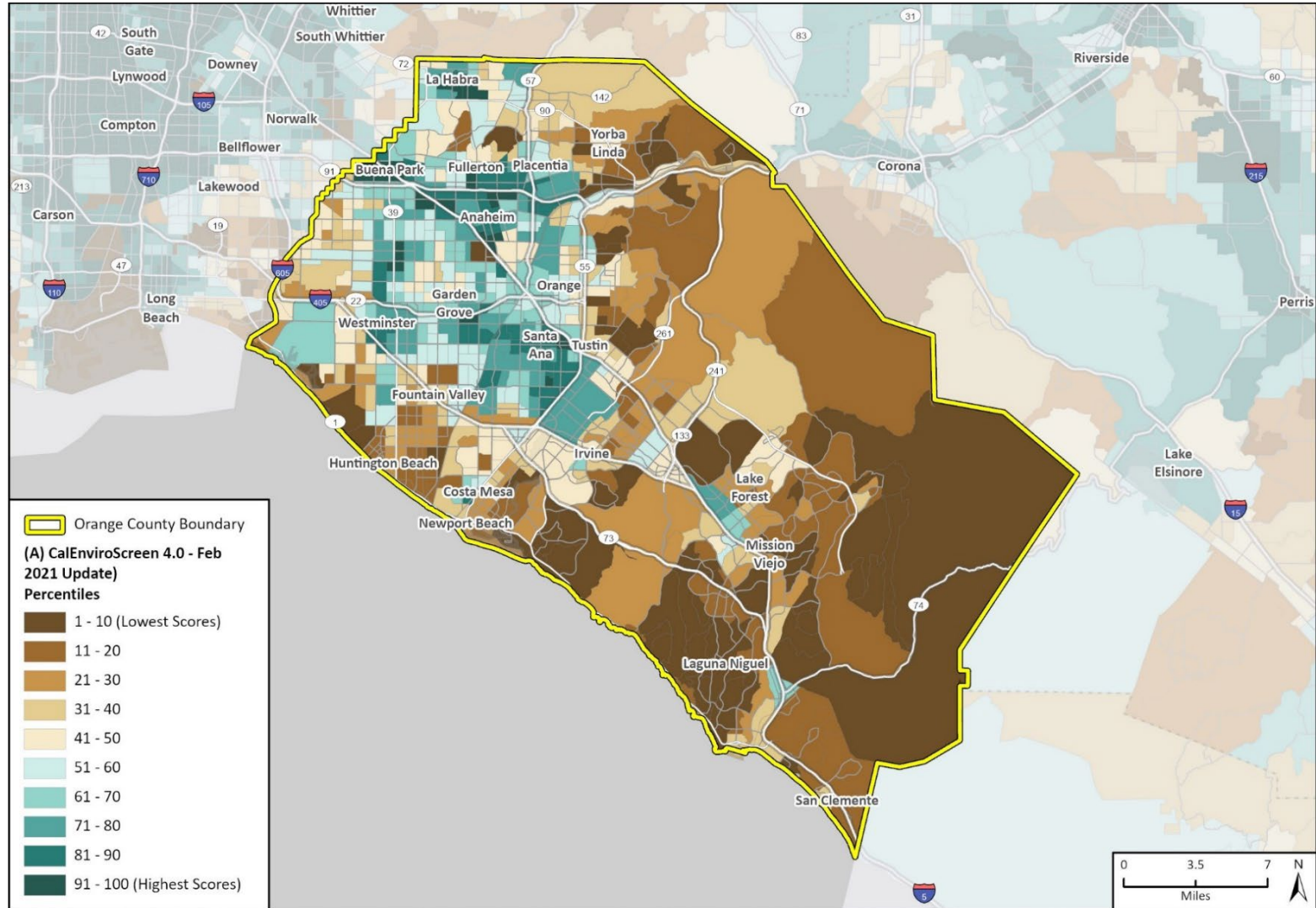
Local Trends

As shown in Figure E-30, pollution burden varies across Fullerton communities. In general, the northern portion of the city, particularly the neighborhoods of Sunny Hills and Acacia Park, has more positive environmental outcomes than areas south. The neighborhood of E Imperial Hwy/N Harbor Blvd, which contains several distribution centers with high truck traffic, and the neighborhood of Woodcrest Park, which contains large, big box commercial areas that generate car trips, have the worst environmental outcomes within the city. Areas with high pollution tend to have a greater percentage of industrial or commercial land uses. Areas with higher pollution burden are also areas that had higher percentages of Hispanic/Latino residents, as shown in Figure E-30.

According to TCAC, environmental outcome scores vary across the city. Figure E-31 shows that higher environmental health scores are concentrated in western and northeastern Fullerton. Similarly, TCAC shows that the neighborhoods of Sunny Hills and Acacia Park have the highest environmental outcomes in the city. These areas have a high proportion of open space and public lands, and a majority white, non-Hispanic population. Conversely, the neighborhoods with the heavier pollution burden are concentrated in the southeastern portion of the city and have a higher percentage of Hispanic/Latino residents.



Figure E-29 CalEnviroScreen 4.0 Percentile Scores (Orange County)



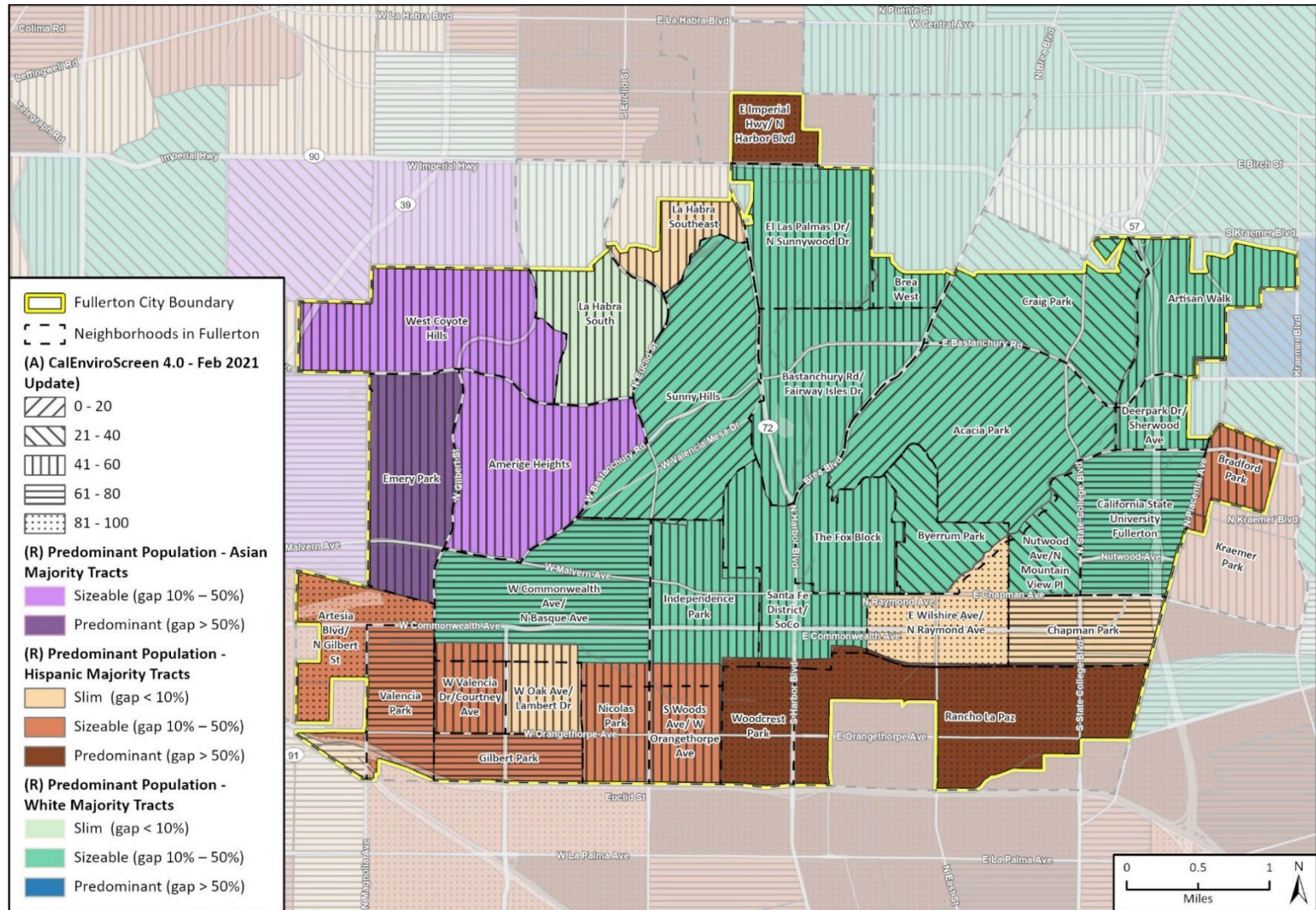
City of Irvine, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

HE_AFFH
AFFH - County Basemap 8.5 x 11

Source: AFFH Viewer, 2022



Figure E-30 CalEnviroScreen 4.0 Percentile Scores and Predominant Racial/Ethnic Populations (Fullerton)



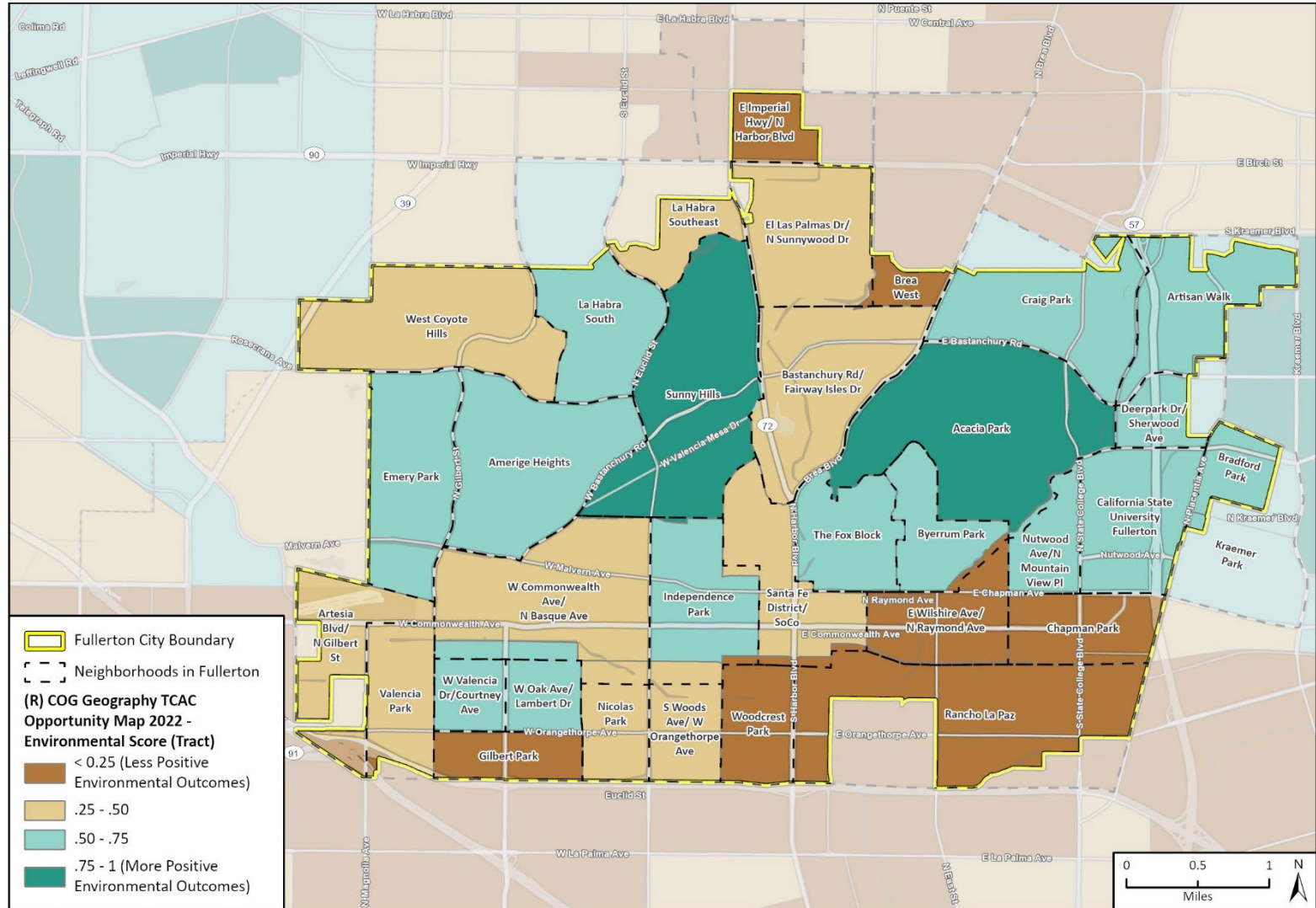
City of Fullerton, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021; Neighborhood Scout, 2023

HE_AFFH
AFFH - City Basemap 8.5 x 11

Source: AFFH Viewer, 2022



Figure E-31 TCAC Opportunity Areas – Environment (Fullerton)



City of Fullerton, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021; Neighborhood Scout, 2023

HE_AFFH
AFFH - City Basemap 8.5 x 11

Source: AFFH Viewer, 2022



E.7 Disproportionate Housing Needs

Disproportionate housing needs refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need, or the total population experiencing that category of housing need in the applicable geographic area. To analyze the extent of disproportionate housing needs in Fullerton, this section reviews data on housing cost burden and severe housing cost burden, overcrowding, homelessness, and substandard housing conditions. Information for this section relies on the HUD CHAS data.

E.7.1 Housing Cost Burden

Housing cost burden is defined as the proportion of a household's total gross income spent on housing costs. Households that spend at least 30 percent of their total gross income on housing costs (rent, mortgage, utilities, and other housing-related costs) are considered "cost burdened," and households spending over 50 percent on housing costs are considered "severely cost burdened." The higher the housing cost burden, the more likely residents are to live in overcrowded and substandard conditions and are less likely to afford to relocate. Low-income households and persons in protected classes disproportionately experience severe housing problems.

Regional Trends

Figure E-32 shows areas of Orange County where renter households experienced housing cost burden (spending more than 30 percent of household income on housing costs). As shown, paying more than 30 percent of gross income on rent is widespread across most of Orange County, where a significant portion of the county have between 40 and 80 percent of renter households pay more than 30 percent or more of household incomes on rent. There are a few census tracts in the county where over 80 percent of renter households pay more than 30 percent or more of household incomes on rent, particularly within the urbanized northern portion of the county including within the cities of Yorba Linda, Placentia, Orange, and Fountain Valley. Additionally, the less urbanized coastal community of Laguna Niguel has high levels of overpayment. Overpayment amongst homeowners is also widespread across the county, as shown in Figure E-33. Housing cost burden among homeowners is most prevalent in the northwestern area of the county, especially in the cities of Placentia, Anaheim, Westminster, and Santa Ana.

Local Trends

Similar to Orange County, housing cost burden among renters varies across Fullerton. As Shown in Figure E-34, most neighborhoods in Fullerton have between 40 and 80 percent of renters experiencing housing cost burden, according to 2017-2021 ACS estimates. The neighborhoods with higher rates of cost burden (60 and 80 percent of renters) include Brea West, Craig Park Artisan Walk, California State University, and Bradford Park, located in the northeast of the city, and Valencia Park, W Valencia Dr/Courtney Ave, S Woods Ave/W Orangethorpe Ave, located in the southwest of the city. The neighborhood with the lowest rates of overpayment by renters (less than 20 percent) is West Coyote Hills.

Housing cost burden among owner-occupied households varies across the city. An overview of housing cost burden for owner-occupied households is provided in Figure E-35. In most of the city, between 20 and 60 percent of owner-occupied households are cost burdened. The neighborhood of Emery Park has the highest percentage of cost burdened households within the city (between 60 and 80 percent). Areas with the highest cost burden generally have higher percentages of Asian American, non-Hispanic, and



City of Fullerton

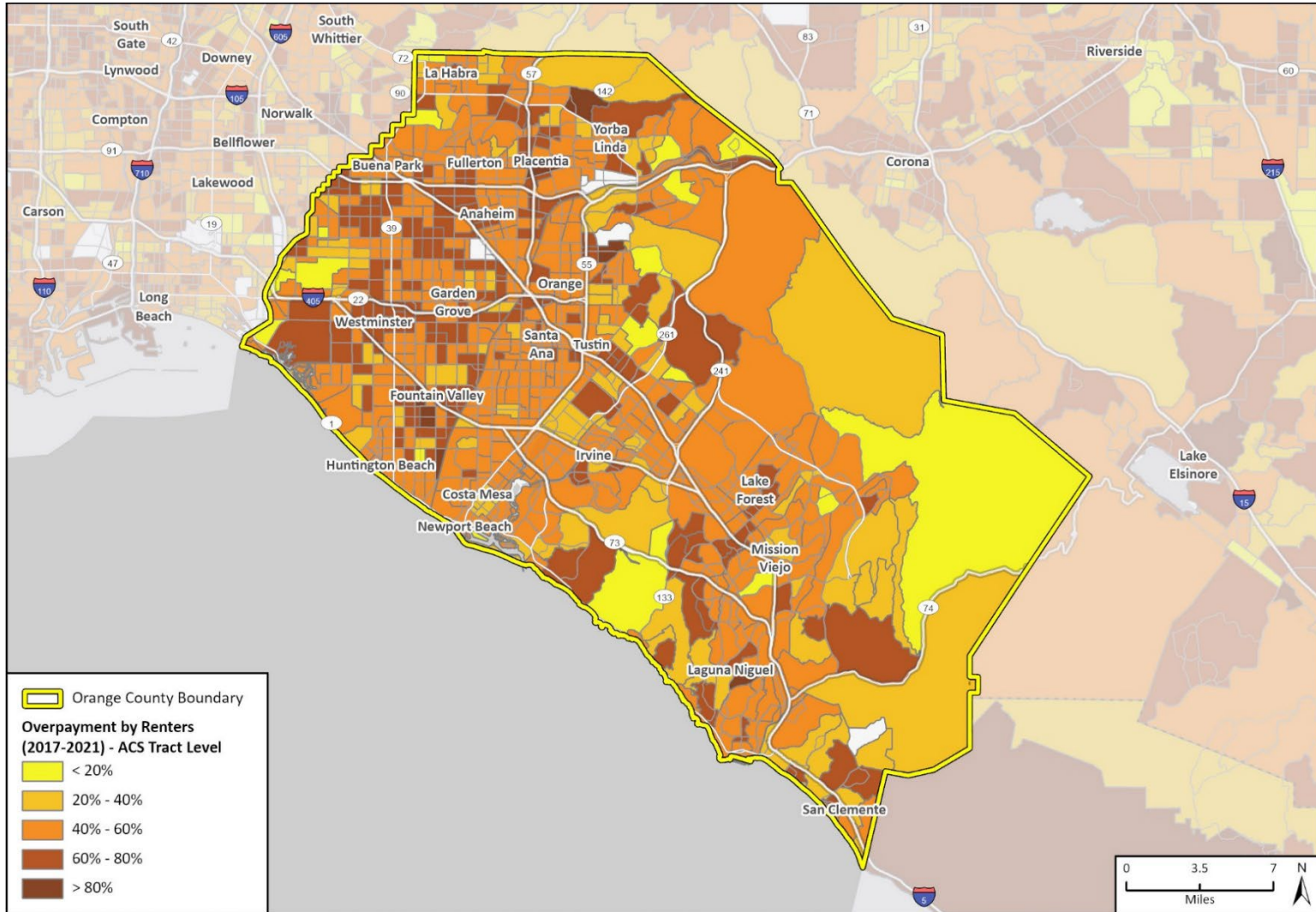
Housing Element

Hispanic/Latino populations. The California State University Fullerton neighborhood has between 40 and 60 percent of owner-occupied households are cost burdened; however, this neighborhood also has a significantly lower percentage of owner-occupied units than the city as a whole (13 percent, compared to 50 percent for the entire city).

Nine neighborhoods within Fullerton contain between 60 and 80 percent of cost burdened renters. As shown in Figure E-36, three of these neighborhoods have a majority non-Hispanic white population, and six of these neighborhoods had a majority Hispanic/Latino population. The lowest rate of overpayment by renters was in the West Coyote Hills neighborhood in the northwest corner of the city, which is predominantly Asian American.



Figure E-32 Overpayment by Renters (Orange County)



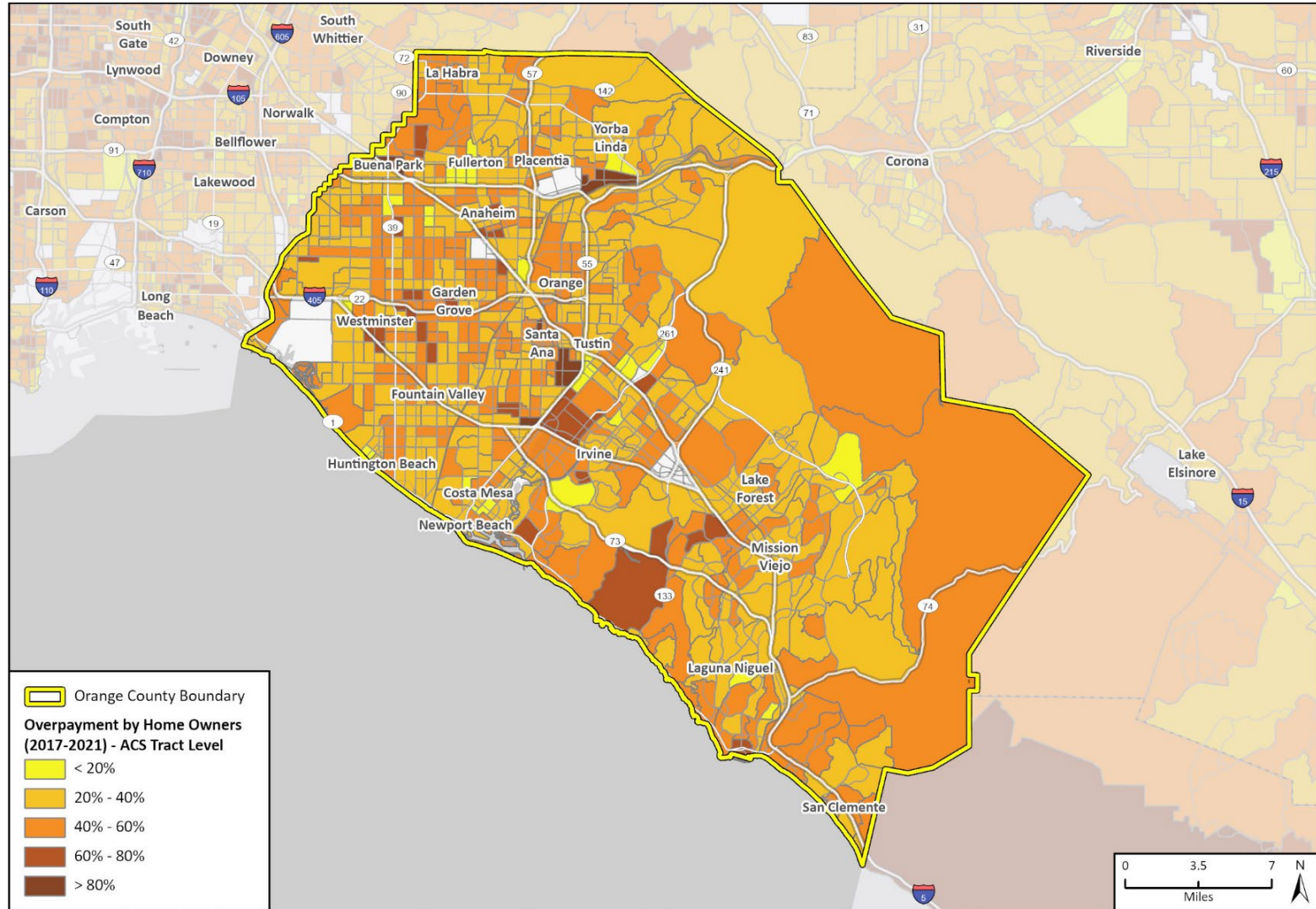
City of Irvine, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

HE_AFFH
AFFH - County Basemap 8.5 x 11

Source: AFFH Viewer, 2022



Figure E-33 Overpayment by Homeowners (Orange County)



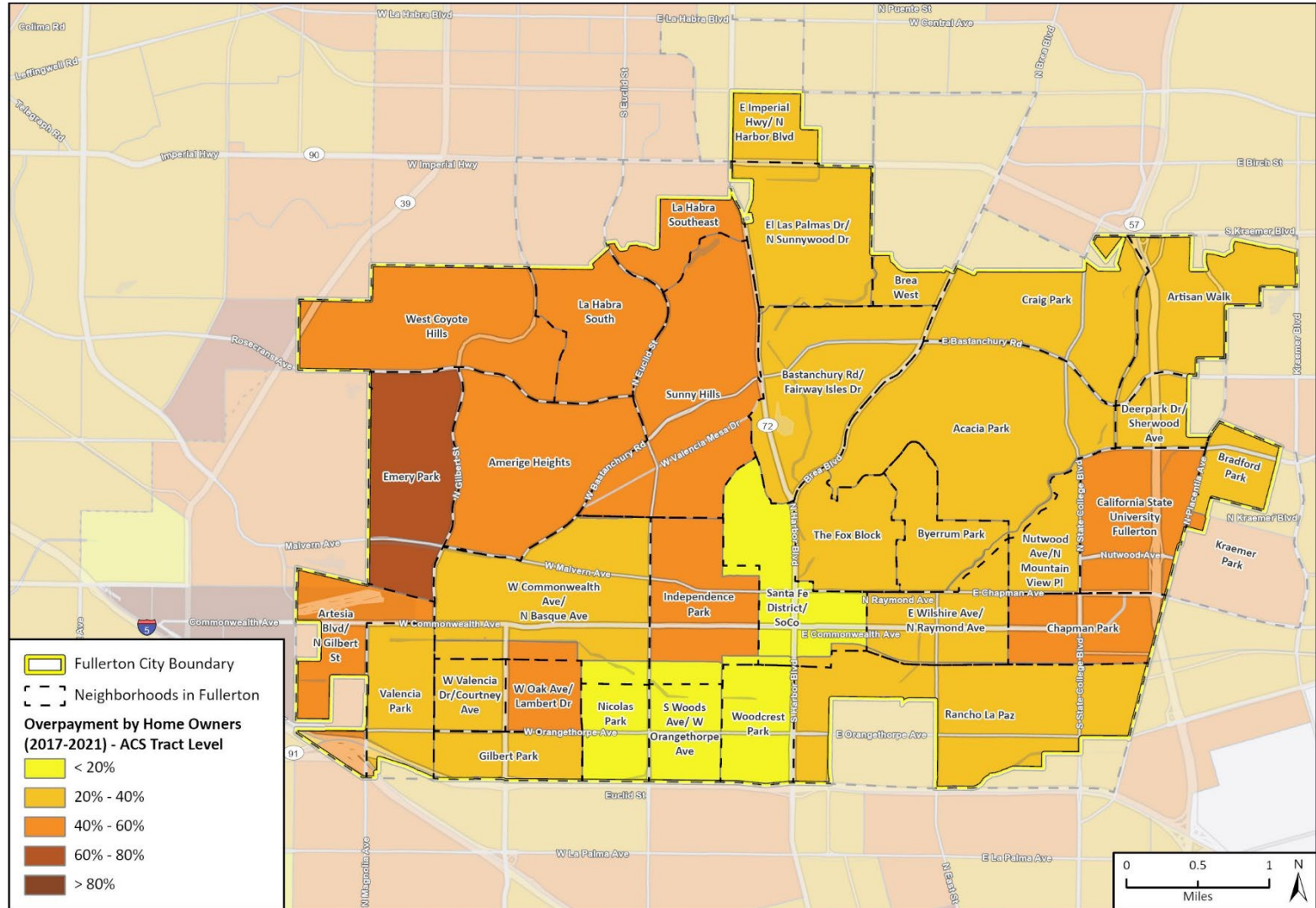
City of Irvine, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

HE_AFFH
AFFH - County Basemap 8.5 x 11

Source: AFFH Viewer, 2022



Figure E-35 Overpayment by Homeowners (Fullerton)



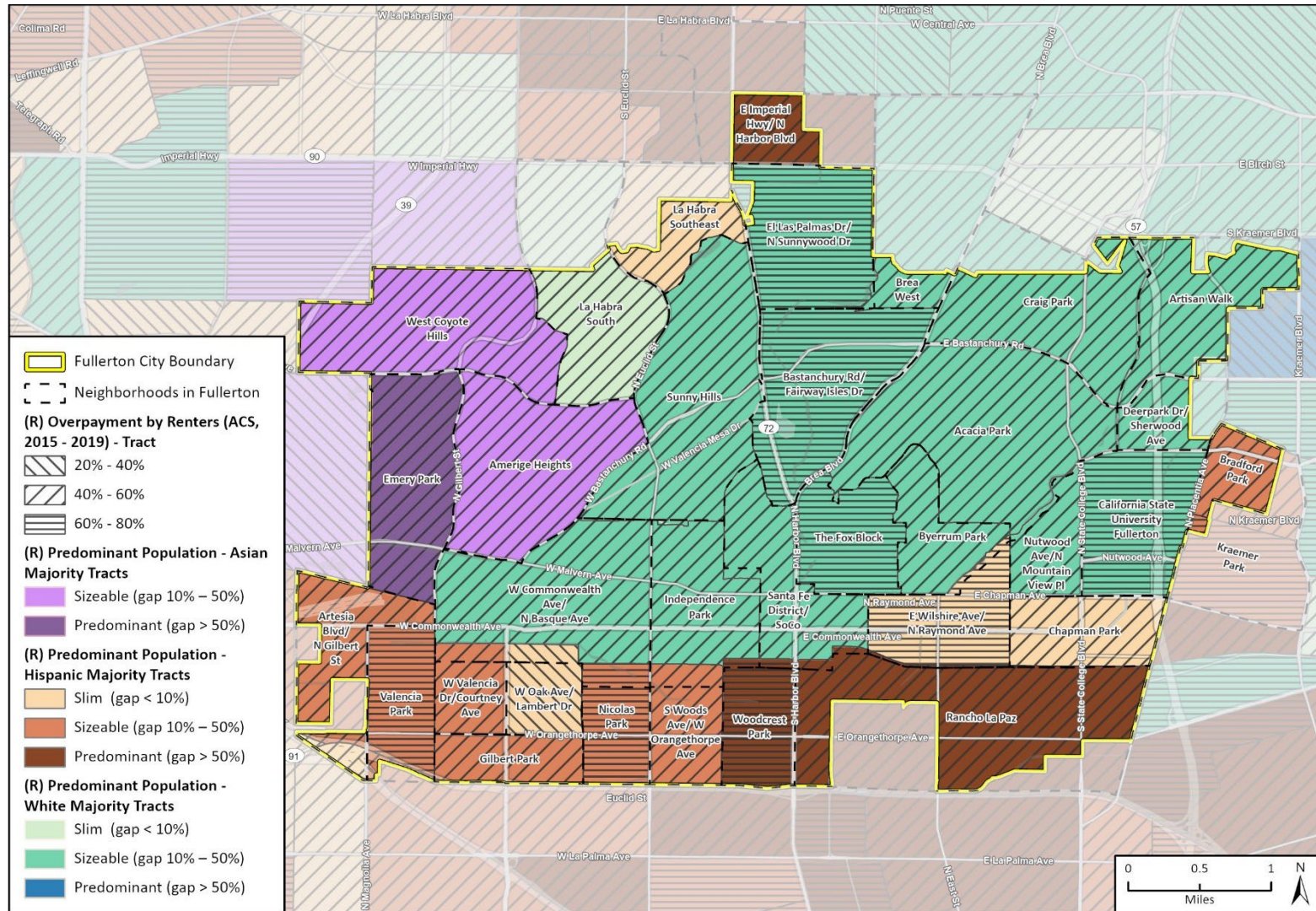
City of Fullerton, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021; Neighborhood Scout, 2023

HE AFFH
AFFH - City Basemap 8.5 x 11

Source: AFFH Viewer, 2022



Figure E-36 Overpayment by Renters and Predominant Racial/Ethnic Populations (Fullerton)



City of Fullerton, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021; Neighborhood Scout, 2023

HE_AFFH
AFFH - City Basemap 8.5 x 11

Source: AFFH Viewer, 2022



E.7.2 Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) while severe overcrowding refers to more than 1.5 persons per room. Overcrowding is a measure to understand the needs of large families, defined as five or more persons per household. Generally, large households have special housing needs due to lower per capita income and the need for housing with three or more bedrooms.

Some large households may not be able to accommodate high-cost burdens for housing and accept housing with too few rooms. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Household overcrowding reflects various living situations, including housing units that are inadequately sized to meet a household's needs; the necessity or desire to have extended family members reside in an existing household; or unrelated individuals or families that share a single housing unit.

Not only is overcrowding a potential fair housing concern, but it can also potentially strain electrical systems in older housing that have not been updated or contribute to a perceived shortage of parking. As a result, some property owners/managers may be more hesitant to rent to large households, thus making access to adequately sized housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there are no set of guidelines for determining the maximum capacity for a unit. Fair housing issues may arise from policies aimed to limit overcrowding that have a disparate impact on specific racial or ethnic groups with different preferences for housing size and/or ability to pay according to the household size standards identified.

Regional Trends

Orange County has 144,734 large households; approximately 13 percent of total households. Owner-occupied households comprise a larger share than renters of the total number of large households in the county. Overcrowding remains low overall in the county, compared to the statewide average, but there is a disproportionate impact of overcrowding in households primarily occupied by non-white racial/ethnic groups. According to ACS 2021 estimates, three percent of white, non-Hispanic households are overcrowded (more than one occupant per room), compared to 22 percent of Hispanic/Latino, eight percent of Asian, and four percent of Black/African American households. According to the California Department of Health and Human Services data shown in Figure E-37, overcrowded housing is most prominent in the northwestern area of Orange County, mainly in urban centers such as the cities of Santa Ana, Garden Grove, Orange, Anaheim, Buena Park, La Habra, Costa Mesa, and Westminster. There are also pockets of overcrowding in the southern area of Orange County near the cities of Laguna Niguel and Mission Viejo.

Local Trends

According to ACS 2017-2021 data, Fullerton has 6,651 large households; approximately 14 percent of the total households. Renter occupied large households comprise of 52 percent of the total number of large Fullerton households. Additionally, 10.8 percent of households in Fullerton are overcrowded, slightly higher than 8.6 percent for the county as a whole. Fullerton has an average of 2.87 persons per household in 2021, a decrease from 2011, when the city had an average of 3.00 persons per household. As shown in Figure E-38, neighborhoods with a higher degree of overcrowded households are generally located in the southern area of the city. The neighborhood with the highest percentage of overcrowding is Woodcrest



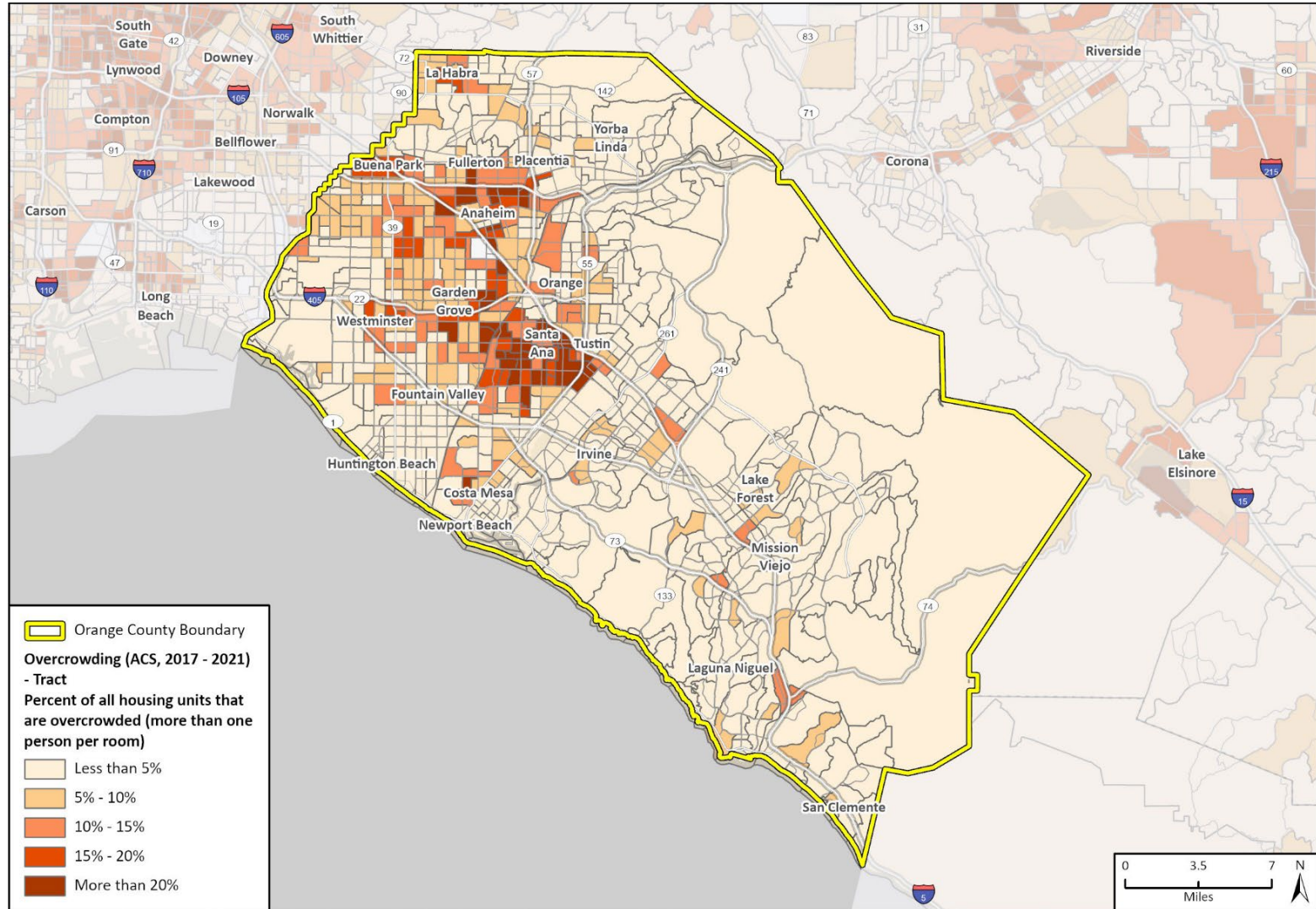
City of Fullerton

Housing Element

Park (more than 20 percent). The predominant population in this area is Hispanic/Latino. Neighborhoods with 10 to 15 percent overcrowding include Artesia Blvd/N Gilbert St, Valencia Park, W Oak Ave/Lambert Dr, E Wilshire Ave/N Raymond Ave, Rancho La Paz.. The AFFH Data Viewer also shows the neighborhood of E Imperial Hwy/N Harbor Blvd in northern Fullerton as having high levels of overcrowding; however, this data is based on the residential units within the neighboring cities of La Habra and Brea. The portion of this census tract located within the City of Fullerton is comprised of entirely commercial and industrial uses and does not contain any residential units. Neighborhoods with low levels of overcrowding are generally located in the central and northern portion of the city.



Figure E-37 Overcrowded Households (Orange County)



City of Irvine, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

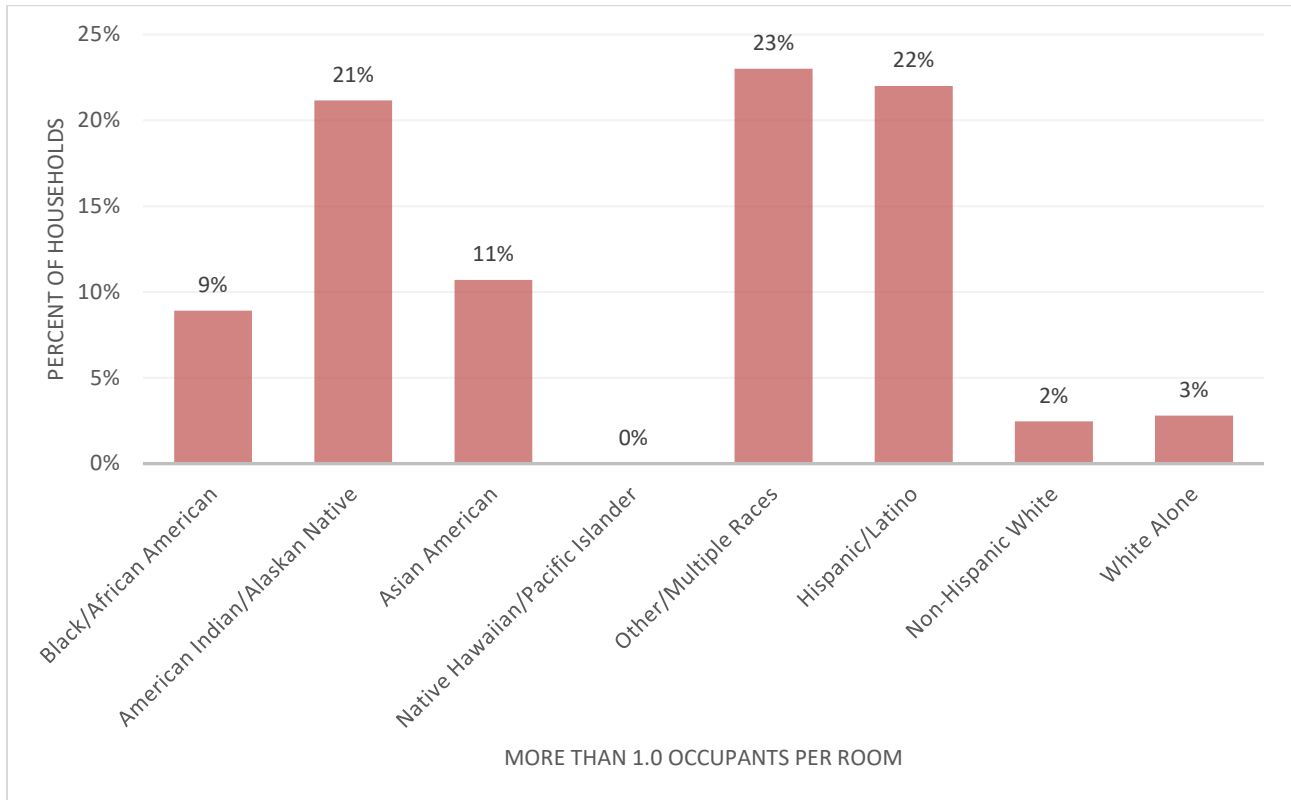
HE_AFFH
AFFH - County Basemap 8.5 x 11

Source: AFFH Viewer, 2022



According to the 2017-2021 ACS estimates shown in Figure E-39, overcrowding is a more common housing issue for residents of Fullerton who identified as American Indian/Alaskan Native, Hispanic/Latino, and those of “other race or multiple races” than for people who identified as white, non-Hispanic, Black/African American, or American Indian/Alaska Native.

Figure E-39 Overcrowding by Race in Fullerton



Notes: The Census Bureau does not disaggregate racial groups by Hispanic/Latino ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latino. Since residents who identify as white and Hispanic/Latino may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latino, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled “Hispanic and Non-Hispanic” are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

*Hispanic and non-Hispanic

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2017-2021), Table B25014A-1

E.7.3 Housing Problems

HUD considers housing units to be “standard units” if they are in compliance with local building codes. Many federal and State programs use the age of housing as a factor to determine a community’s housing rehabilitation needs. Housing age can be an important indicator of housing condition in a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Typically, housing over 30 years old is more likely to have rehabilitation needs that may include replacing plumbing, roof repairs, foundation work, and other repairs. Housing units built before 1978 may have health risks such as lead-based paint and asbestos. Housing issues prompted by disrepair such as mold may elevate health conditions such as asthma.



Regional Trends

Housing problems are defined as units having incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and households with a cost burden greater than 30 percent. Severe housing problems are defined as all of the above and with a cost burden greater than 50 percent.²²

Approximately 44 percent of total households in Orange County experience housing problems, and another 26 percent of total households experience severe housing problems. According to the AI, more than half of Hispanic/Latino (63 percent) households experience housing problems compared to white, non-Hispanic residents. Housing problems are significantly higher among large households, as nearly 65 percent of large households experience housing problems compared to 39 percent of households comprising less than five persons.

A housing unit is considered substandard by the ACS if it lacks complete plumbing or kitchen facilities. According to the 2017-2021 ACS, 0.2 percent of all occupied housing units in Orange County lack complete plumbing facilities and 1.3 percent lack complete kitchen facilities.

Fifty-six percent of Orange County's housing stock was built prior to 1980. These units are potentially in need of repair and modernization improvements. Additionally, lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint.

Local Trends

According to the 2015-2019 CHAS data, 46 percent of households in Fullerton experience at least one housing problem, similar to the rate for Orange County. According to the AI, Hispanic/Latino, Asian/Pacific Islanders, and Black/African-American households experience the highest rate of housing problems at 63, 48, and 45 percent, respectively. In comparison, 36 percent of white, non-Hispanic households experienced housing problems. According to the 2017-2021 ACS, 0.3 percent of all occupied housing units in Fullerton lack complete plumbing facilities and 2.2 percent lacked complete kitchen facilities, slightly higher than the county as a whole. Over 74 percent of the city's current housing stock is greater than 40 years old. Additionally, 71 percent of large households (five or more persons) in the city experience housing problems compared to 42 percent of households of five persons or less, as referenced in the AI.

E.7.4 Persons Experiencing Homelessness

Regional Trends

The 2022 Orange County Everyone Counts Point-in-Time (PIT) Summary is the most recent evaluation of people experiencing homelessness in the county. According to the 2022 PIT count, there were 5,718 people experiencing homelessness in Orange County (sheltered and unsheltered), which was a decrease of 1,142 people (16.7 percent) from 2019 (latest available comparable year). There were 3,961 individuals who were observed as being unsheltered in the county, a decrease of 904 people from 2019.

Fifty-five percent of unsheltered individuals, and 38 percent of sheltered individuals in Orange County were chronically homeless (individual has a disabling condition and has had four episodes of homelessness in the past three years or has been continuously homeless for one year or longer). Twenty-eight percent of sheltered individuals reported suffering from a mental health issue, 20 percent reported a substance abuse issue, and 11 percent were fleeing domestic and dating violence. Three percent had HIV/AIDS, and one

²² HUD, 2021. https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html



percent had a developmental disability. Sheltered individuals were more likely to be male (51.4 percent) and most likely to be older than the age of 25 (72.6 percent). Approximately 4.7 percent were young adults between the ages of 18 and 24, and 22.6 percent were younger than 18 years of age.

White, non-Hispanic residents had the largest overrepresentation in terms of percent of sheltered individuals respective of county population share (77 percent of sheltered individuals versus 43 percent share of population). Asian Americans were the most underrepresented for sheltered individuals respective of city population share (4 percent of sheltered individuals versus 22 percent of population share). Other racial/ethnicity groups of sheltered individuals were closer to their respective city population shares.

State law (Section 65583(a)(7)) requires municipalities to address the special needs of persons experiencing homelessness within their boundaries. "Homelessness," as defined by HUD, describes the condition of an individual, who is not imprisoned or otherwise detained, who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
 - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - A public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings.

Local Trends

The 2022 PIT count reported that 272 individuals were experiencing homelessness in Fullerton, including 70 sheltered and 202 unsheltered. The City established a Homeless Plan Committee in 2019 to create a comprehensive strategic plan to address homelessness. This plan was published in January 2020. The report indicated that the top four causes of homelessness in Fullerton are:

1. Lack of housing affordable to very low-income residents;
2. Lack of Permanent Supportive Housing for individuals living with mental illness;
3. Growing numbers of opioid addicted individuals reduced to living on the streets; and
4. Lack of jobs with sufficient pay to afford food and shelter in our community.

The report outlines several recommendations, including supporting additional beds for homeless individuals at shelters in Buena Park and Placentia, and at the Illumination Foundation Navigation and Recuperative Care Center in Fullerton. The plan also includes recommendations to increase the development of permanent affordable housing. The committee proposed to amend the Fullerton General Plan Land Use Designation to allow properties containing religious institutions to develop permanent supportive housing and/or affordable housing on those properties "by right," and to adopt a Mixed Income Housing Ordinance for all new developments to provide housing for all Fullerton residents' income levels.



The report also includes recommendations to collaborate with non-profits on homeless prevention and diversion through mental assistance programs, re-entry programs, and substance abuse programs.²³

The city partners with the nonprofit organization City Net to provide street outreach, in-reach, and case management to those experiencing homelessness in Fullerton. The City also partners with the OC Health Care Agency, which serves individuals who are homeless or on the verge of becoming homeless.

E.7.5 Displacement

Displacement, as defined by HCD, is used to describe any involuntary household move caused by landlord action or market changes. Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Movement of people, public policies, and investments, such as capital improvements and planned transit stops, and flows of private capital can lead to displacement. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. Decades of disinvestment in low-income communities, coupled with investor speculation, can result in a rent gap or a disparity between current rental income of the land, and potentially achievable rental income if the property is converted to its most profitable use. These processes can disproportionately impact people of color, as well as lower income households, persons with disabilities, large households, and persons at-risk or experiencing homelessness.²⁴

Regional Trends

As shown in Figure E-40, the majority of Orange County has a lower risk of displacement, but there are several cities in the northwestern portion of Orange County (primarily the cities of Anaheim, Placentia, Buena Park, Garden Grove, Westminster, Santa Ana, Stanton, and Orange) that are at risk of displacement.

Local Trends

The majority of Fullerton is at lower risk of displacement, but there are several neighborhoods in southern Fullerton at risk of displacement, as shown in Figure E-41. These include the neighborhoods of Artesia Blvd/N Gilbert, Valencia Park, Woodcrest Park, Rancho La Paz, and California State University Fullerton. Vulnerable areas in Fullerton had higher poverty rates, higher percentage of LMI residents, overcrowded households and were more likely to have a higher percentage of Hispanic/Latino residents. Fullerton has the highest number of rent-based eviction filings in all of Orange County.²⁵

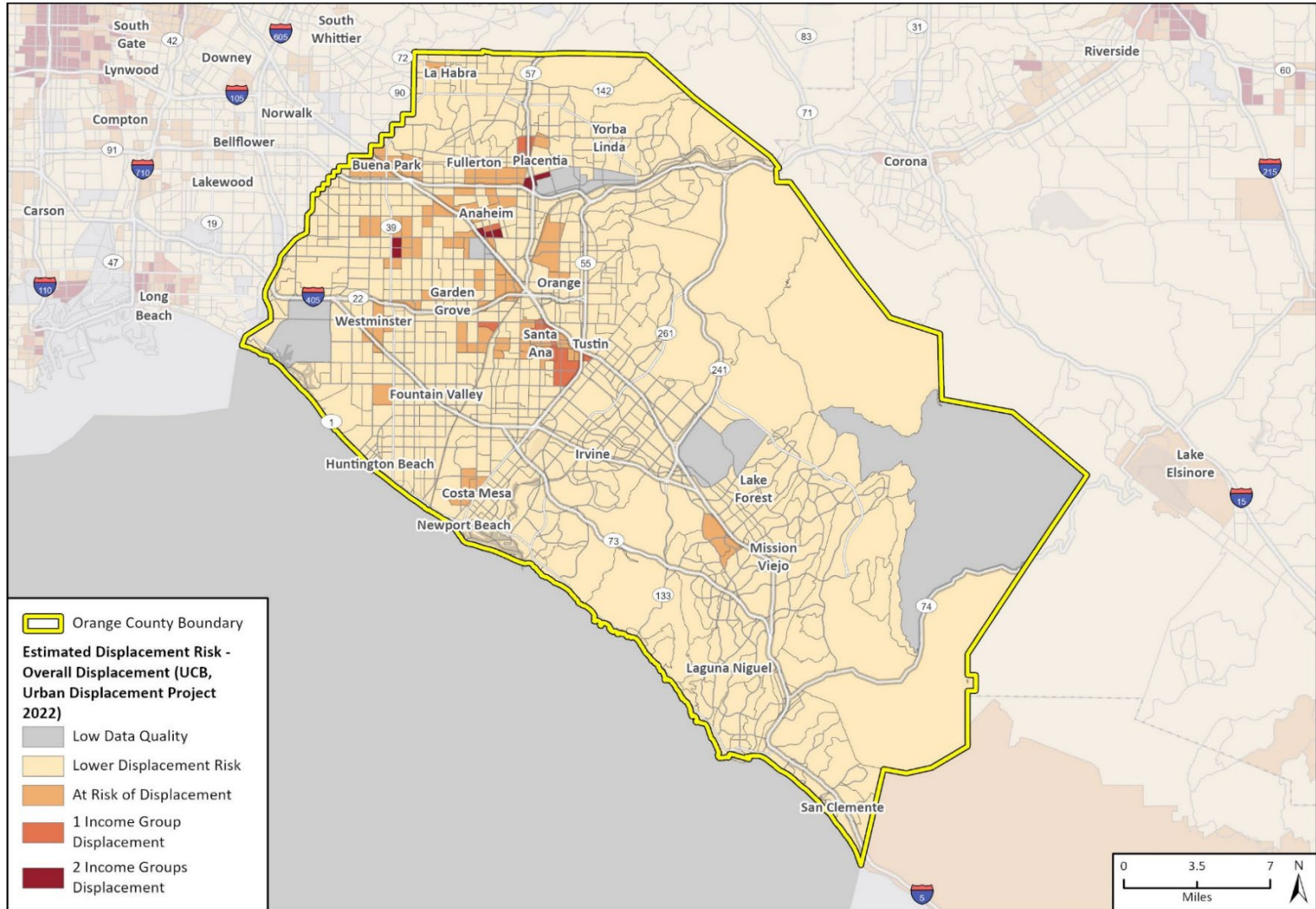
²³ City of Fullerton. 2020. Fullerton Homeless Plan Committee Strategic Plan for Addressing Homelessness. <https://www.cityoffullerton.com/home/showpublisheddocument/181/637423205151470000>

²⁴ HCD. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

²⁵ United Way. 2023. *Orange County Evictions Report*. https://www.unitedwayoc.org/wp-content/uploads/2023/04/OC-Evictions-Spring23_final.pdf, accessed August, 2023



Figure E-40 Estimated Displacement Risk (Orange County)



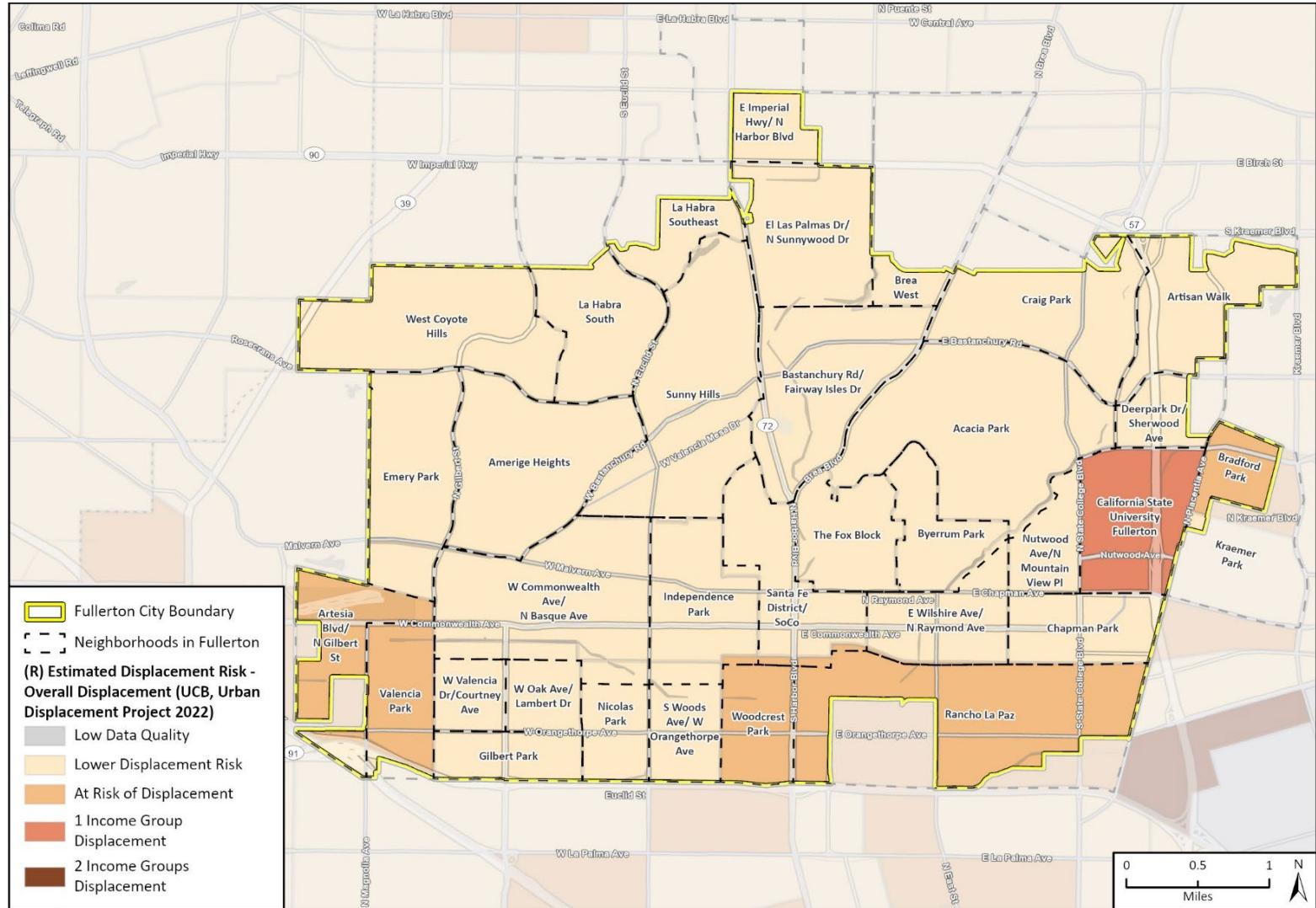
City of Irvine, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

HE AFFH
AFFH - County Basemap 8.5 x 11

Source: AFFH Viewer, 2022



Figure E-41 Estimated Displacement Risk (Fullerton)



City of Fullerton, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021; Neighborhood Scout, 2023

HE AFFH
AFFH - City Basemap 8.5 x 11

Source: AFFH Viewer, 2022



E.8 Local Area Knowledge

E.8.1 Historic Patterns of Segregation

Regional

Patterns of racial segregation are the byproduct of local and federal policies, private housing discrimination, and community prejudice. To understand present challenges to fair housing, it is necessary to review the history of actions that have led to regional patterns of segregation.

The first people to live in Orange County were the Shoshonean-speaking people, the ancestors of the tribes we know today as the Juaneño and the Gabrielino. Spanish missionaries were established in the area in 1770s. In 1810, the first land grant in what is now Orange County was established east and south of the Santa Ana River. The area was dominated by cattle ranches. The Gold Rush of 1849 brought tens of thousands of new settlers to California. By 1850, the future Orange County comprised the southern tip of Los Angeles County. By late 1800s, residents had mobilized enough political support to pass the secession measure despite opposition by Los Angeles County in the State Legislature. Orange County was given jurisdictional autonomy on March 11, 1889.

Much of Orange County's growth in the first half of the 20th Century was fueled by new forms of transportation. Between 1904 and 1910, the Pacific Electric Railway built three branches to serve Orange County with its "big red cars." The coast line spurred development from Seal Beach to Corona del Mar. The Santa Ana line prompted the founding of Cypress and Stanton. And the La Habra line ran all the way down to the new community of Yorba Linda. Freeway construction began in the 1950s with the opening of the Santa Ana (I-5) Freeway and continued almost unabated into the 1970s. During World War II, a number of important military bases were established in Orange County. At the end of the war, many veterans decided to settle in Southern California, and the region began to grow at an unprecedented rate.

By the mid-1950s, Orange County's farms were being replaced by single-family tract housing. South Orange County began to grow in the 1960s, with master planned communities such as Irvine, Mission Viejo, and Laguna Niguel. Aliso Viejo, Rancho Santa Margarita, Ladera Ranch, and others followed in the 1980s and 1990s.

Until the 1940s, Orange County's economy was based largely on agriculture. With the rapid southward expansion of Los Angeles' population and industrial development, Orange County's economy began to change rapidly, particularly in the northern parts of the county. In 1940, twice as many workers were employed in agriculture as in manufacturing. Orange County's demographic explosion began with the onset of the military build-up for the Second World War and continued with the post-war expansion of California. Between 1940 and 1960, Orange County's population grew from 130,000 to more than 700,000, transforming the county into a major suburban outpost for Los Angeles.

By 1960, manufacturing employed three times as many workers as the agricultural industry. Aerospace and other high-tech industries began moving into the area, bringing with them growing affluence. Between 1950 and 1960, Orange County's median income grew from the 20th highest of California's 58 counties to the third highest, behind only the Bay Area suburbs of Contra Costa and Marin Counties. By the mid-1990s, Orange County's high-tech and information industries were among the most dynamic in the United States.

Today, Orange County comprises 34 cities and has a population of approximately three million residents. The unincorporated territory, consisting of approximately 321 square miles, is geographically diverse with



unincorporated areas spread throughout the County. The largest portion of unincorporated territory is found in southern Orange County and includes a number of planned communities such as Coto de Caza, Las Flores and Ladera Ranch as well as large portions of undeveloped territory south of Ortega Highway.

In the late 1800s, Santa Ana was one of the only cities in Orange County with a Chinatown neighborhood. These Chinese immigrants were recruited to meet the demands of labor in farming, railroads, and construction and worked for low wages to send to their families back in China. The area was burned down by the City in 1906 based on claims of mitigating the spread of disease. Residents were relocated to land along the Santa Ana River, but by 1912, most Chinese residents had left Santa Ana to reside in nearby Anaheim.

In the 1920s, Anaheim was home to members of the racist “white power” entity known as the Ku Klux Klan (KKK). In 1924, Anaheim elected four KKK affiliated candidates to city council, and KKK membership in Anaheim expanded. They spread prejudices until 1925, when they were recalled after residents were alerted of their KKK affiliations. In 1930s, most citrus laborers in Orange County were immigrants from Mexico, who formed the Federation of Agricultural Workers Unions of America (FAWUA). Strikes for better working conditions were met with state-sponsored violence.

The 1930s and 40s was a time of public segregation across the nation. Orange County participated in upholding racial hierarchies based on racist notions of white superiority. Various Orange County swimming pools had separate days for ethnic groups. Xenophobia was rampant. In 1942, President Roosevelt issued Executive Order 9066 which allowed local military commanders to designate military areas as “exclusion zones” from which any or all person may be excluded. Accordingly, 127,000 US residents of Japanese ancestry, most of them US Citizens were removed from the Pacific Coast and were sent to internment camps.²⁶ At the end of their internment, many Japanese Americans struggled to find housing due to poverty, restrictive covenants, and racism.²⁷

Starting in the 1930s, parts of Orange County were subject to redlining, which is the practice of federally sanctioned discriminatory mortgage lending that either steered or opted against providing loans to borrowers based on the racial or socioeconomic status of the neighborhood in which a property is located. Redlining, a government-sponsored system of denying mortgage loans and services to finance the purchase of homes in specific areas, served as a tool to limit homeownership opportunities, as federally insured and long-term mortgages were routinely denied to often non-white persons seen as “undesirable.” Redlining directed both public and private capital to white households and away from Black/African American, non-white, immigrant, and Jewish households. As homeownership is one of the most significant means of intergenerational wealth building in the United States, these redlining practices had long-term effects in creating wealth inequalities. Additionally, many of the housing deeds in Orange County included prohibitions against Black, Hispanic/Latino, Asian, and Native American people, permitting them only if they were gardeners, servants, or nannies.²⁸

In 1971, the OC Human Relations Commission was created by advocates for civil rights who were upset with police brutality against non-white residents, housing discrimination, lack of affordable health care, and discrimination in education. The Commission was intended to eliminate prejudice, intolerance, and discrimination based on race, religion, ethnicity, national origin, gender, sexual orientation, marital status,

²⁶ Japanese-American Internment During World War II. U.S. National Archives. <https://www.archives.gov/education/lessons/japanese-relocation>

²⁷ For Japanese Americans, Housing Injustices Outlived Internment, New York Times, 2020. <https://www.nytimes.com/2020/08/20/magazine/japanese-internment-end-wwii-trailer-parks.html>

²⁸ Fullerton Observer. 2020. A Brief History of Housing Discrimination in Fullerton and North Orange County. <https://fullertonobserver.com/2020/07/27/a-brief-history-of-housing-discrimination-in-fullerton-and-north-orange-county/>



socio-economic status, and age.²⁹ The OC Human Relations Commission, Fair Housing Council, League of Women Voters, Legal Aid Society, and other housing advocates formed the Housing Coalition to advocate for the development of Affordable Housing. In addition, the Hate Crime Network was established in 1991 to respond to hate crime and build relationships between police and diverse communities within Orange County.

Local

In early 1887, the California Central Railroad, a subsidiary of Santa Fe, sent George H. Fullerton, president of the Pacific Land and Improvement Co., to purchase land for railroad right-of-way. Brothers George and Edward Amerige learned that a likely site for a town was located north of Anaheim. With George Fullerton's assurance that the area north of Anaheim would be included, the Ameriges purchased 430 acres and Fullerton was established.

Historically, the city was a center of agriculture, notably groves of Valencia oranges and other citrus crops. Drilling for petroleum began in 1880 with the discovery of the Brea-Olinda Oil Field, which started a boom that peaked in the 1920s.

Anecdotal evidence suggests Fullerton was a “sundown town,” which is a city, county or region that was intentionally “all white” by forcing out anyone considered non-white by force, law, or custom. In 1919, hundreds of residents protested at a city council meeting after they learned that the Santa Fe Railroad planned to build housing for its Mexican workers near the company’s tracks.³⁰ There were widespread racist civic and housing policies throughout Orange County, including Fullerton, that prevented minorities from accessing housing. According to anecdotes, the only neighborhood where minorities were allowed to rent or own homes was on the south side of the train tracks in the Truslow neighborhood.³¹ Today, the Truslow Avenue neighborhood has some of the lowest median incomes in and the highest percentage of non-white residents in the city.

Racial covenants were prevalent within Fullerton. Fullerton is the home of the Bernal House, which is the subject of one of the leading anti-discrimination cases in 1943 known as “Doss v. Bernal.” The Sunnyside Addition was established in 1923 and by the time the Bernals moved in, it had become a predominantly lower middle-class community occupied exclusively by whites. The Bernals, a Mexican family, purchased a home on Ash Avenue in the Sunnyside neighborhood of Fullerton with a deed restriction attached to the house, that supported residential segregation in housing covenants. Neighbors filed a lawsuit against the Bernals, but they refused to leave. The case was successfully argued under the equal protection clause of the 14th Amendment and the Bernals were able to keep their home.³²

Terrorism of Black/African American residents was widespread in the area. Just outside Fullerton in Placentia, the first African American family to move into the neighborhood in 1956 was firebombed and their home was vandalized.³³ Redlining was a practice in Fullerton. By the 1970s, national fair housing laws

²⁹ Fullerton Observer. 2020. A Brief History of Housing Discrimination in Fullerton and North Orange County. <https://fullertonobserver.com/2020/07/27/a-brief-history-of-housing-discrimination-in-fullerton-and-north-orange-county/>

³⁰ Fullerton Observer. 2020. Recognizing the History Behind the Bernal House. <https://fullertonobserver.com/2020/06/11/recognizing-the-history-behind-the-bernal-house/>

³¹ Fullerton Observer. 2020. A Brief History of Housing Discrimination in Fullerton and North Orange County. <https://fullertonobserver.com/2020/07/27/a-brief-history-of-housing-discrimination-in-fullerton-and-north-orange-county/>

³² Fullerton Observer. 2020. Recognizing the History Behind the Bernal House. <https://fullertonobserver.com/2020/06/11/recognizing-the-history-behind-the-bernal-house/>

³³ OC Weekly. 2019. Remembering When the Home of Placentia’s First African American Family Was Firebombed. <https://www.ocweekly.com/remembering-when-someone-firebombed-placentias-first-african-american-family/>



were created; however, Black/African American residents still faced discrimination in buying and renting.³⁴ While redlining does not occur today, land uses and differences in predominant populations between neighborhoods reflect old policies that promoted racial segregation.

California State University Fullerton was established in 1957 as Orange County State College. The majority of the campus was developed throughout the 1960's. The campus has grown rapidly since the early 1990s and the first decade of the 2000s.

Downtown Fullerton serves as the commercial center of the city and is clustered with over 70 historic buildings dating as far back as the early 1900s.

E.9 Stakeholder and Community Input

E.9.1 Homes for All Initiative

The City of Fullerton participated in the Homes for All initiative, which is a coalition of family members and non-profit organizations who are working together to get more affordable homes built in their respective cities (Garden Grove, Lake Forest, and Fullerton). The Homes for All collaborative coalition is comprised of The Kennedy Commission, Welcoming Neighbors Home, Tapestry, a Unitarian Universalist Congregation, Hope Community Services, People for Housing OC, and Hope Through Housing Foundation/Amplify Communities (National CORE). As part of the Homes For All Initiative, People For Housing OC utilized a questionnaire provided by the Kennedy Commission to collect responses from a select sample of residents in impacted neighborhoods to capture conditions. The questionnaire contained 30 questions designed to capture measures of rent burden, overcrowding, demographics, public health, and civic engagement. Public for Housing OC received 90 responses to the questionnaire, with a high percentage of Hispanic mothers and families due to the ties of the organizations they are a part of. The survey made several conclusions:

- The majority of the people surveyed are renters who have lived in Fullerton for six or more years. Rents are regularly increasing and are outpacing monthly incomes, increasing the risk of displacement for long-term residents.
- The average family size of respondents is 5.5 people per household. Apartments are not big enough to meet the needs of large families. Larger-sized apartments are needed in affordable developments.
- Residents are concerned about habitability of housing and deterioration of housing stock. The City's code enforcement efforts and results need to be improved.

E.9.2 Study Sessions

The City held two Planning Commission study sessions on January 19, 2022 and February 15, 2023, and one City Council study session on September 20, 2023 to review and discuss the Housing Element. Overall, community members showed support for affordable housing development in the city and requested additional information on the Housing Incentive Overlay Zone (HIOZ) and continued public participation in the Housing Element update process. The HIOZ received both support and disapproval from community members. The following comments were provided during the Planning Commission and City Council study sessions:

³⁴ Fullerton Observer. 2020. A Brief History of Housing Discrimination in Fullerton and North Orange County. <https://fullertonobserver.com/2020/07/27/a-brief-history-of-housing-discrimination-in-fullerton-and-north-orange-county/>



- General support and disapproval for establishing the HIOZ
- Need for housing for homeless residents, low-income residents, and affordable housing for seniors
- Recommendation the City increase affordability percentage requirements for the HIOZ and Religious Surplus Land
- Support for an inclusionary housing program
- Concern over the effects of increased density in the city

E.9.3 Fair Housing Capacity

The most recent Orange County AI analyzed fair housing enforcement capacity in the county. The City of Fullerton does not have its own Impediments to Fair Housing report. The identified fair housing issues include:

- Limited resources for regional fair housing organizations
- Lack of local public fair housing enforcement
- Limited loan opportunities for home rehabilitation
- Racial discrepancies in loan origination rates
- Lack of affordable housing and segregation of existing affordable housing assets

Although Orange County is served by two high-quality private, non-profit fair housing organizations, they are underfunded and understaffed in comparison to the total need for their services. Victims of discrimination would be more able to exercise their rights, thus deterring future discrimination, if the capacity of existing organizations grew to meet the scale of the problem. Additionally, the size of the federal Fair Housing Initiatives Program, the primary funding program for fair housing organizations, has failed to keep up with inflation, making Congress's appropriations worth less over time. In order to meet the needs of residents of a large and diverse county, local fair housing agencies and organizations require greater levels of resourcing.

There are no local public entities that conduct fair housing outreach and enforcement, with the California Department of Fair Employment and Housing and HUD constituting the only public enforcement bodies that operate in Orange County. Advocates across Orange County and the state of California have reported issues with the timeline of the California Department of Fair Employment and Housing's investigations and the standards that it applies in making probable cause determinations. A local public enforcement agency, if created, would have the potential to be more responsive to victims of discrimination in Orange County than either the state or HUD.

Given the scarcity of affordable rental housing and high cost of living within Orange County, loan opportunities for home improvement, purchase, and refinancing are important tools for moderate and low-income households. The Home Mortgage Disclosure Act (HMDA) data shows there is a racial discrepancy of loan approval rates, with white residents most likely to have their applications result in originated loans.

With respect to the location of affordable housing, at a high level, there is relatively little such housing in coastal areas, hillside communities, or in the southern portion of the county, all areas that are disproportionately White and have relatively low Hispanic population concentrations. Within some cities that have patterns of segregation, affordable housing is concentrated in particular areas that tend to be



more heavily Hispanic. In Fullerton, affordable housing is more concentrated in the disproportionately Hispanic southern portion of the city. With respect to the role of the type of affordable housing in causing fair housing issues, the total lack of public housing in Orange County, which tends to be more accessible to members of protected classes than do Low Income Housing Tax Credit developments, may play a role in perpetuating segregation.

E.10 Other Relevant Factors

E.10.1 Land Use and Zoning

Most of the city's housing stock was built in the post-war era between the 1940s and 1970s. The city's current form and character was defined during this era, when over half of the city's current housing stock was constructed. Most of the housing built before and during the post-war era was built in southern and central Fullerton in the neighborhoods near Orangethorpe Avenue, Commonwealth Avenue, and E. Chapman Avenue. The neighborhoods with the highest percentage of housing stock built prior to 1960 (60 to 80 percent of the housing stock) are Independence Park, S Woods Avenue/W Orangethorpe Avenue, W Valencia Drive/Courtney Avenue, W Oak Ave/Lambert Drive, Byerrum Park, and E Wilshire Avenue/N Raymond Avenue. These neighborhoods are more likely to have housing stock in need of repair.

Today, single-family detached housing comprises 54 percent of the city's housing stock, higher than Orange County (51 percent) and other areas of Southern California such as Los Angeles County (49 percent). Today, most of the city's residentially zoned areas are designated for single-family homes.

E.10.2 Demographic Trends

Fullerton's demographics have reflected regional migratory trends. Southern California has one of the highest foreign-born populations in the nation, with half of residents born in Latin American countries, and an increasing share from Asian countries. As a result, the city has become much more diverse over the last several decades. Southern California has also been impacted by out-bound domestic migration trends. In each year since 2014, an average of 91,000 people have left the region than the number of those who have arrived. High housing costs are often cited as a reason for leaving.³⁵

Additionally, the median age in the region has steadily increased in the past two decades, changing the ratio of working age population to seniors, and increasing the need for housing for seniors and assistance to help seniors stay in their homes. While the region has experienced tremendous job growth, moderate-income households within the region have been declining since 2000.³⁶

E.10.3 Student Housing

The California State University, Fullerton (CSUF) is located in the eastern portion of the city and enrolls approximately 41,000 students. The University provides approximately 2,000 students with on-campus housing. As a result, there is a significant need for off-campus housing within the city and surrounding communities. The large student population creates a unique need for student-friendly affordable housing. The influx of students adds significant pressure to the existing housing stock within the city. A survey of student housing needs found that the average rental cost for a studio or one-bedroom off-campus in Fullerton was \$19,206 per year (May 2022 costs), higher than the average cost for the same type of

³⁵ SCAG. Connect SoCal. 2020. https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial-plan_0.pdf?1606001176

³⁶ Ibid.



housing for all CSU campuses (\$14,857 per year). Additionally, only four percent of all CSUF students resided in on-campus housing.³⁷

E.10.4 Access To Transportation for Persons with Disabilities

Fullerton's main public transportation systems are operated by OCTA and Metrolink light rail service. OCTA operates nine bus lines that extend throughout Fullerton and Orange County. To assist persons with disabilities, OCTA busses are equipped with accessibility improvements. Paratransit service is available through OC Flex and OC ACCESS. It is available for people unable to use fixed-route bus service because of functional limitations caused by a disability. While most areas of Fullerton are within a quarter-mile of a OCTA bus route, or the Metrolink line (see Figure E-22), there are segments of the city that are not in close proximity to existing transit service, including the West Coyote Hills, and most of Emery Park, Amerige Heights, Acacia Park, and E Las Palmas Dr/N Sunnywood Dr neighborhoods. Residents with disabilities residing in these areas may have limited access to transportation as the Acacia Park and E Las Palmas Dr/N Sunnywood Dr are located in census tracts that contain a slightly higher rate of persons with disabilities, compared to other areas of Fullerton.

E.10.5 Access to Home Ownership

As previously mentioned, governmental constraints enacted throughout the 20th century impacted homeownership opportunities for non-white populations.

To understand current racial/ethnic disparities among homeownership opportunities, this analysis reviews mortgage application filing and acceptance by race and ethnicity using the latest available data from the Federal Financial Institutions Examination Council (FFIEC). As shown in Table E-12, there were 12,138 mortgage applications filed in Fullerton in 2021. Race and ethnicity data is unknown for more than one-quarter of loan applicants and the analysis on race and ethnicity for loan applications may not be fully complete. Of the known racial/ethnic categorization of mortgage applications, most were filed by Asian American/API residents and by white, non-Hispanic residents. In comparison, Hispanic/Latino applicants comprised 22 percent, Black/African-American applicants comprised one percent, and American Indian or Alaskan Native applicants comprised less than 1 percent of total mortgage loan applications. Non-Hispanic white residents were the only racial population that was representative for mortgage applications relative to proportion of population (36 percent of applications, 37 percent of population). Asian American residents underrepresented for mortgage applications (16 percent of applications, 27 percent of population), as were Black/African American residents (1 percent of applications, 2 percent of population), Hispanic/Latino residents (22 percent of applications, 37 percent of population), and American Indian/Alaska Native (less than 1 percent of applications, 1 percent of population).

³⁷ Cal State University Business and Finance. 2022. 2022 CSU Systemwide Housing Plan. <https://www.calstate.edu/impact-of-the-csu/government/Advocacy-and-State-Relations/legislativereports1/Legislative-Report-CSU-Systemwide-Housing-Plan.pdf>



Table E-12 Mortgage Applications and Acceptance by Race, 2021

Racial/ Ethnic Group	Application Approved but Not Accepted	Application Denied	Application Withdrawn by Applicant	File Closed for Incompleteness	Loan Originated	Other Action	Total Applications
American Indian or Alaska Native, Non- Hispanic	0	0	3	0	5	0	8 (<1%)
Asian American/API, Non-Hispanic	32	166	286	62	1,331	58	1,935 (16%)
Black/African- American, Non- Hispanic	2	11	14	1	54	2	84 (1%)
Non-Hispanic White,	50	206	301	98	1,596	2,111	4,362 (36%)
Hispanic/Latino	37	154	175	83	783	1,386	2,618 (22%)
Unknown	60	217	292	149	1,338	1,075	3,131 (26%)
Total	181	754	1,071	393	5,107	4,632	12,138 (100%)

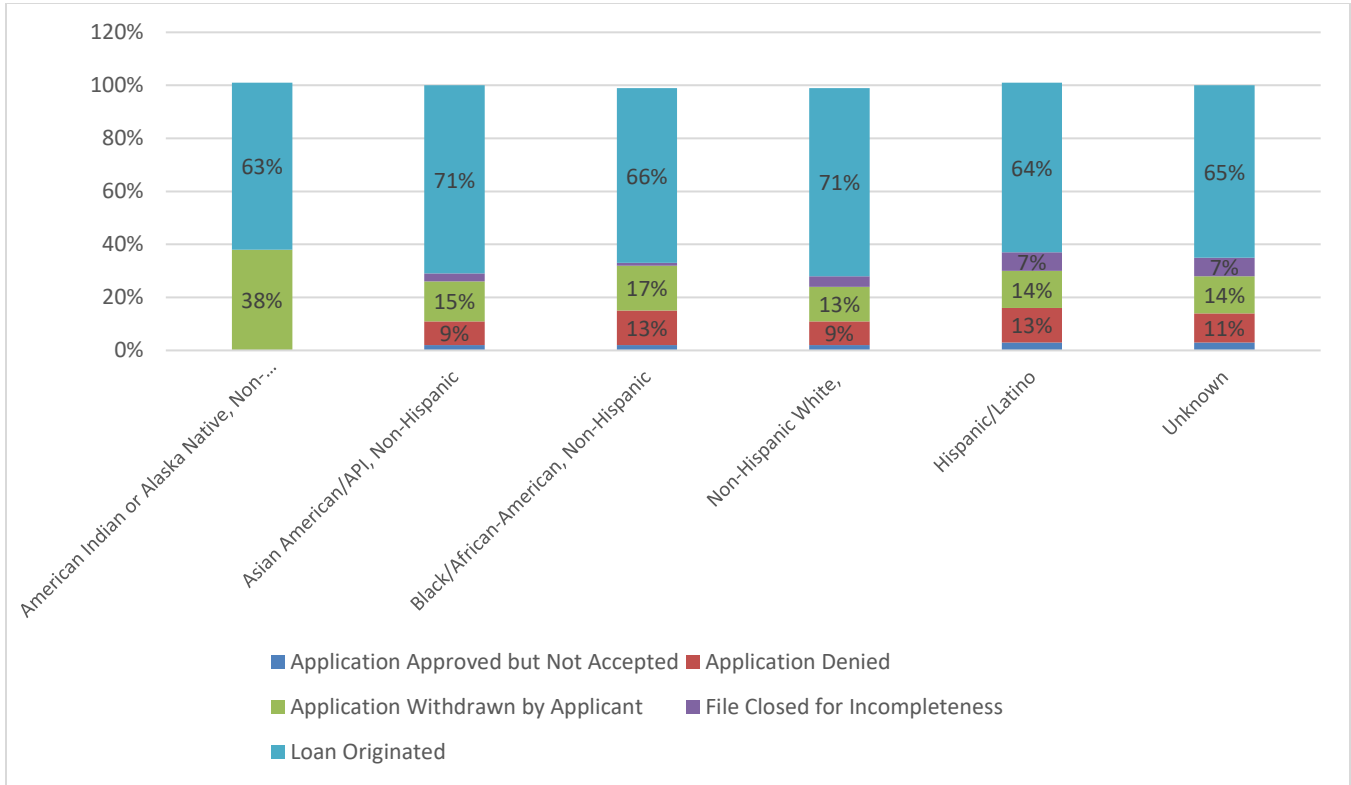
Notes: “Loan originated” means that the application was accepted a loan was made by a financial institution to the applicant. “File incomplete or withdrawn” means a loan was not originated because the application was withdrawn before a credit decision was made or the file was closed for incompleteness. “Application denied” means a loan was not originated because the financial institution did not approve the mortgage application. “Application approved but not accepted” means the financial institution approved the loan application but the applicant did not complete the transaction and a loan was not originated. Other categories of application actions were not included in this analysis, such as purchased loan, preapproval request denied, and preapproval request approved but not accepted. For the purposes of this graph, the “Hispanic or Latino” racial/ethnic group represents those who identify as having Hispanic/Latino ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latino ethnicity.

Source: Federal Financial Institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act loan/application register (LAR) files

As shown in Figure E-42, approximately 71 percent of Asian American/API and white, non-Hispanic mortgage applicants had their loans originated, compared to 64 percent of Hispanic/Latino and 66 percent of Black/African American applicants. American Indian/Alaskan Native applicants had the lowest rates of denied applications, but also the lowest number of total applications. Black/African American and Hispanic/Latino applicants had the highest denial rate at 13 percent.



Figure E-42 Mortgage Rates and Acceptance by Race (Fullerton)



Source: Federal Financial Institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act loan/application register (LAR) files

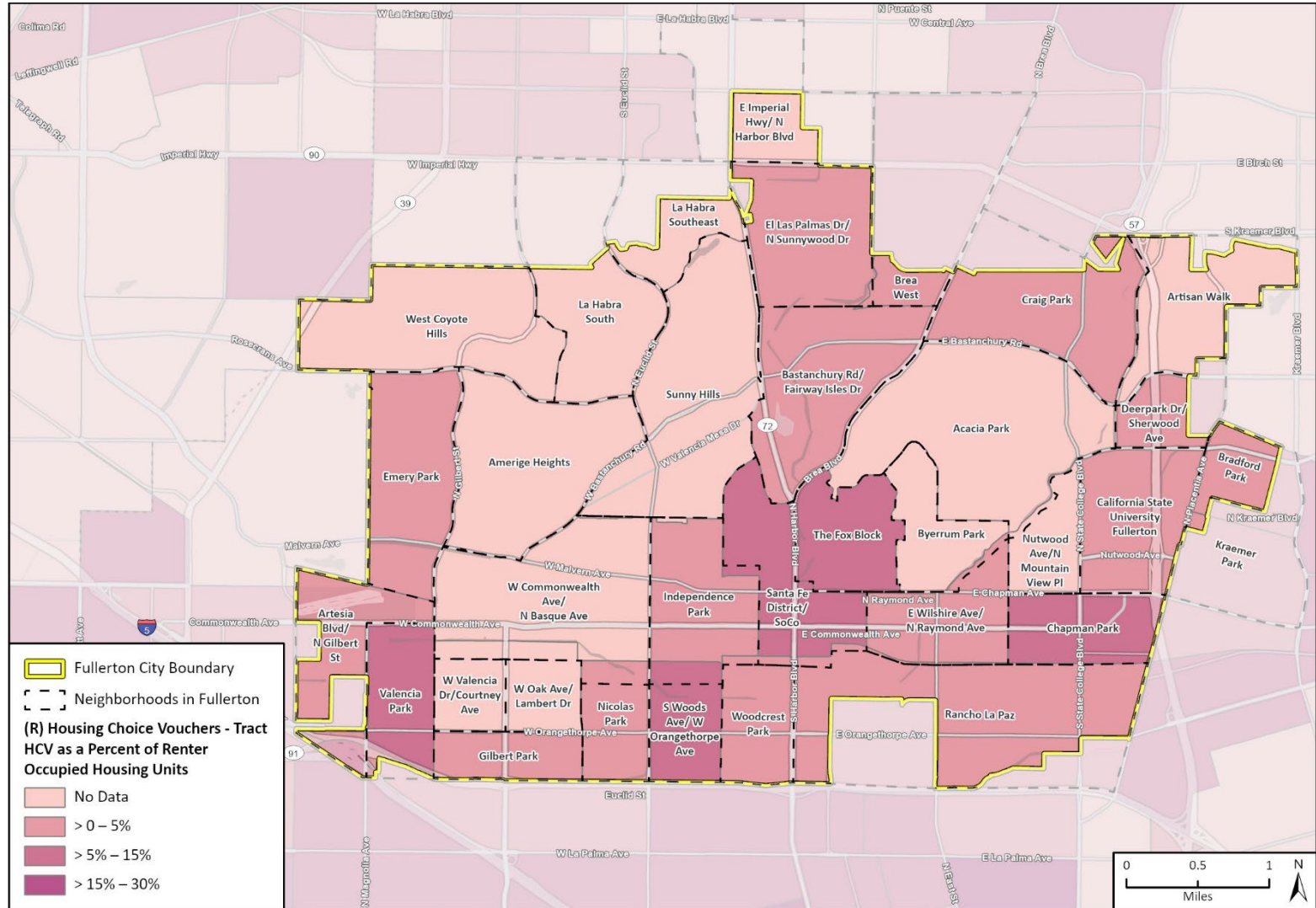
E.11 Subsidized Housing

The Orange County Housing Authority (OCHA) operates several housing programs. The Housing Choice Voucher (HCV) program provides financial assistance to rent-burdened residents. The Family Self-Sufficiency program helps HCV program participants access employment. The Non-Elderly Disabled program provides HCVs for non-elderly disabled families with demonstrated need for supportive services. Additionally, the Veterans Affairs Supportive Housing (VASH) program, run jointly through the Department of Housing and the Department of Veteran Affairs, provides HCVs and wraparound services to homeless veterans.

Figure E-43 shows the percent of housing units that accept HCVs. Most HCV households are located in southern Fullerton, which is considered low resource and has a higher percentage of multifamily homes.



Figure E-43 Housing Choice Vouchers (Fullerton)



City of Fullerton, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021; Neighborhood Scout, 2023

HE_AFFH
AFFH - City Basemap 8.5 x 11

Source: AFFH Viewer, 2021



E.12 Housing Site Inventory Analysis

This portion of the AFFH analyzes the relation between the housing opportunity sites and AFFH-related issues. Government Code Section 65583(c)(10) requires the housing opportunity sites to be analyzed with respect to AFFH to ensure that sites designated for low-income households are dispersed equitably throughout the county rather than concentrated in areas of high segregation and poverty or low-resource areas that have historically been underserved, and conversely, that sites designated for above moderate-income households are not concentrated in areas of high resources. By comparing the Site Inventory to the fair housing indicators in this assessment, this section analyzes whether the sites included in the Housing Element Site Inventory improve or exacerbate fair housing conditions, patterns of segregation, and access to opportunity.

The housing opportunity sites are designated by income category—whether the sites could accommodate housing appropriate for low-, moderate-, or above moderate-income households. The “appropriateness” of sites for various affordability levels is dictated by state housing element law and HCD guidance and includes allowable density, size of site, realistic capacity, existing use(s), and other factors. More information about the sites and income designations is available in Chapter 4, *Housing Resources*.

A portion of the City’s RHNA will be satisfied by planned and approved projects that will develop 1,977 units. This analysis only considers the 14,614 housing opportunity sites on vacant land and potential rezone sites.

E.12.1 Housing Sites by TCAC Opportunity Area

For purposes of evaluating fair housing, resource levels designated by TCAC/HCD denote access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area such as proximity to hazards and air quality. TCAC has a composite opportunity score for each census tract. The majority of northern Fullerton is designated “Highest Resource” and “High Resource,” while southern Fullerton is mostly designated “Moderate Resource and “Low Resource.”

Figure E-44, Figure E-45, Figure E-46, Figure E-47, Figure E-48, Figure E-49, Figure E-50, and Figure E-51 show the location of the Housing Element opportunity sites by TCAC-designated resource area. Most of the housing opportunity units are in Highest, High, or Moderate-Resource areas: 13 percent are located in Highest-Resource areas, 28 percent located in High-Resource areas, and 39 percent in Moderate-Resource areas. Twenty percent of housing opportunity sites are located in Low-Resource areas.

The housing opportunity sites will add the following units to Low-Resource areas:

- 1,456 lower-income units (25 percent of total lower-income units)
- 722 moderate-income units (17 percent of total moderate-income units)
- 744 above moderate-income unit (16 percent of total above moderate-income units)

The housing opportunity sites will add the following units to Moderate-Resource areas in the city:

- 2,083 lower-income units (36 percent of total lower-income units)
- 1,818 moderate-income units (42 percent of total moderate-income units)
- 1,917 above moderate-income unit (41 percent of total above moderate-income units)



The planned and approved projects and the housing opportunity sites will add the following units to high- and highest-resource areas:

- 2,238 lower-income units (39 percent of total lower-income units)
- 1,801 moderate-income units (41 percent of total moderate-income units)
- 1,967 above moderate-income units (43 percent of total above moderate-income units)

The housing opportunity sites will add most of the lower-income units in moderate-, high-, and highest-resource areas (75 percent). Similarly, a higher percentage of moderate- and above moderate-income units will be included in High- and Highest-Resource areas (41 and 43 percent, respectively), than Low-Resource areas (17 and 16 percent, respectively). Therefore, overall housing development during the planning period will not increase patterns of segregation and will increase integration by household income in terms of access to opportunity.

E.13 Sites by Income Population

The percentage of Low to Moderate Income (LMI) households vary across the city. Census tracts with more than 50 percent LMI households are located primarily in the southwestern area of the city. The communities with the highest percentage of LMI residents are Independence Park and Woodcrest Park in the south-central portion of the city (79 percent LMI).

As shown in Figure E-52, Figure E-53, Figure E-54, Figure E-55, Figure E-56, Figure E-57, Figure E-58, and Figure E-59, a majority of the housing opportunity sites are located in communities with greater than 50 percent of LMI populations (10,415 or 71 percent of all units). The Site Inventory assumes that the areas of the city with greater than 50 percent LMI households could accommodate 4,032 units appropriate for low-income households (70 percent of the total lower-income units), 3,141 units for moderate-income households (72 percent of the total moderate-income units) and 3,242 units for above moderate-income households (70 percent of the total above moderate-income units). The Site Inventory assumes the areas of the city with less than 50 percent LMI households could accommodate 1,742 units appropriate for lower-income households, 1,200 units appropriate for moderate-income households, and 1,386 units for above moderate-income households. Lower-income areas in Fullerton will benefit from the mix of households of differing income levels and additional housing options. Without private investment in areas like Independence Park and Woodcrest Park, it is unlikely that these areas would revitalize in ways that advance housing equity in Fullerton.

E.14 Sites by Overcrowded Households

The majority of northern Fullerton has low levels of overcrowding (less than five percent of households), while southern Fullerton has higher rates of overcrowding (5 to 22 percent of households). The communities with the highest percentage of overcrowded households are Independence Park and Woodcrest Park in the south-central portion of the city (22 percent overcrowded). Figure E-60, Figure E-61, Figure E-62, Figure E-63, Figure E-64, Figure E-65, Figure E-66, and Figure E-67 show the Site Inventory by overcrowded households.

The Site Inventory assumes that areas with lower levels of overcrowding (less than 10 percent) could accommodate 9,859 units (67 percent of the city's total Site Inventory), including 3,785 units appropriate for lower-income households (66 percent of the total lower-income units), 2,921 units for moderate-income households (67 percent of the total moderate-income units) and 3,153 units for above moderate-



City of Fullerton

Housing Element

income households (68 percent of the total above moderate-income units). The Site Inventory assumes that areas with higher levels of overcrowding (greater than 10 percent) could accommodate 4,884 units (33 percent of the Site Inventory), including 1,989 units appropriate for lower-income households, 1,420 units appropriate for moderate-income households, and 1,475 units for above moderate-income households. The Site Inventory will not exacerbate overcrowding conditions but will add new housing opportunities across all income levels throughout the city, which will lessen the concentration of overcrowded households in southern Fullerton.



Figure E-44 Housing Opportunity Sites by TCAC Opportunity Score (Craig Park, Acacia Park, Artisan Walk, Deerpark Dr/ Sherwood Ave)

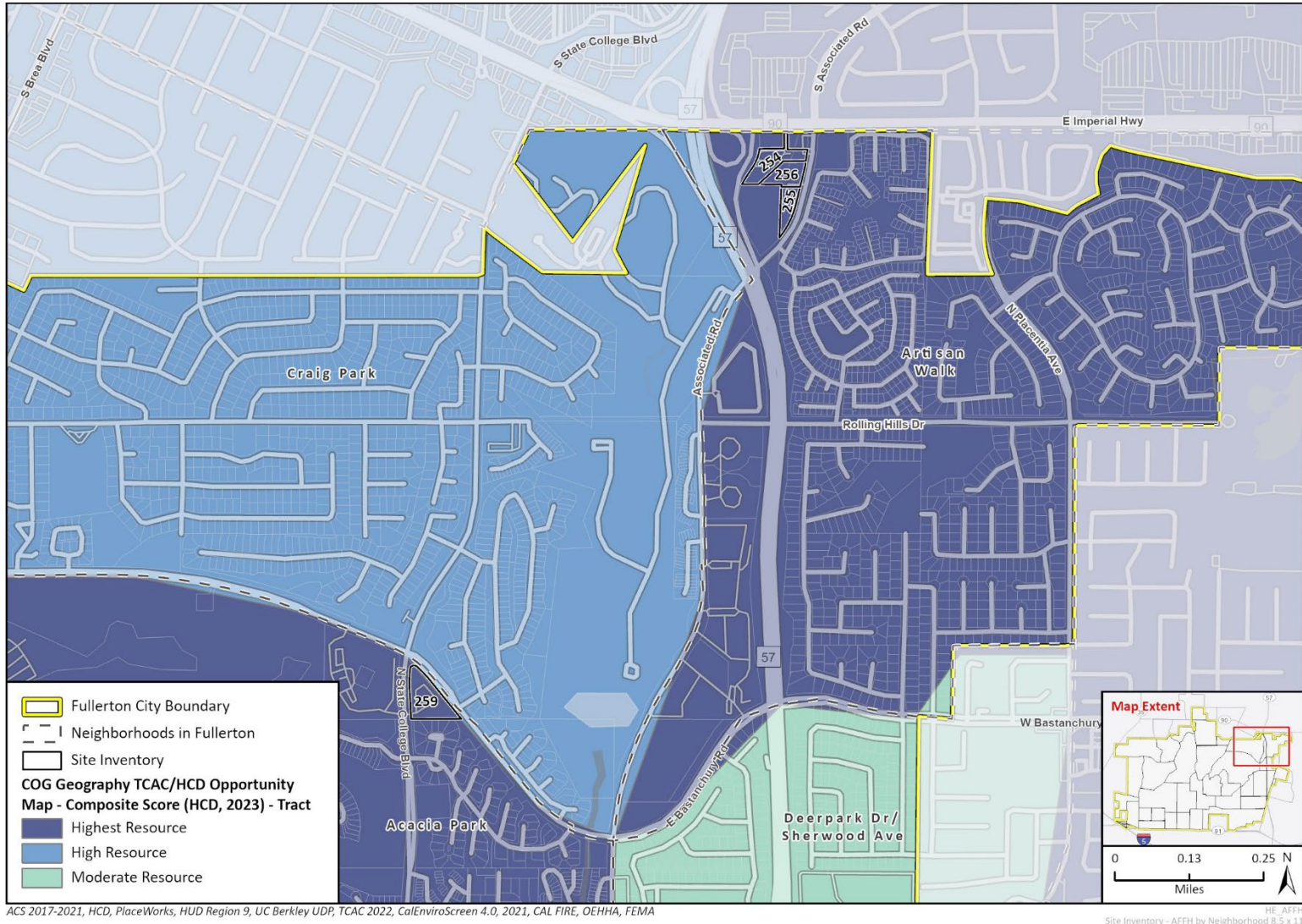




Figure E-45 Housing Opportunity Sites by TCAC Opportunity Score (E Imperial Hwy/N Harbor Blvd, La Habra Southeast, Sunny Hills, El Las Palmas Dr/N Sunnywood Dr)

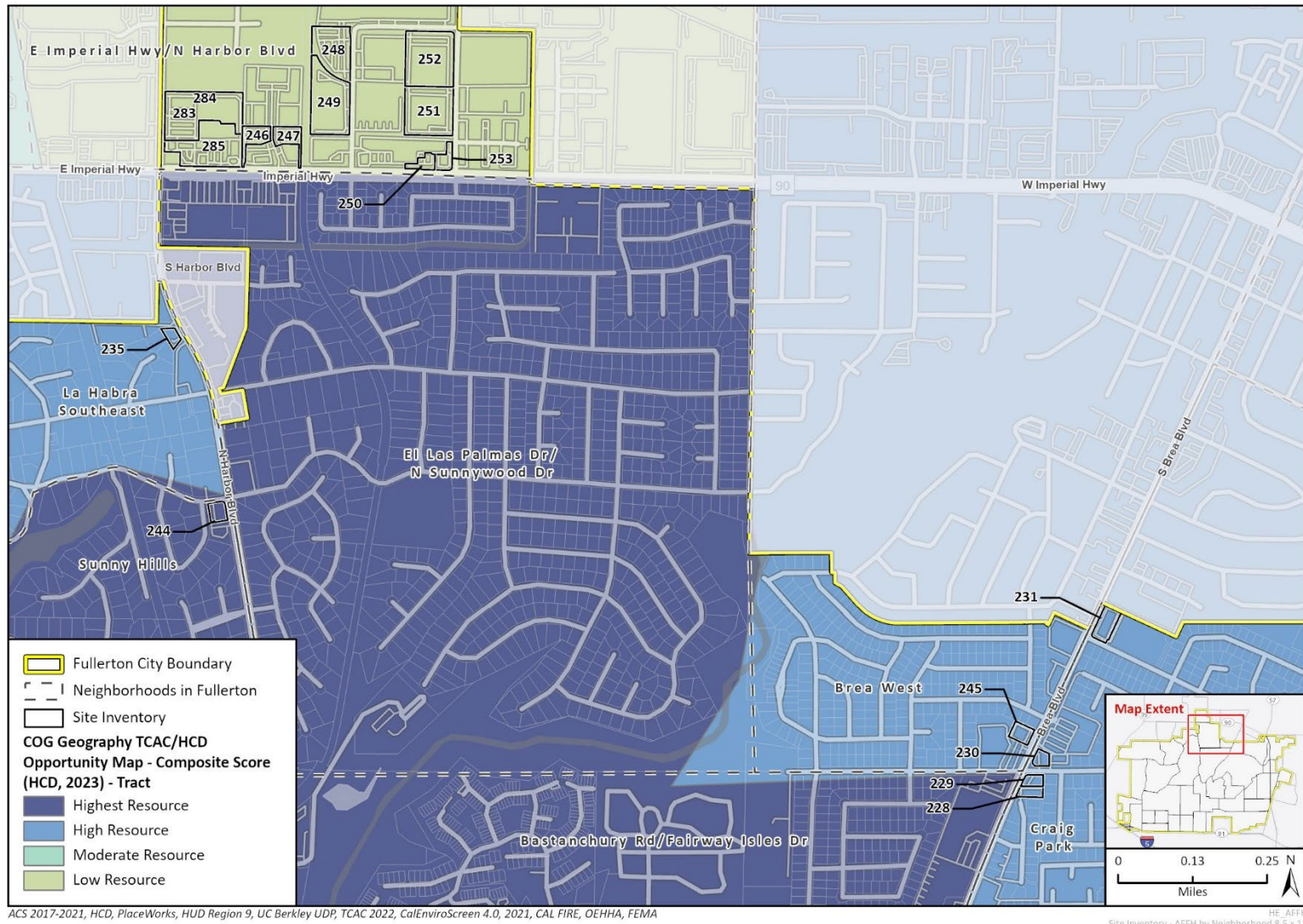
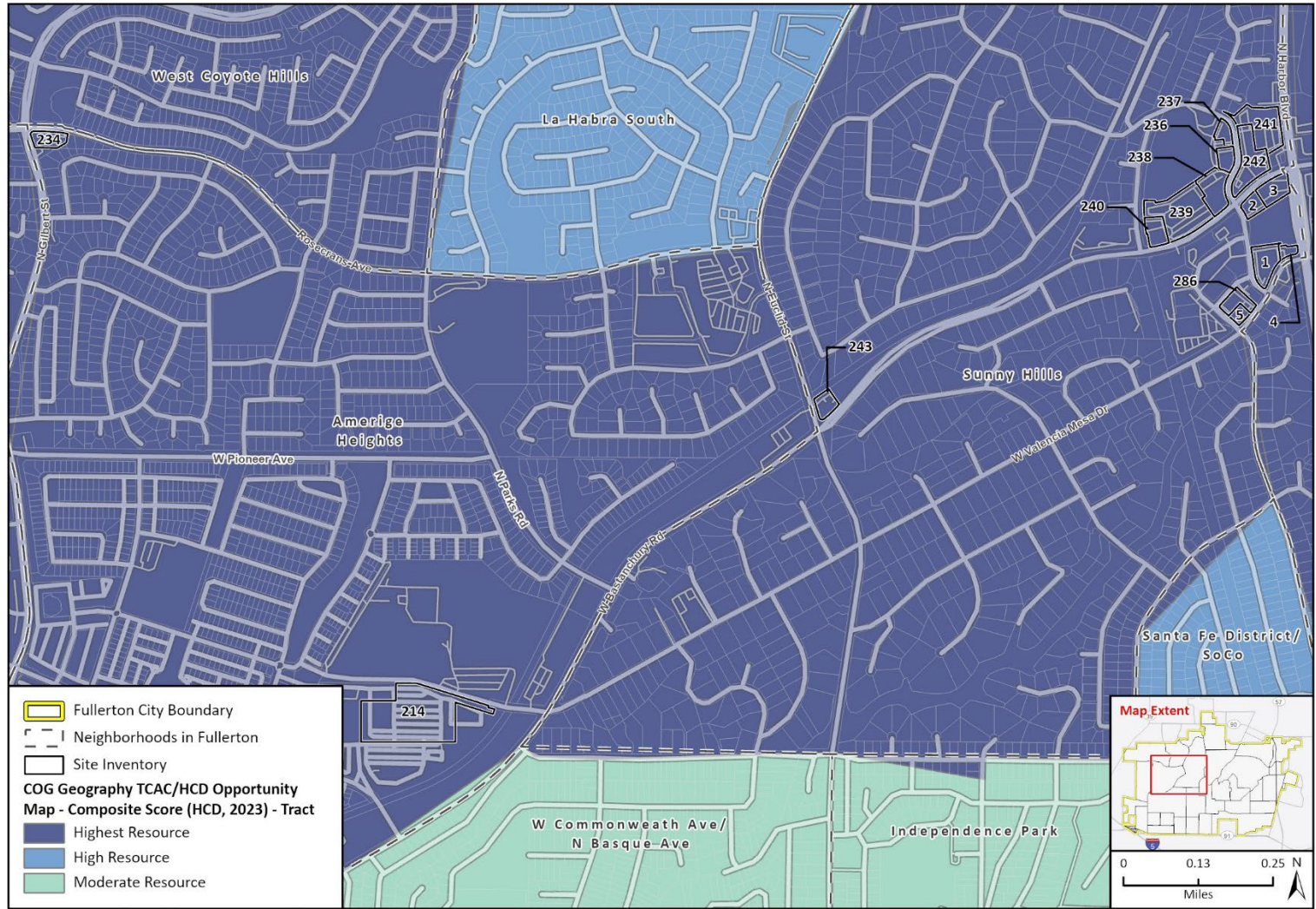




Figure E-46 Housing Opportunity Sites by TCAC Opportunity Score (West Coyote Hills, Amerige Heights, La Habra South, W Commonwealth Ave/N Masque Ave, Independence Park, Sunny Hills, Santa Fe Distric/SoCo)

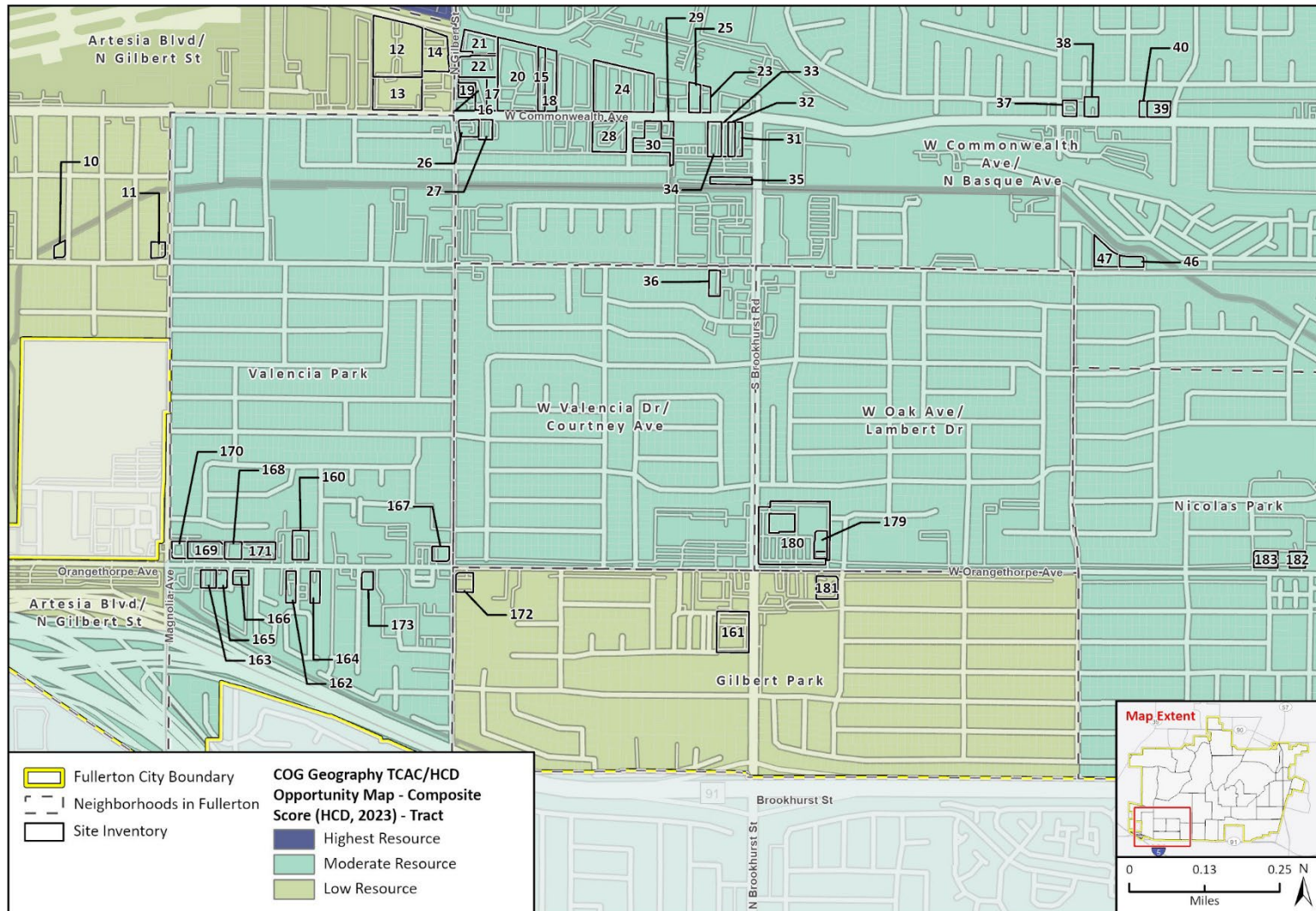


ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-47 Housing Opportunity Sites by TCAC Opportunity Score (Artesia Blvd/N Gilbert St, Valencia Park, W Valencia Dr/Courtney Ave, Gilbert Park, W Commonwealth Ave/N Basque Ave, W Oak Ave/Lambert Dr, Nicolas Park)



ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-48 Housing Opportunity Sites by TCAC Opportunity Score (Nutwood Ave/N Mountain View Pl, California State University Fullerton, Bradford Park, Deerpark Dr/Sherwood Ave)

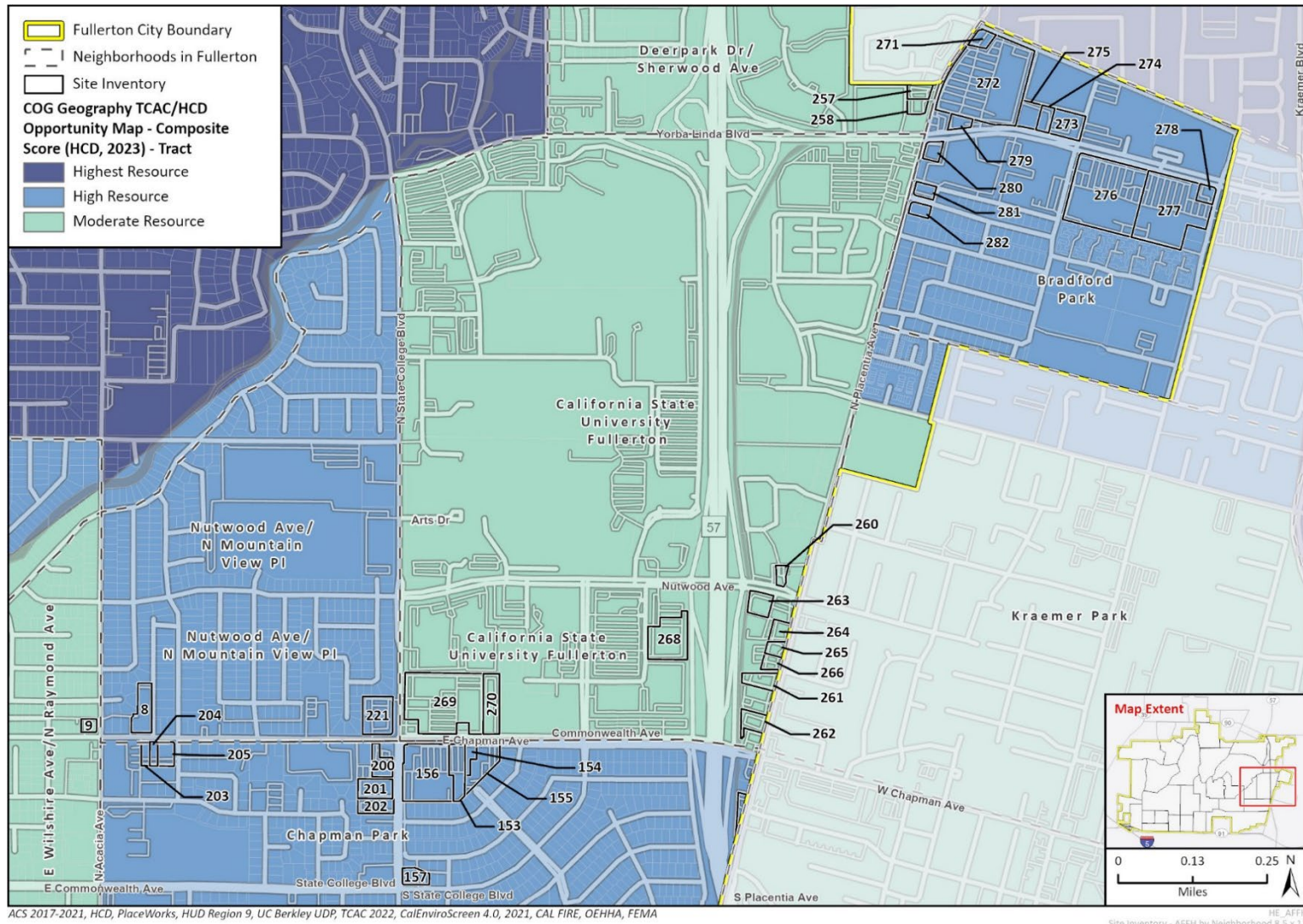




Figure E-49 Housing Opportunity Sites by TCAC Opportunity Score (The Fox Block, Byerrum Park, Rancho La Paz, Nutwood Ave/N Mountain View Pl, Chapman Park, California State University Fullerton)

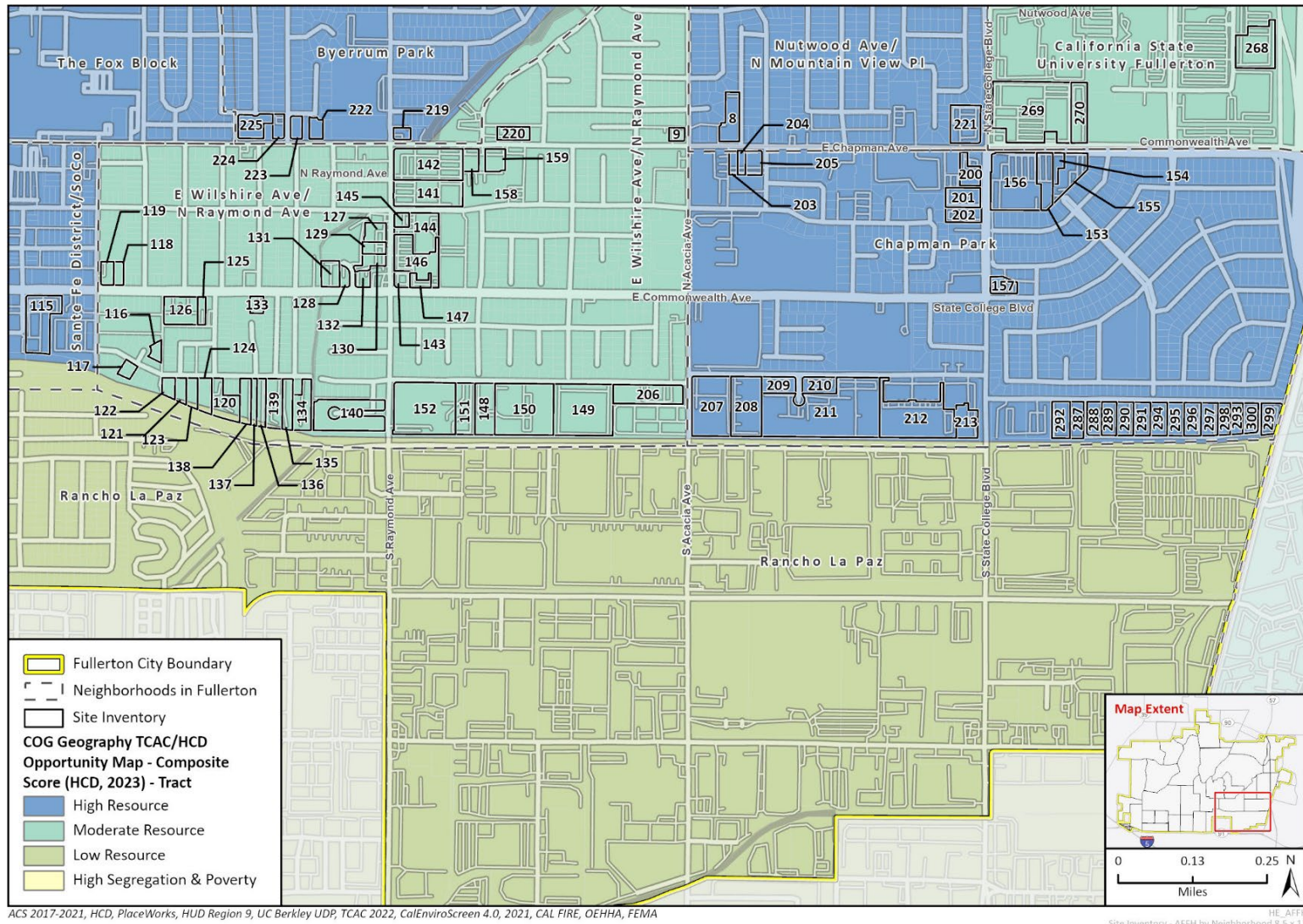
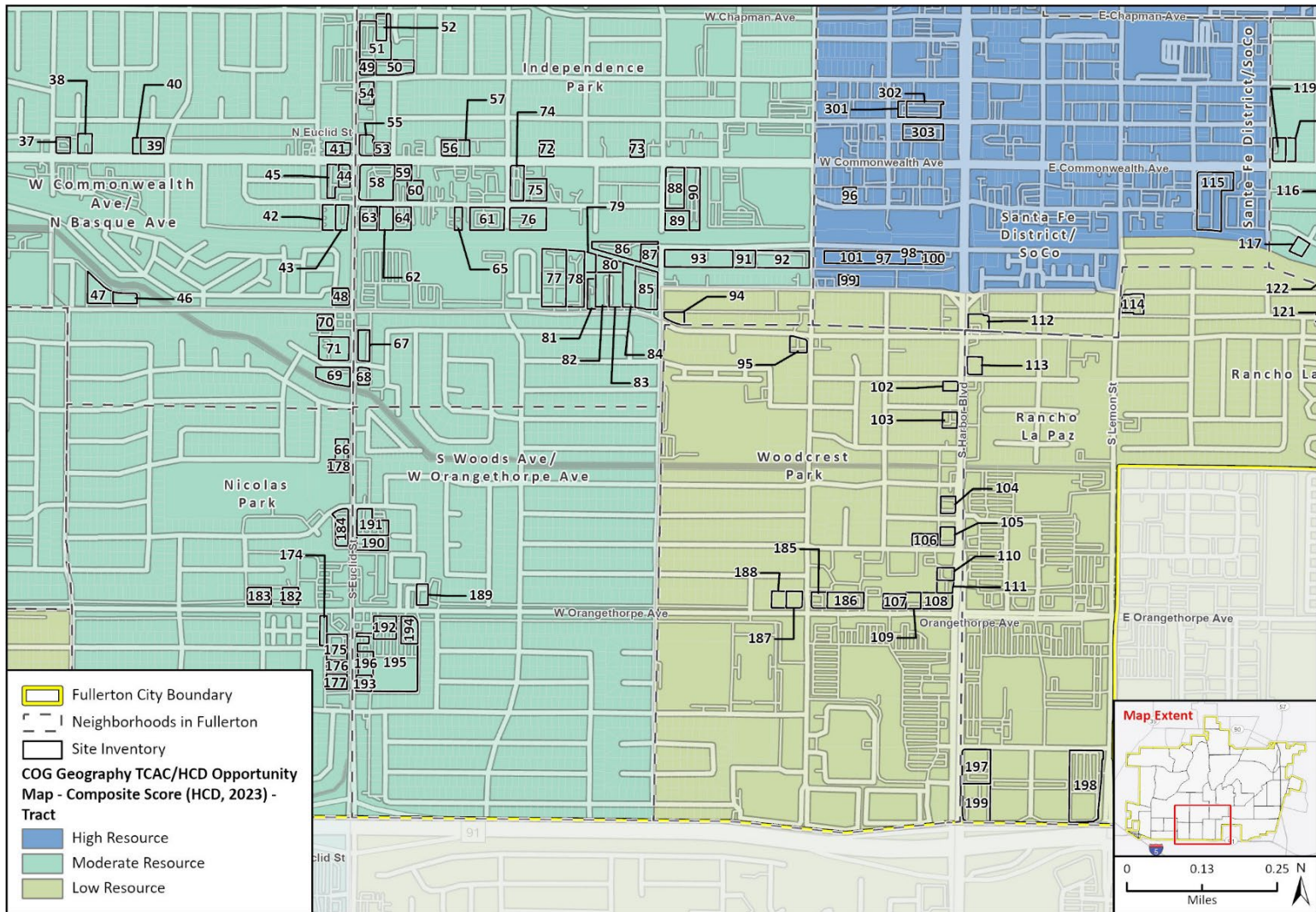




Figure E-50 Housing Opportunity Sites by TCAC Opportunity Score (W Commonwealth Ave/N Basque Ave, Nicolas Park, Independence Park, S Wood Ave/W Orangethorpe Ave, Woodcrest Park, Rancho La Paz, Santa Fe District/SoCo)

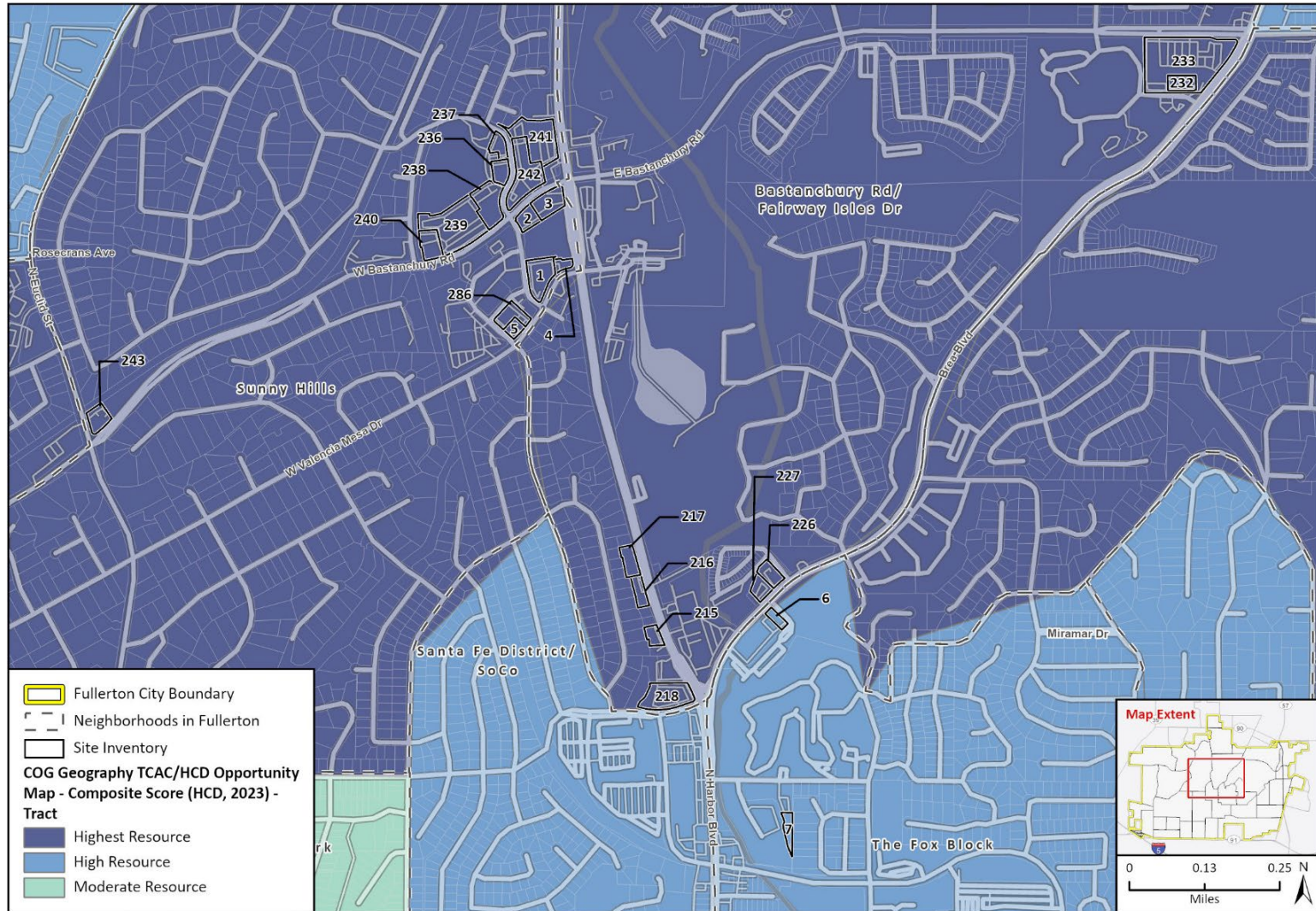


ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-51 Housing Opportunity Sites by TCAC Opportunity Score (Sunny Hills, Santa Fe District/SoCo, Bastanchury Rd/Fairway Isles Dr, The Fox Block)



ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-52 Opportunity Sites by Income Population (Craig Park, Acacia Park, Artisan Walk, Deerpark Dr/Sherwood Ave)

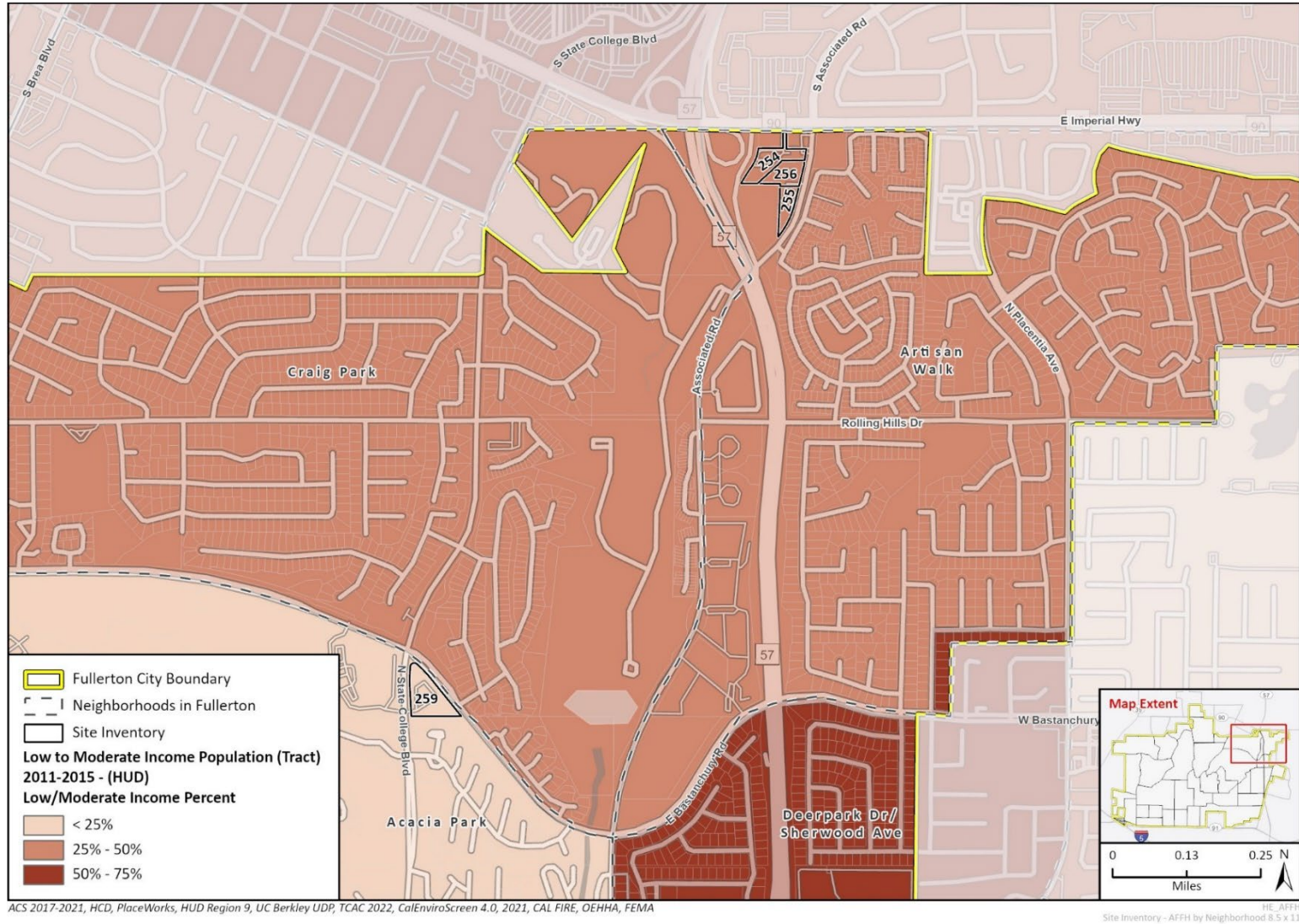
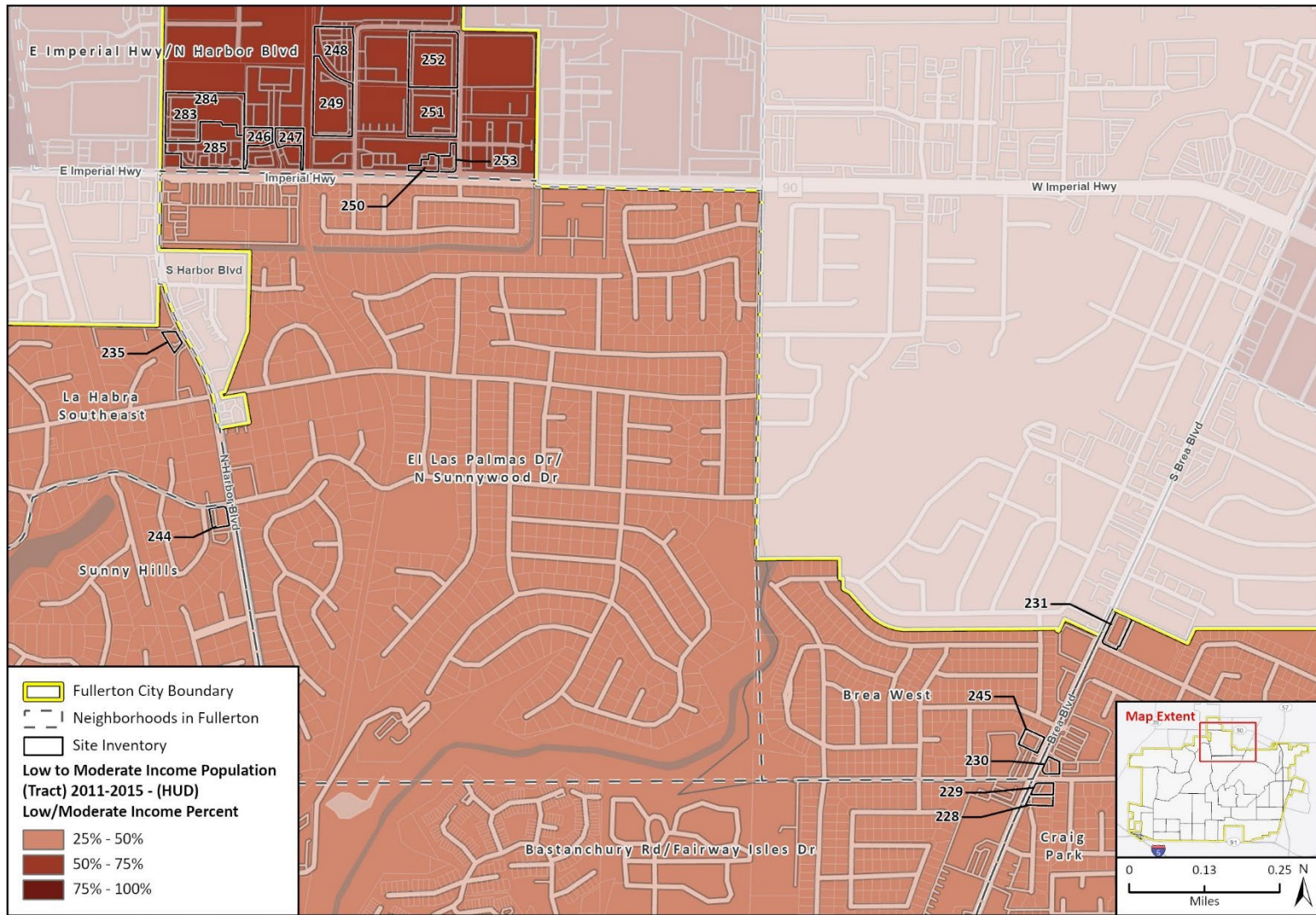




Figure E-53 Opportunity Sites by Income Population (E Imperial Hwy/N Harbor Blvd, La Habra Southeast, Sunny Hills, El Las Palmas Dr/N Sunnywood Dr)

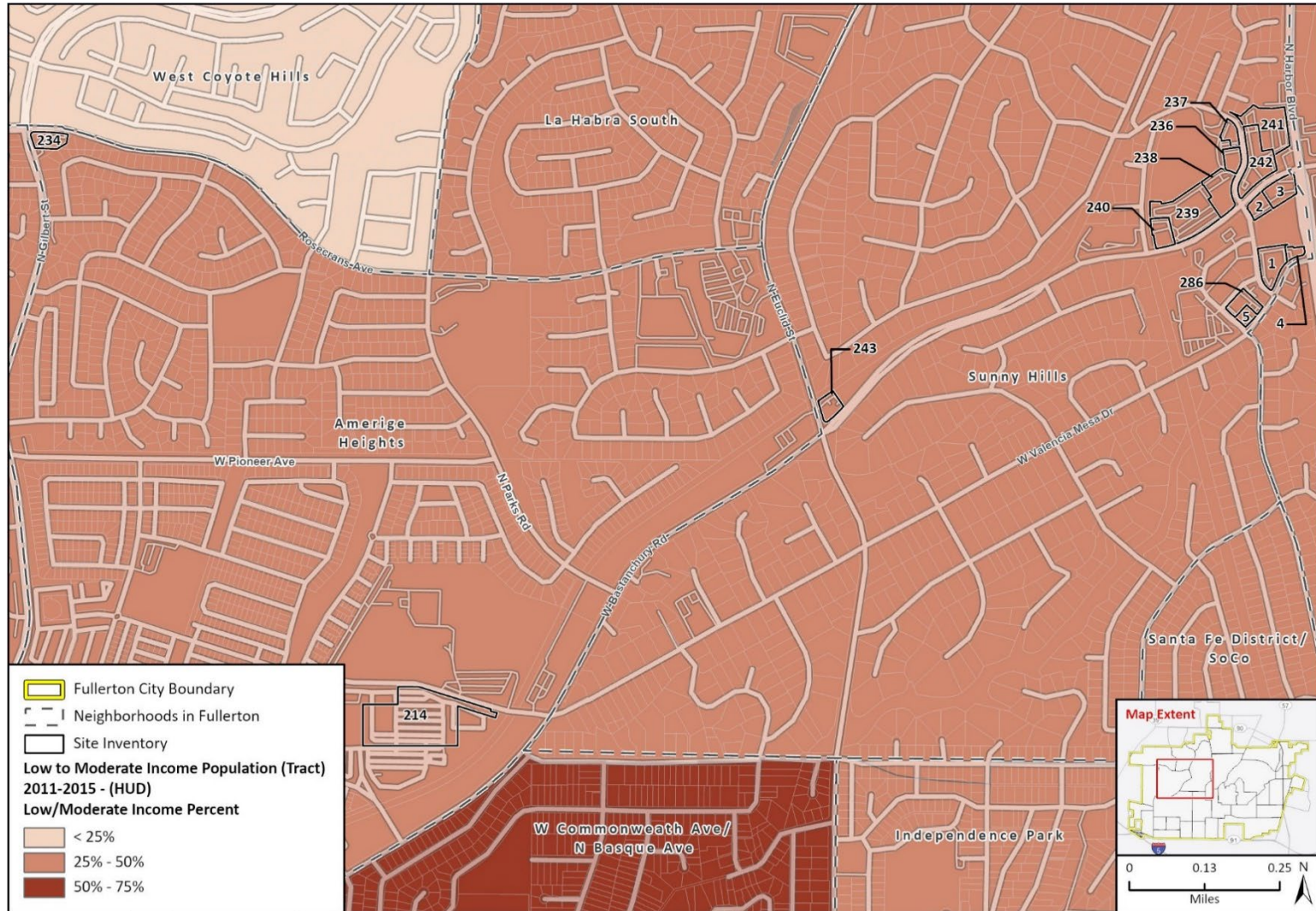


ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-54 Opportunity Sites by Income Population (West Coyote Hills, Amerige Heights, La Habra South, W Commonwealth Ave/N Masque Ave, Independence Park, Sunny Hills, Santa Fe Distric/SoCo)

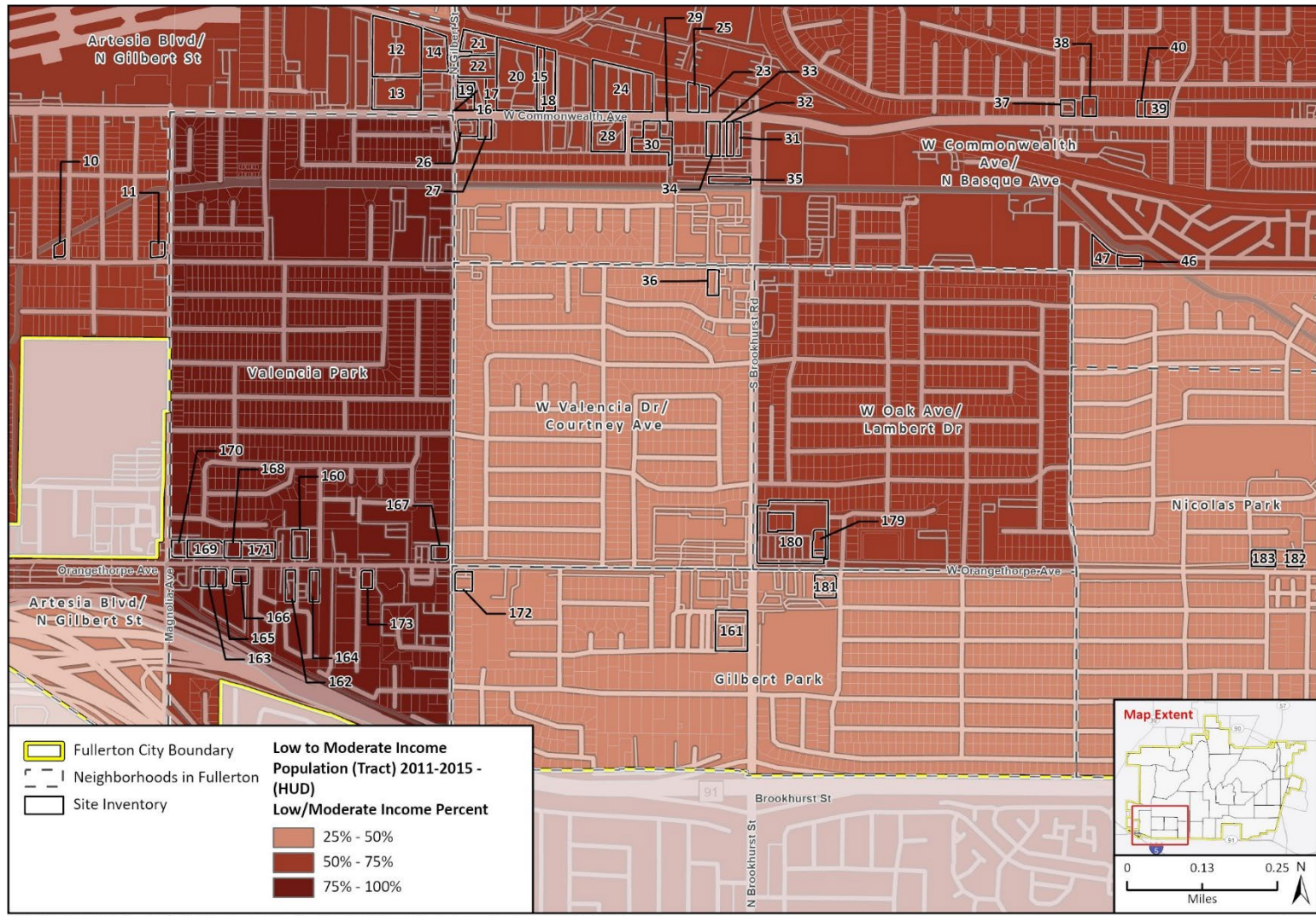


ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-55 Opportunity Sites by Income Population (Artesia Blvd/N Gilbert St, Valencia Park, W Valencia Dr/Courtney Ave, Gilbert Park, W Commonwealth Ave/N Basque Ave, W Oak Ave/Lambert Dr, Nicolas Park)

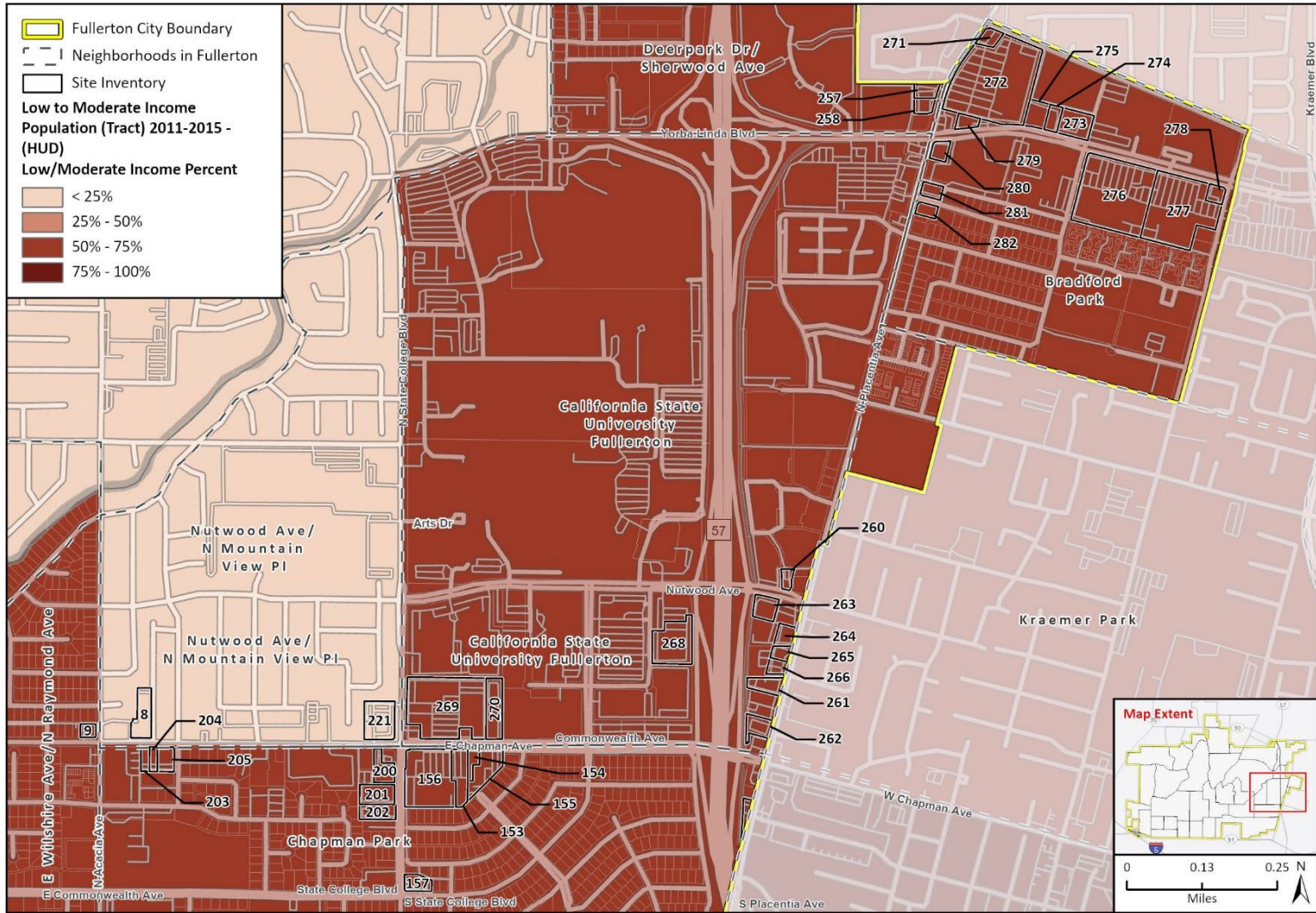


ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-56 Opportunity Sites by Income Population (Nutwood Ave/N Mountain View Pl, California State University Fullerton, Bradford Park, Deerpark Dr/Sherwood Ave)



ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-57 Opportunity Sites by Income Population (The Fox Block, Byerrum Park, Rancho La Paz, Nutwood Ave/N Mountain View Pl, Chapman Park, California State University Fullerton)

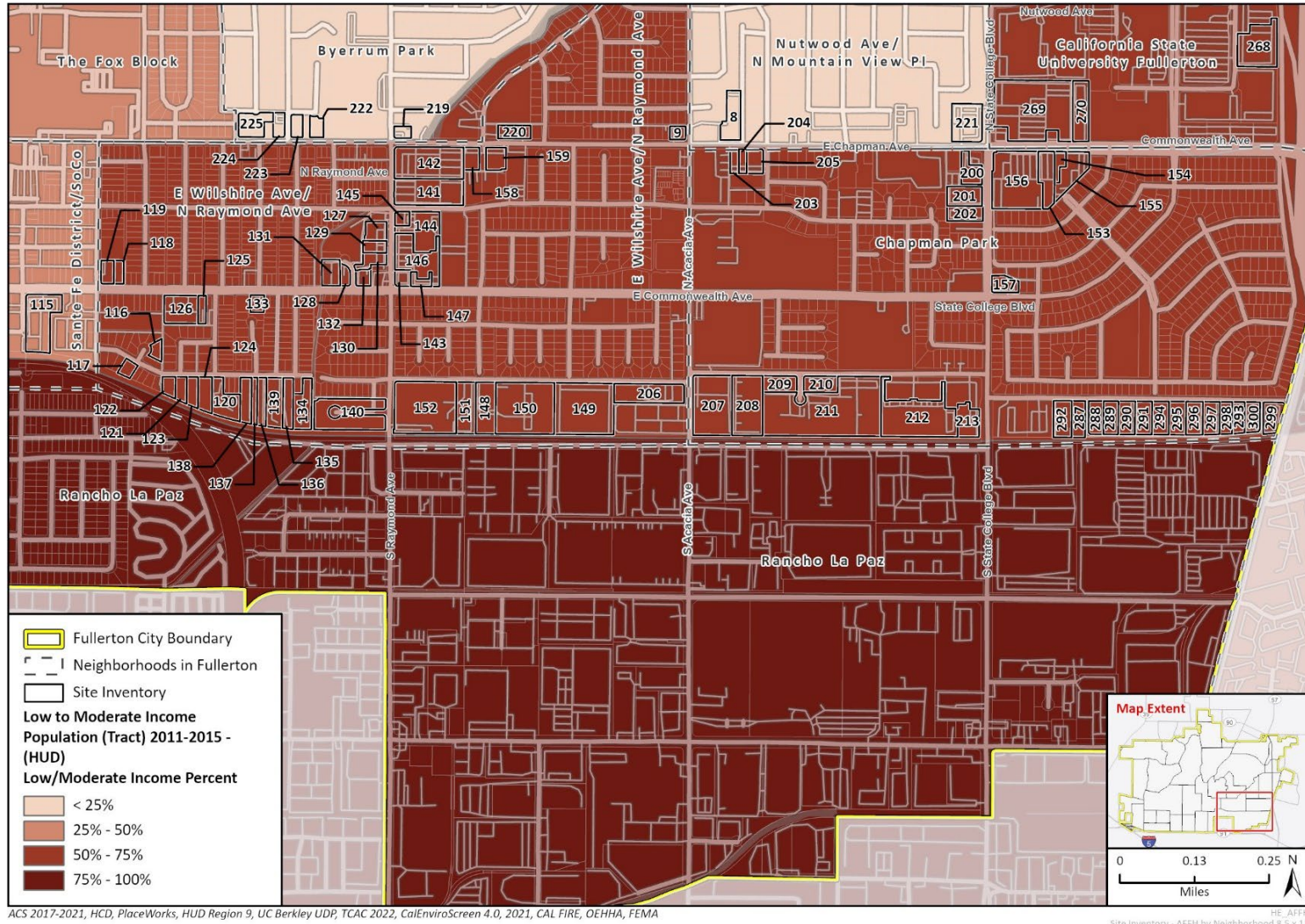
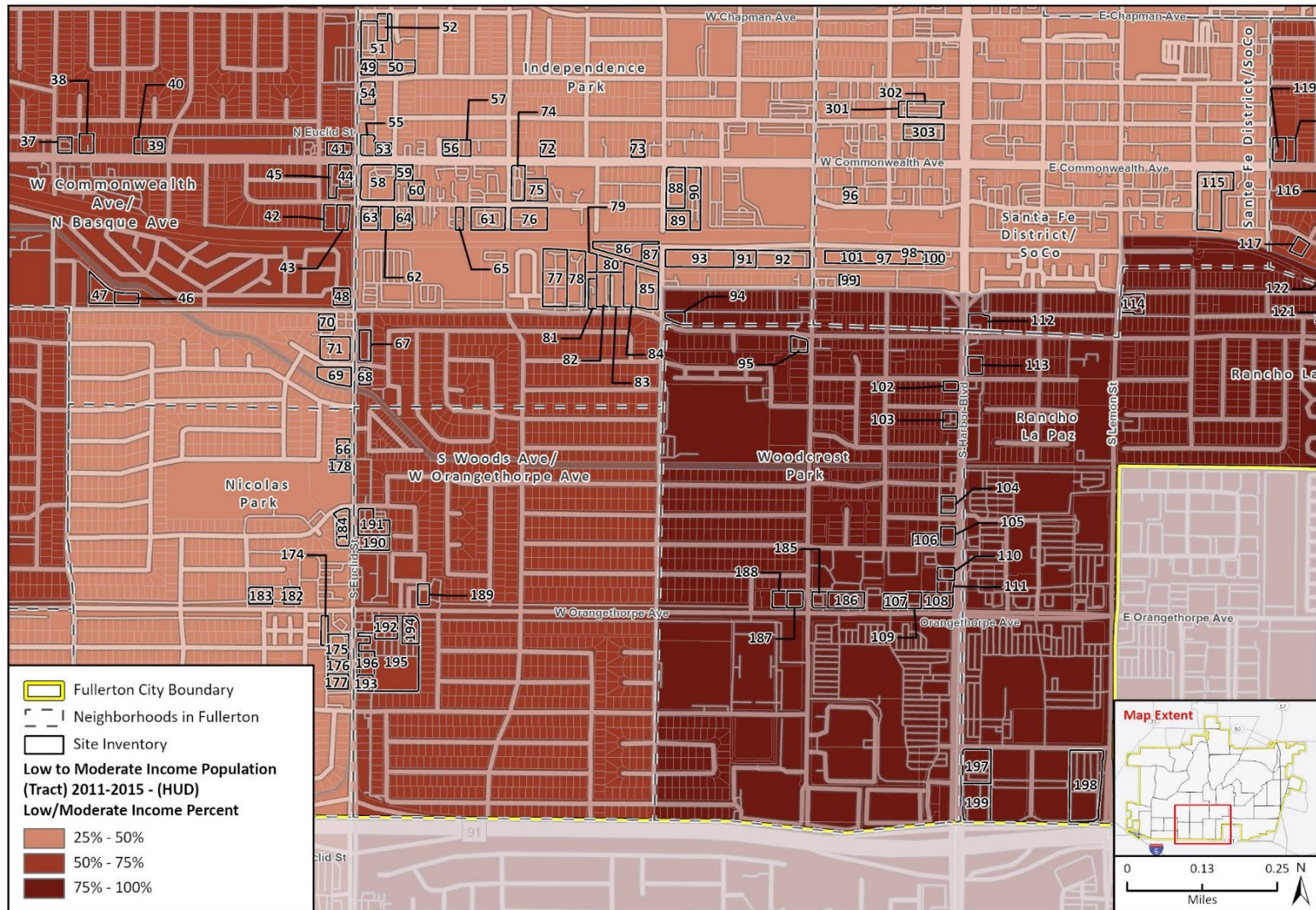




Figure E-58 Opportunity Sites by Income Population (W Commonwealth Ave/N Basque Ave, Nicolas Park, Independence Park, S Wood Ave/W Orangethorpe Ave, Woodcrest Park, Rancho La Paz, Santa Fe District/SoCo)



ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-59 Opportunity Sites by Income Population (Sunny Hills, Santa Fe District/SoCo, Bastanchury Rd/Fairway Isles Dr, The Fox Block)

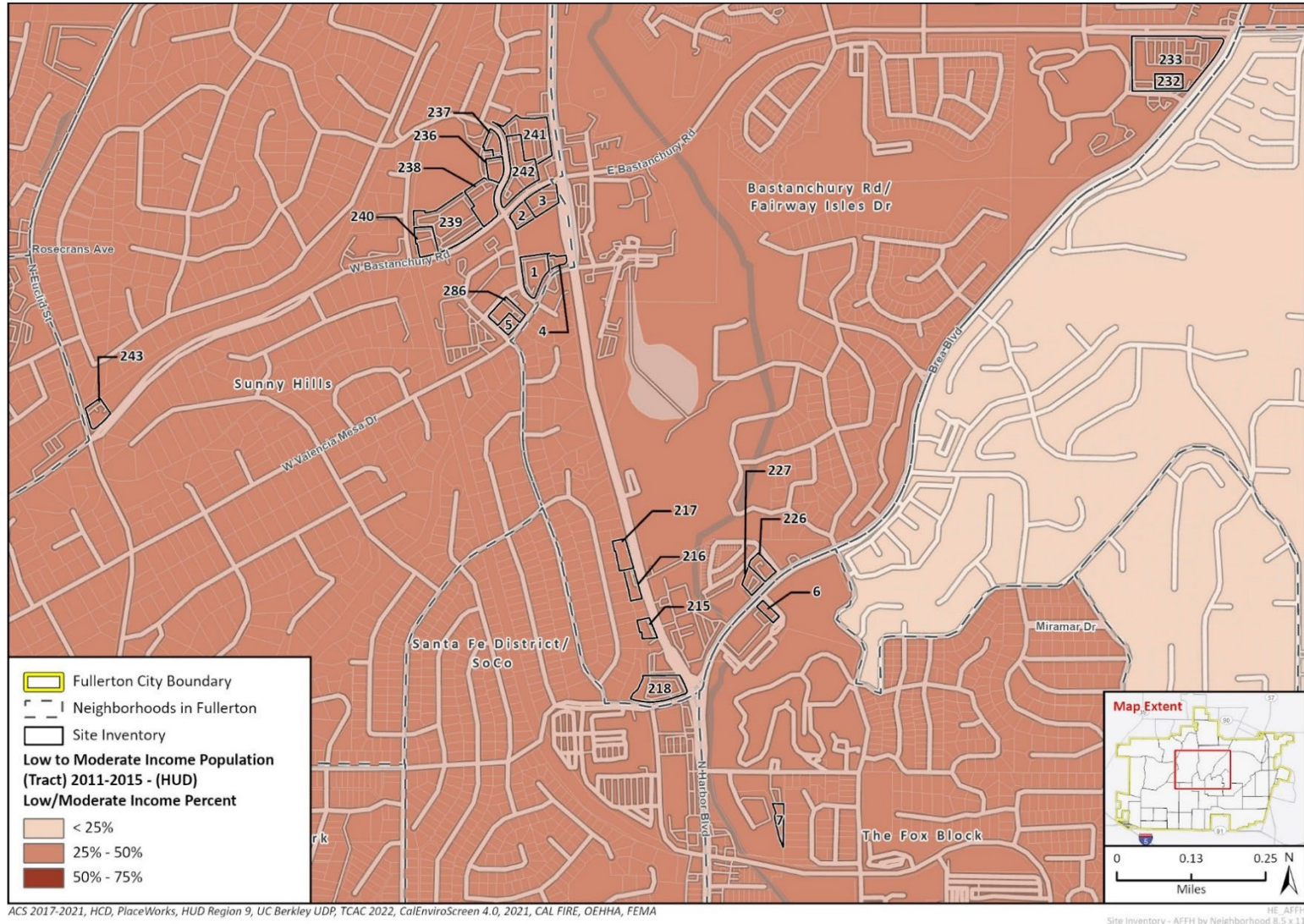




Figure E-60 Housing Opportunity Sites by Overcrowded Households (Craig Park, Acacia Park, Artisan Walk, Deerpark Dr/Sherwood Ave)

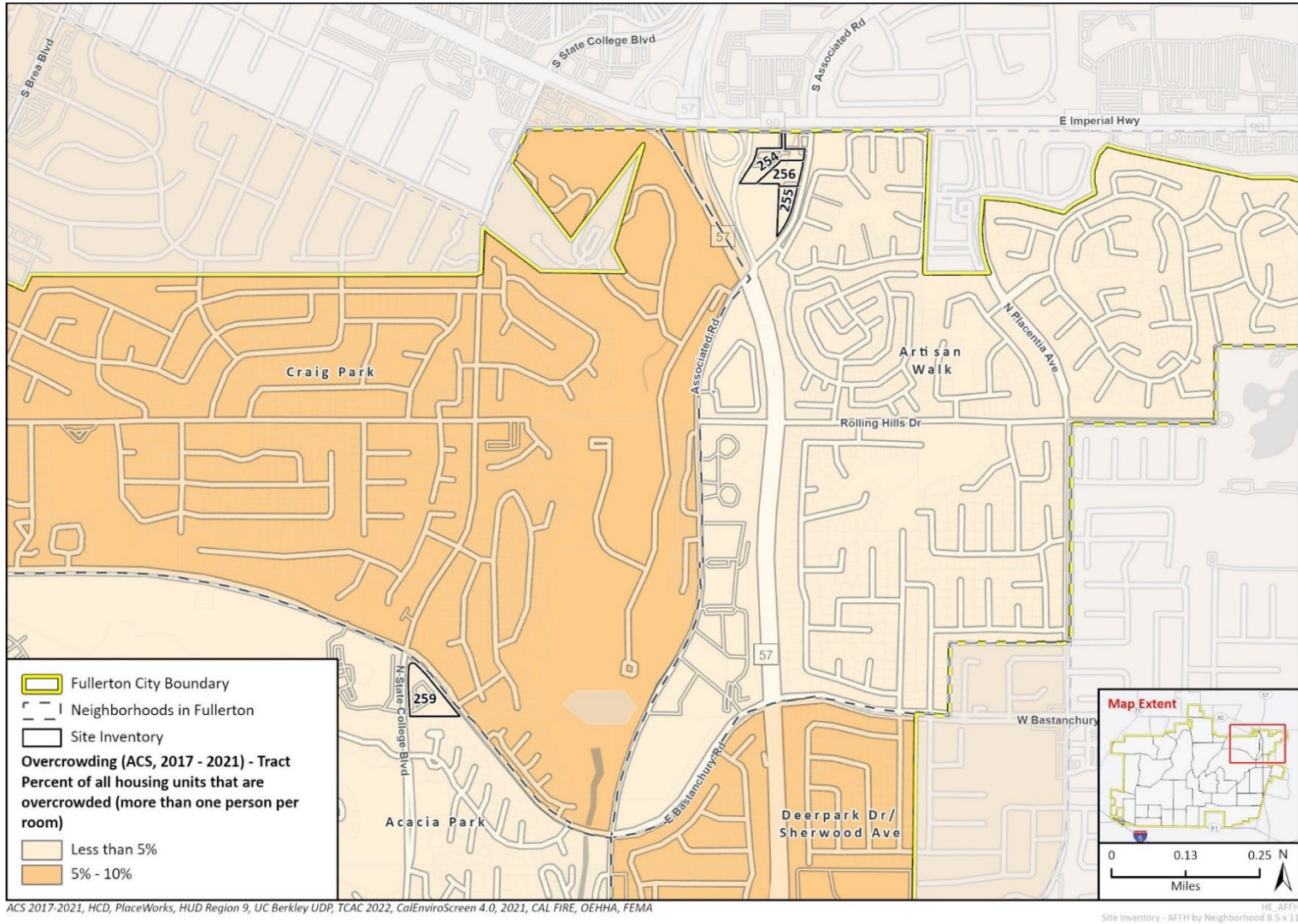
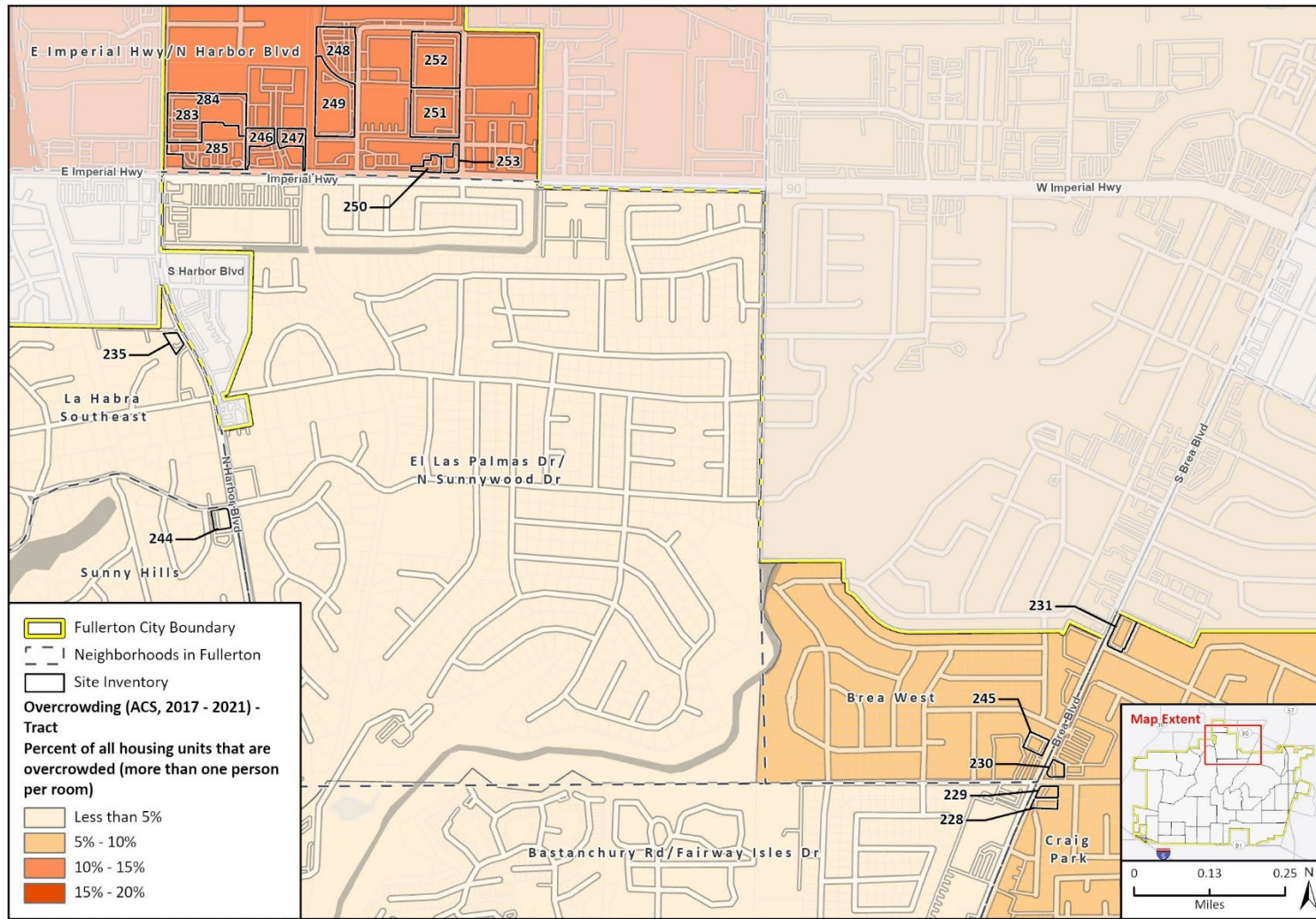




Figure E-61 Housing Opportunity Sites by Overcrowded Households (E Imperial Hwy/N Harbor Blvd, La Habra Southeast, Sunny Hills, El Las Palmas Dr/N Sunnywood Dr)



ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-62 Housing Opportunity Sites by Overcrowded Households (West Coyote Hills, Amerige Heights, La Habra South, W Commonwealth Ave/N Masque Ave, Independence Park, Sunny Hills, Santa Fe Distric/SoCo)

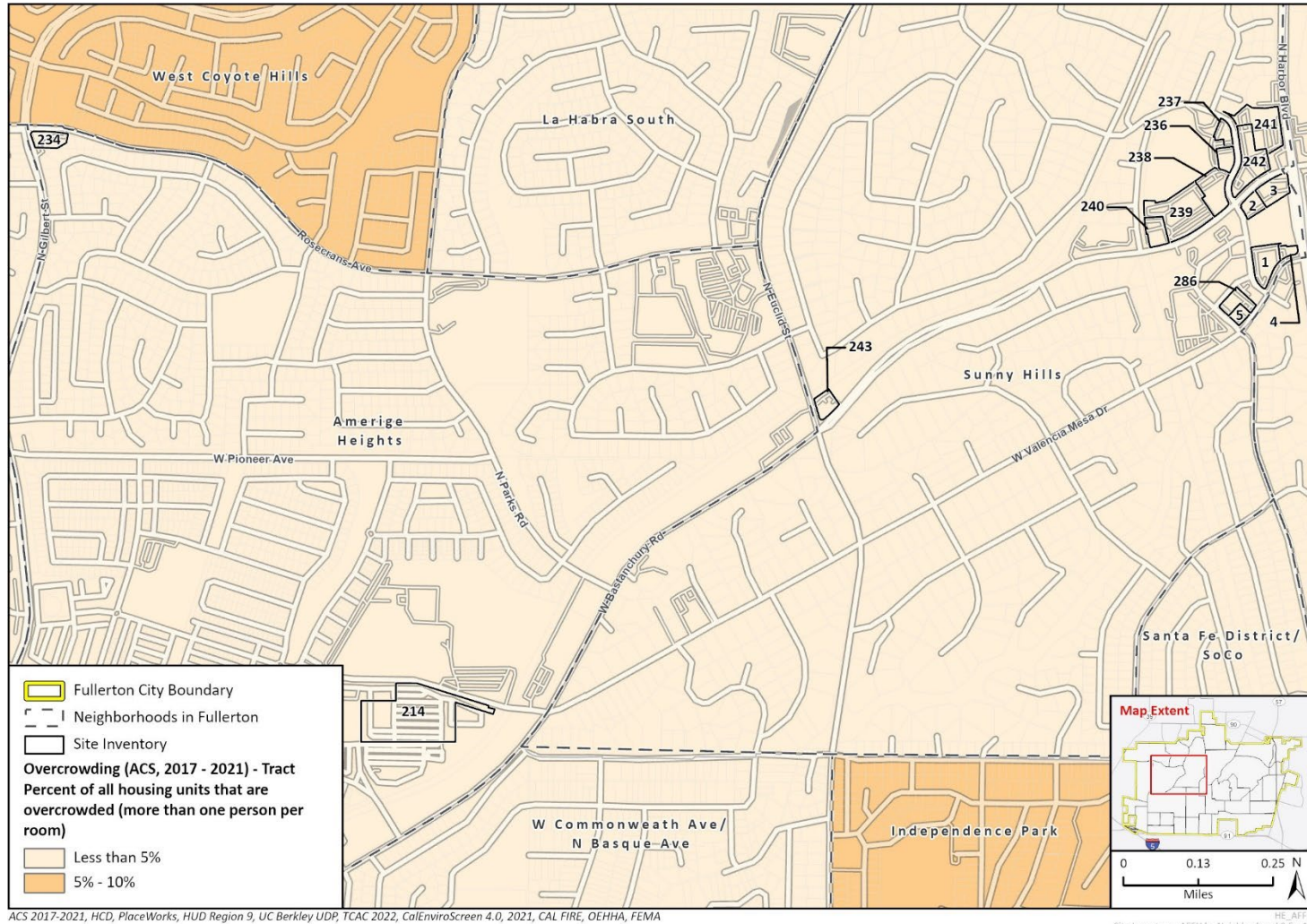
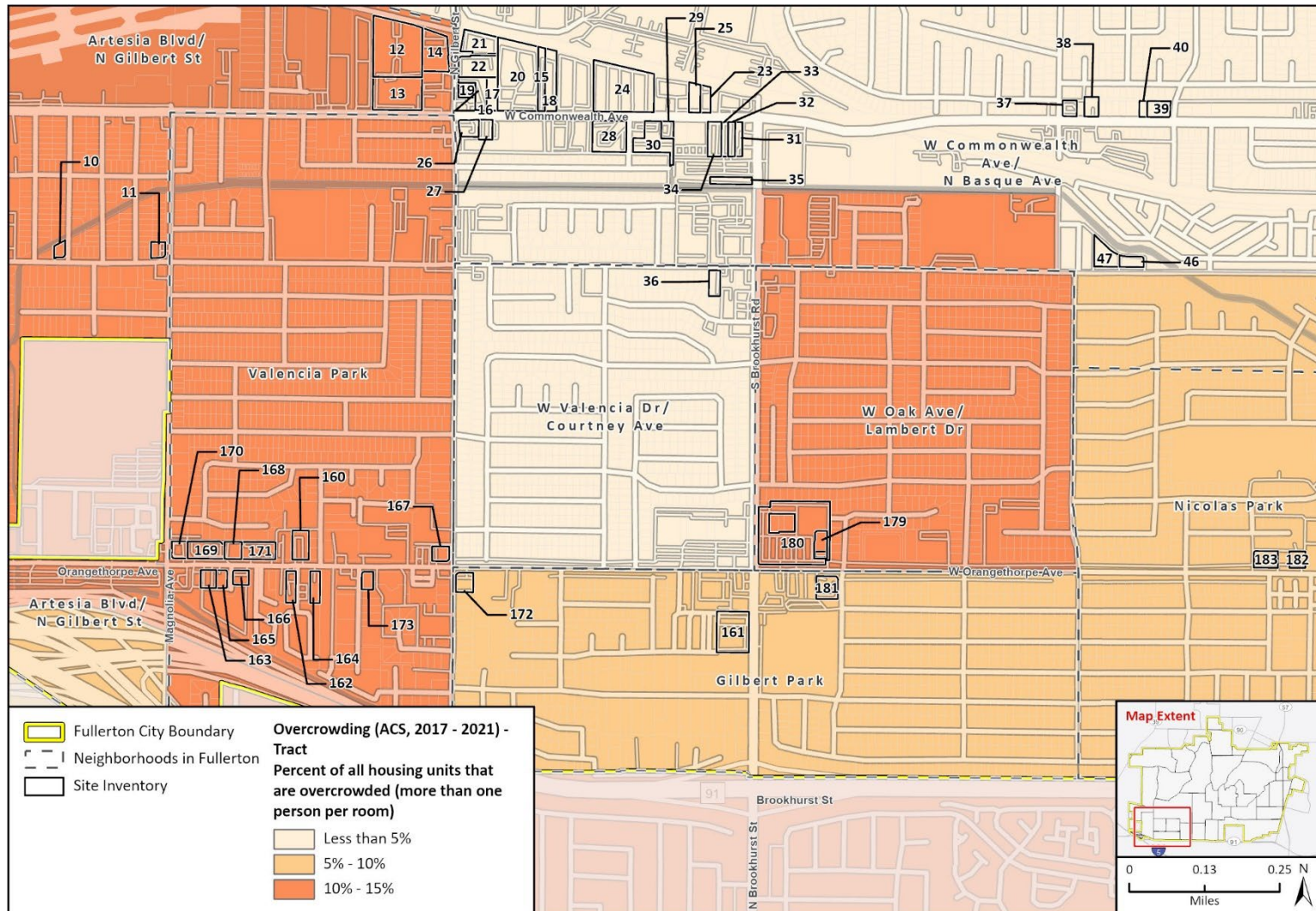
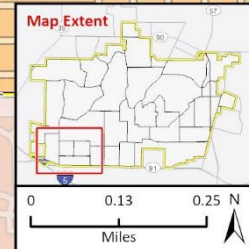




Figure E-63 Housing Opportunity Sites by Overcrowded Households (Artesia Blvd/N Gilbert St, Valencia Park, W Valencia Dr/Courtney Ave, Gilbert Park, W Commonwealth Ave/N Basque Ave, W Oak Ave/Lambert Dr, Nicolas Park)



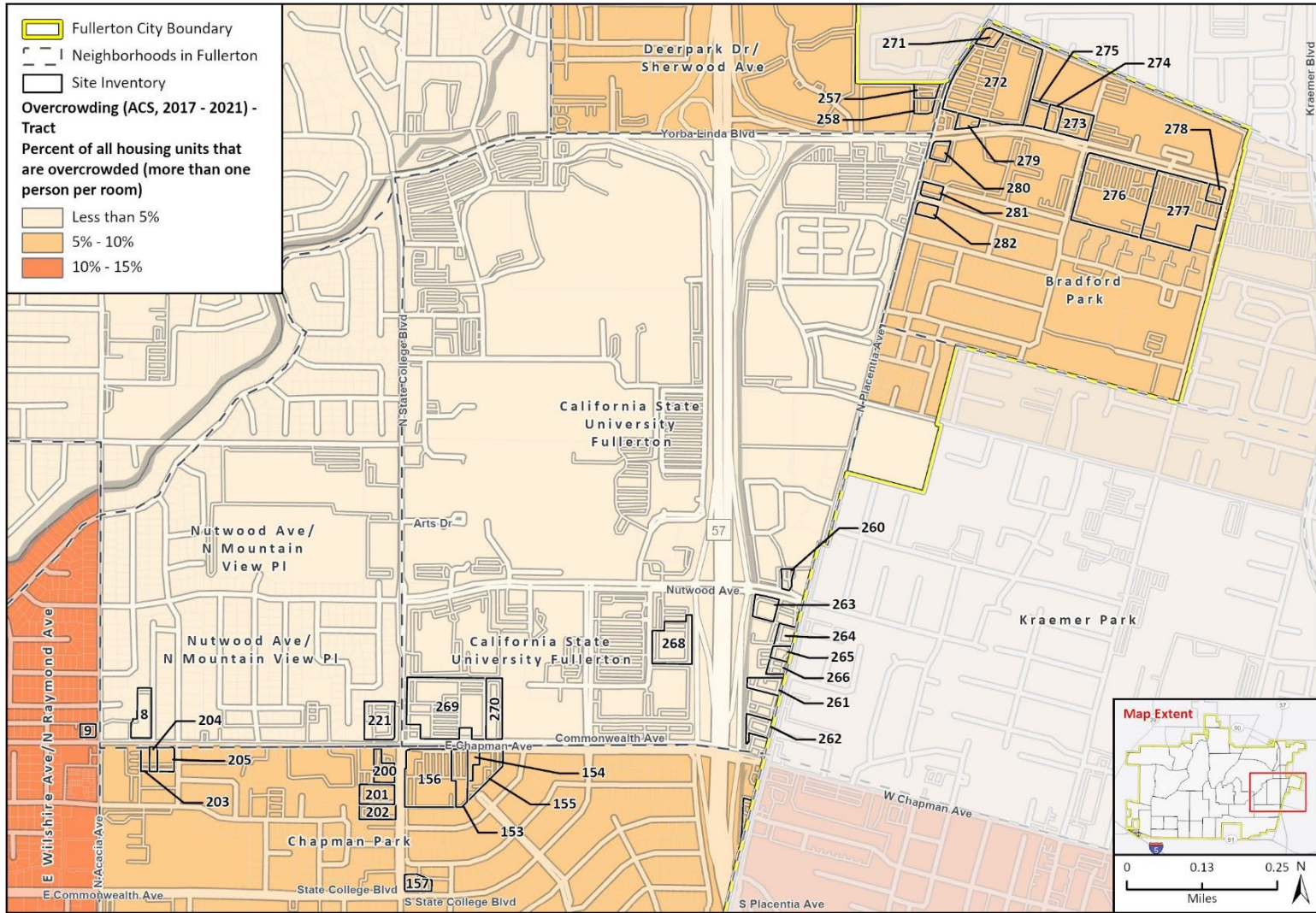
ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA



HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-64 Housing Opportunity Sites by Overcrowded Households (Nutwood Ave/N Mountain View Pl, California State University Fullerton, Bradford Park, Deerpark Dr/Sherwood Ave)



ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-65 Housing Opportunity Sites by Overcrowded Households (The Fox Block, Byerrum Park, Rancho La Paz, Nutwood Ave/N Mountain View Pl, Chapman Park, California State University Fullerton)

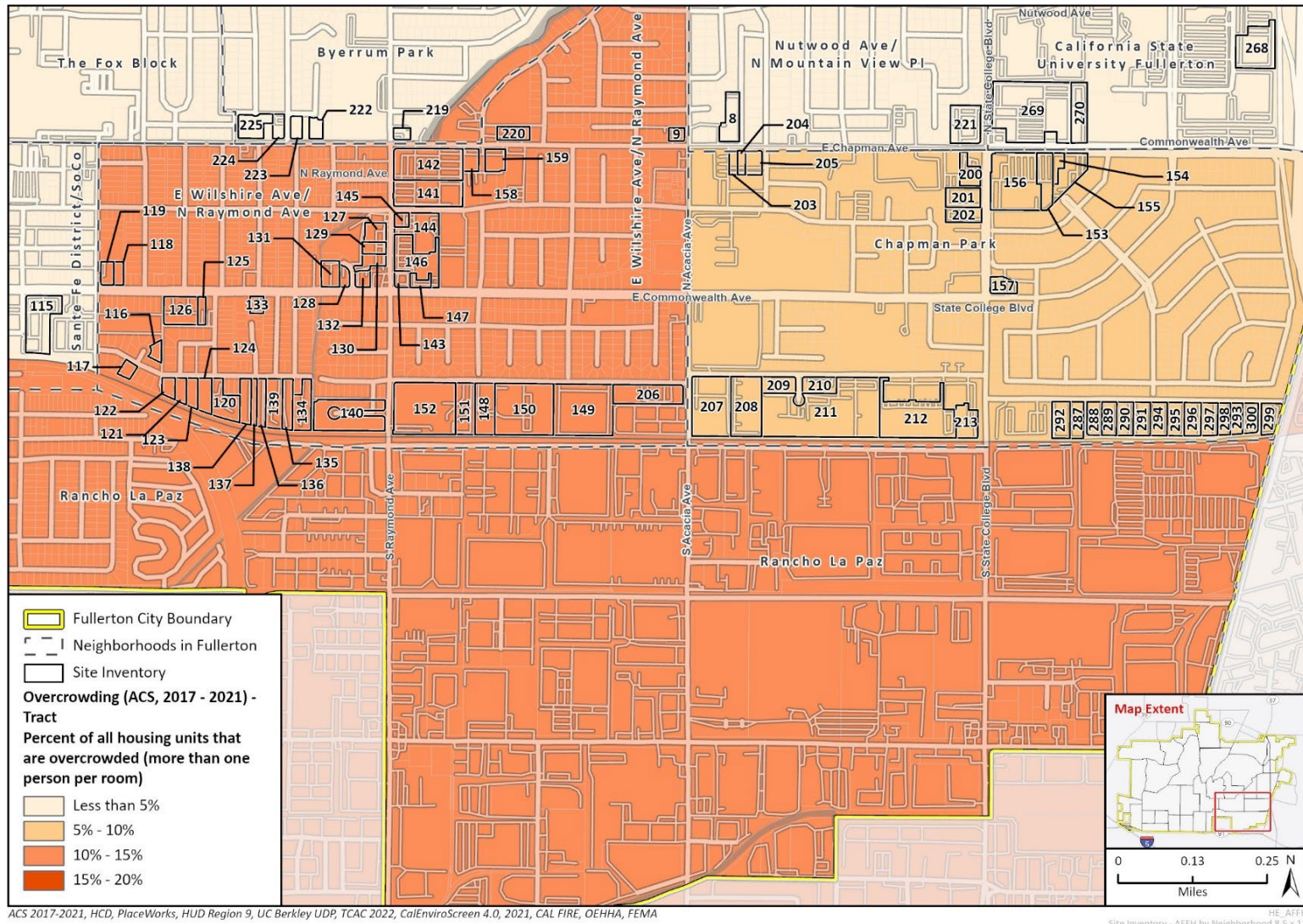
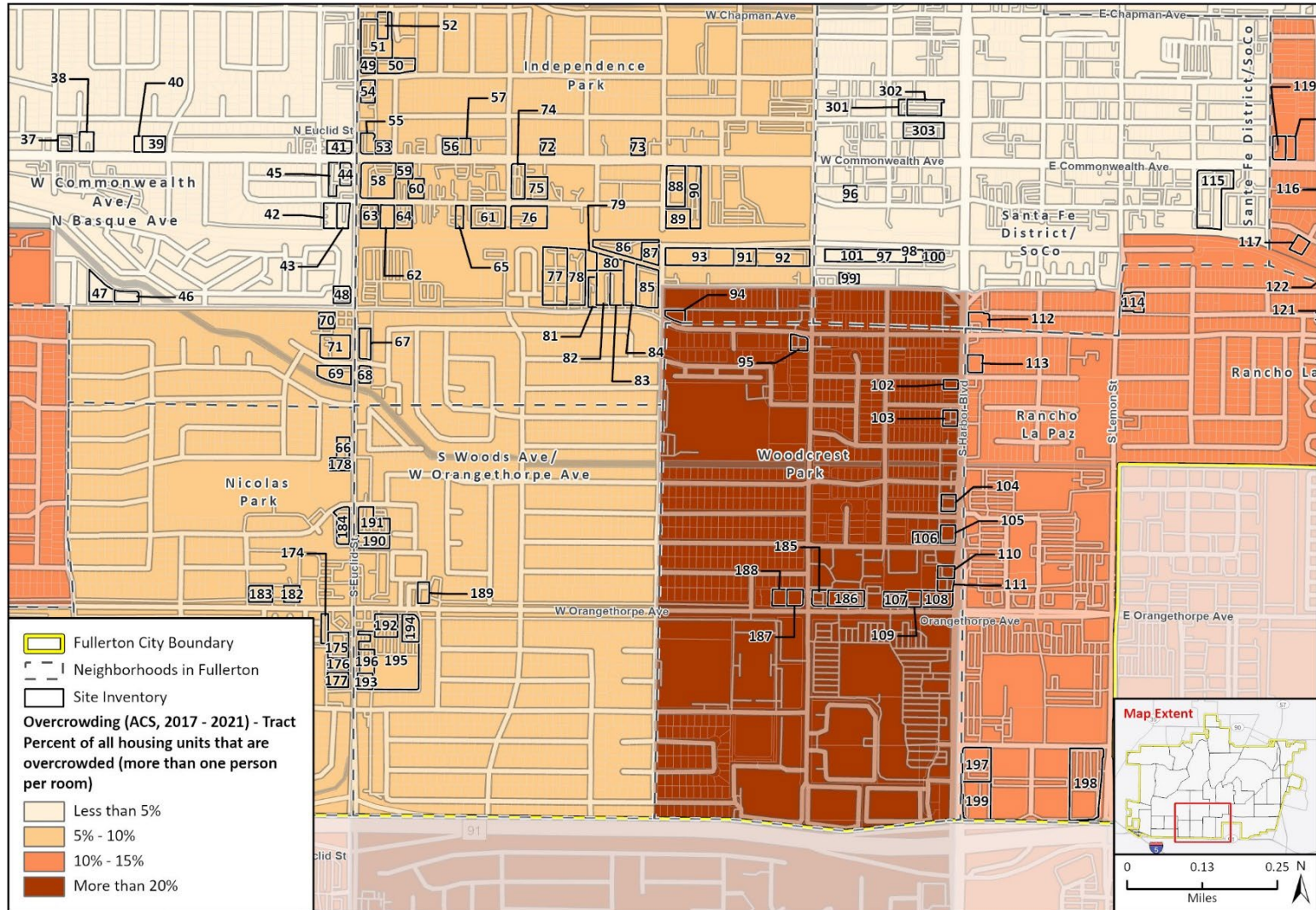




Figure E-66 Housing Opportunity Sites by Overcrowded Households (W Commonwealth Ave/N Basque Ave, Nicolas Park, Independence Park, S Wood Ave/W Orangethorpe Ave, Woodcrest Park, Rancho La Paz, Santa Fe District/SoCo)

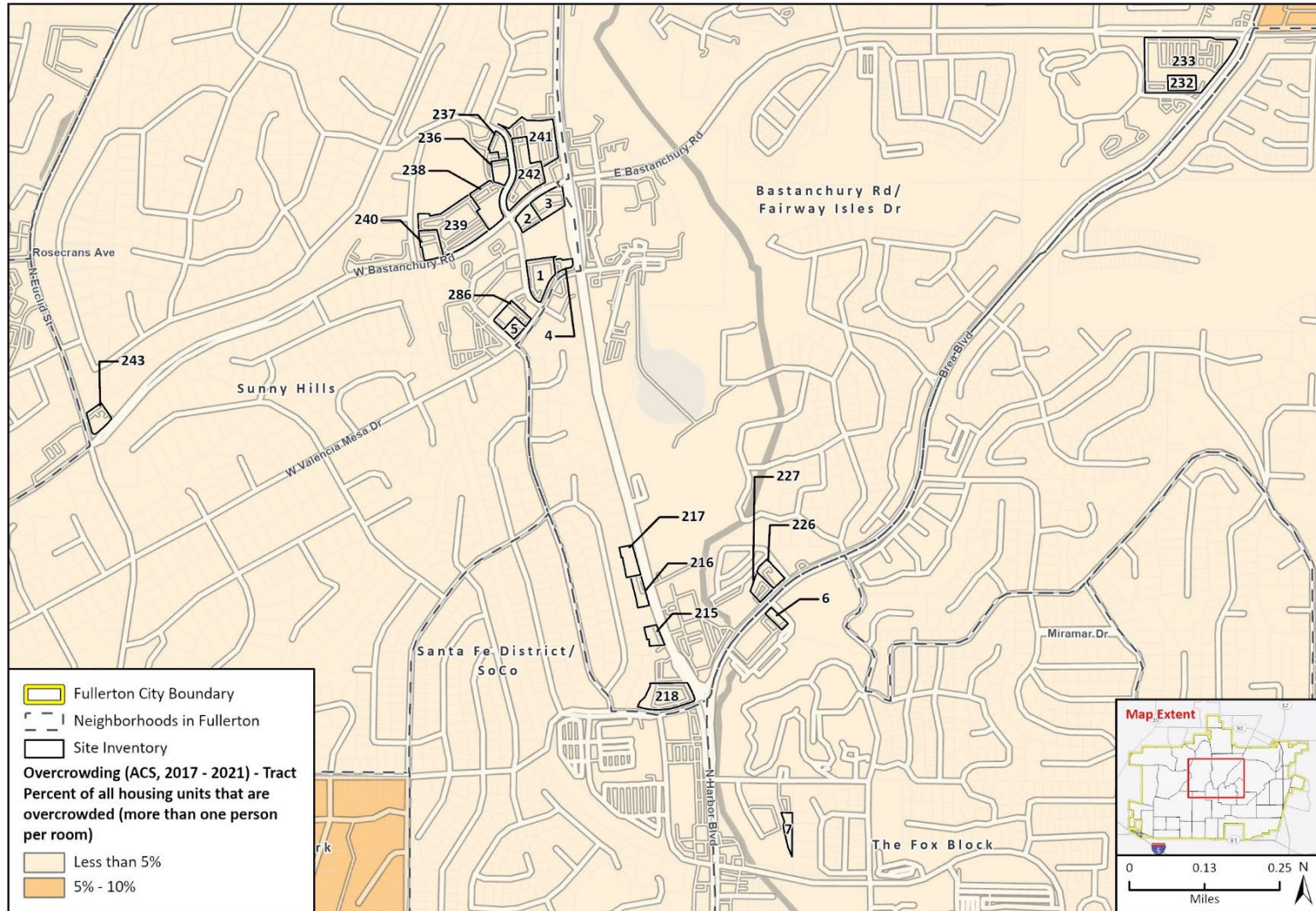


ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-67 Housing Opportunity Sites by Overcrowded Households (Sunny Hills, Santa Fe District/SoCo, Bastanchury Rd/Fairway Isles Dr, The Fox Block)



ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



E.14.1 Sites by Overpayment by Renters

The housing overpayment rate for renter households in most of the city is between 40 and 60 percent. Overpayment is lowest in the northwestern communities of West Coyote Hills and La Habra South (less than 20 percent of renter households), and highest in the southern communities of Valencia Park and W Oak Ave/Lambert Dr (60 to 80 percent of renter households).

The housing opportunity sites will provide housing opportunities for a mix of income levels in areas with both high and low rates of overpayment by renters, as shown in Figure E-68, Figure E-69, Figure E-70, Figure E-71, Figure E-72, Figure E-73, Figure E-74, and Figure E-75. In areas with rates of overpayment by renters above 50 percent, the Site Inventory assumes capacity for 8,633 units (59 percent of the total inventory), including 3,082 units appropriate for low-income households (53 percent of the total lower-income units), 2,730 units for moderate-income households (63 percent of the total moderate-income units) and 2,821 units for above moderate-income households (61 percent of the total above moderate-income units). The Site Inventory assumes the areas of the city with rates of overpayment by renters below 50 percent could accommodate 6,110 units (41 percent of the city's total Site Inventory), including 2,692 units appropriate for lower-income households, 1,611 units appropriate for moderate-income households, and 1,807 units for above moderate-income households.

According to the UDP, new market-rate construction in gentrifying areas neither worsens nor eases rates of people moving out of the area.³⁸ It increases rates of people moving to an area across all socio-economic groups, particularly high-socio-economic residents. The mix of lower-, moderate, and above moderate-income housing units in areas with high overpayment rates will provide affordable housing options for existing lower-income residents as well as encourage higher-income households to move into the area. The Site Inventory will add new rental housing opportunities which may alleviate high costs due to lack of availability.

E.15 Sites by Areas of Integration and Segregation

The northwestern and southeastern areas of the city are the most racially and ethnically diverse, with the highest percentage of non-white residents (between 80 and 100 percent), compared to the center and northeastern areas of the city, which are predominantly white.

The Site Inventory proposes 3,229 housing units (22 percent of the total inventory) in communities where non-white residents exceed 75 percent of the population. Approximately one-fifth of units per income category are proposed in these areas: 1,328 low-income units (21 percent of total lower-income units), 937 moderate income units (22 percent of total moderate-income units), and 964 above moderate-income units (21 percent of total above moderate-income units). Figure E-76, Figure E-77, Figure E-78, Figure E-79, Figure E-80, Figure E-81, Figure E-82, and Figure E-83 show the housing opportunity sites by percent of the population comprised of non-white residents. Seventy-eight percent of the total Site Inventory units are located in areas with less than 75 percent non-white residents. The Site Inventory will not contribute to segregation based on race/ethnicity.

Additionally, the neighborhoods of Sunny Hills, El Las Palmas Dr/N Sunnywood Dr, Bastanchurty Rd/Fairway Isles Dr, Craig Park, Acacia Park, and Byerrum Park are designated as RCAAs. As shown in Figure E-84, Figure E-85, Figure E-86, Figure E-87, Figure E-88, Figure E-89, Figure E-90, Figure E-91 The Site Inventory

³⁸ Chapple, Hwang, Jeon, Zhang, Greenberg, and Kumar. New Development for Whom? How New Housing Production Affects Displacement and Replacement in the San Francisco Bay Area. 2022. https://www.urbandisplacement.org/wp-content/uploads/2022/03/IGS_1_New-Production_Brief_03.01.22.pdf, accessed August, 2023.



identifies 1,405 housing units in these areas, including 558 lower-income units, 414 moderate-income units, and 433 above moderate-income units. The addition of housing units in these areas will further integrate households of varied incomes within the city.

E.16 Sites by Communities Vulnerable to Displacement

While most of Fullerton is at lower risk of displacement, there are several communities in southern Fullerton that are considered vulnerable to displacement, including the neighborhoods of Artesia Blvd/N Gilbert St, Valencia Park, Woodcrest Park, Rancho La Paz, California State University Fullerton, and Bradford Park. These neighborhoods also have higher poverty rates, higher percentage of LMI residents, overcrowded households and were more likely to have a higher percentage of Hispanic/Latino residents. Figure E-92, Figure E-93, Figure E-94, Figure E-95, Figure E-96, Figure E-97, Figure E-98, and Figure E-99 show the housing opportunity sites in relation to the location of areas that are at risk of displacement. The majority of the housing opportunity sites identified by the Site Inventory are located in areas with lower displacement risk. Twenty-two percent of the Site Inventory is located in areas considered at risk of displacement, including 1,303 low-income units, 930 moderate-income units, and 959 above moderate-income units. Additional lower-income and moderate-income units in areas of displacement risk will provide affordable housing options for existing low- and moderate-income residents, allowing residents to remain in their communities, and additional moderate- and above moderate-income units may provide housing mobility options and opportunities for home ownership to increase neighborhood stabilization.

E.17 Sites by CalEnviroScreen Score

The majority of the city has low or moderate CalEnviroScreen scores. However, there are a few neighborhoods that are subject to high CalEnviroScreen scores. In general, the northern portion of the city, particularly the neighborhoods of Sunny Hills and Acacia Park, has more positive environmental outcomes than areas south. Higher CalEnviroScreen scores (associated with negative environmental outcomes) are located within the southeastern portion of the city. Figure E-100, Figure E-101, Figure E-102, Figure E-103, Figure E-104, Figure E-105, Figure E-106, and Figure E-107 show the housing opportunity sites by CalEnviroScreen score.

Approximately 60 percent of the housing units proposed by the Site Inventory are proposed in census tracts with a CalEnviroScreen score higher than 75. The remaining 40 percent of housing units are in a census tract with a CalEnviroScreen score lower than 75. Of the units located in areas with higher CalEnviroScreen scores, 3,554 units are appropriate for low-income residents (69 percent of the low-income units), 2,534 units are appropriate for moderate-income residents (58 percent of the moderate-income units), and 2,741 units appropriate for above moderate-income residents (59 percent of the above moderate-income units).



Figure E-68 Housing Opportunity Sites by Overpayment by Renters (Craig Park, Acacia Park, Artisan Walk, Deerpark Dr/Sherwood Ave)

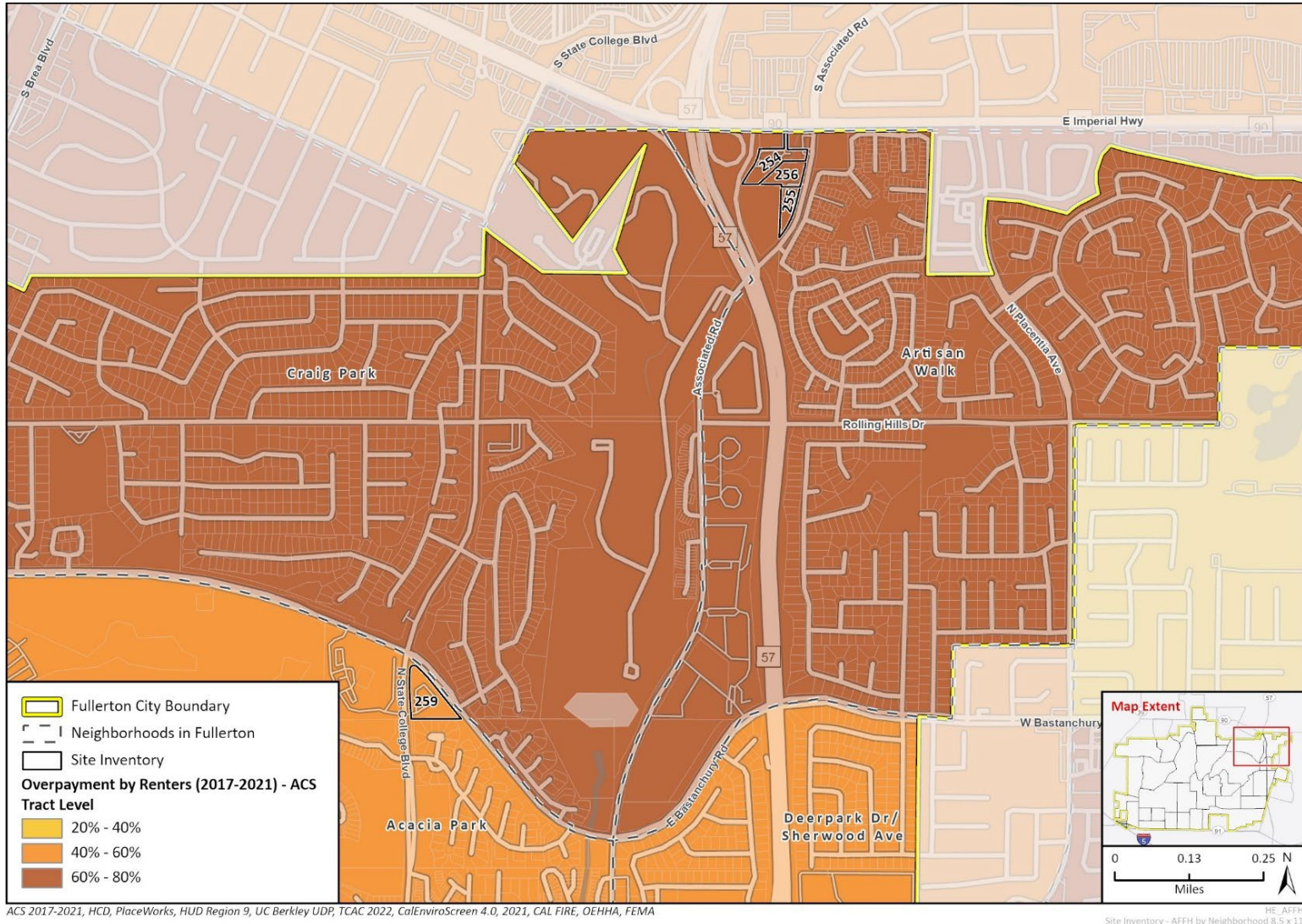
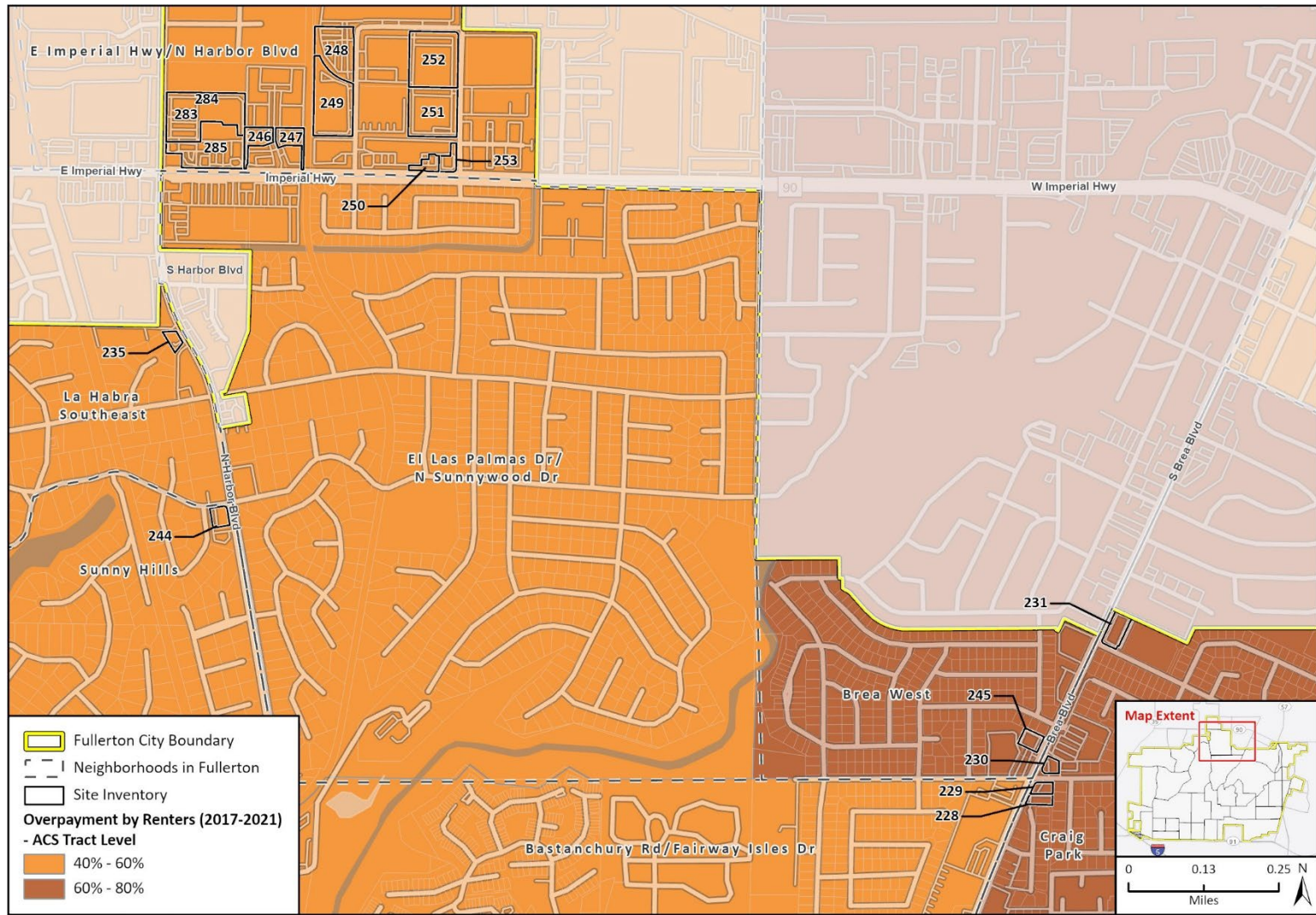




Figure E-69 Housing Opportunity Sites by Overpayment by Renters (E Imperial Hwy/N Harbor Blvd, La Habra Southeast, Sunny Hills, El Las Palmas Dr/N Sunnywood Dr)

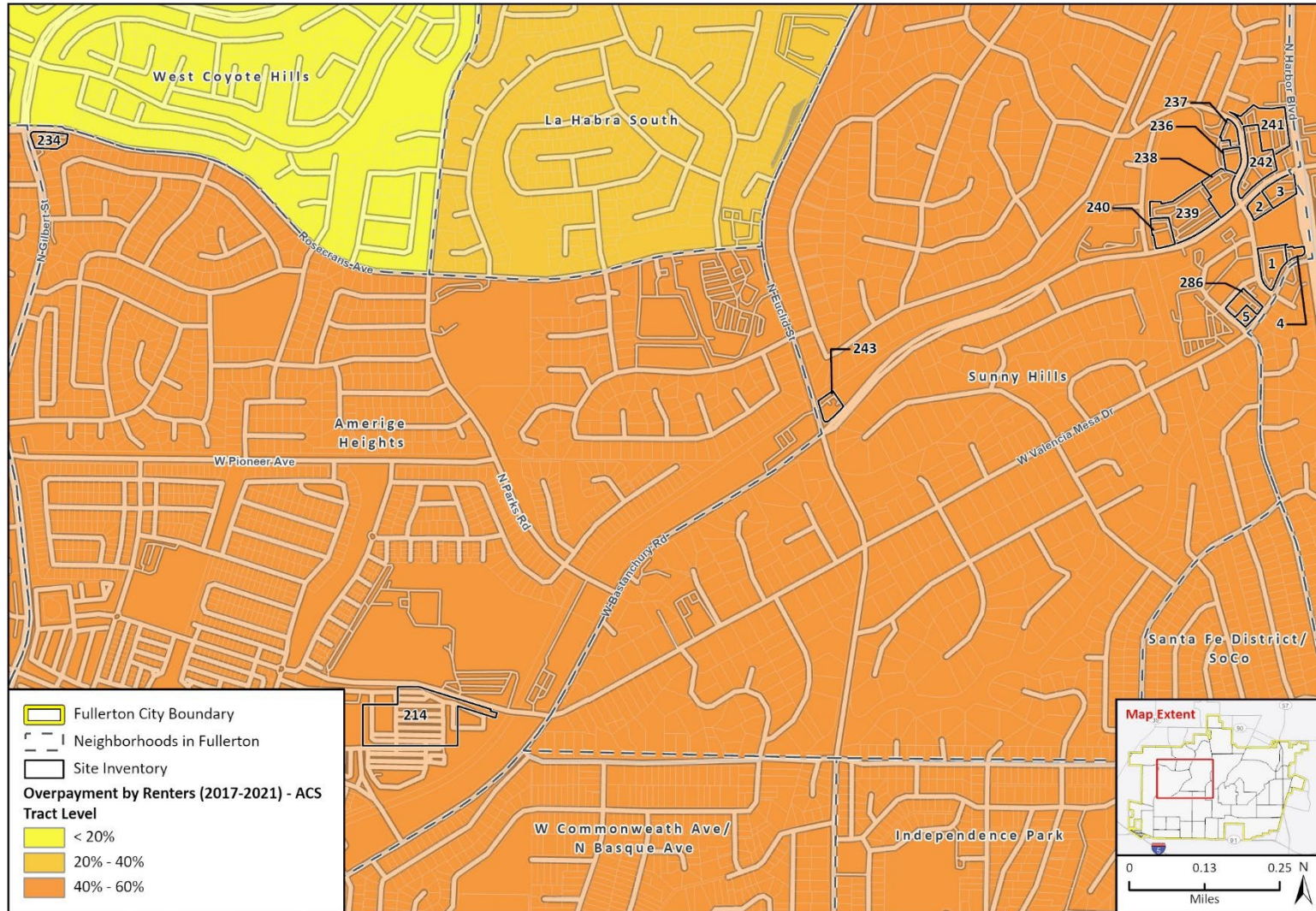


ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-70 Housing Opportunity Sites by Overpayment by Renters (West Coyote Hills, Amerige Heights, La Habra South, W Commonwealth Ave/N Masque Ave, Independence Park, Sunny Hills, Santa Fe Distric/SoCo)



ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-71 Housing Opportunity Sites by Overpayment by Renters (Artesia Blvd/N Gilbert St, Valencia Park, W Valencia Dr/Courtney Ave, Gilbert Park, W Commonwealth Ave/N Basque Ave, W Oak Ave/Lambert Dr, Nicolas Park)

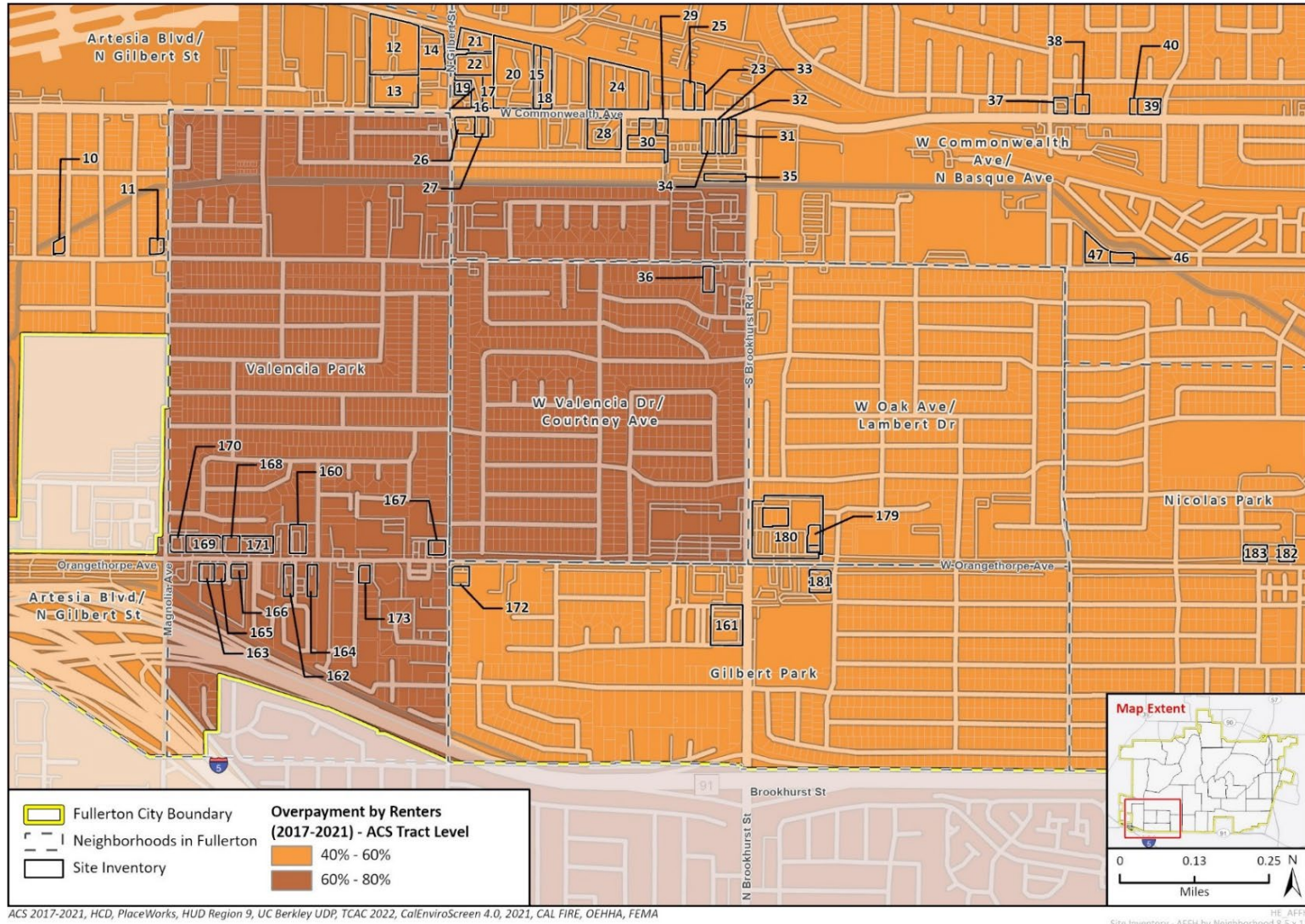




Figure E-72 Housing Opportunity Sites by Overpayment by Renters (Nutwood Ave/N Mountain View Pl, California State University Fullerton, Bradford Park, Deerpark Dr/Sherwood Ave)

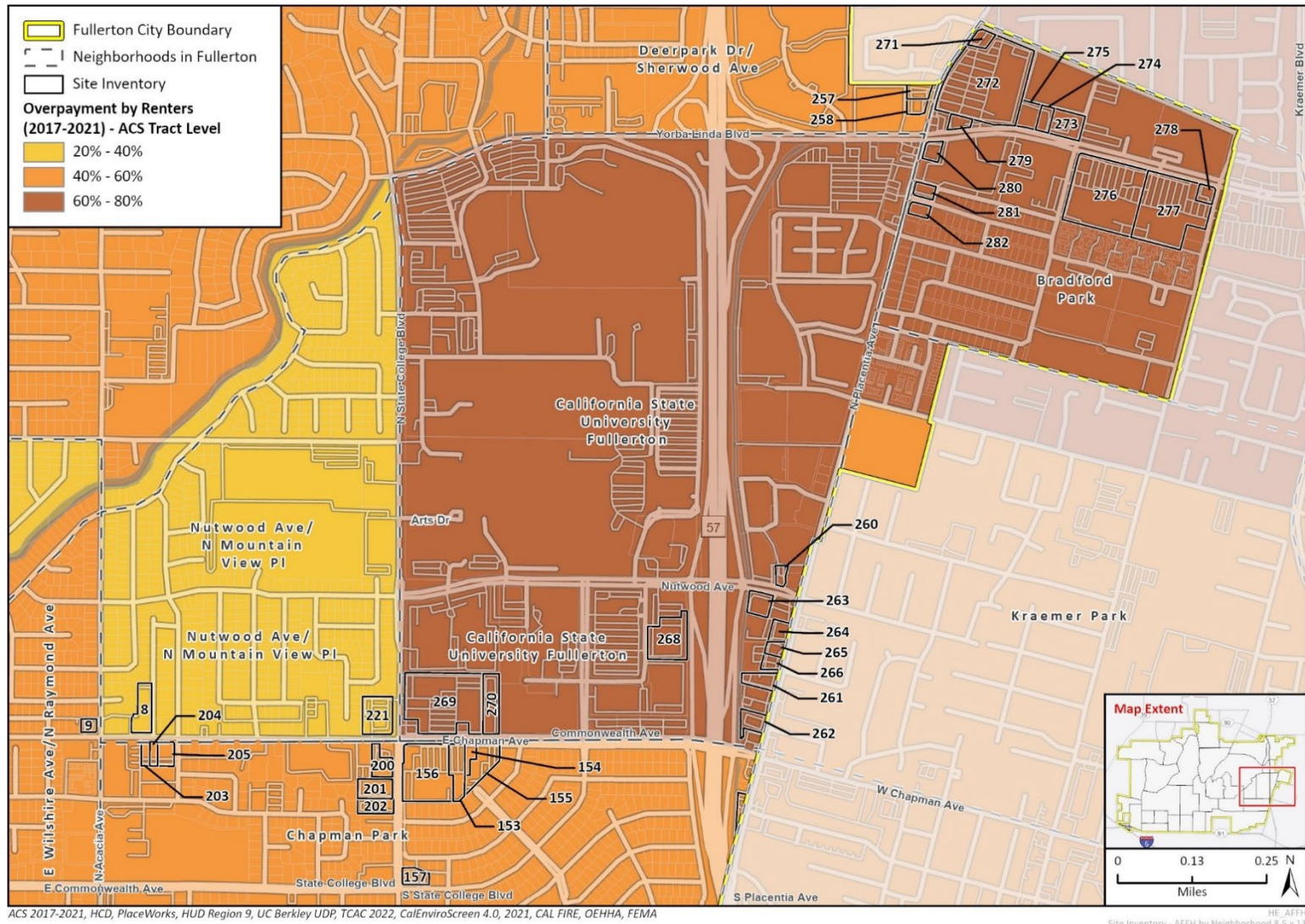




Figure E-73 Housing Opportunity Sites by Overpayment by Renters (The Fox Block, Byerrum Park, Rancho La Paz, Nutwood Ave/N Mountain View Pl, Chapman Park, California State University Fullerton)

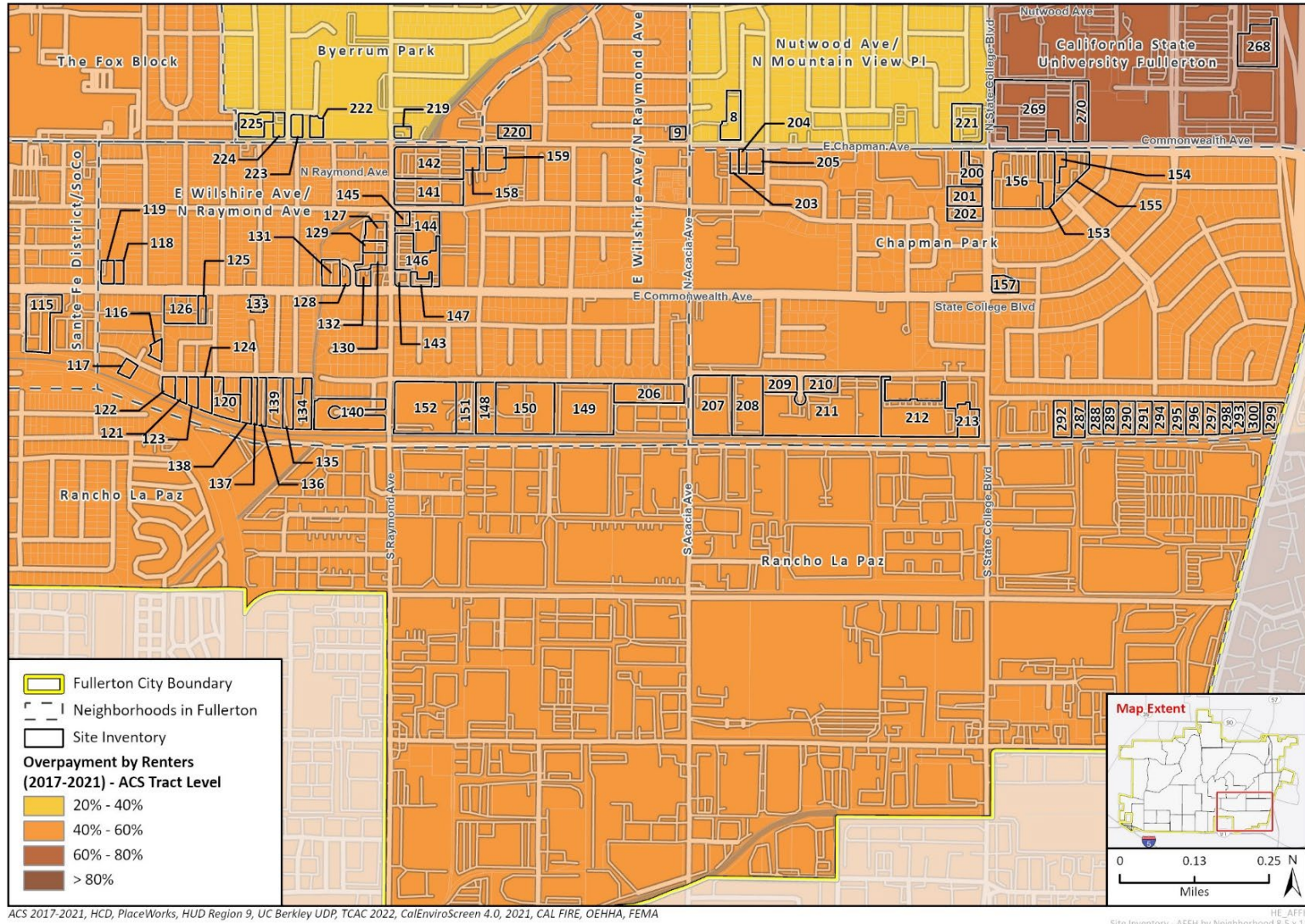
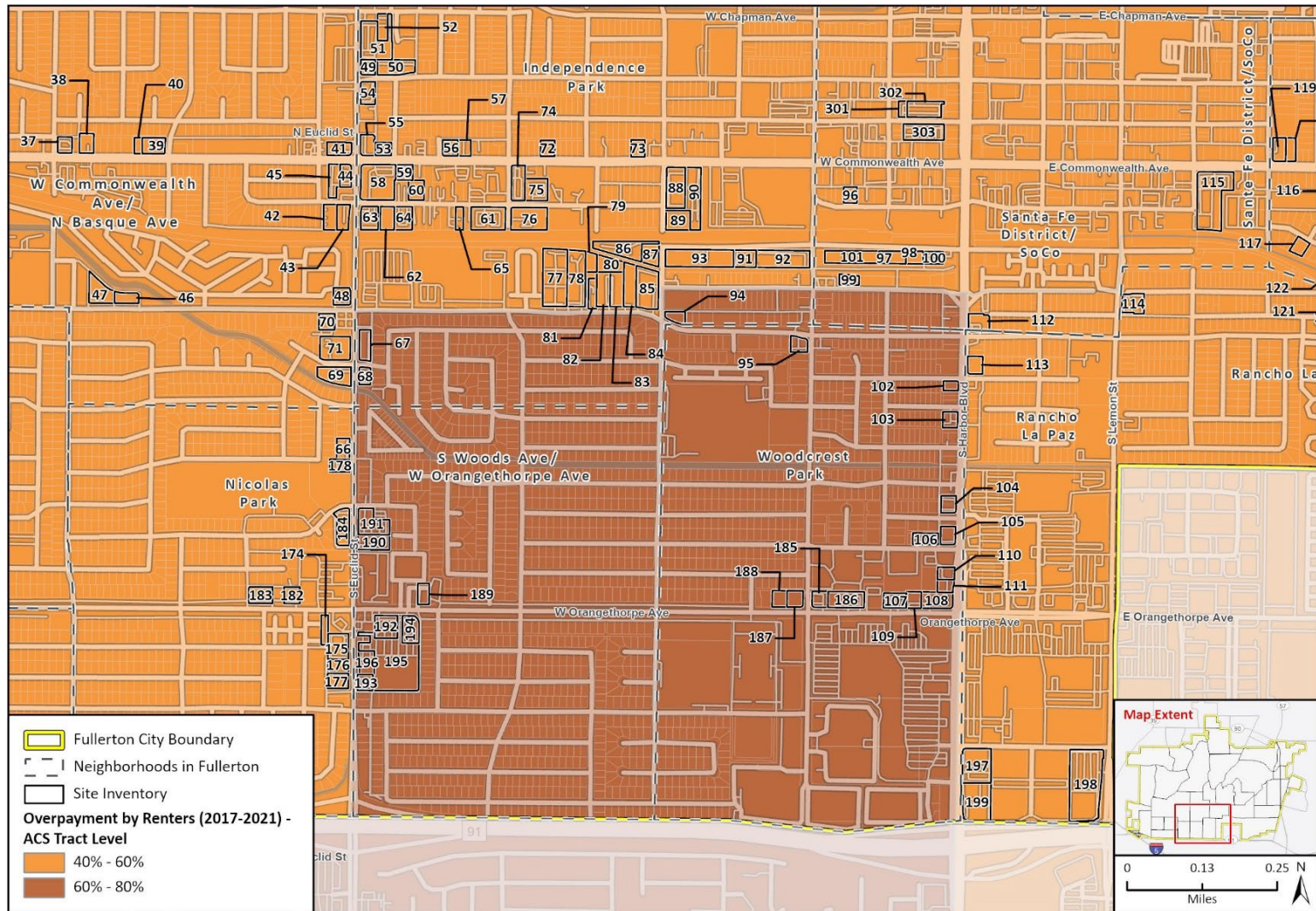




Figure E-74 Housing Opportunity Sites by Overpayment by Renters (W Commonwealth Ave/N Basque Ave, Nicolas Park, Independence Park, S Wood Ave/W Orangethorpe Ave, Woodcrest Park, Rancho La Paz, Santa Fe District/SoCo)



ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-75 Housing Opportunity Sites by Overpayment by Renters (Sunny Hills, Santa Fe District/SoCo, Bastanchury Rd/Fairway Isles Dr, The Fox Block)

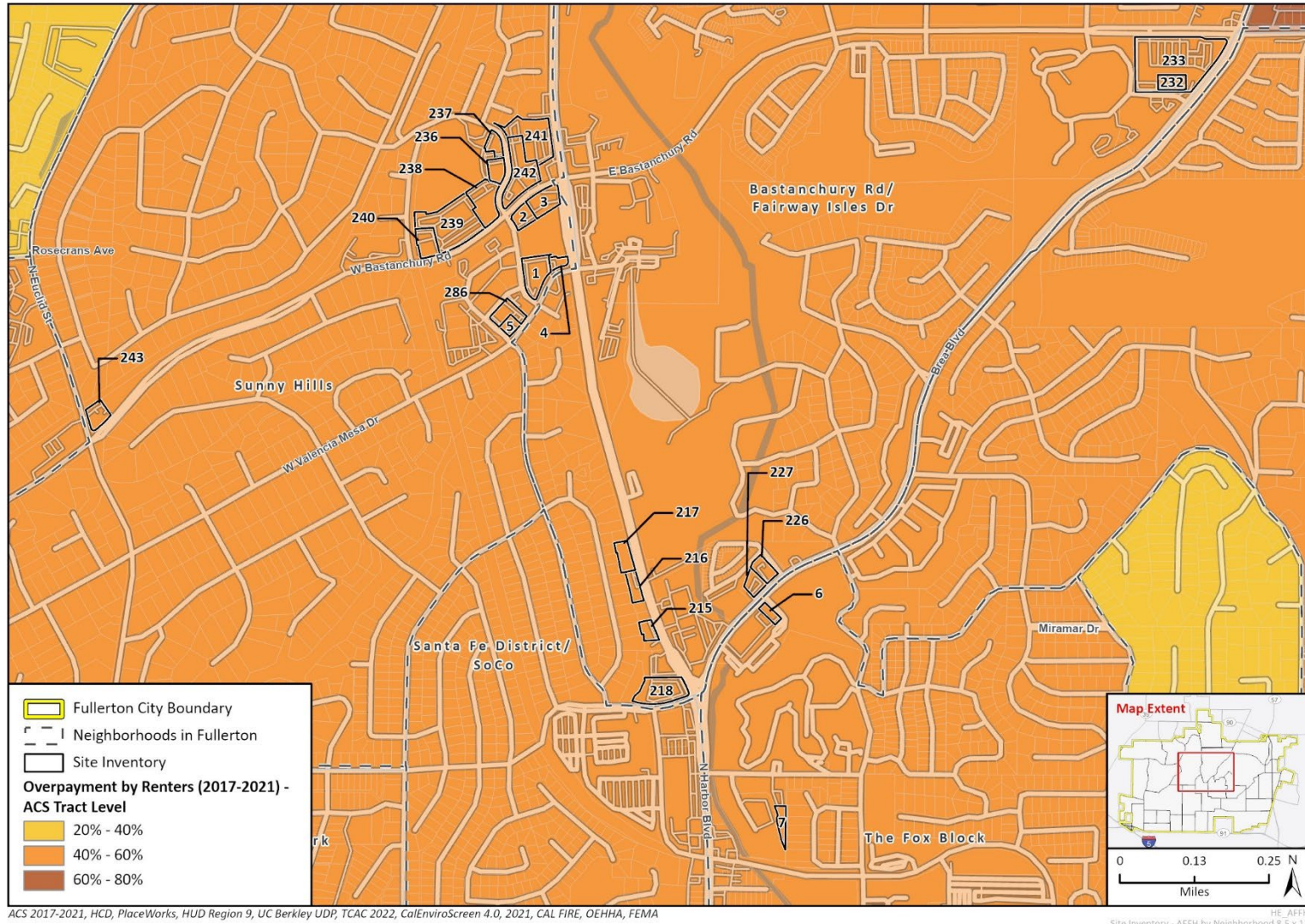




Figure E-76 Housing Opportunity Sites by Total Non-White Population (Craig Park, Acacia Park, Artisan Walk, Deerpark Dr/Sherwood Ave)

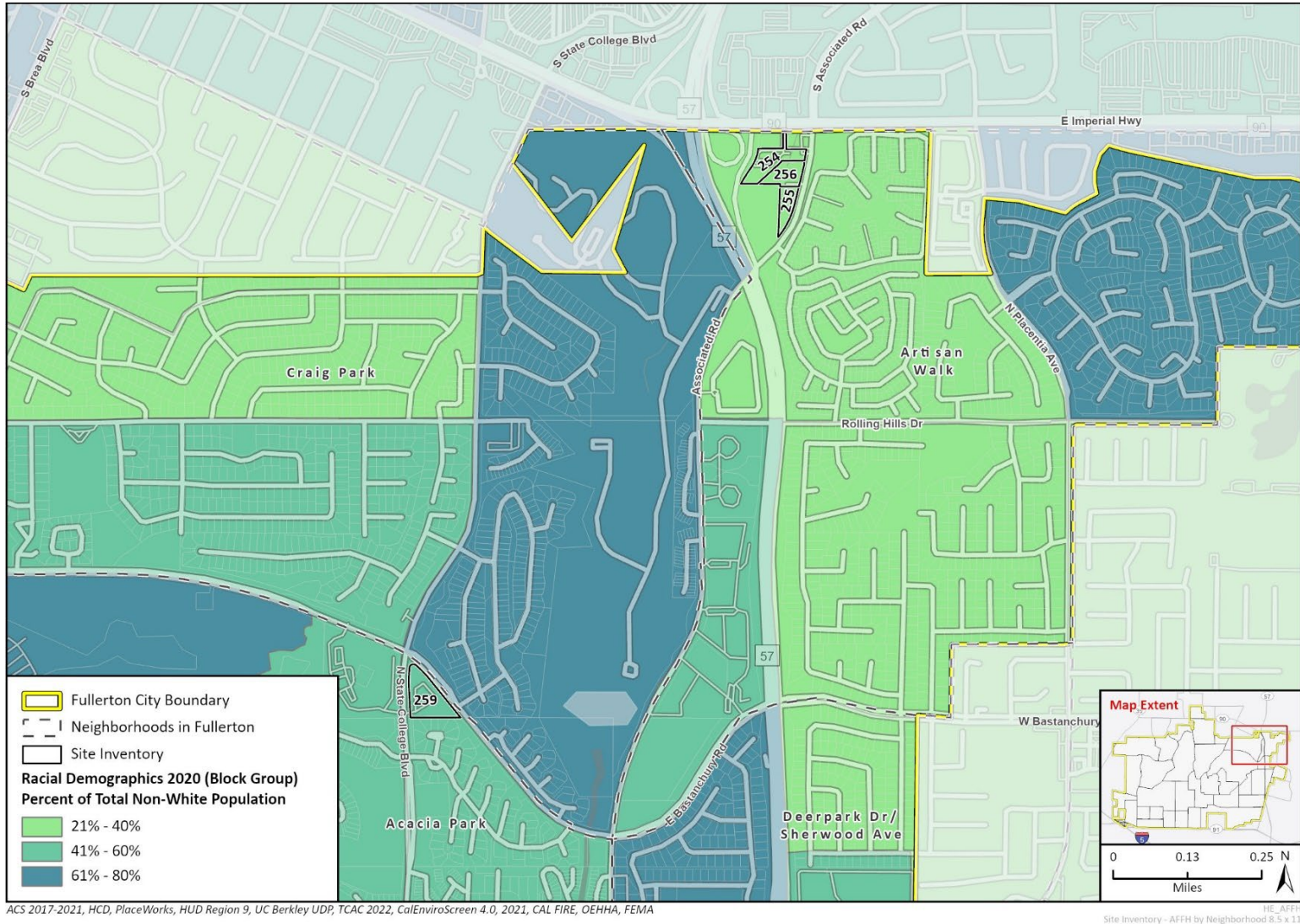




Figure E-77 Housing Opportunity Sites by Total Non-White Population (E Imperial Hwy/N Harbor Blvd, La Habra Southeast, Sunny Hills, El Las Palmas Dr/N Sunnywood Dr)

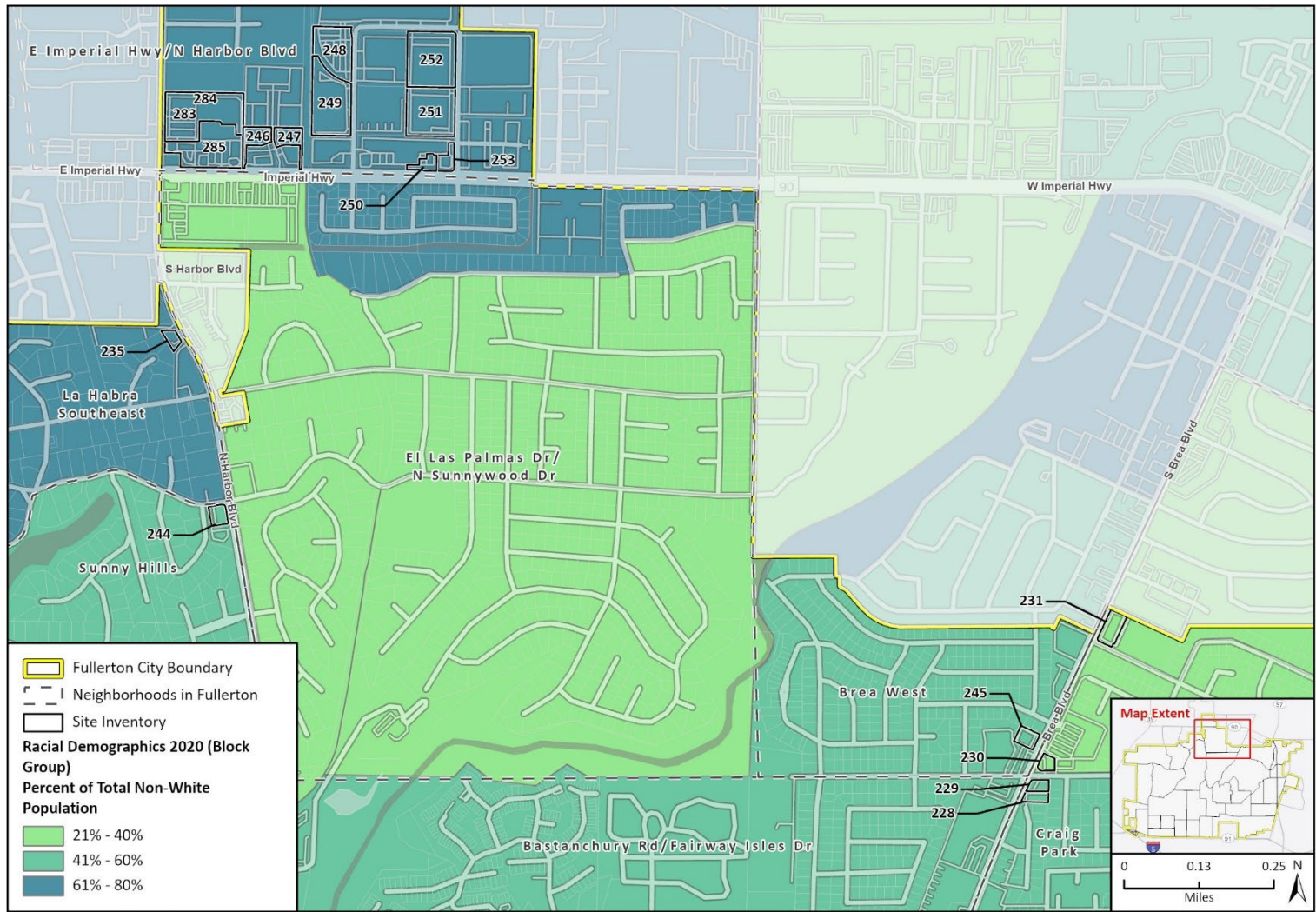
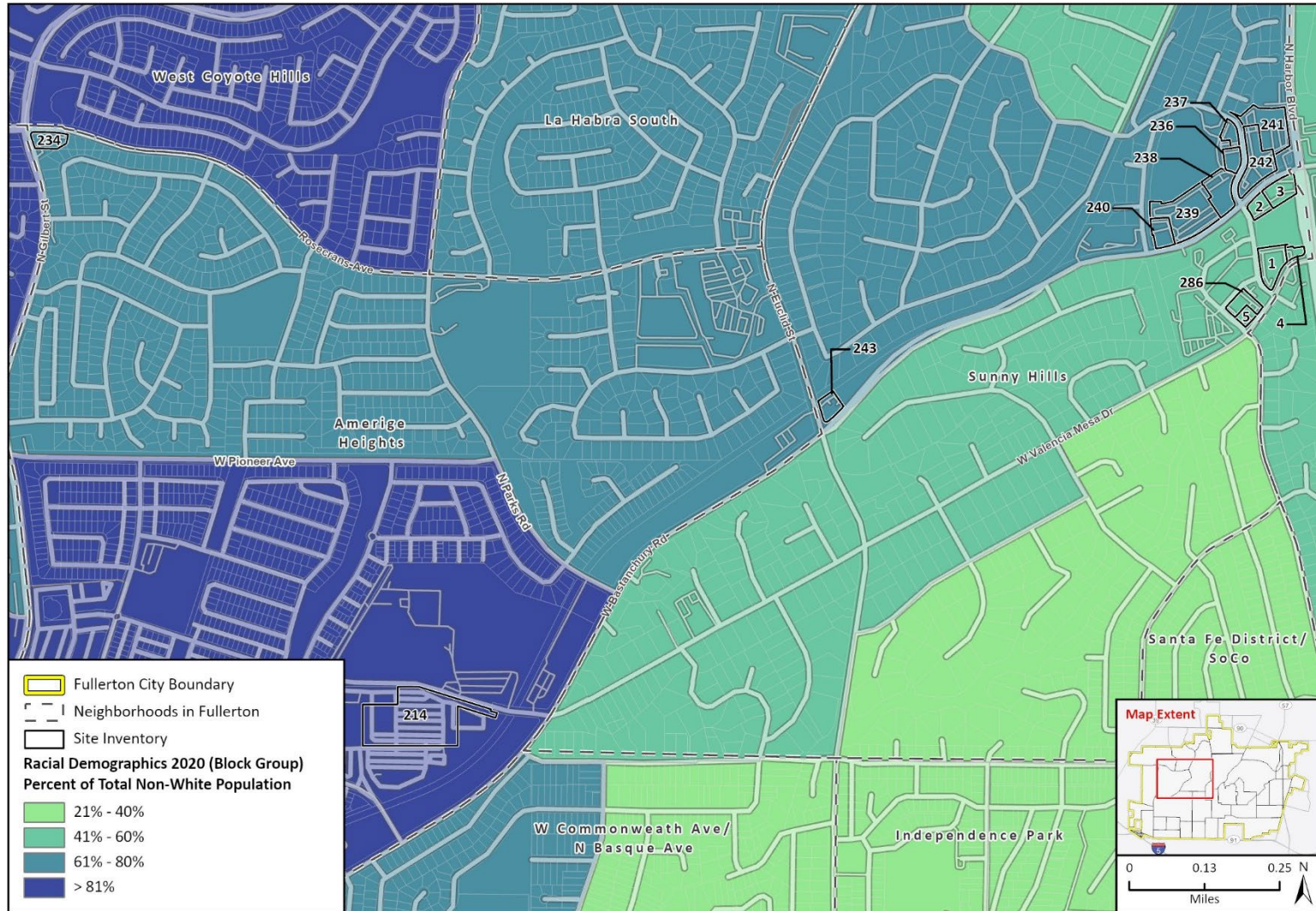




Figure E-78 Housing Opportunity Sites by Total Non-White Population (West Coyote Hills, Amerige Heights, La Habra South, W Commonwealth Ave/N Masque Ave, Independence Park, Sunny Hills, Santa Fe Distric/SoCo)

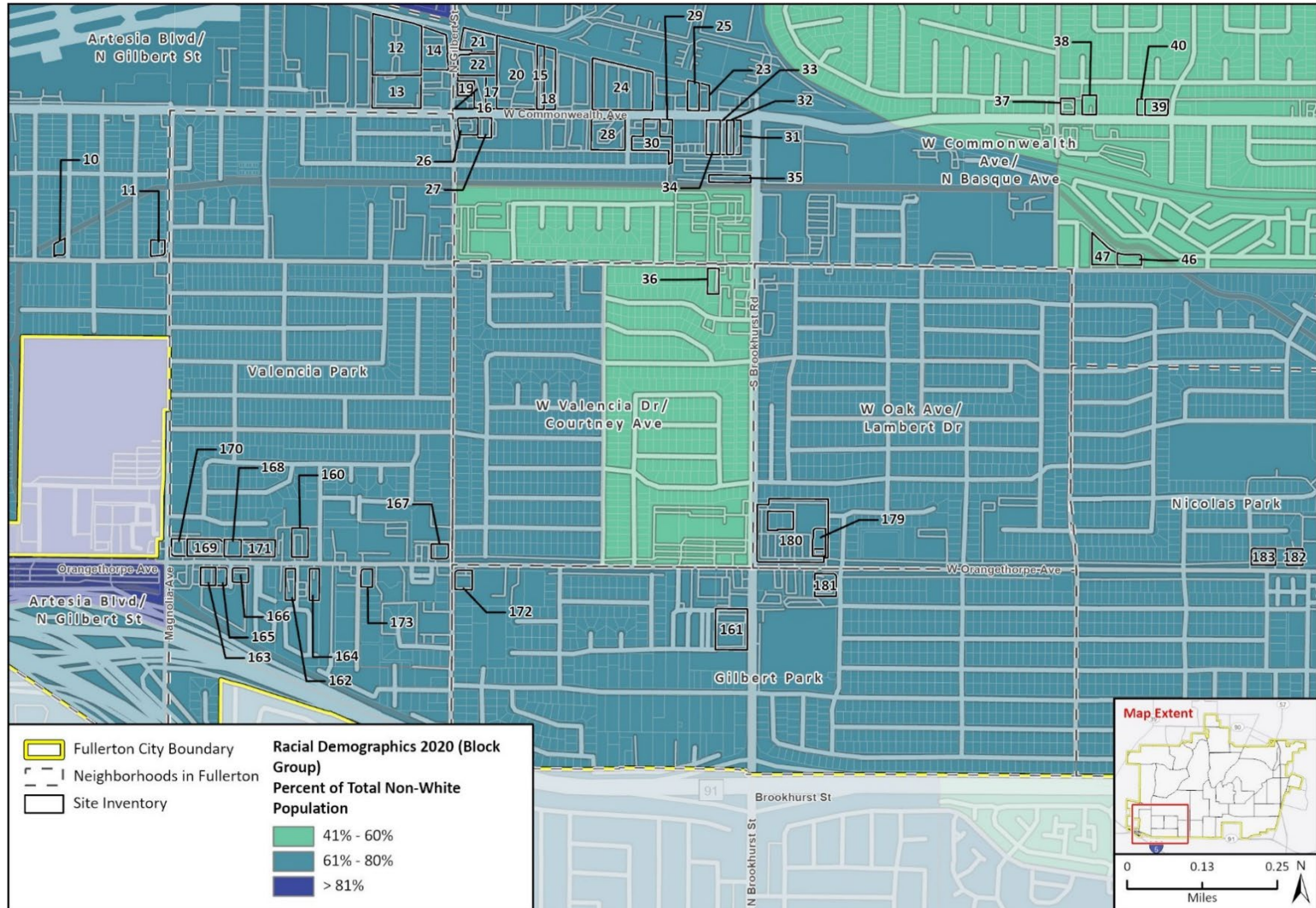


ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

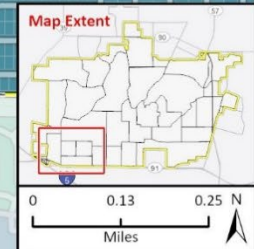
HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-79 Housing Opportunity Sites by Total Non-White Population (Artesia Blvd/N Gilbert St, Valencia Park, W Valencia Dr/Courtney Ave, Gilbert Park, W Commonwealth Ave/N Basque Ave, W Oak Ave/Lambert Dr, Nicolas Park)



ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA



HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-80 Housing Opportunity Sites by Total Non-White Population (Nutwood Ave/N Mountain View Pl, California State University Fullerton, Bradford Park, Deerpark Dr/Sherwood Ave)

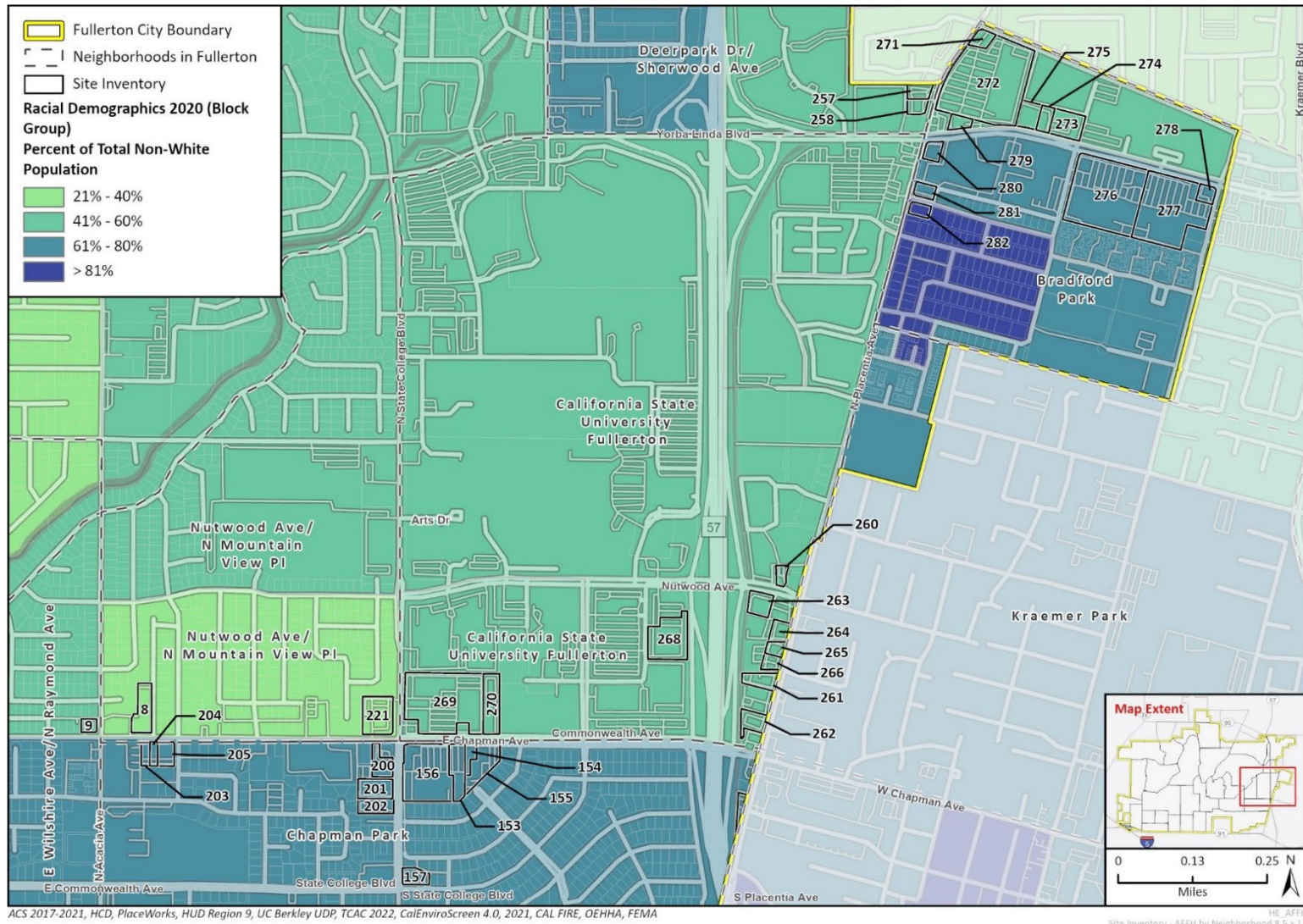




Figure E-81 Housing Opportunity Sites by Total Non-White Population (The Fox Block, Byerrum Park, Rancho La Paz, Nutwood Ave/N Mountain View Pl, Chapman Park, California State University Fullerton)

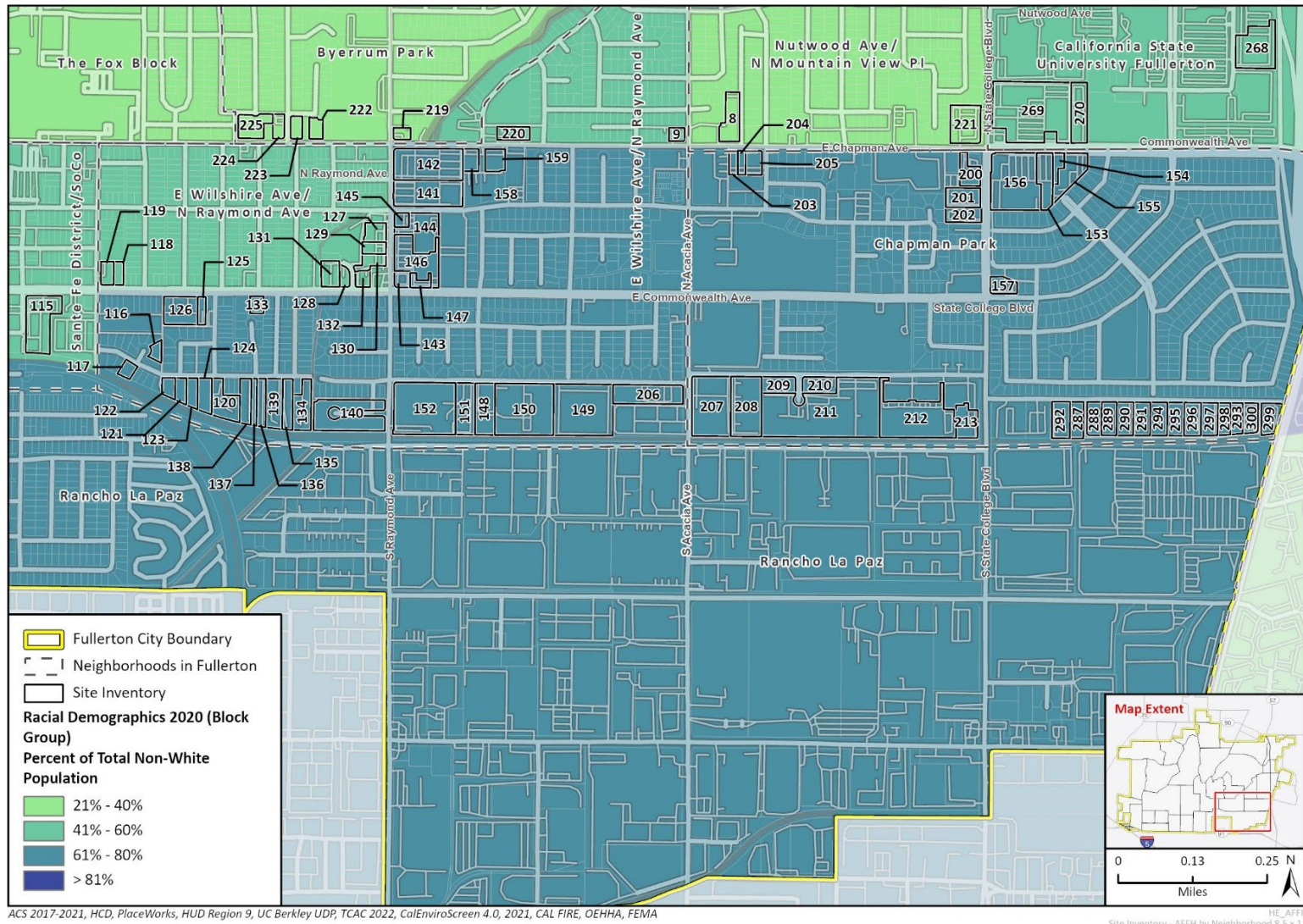
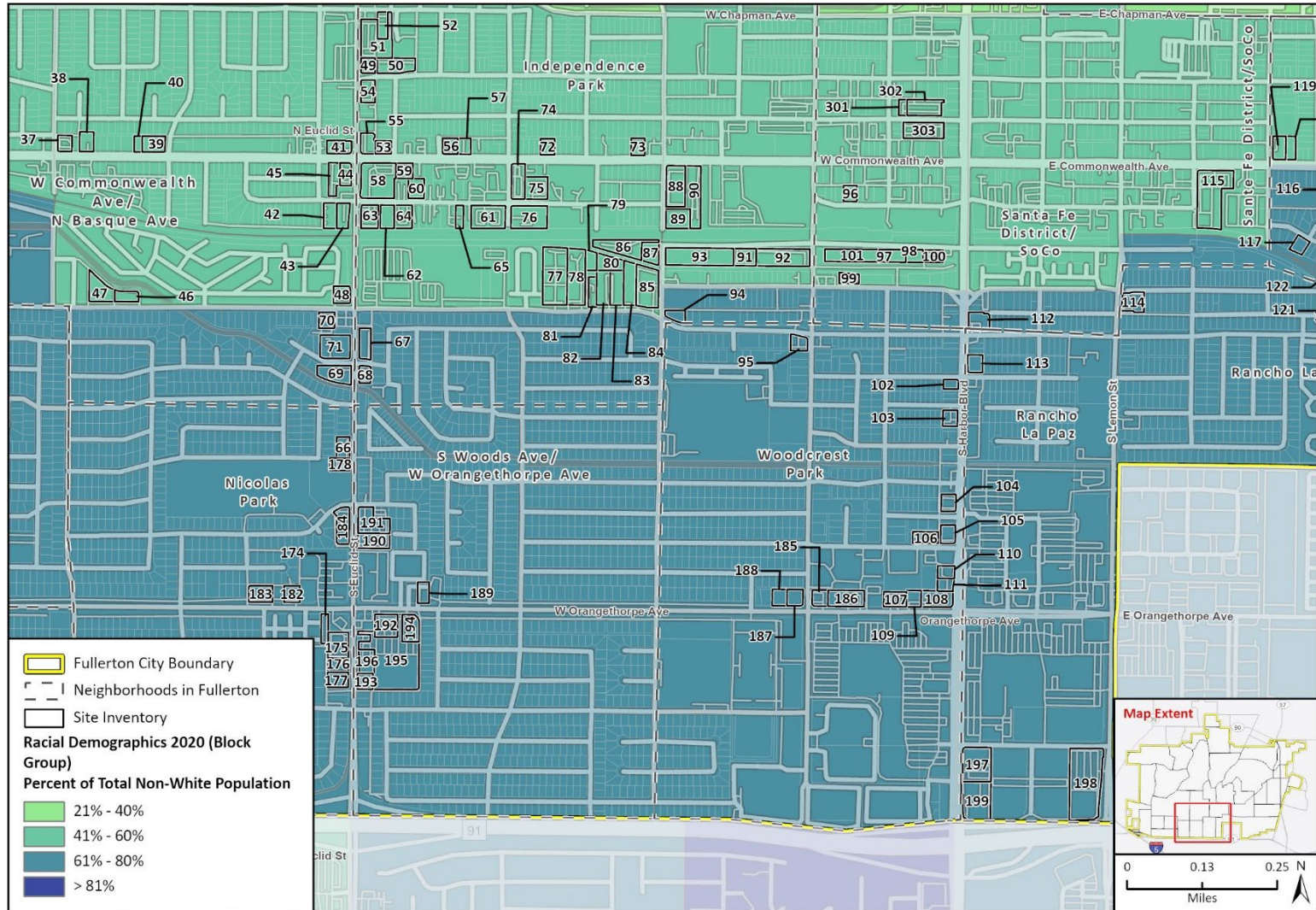




Figure E-82 Housing Opportunity Sites by Total Non-White Population (W Commonwealth Ave/N Basque Ave, Nicolas Park, Independence Park, S Wood Ave/W Orangethorpe Ave, Woodcrest Park, Rancho La Paz, Santa Fe District/SoCo)



ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-83 Housing Opportunity Sites by Total Non-White Population (Sunny Hills, Santa Fe District/SoCo, Bastanchury Rd/Fairway Isles Dr, The Fox Block)

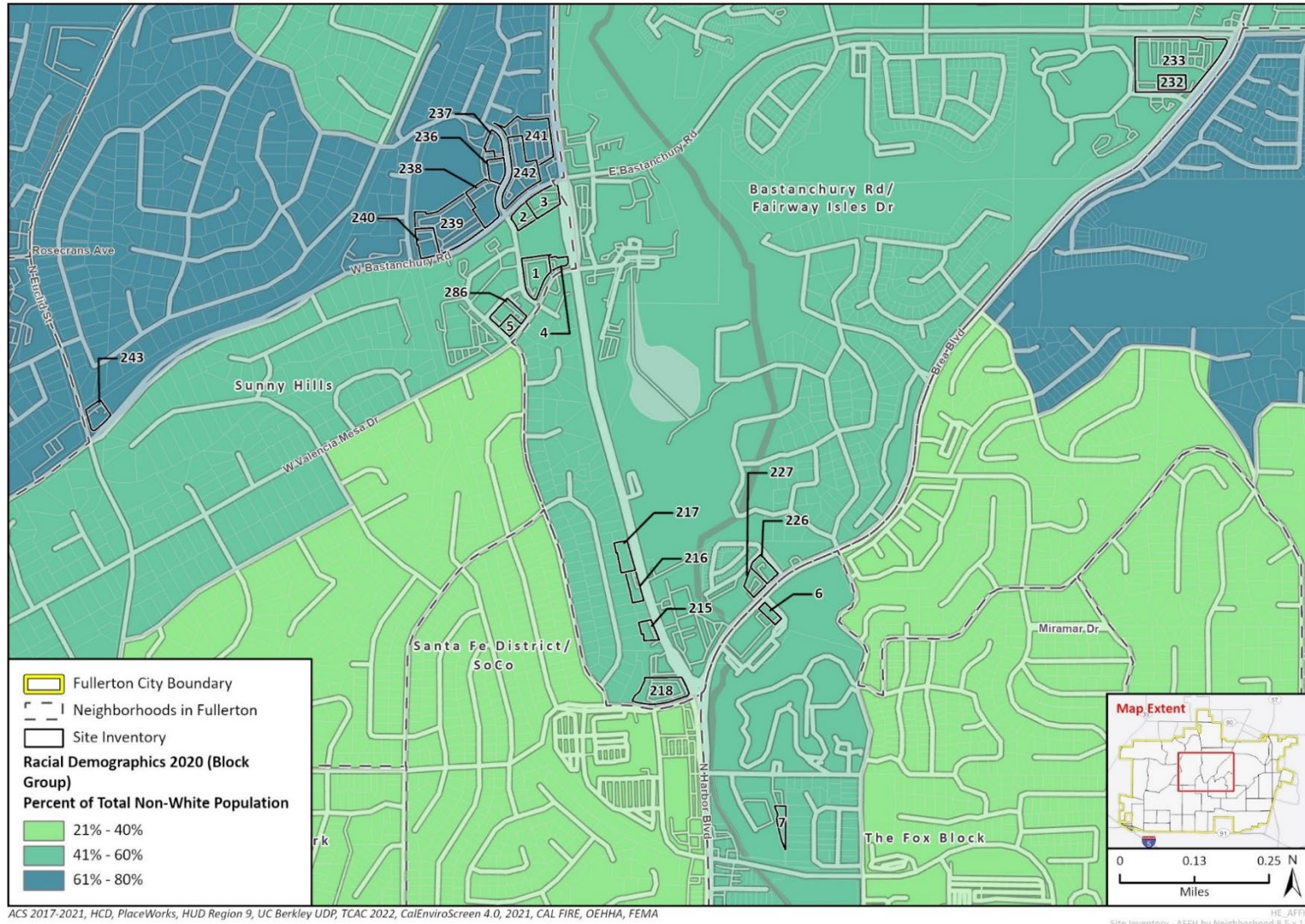




Figure E-84 Housing Opportunity Sites by Racially Concentrated Areas of Affluence (Craig Park, Acacia Park, Artisan Walk, Deerpark Dr/Sherwood Ave)

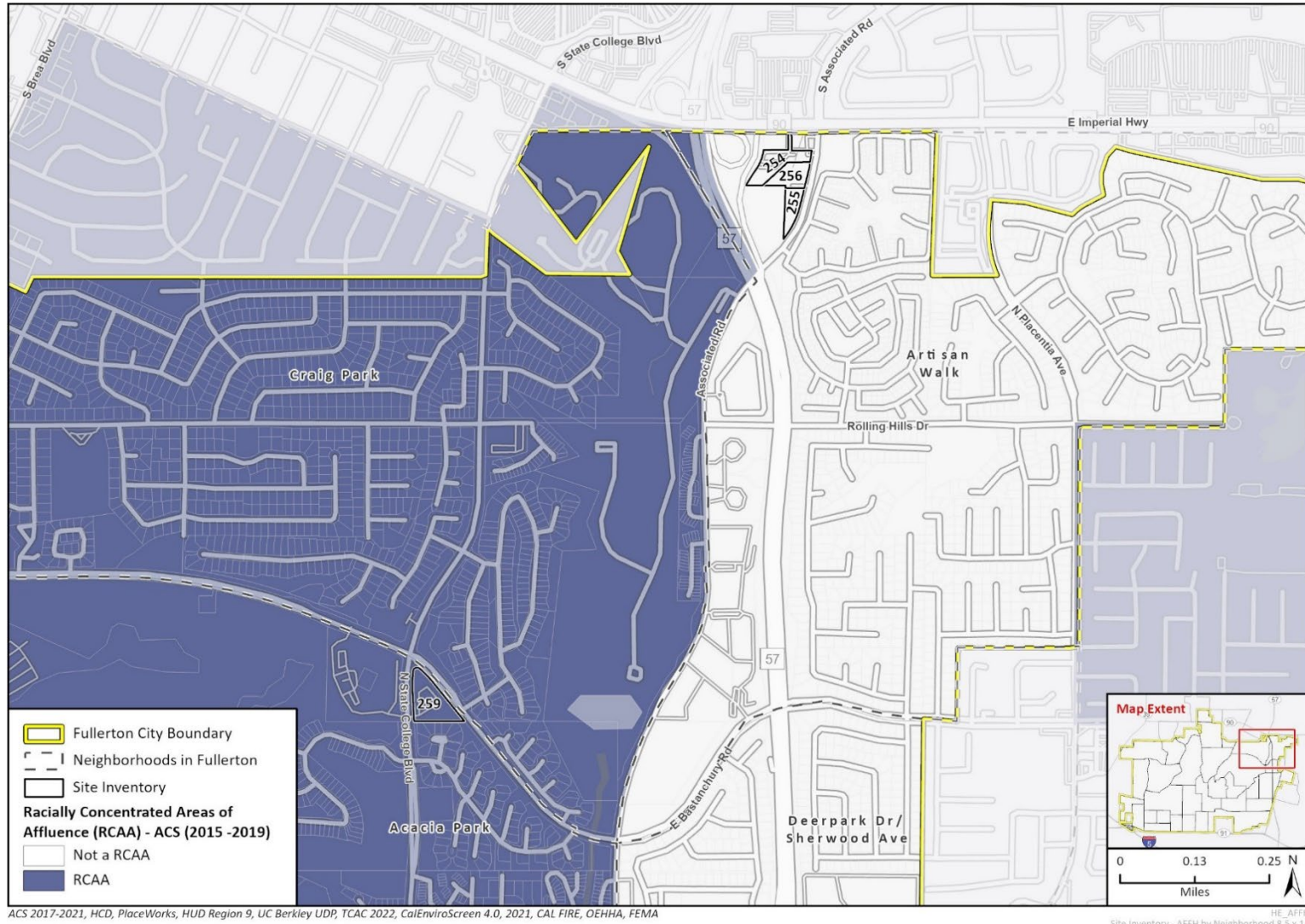
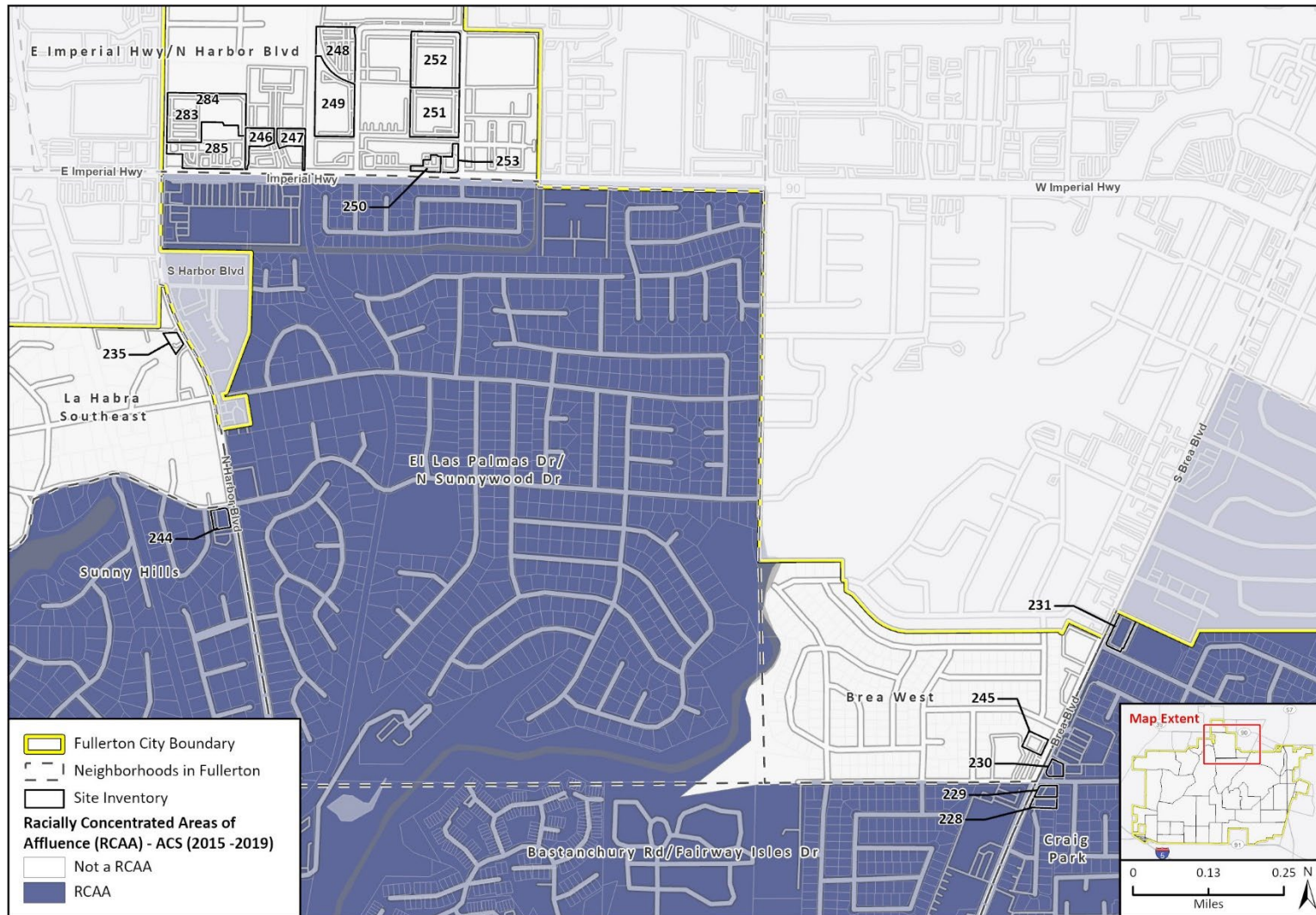




Figure E-85 Housing Opportunity Sites by Racially Concentrated Areas of Affluence (E Imperial Hwy/N Harbor Blvd, La Habra Southeast, Sunny Hills, El Las Palmas Dr/N Sunnywood Dr)

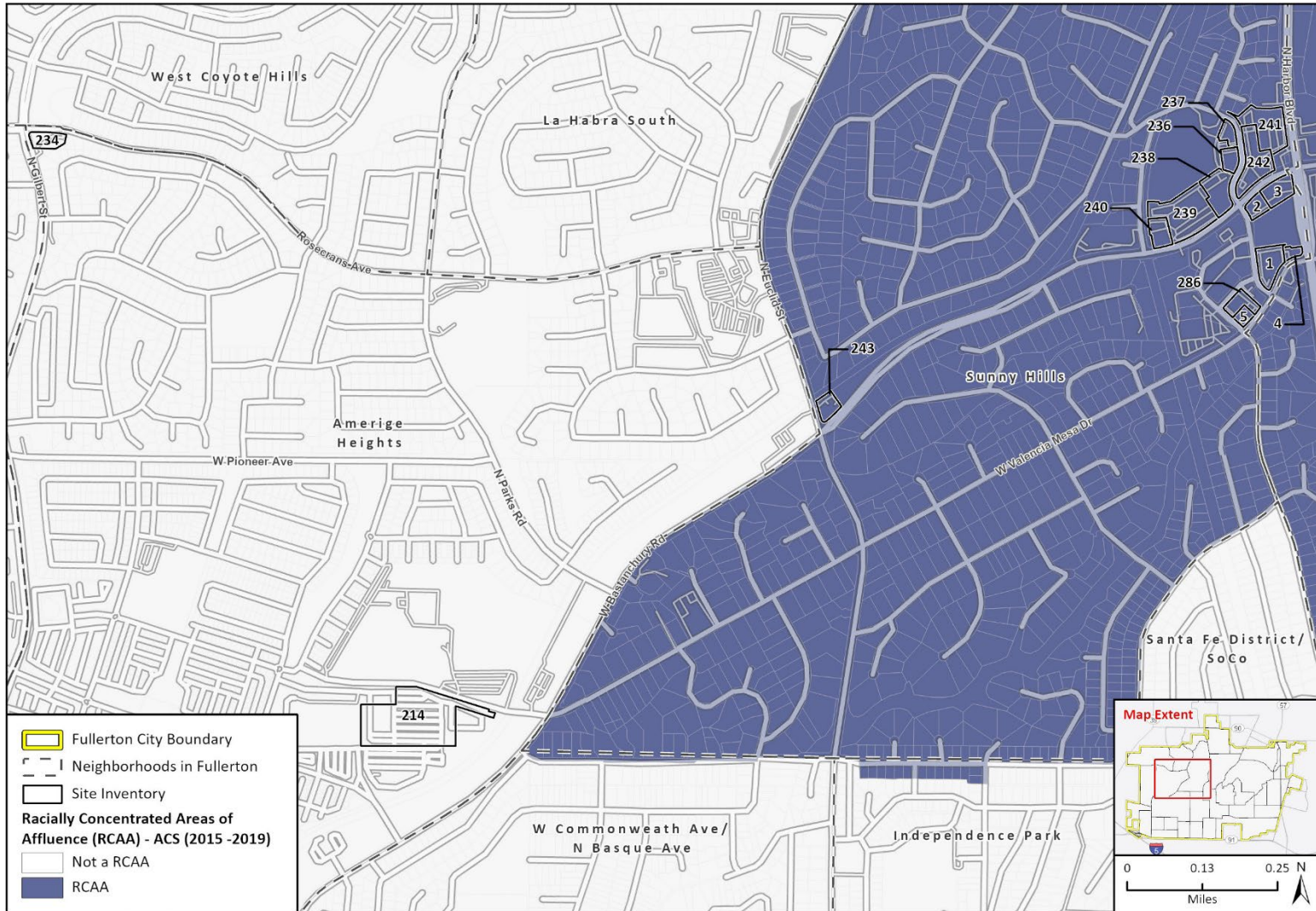


ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-86 Housing Opportunity Sites by Racially Concentrated Areas of Affluence (West Coyote Hills, Amerige Heights, La Habra South, W Commonwealth Ave/N Masque Ave, Independence Park, Sunny Hills, Santa Fe Distric/SoCo)



ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-87 Housing Opportunity Sites by Racially Concentrated Areas of Affluence (Artesia Blvd/N Gilbert St, Valencia Park, W Valencia Dr/Courtney Ave, Gilbert Park, W Commonwealth Ave/N Basque Ave, W Oak Ave/Lambert Dr, Nicolas Park)



ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-88 Housing Opportunity Sites by Racially Concentrated Areas of Affluence (Nutwood Ave/N Mountain View Pl, California State University Fullerton, Bradford Park, Deerpark Dr/Sherwood Ave)

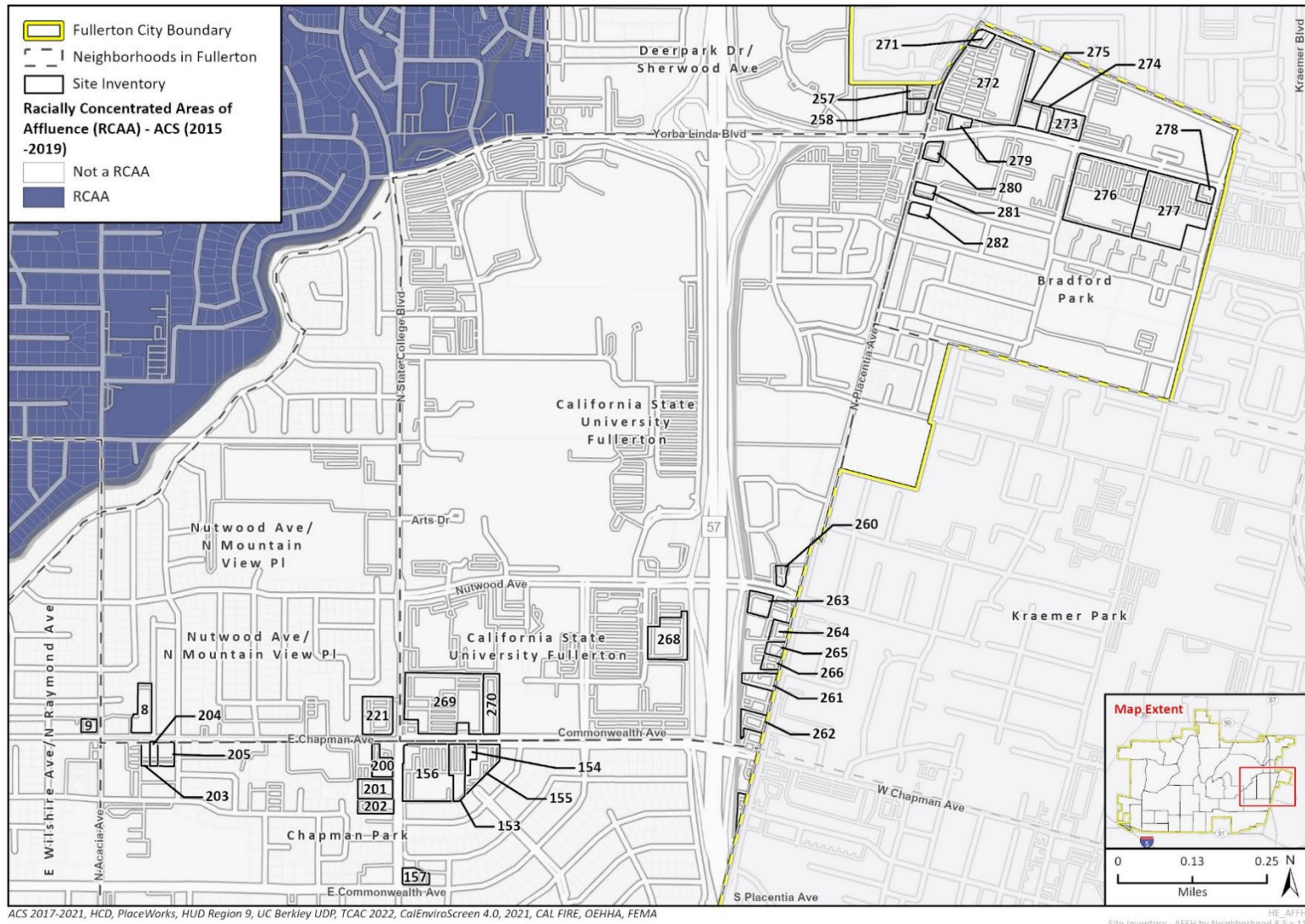
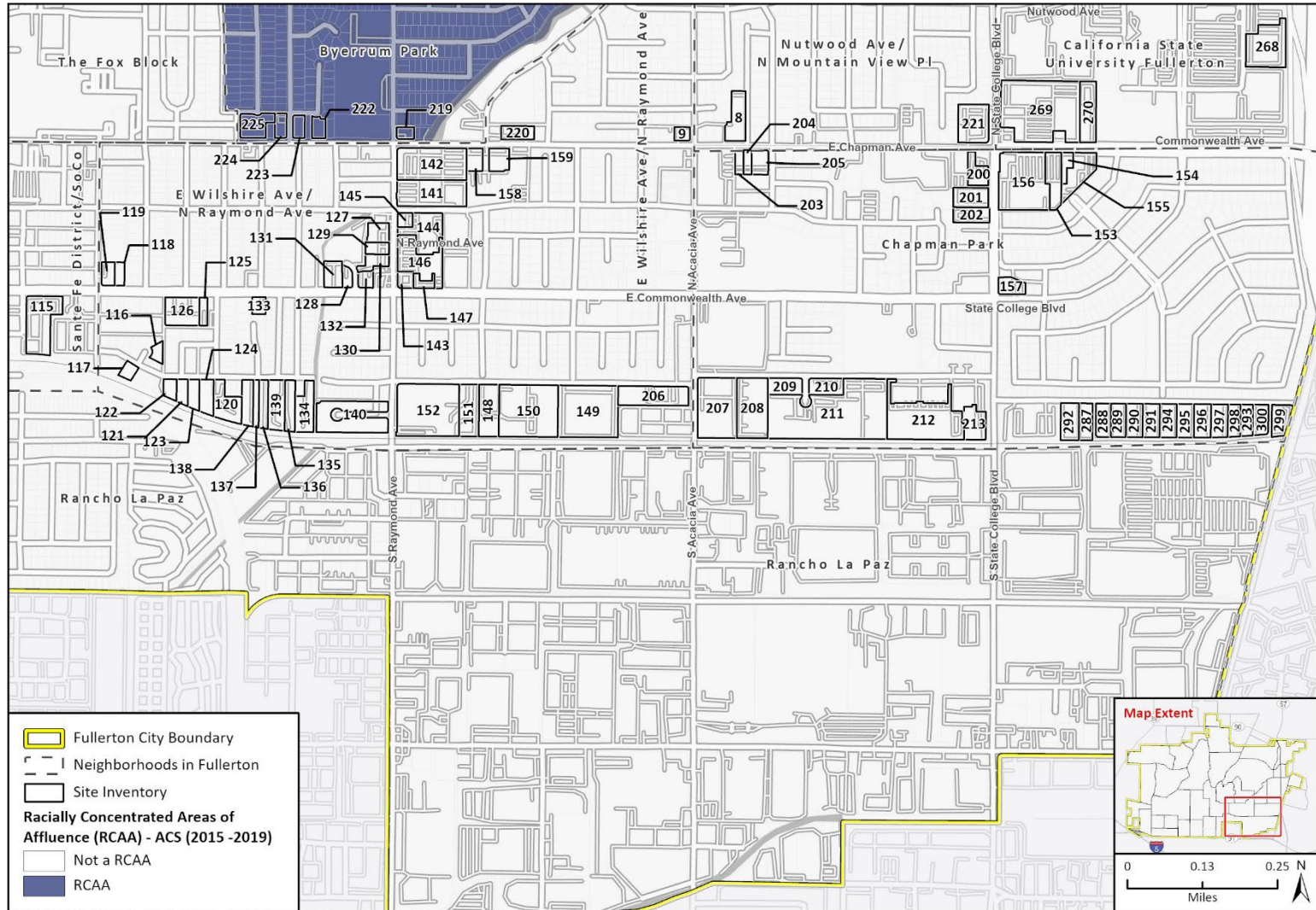




Figure E-89 Housing Opportunity Sites by Racially Concentrated Areas of Affluence (The Fox Block, Byerrum Park, Rancho La Paz, Nutwood Ave/N Mountain View Pl, Chapman Park, California State University Fullerton)

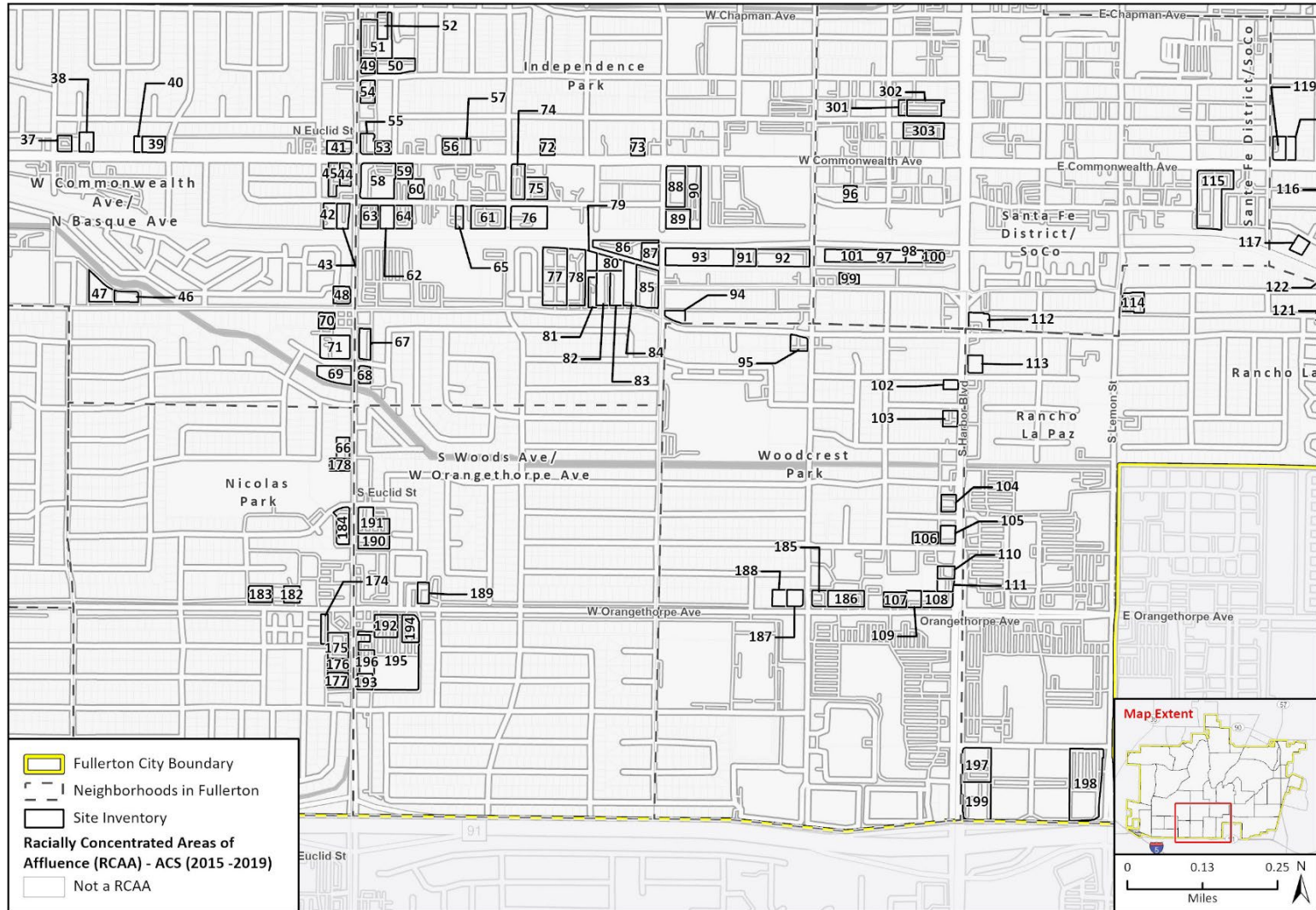


ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-90 Housing Opportunity Sites by Racially Concentrated Areas of Affluence (W Commonwealth Ave/N Basque Ave, Nicolas Park, Independence Park, S Wood Ave/W Orangethorpe Ave, Woodcrest Park, Rancho La Paz, Santa Fe District/SoCo)

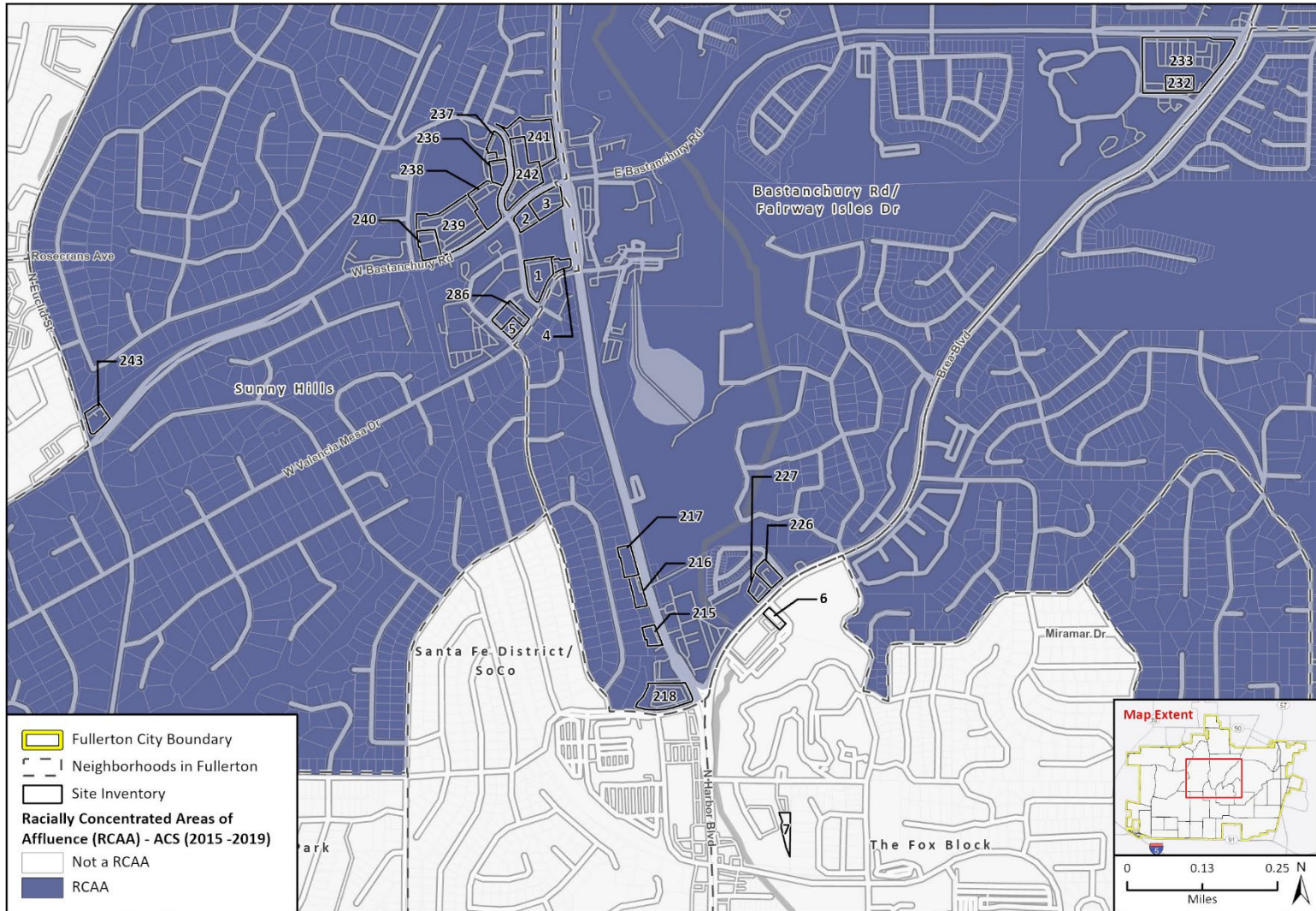


ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-91 Housing Opportunity Sites by Racially Concentrated Areas of Affluence (Sunny Hills, Santa Fe District/SoCo, Bastanchury Rd/Fairway Isles Dr, The Fox Block)



ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-92 Housing Opportunity Sites by Displacement Risk (Craig Park, Acacia Park, Artisan Walk, Deerpark Dr/Sherwood Ave)

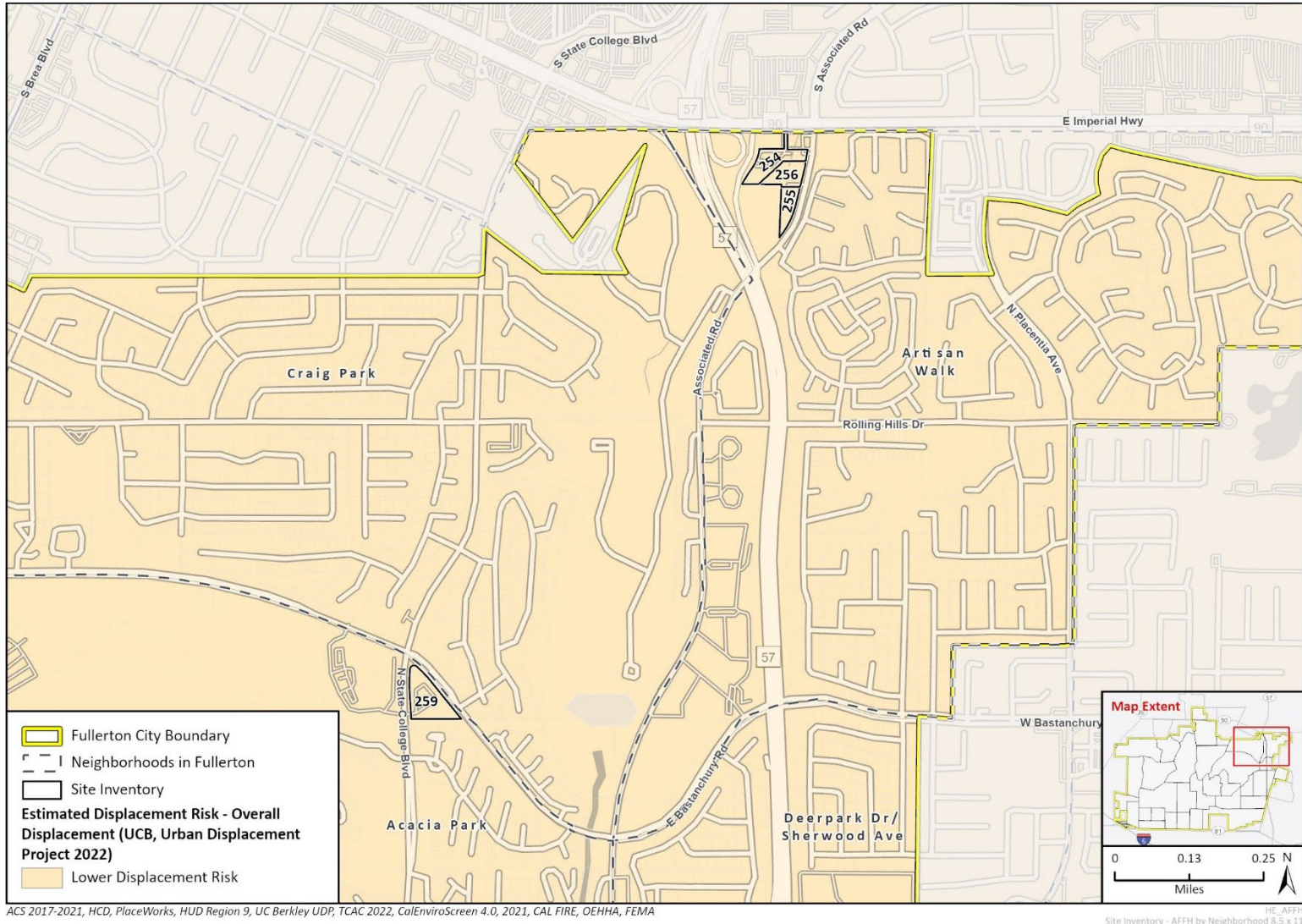




Figure E-93 Housing Opportunity Sites by Displacement Risk (E Imperial Hwy/N Harbor Blvd, La Habra Southeast, Sunny Hills, El Las Palmas Dr/N Sunnywood Dr)

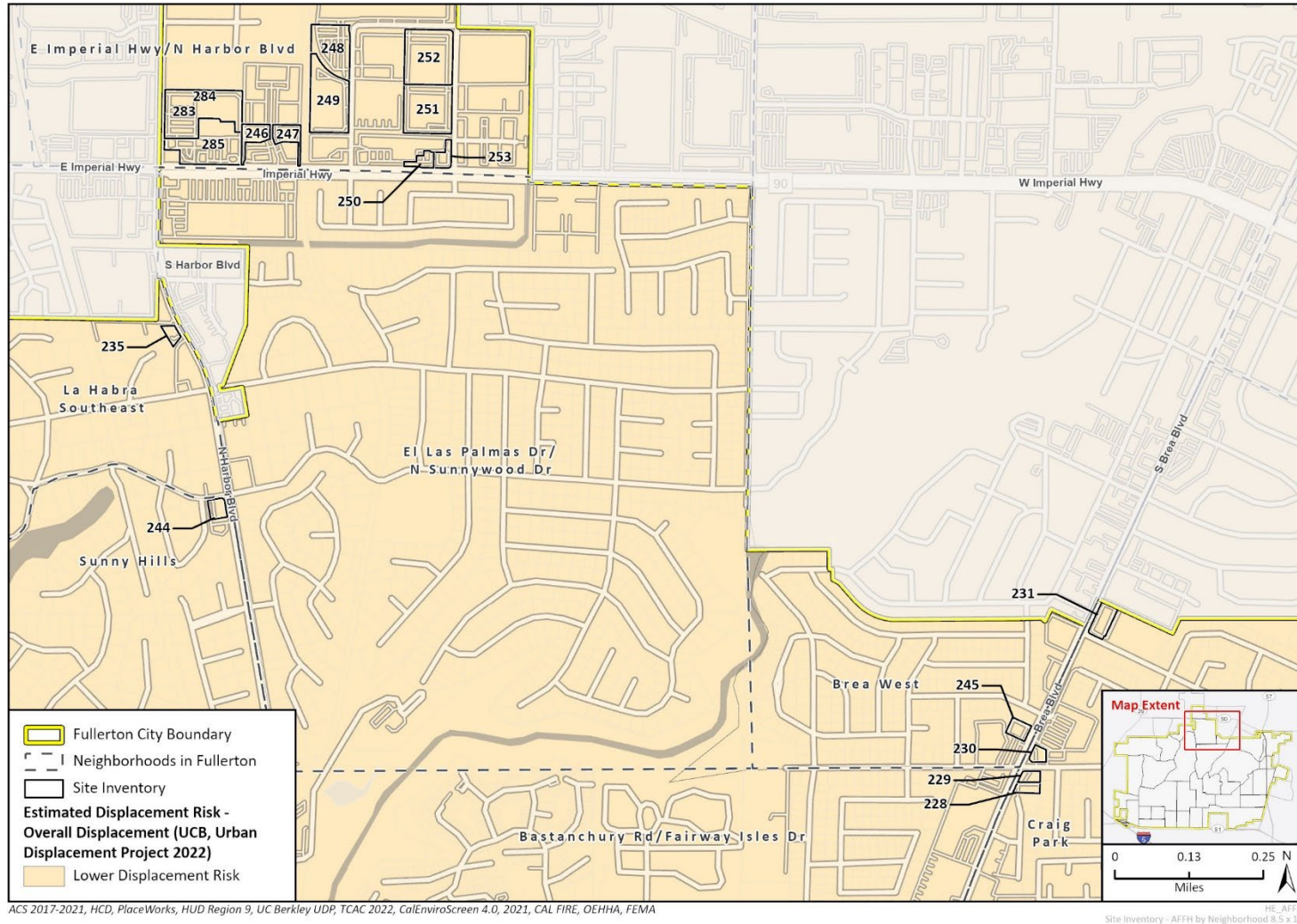
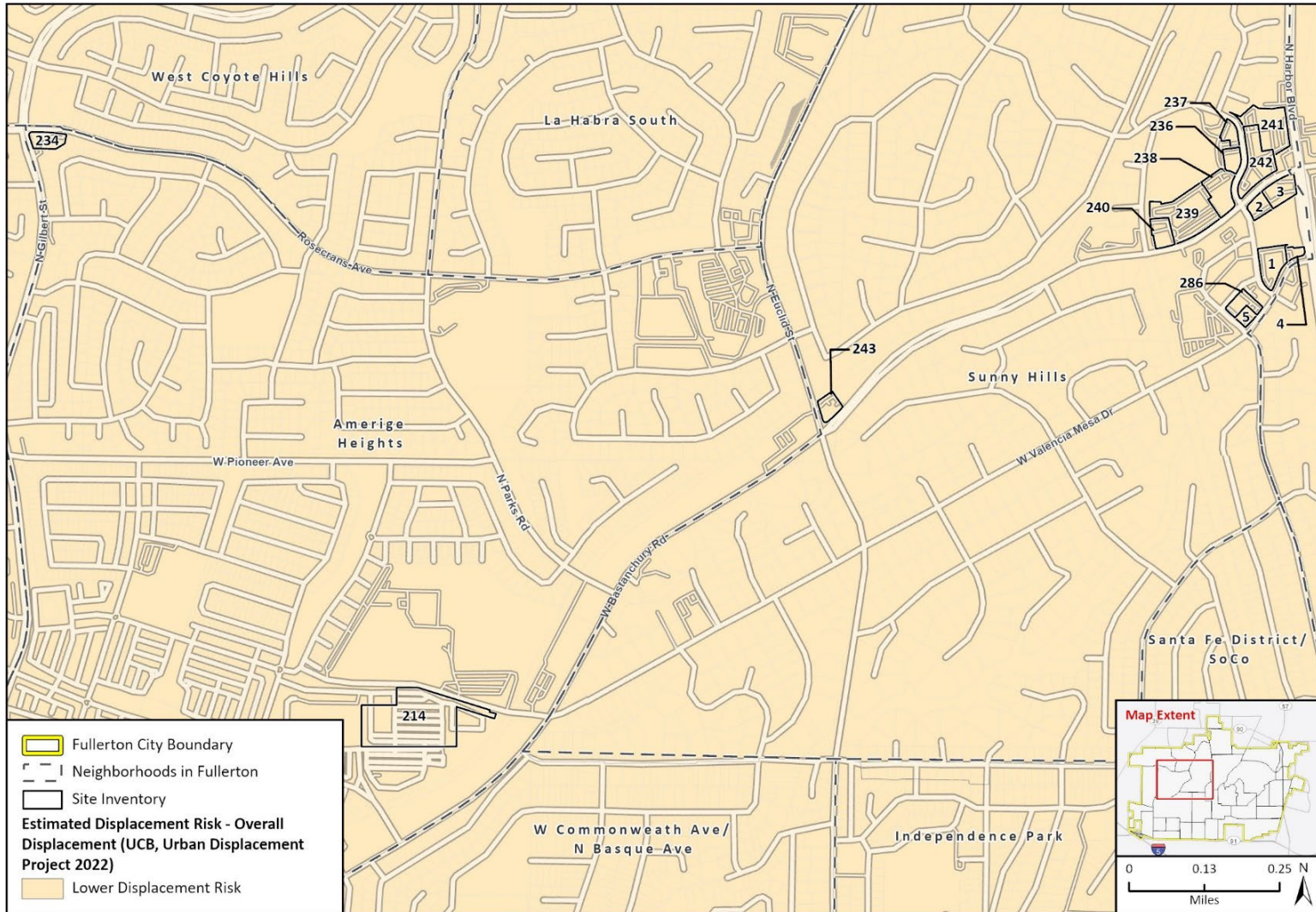




Figure E-94 Housing Opportunity Sites by Displacement Risk (West Coyote Hills, Amerige Heights, La Habra South, W Commonwealth Ave/N Masque Ave, Independence Park, Sunny Hills, Santa Fe Distric/SoCo)

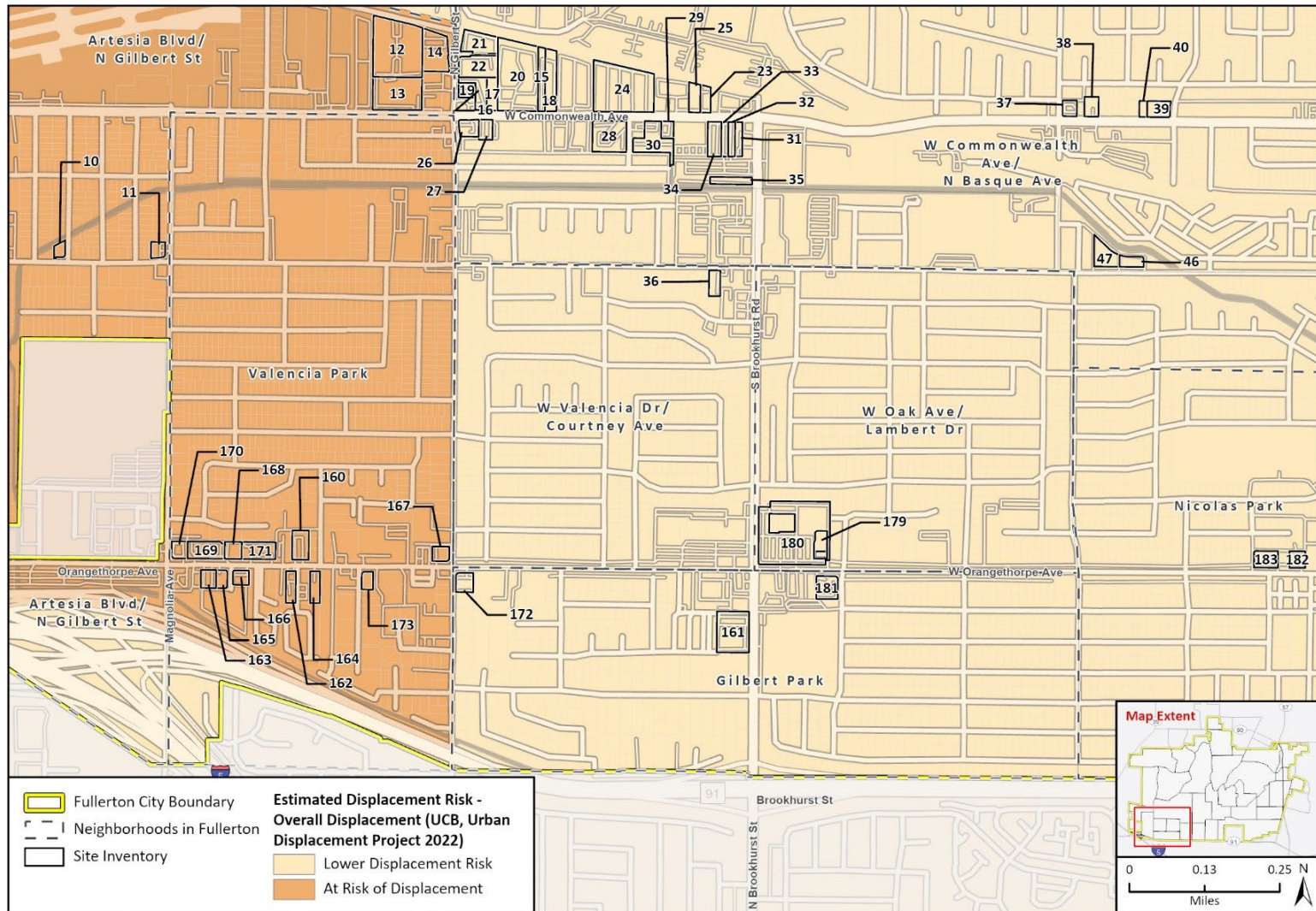


ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-95 Housing Opportunity Sites by Displacement Risk (Artesia Blvd/N Gilbert St, Valencia Park, W Valencia Dr/Courtney Ave, Gilbert Park, W Commonwealth Ave/N Basque Ave, W Oak Ave/Lambert Dr, Nicolas Park)



ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-96 Housing Opportunity Sites by Displacement Risk (Nutwood Ave/N Mountain View Pl, California State University Fullerton, Bradford Park, Deerpark Dr/Sherwood Ave)

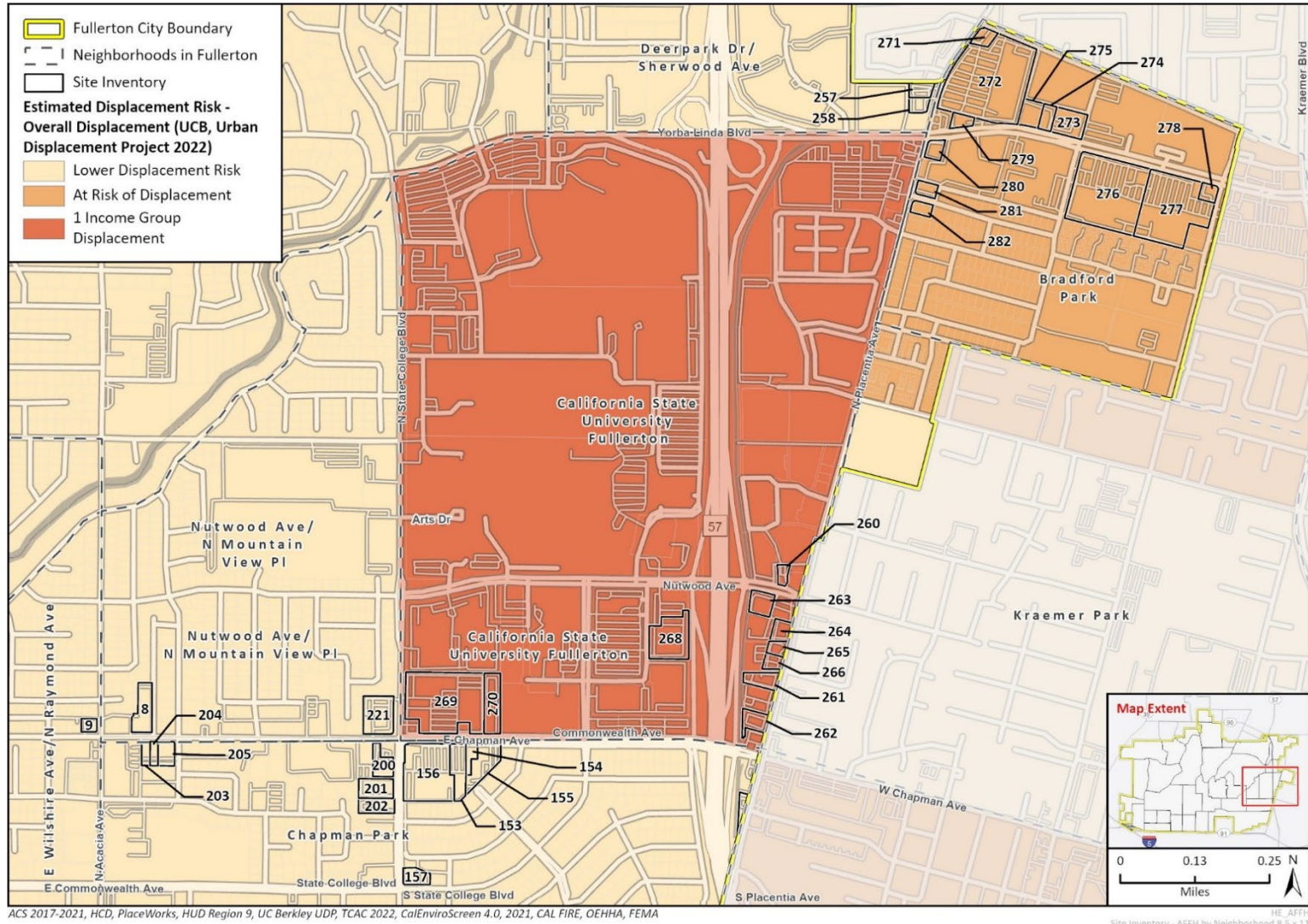




Figure E-97 Housing Opportunity Sites by Displacement Risk (The Fox Block, Byerrum Park, Rancho La Paz, Nutwood Ave/N Mountain View Pl, Chapman Park, California State University Fullerton)

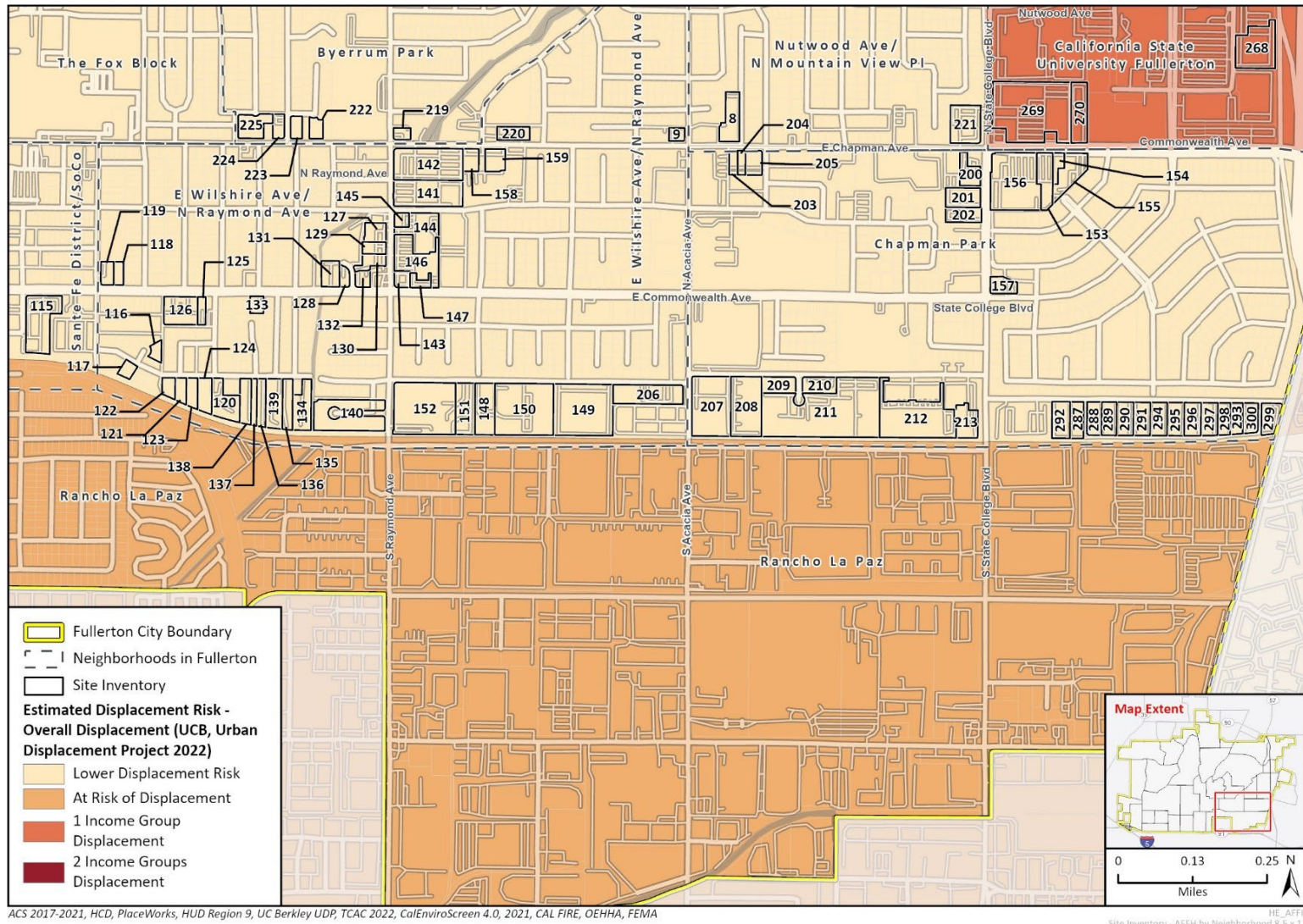
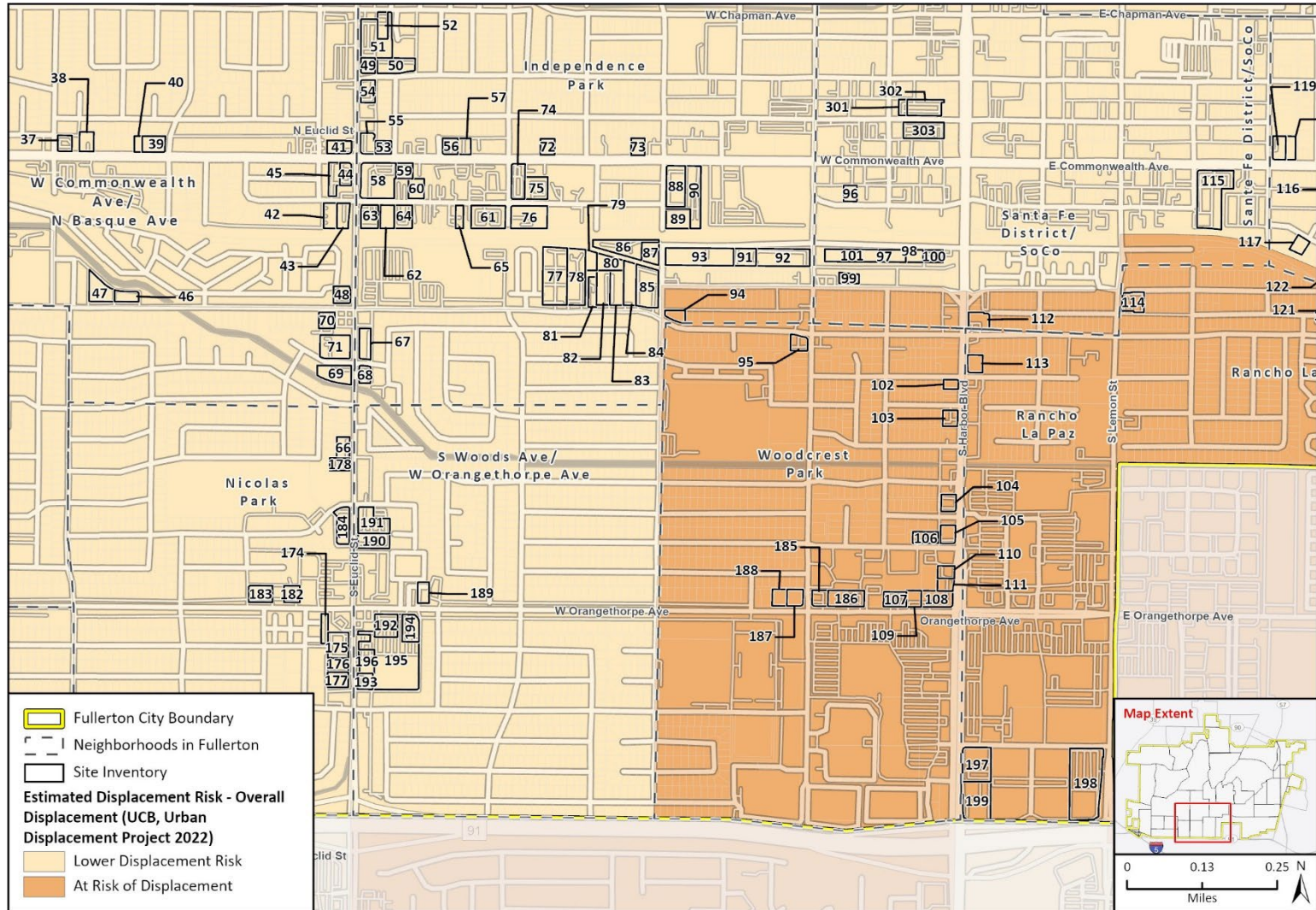




Figure E-98 Housing Opportunity Sites by Displacement Risk (W Commonwealth Ave/N Basque Ave, Nicolas Park, Independence Park, S Wood Ave/W Orangethorpe Ave, Woodcrest Park, Rancho La Paz, Santa Fe District/SoCo)

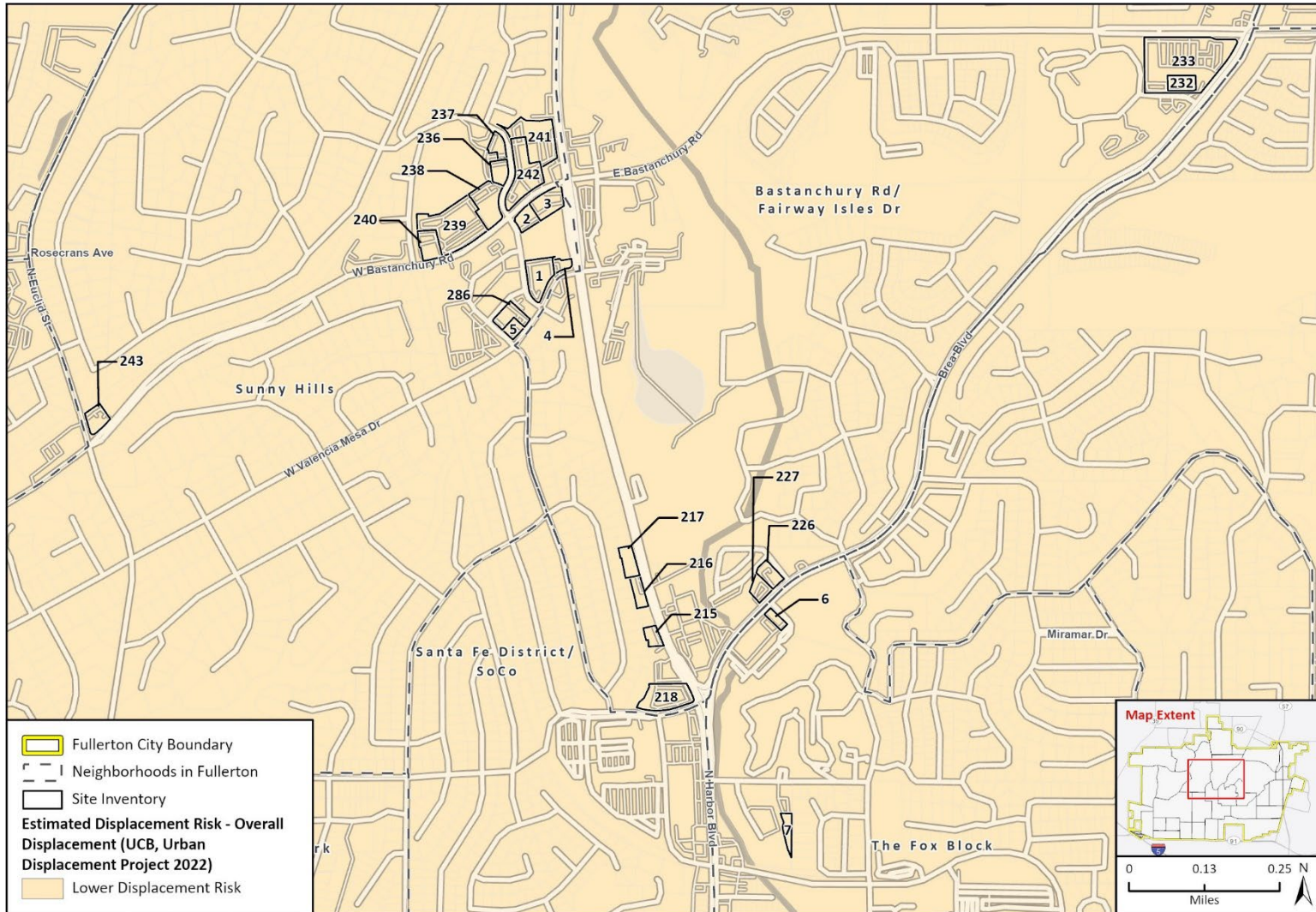


ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-99 Housing Opportunity Sites by Displacement Risk (Sunny Hills, Santa Fe District/SoCo, Bastanchury Rd/Fairway Isles Dr, The Fox Block)



ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-100 Housing Opportunity Sites by CalEnviroScreen Score (Craig Park, Acacia Park, Artisan Walk, Deerpark Dr/Sherwood Ave)

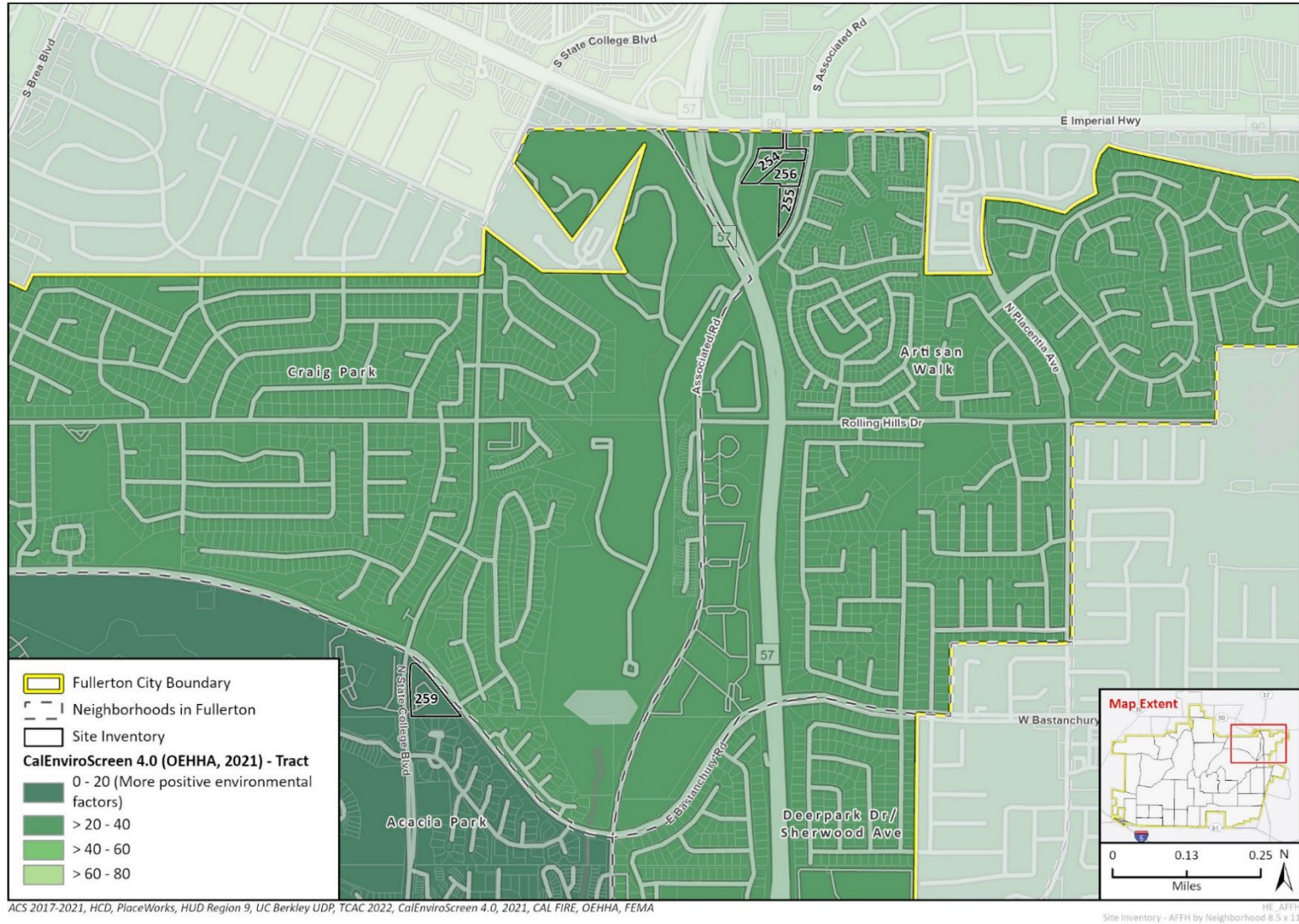
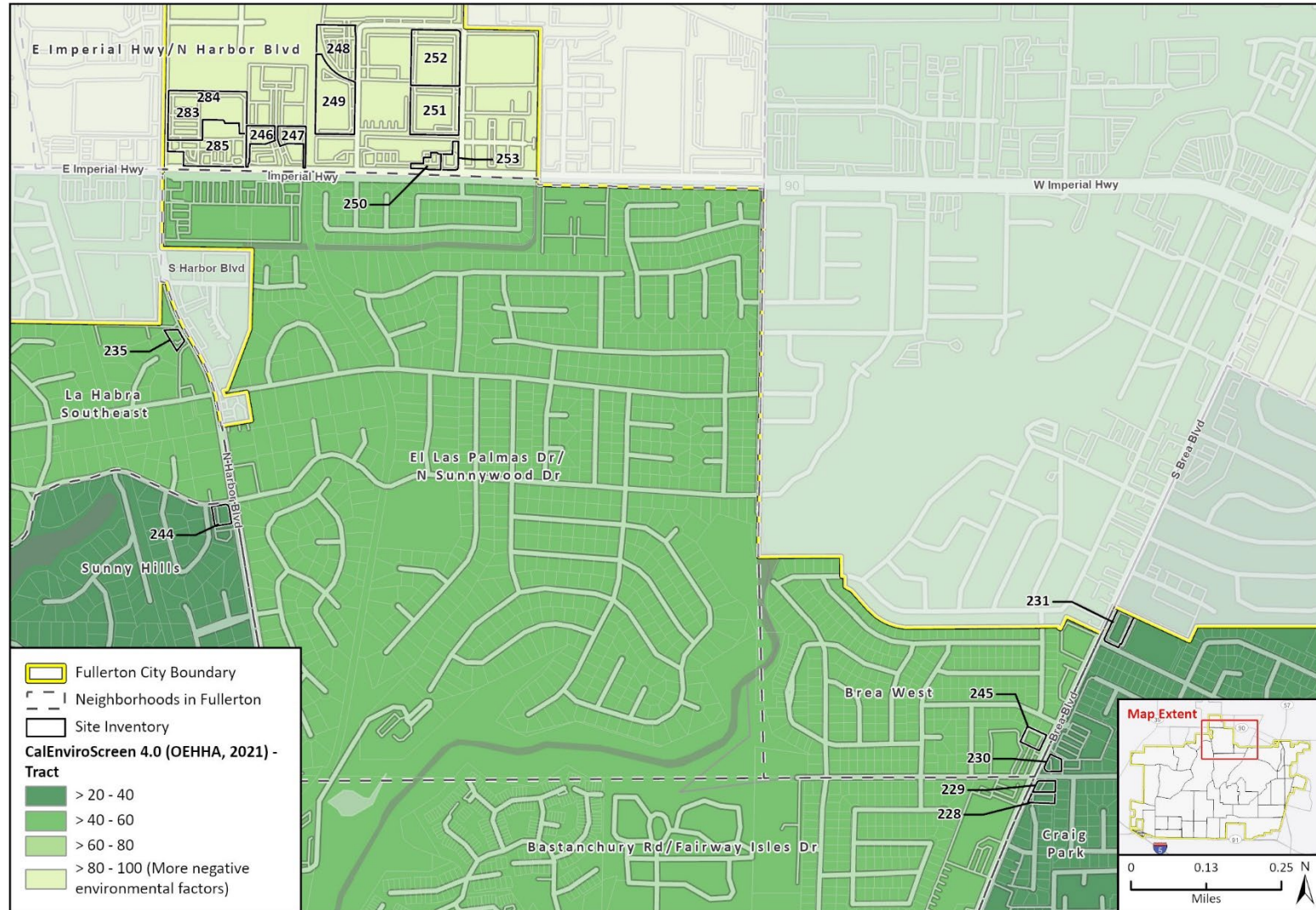




Figure E-101 Housing Opportunity Sites by CalEnviroScreen Score (E Imperial Hwy/N Harbor Blvd, La Habra Southeast, Sunny Hills, El Las Palmas Dr/N Sunnywood Dr)



ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

HE AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-102 Housing Opportunity Sites by CalEnviroScreen Score (West Coyote Hills, Amerige Heights, La Habra South, W Commonwealth Ave/N Masque Ave, Independence Park, Sunny Hills, Santa Fe Distric/SoCo)

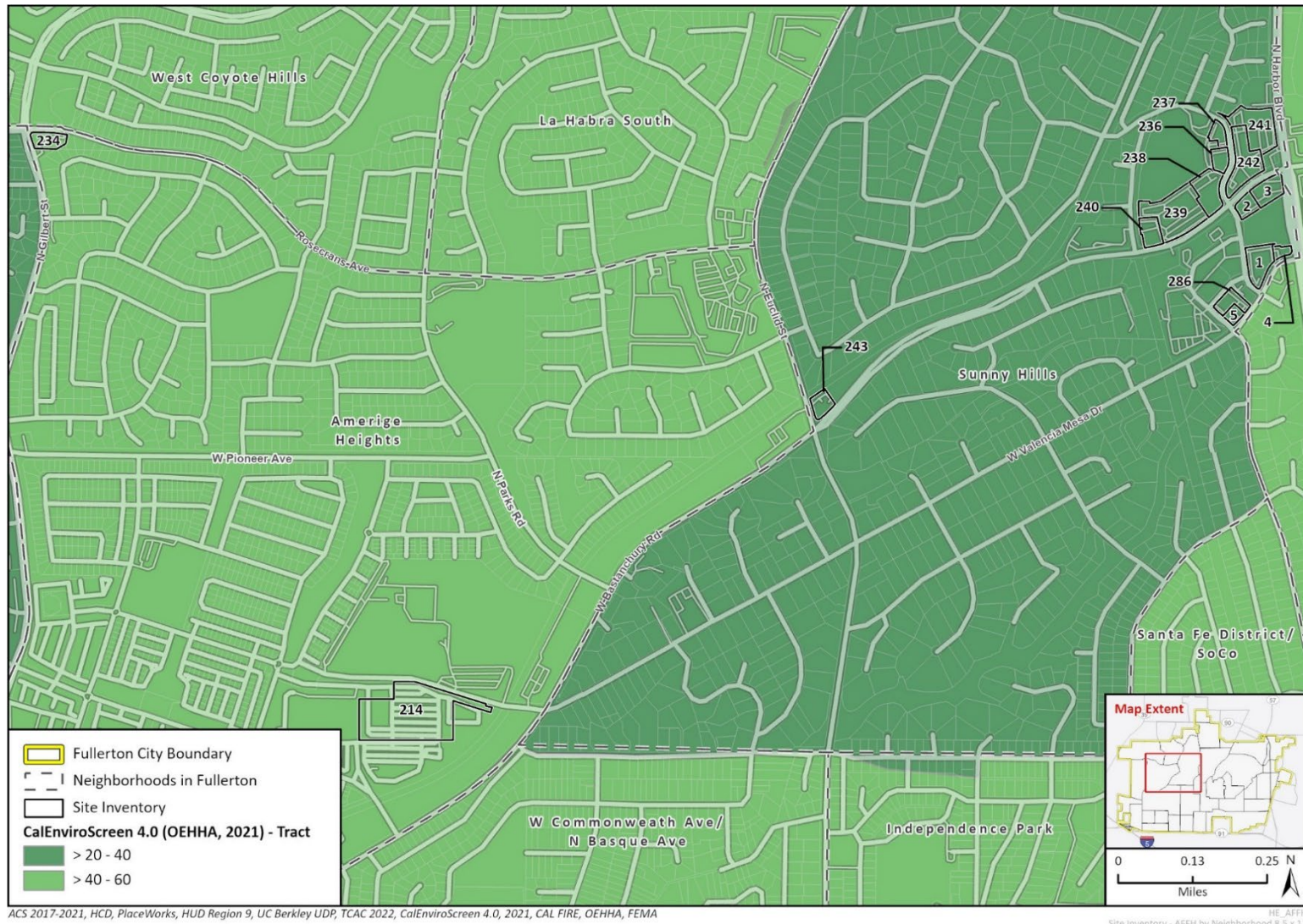
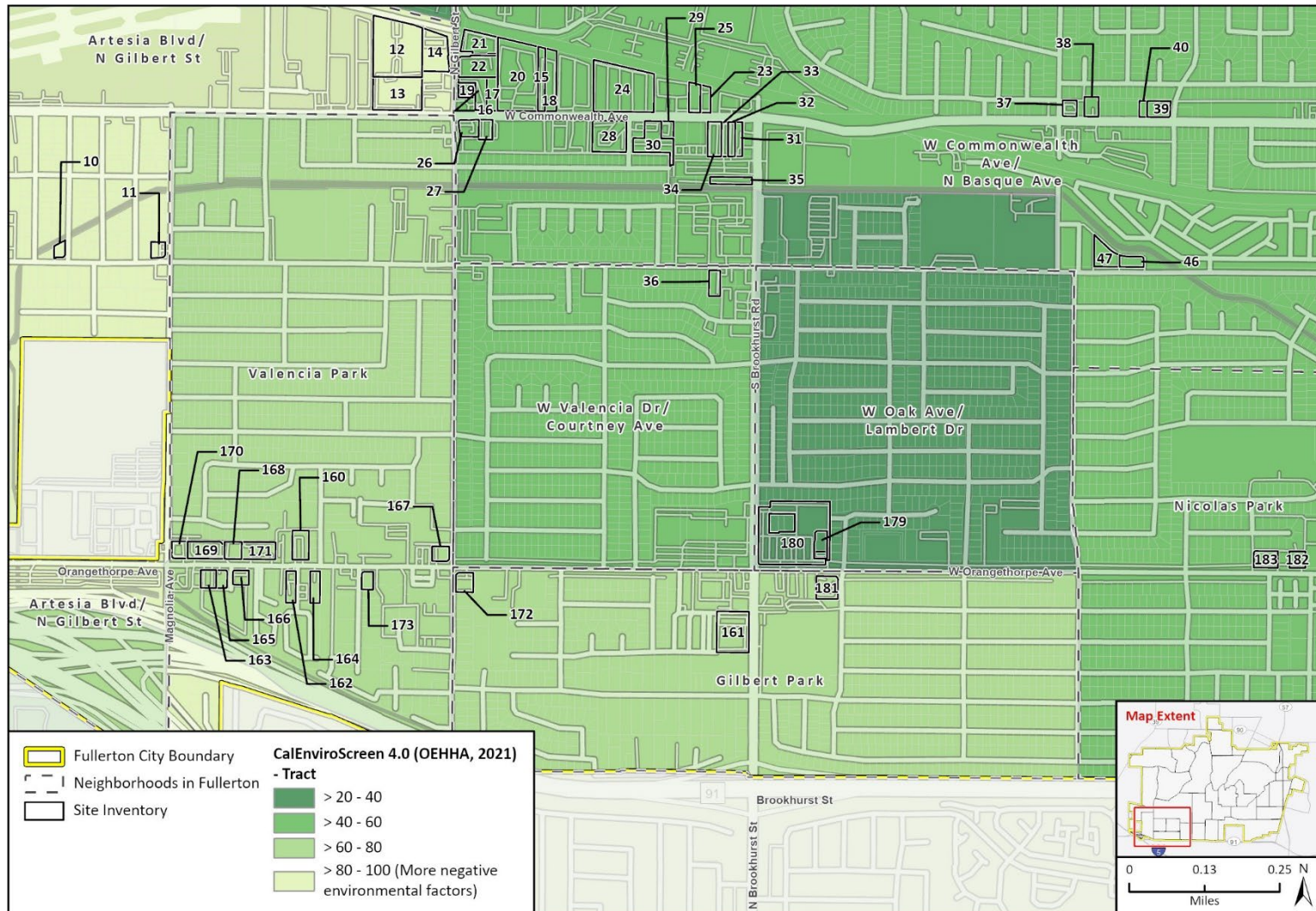




Figure E-103 Housing Opportunity Sites by CalEnviroScreen Score (Artesia Blvd/N Gilbert St, Valencia Park, W Valencia Dr/Courtney Ave, Gilbert Park, W Commonwealth Ave/N Basque Ave, W Oak Ave/Lambert Dr, Nicolas Park)

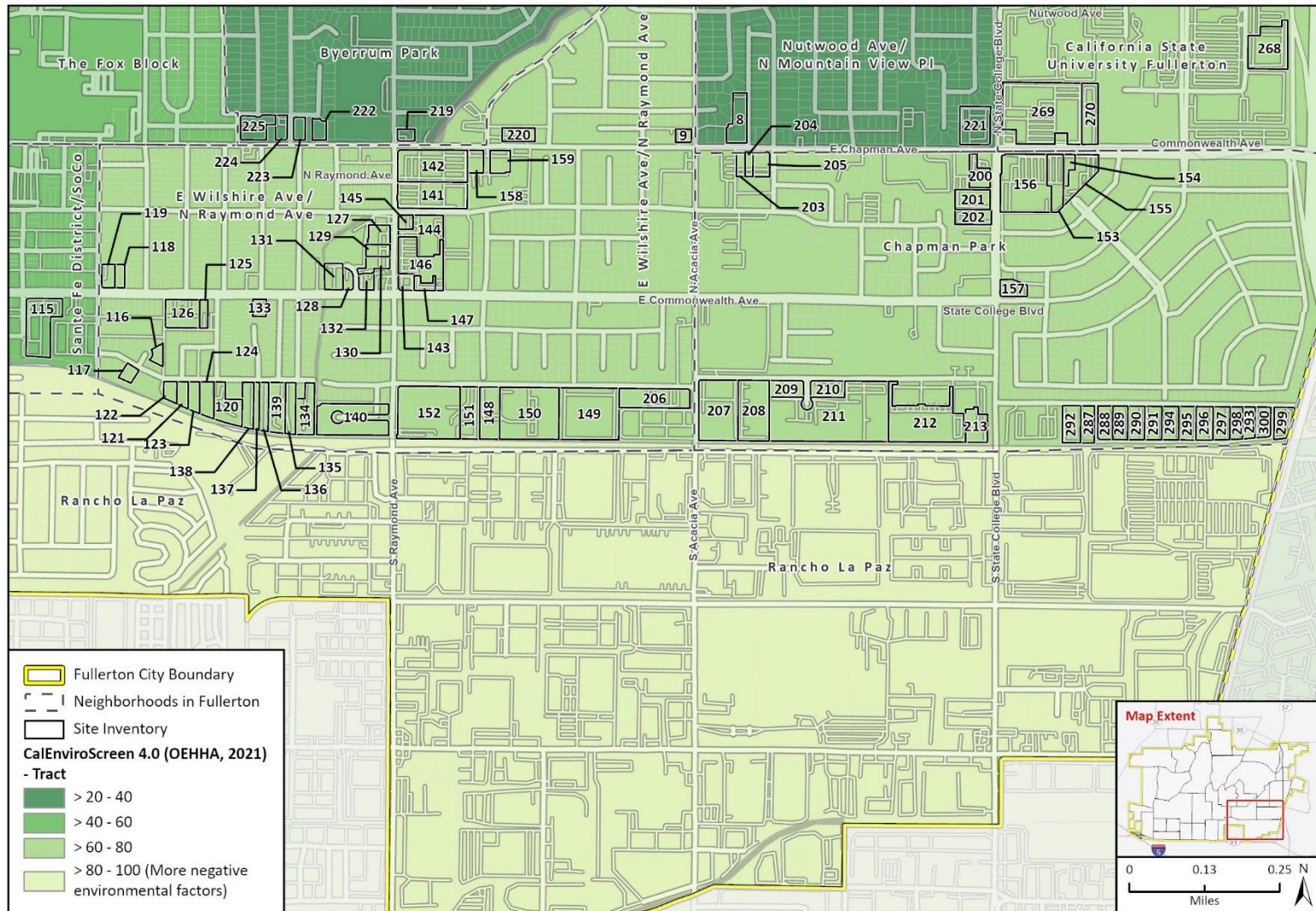


ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-105 Housing Opportunity Sites by CalEnviroScreen Score (The Fox Block, Byerrum Park, Rancho La Paz, Nutwood Ave/N Mountain View Pl, Chapman Park, California State University Fullerton)

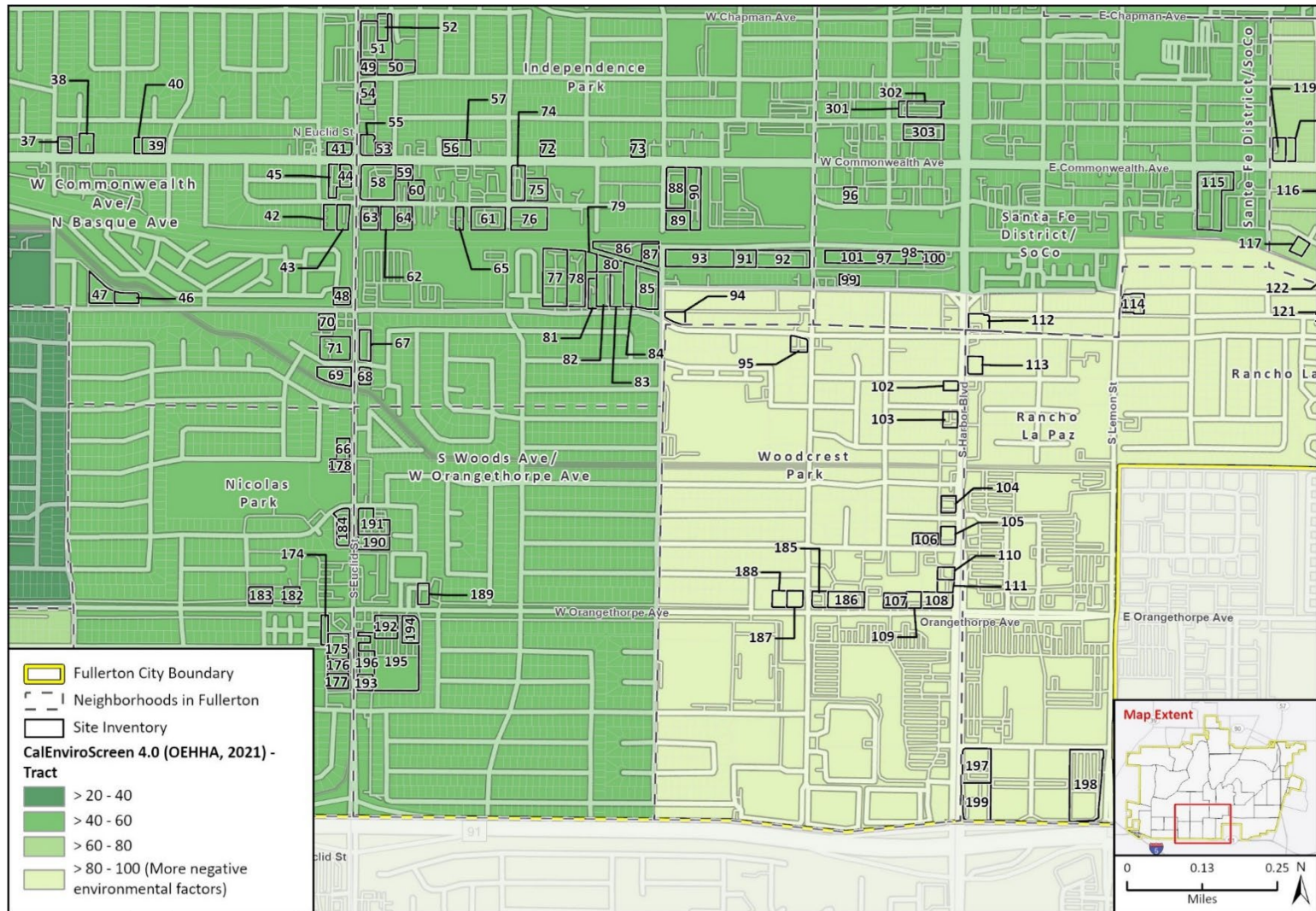


ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-106 Housing Opportunity Sites by CalEnviroScreen Score (W Commonwealth Ave/N Basque Ave, Nicolas Park, Independence Park, S Wood Ave/W Orangethorpe Ave, Woodcrest Park, Rancho La Paz, Santa Fe District/SoCo)

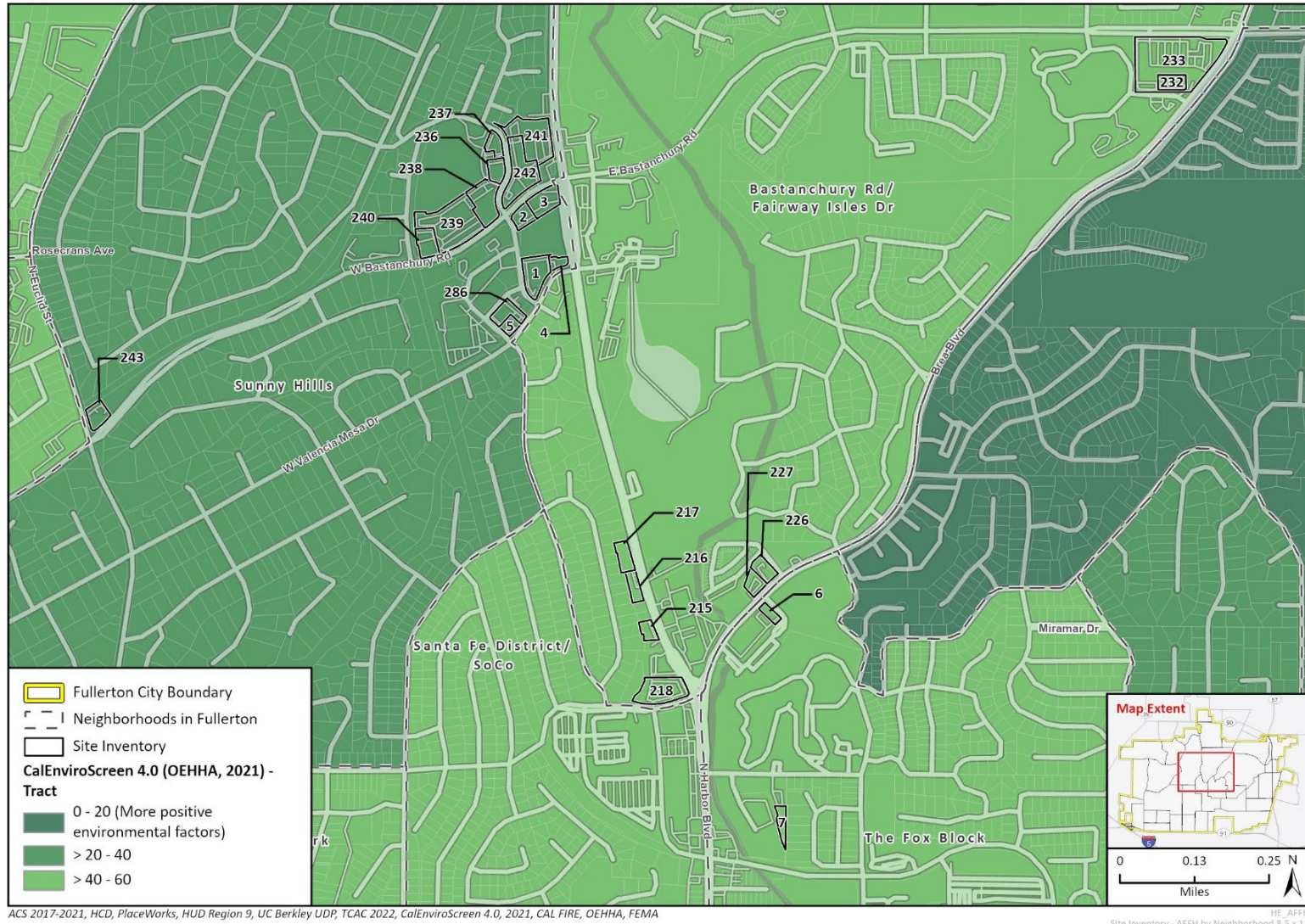


ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHA, FEMA

HE_AFFH
Site Inventory - AFFH by Neighborhood 8.5 x 11



Figure E-107 Housing Opportunity Sites by CalEnviroScreen Score (Sunny Hills, Santa Fe District/SoCo, Bastanchury Rd/Fairway Isles Dr, The Fox Block)





Sites Analysis Summary Data

Table E-13 summarizes the Site Inventory by development priority area, sites, number of units by income level, and census tract characteristics.

E.18 Contributing Factors and Meaningful Actions

State law (AB 686) requires identification and prioritization of contributing factors to fair housing issues based on all the previously required analysis. This identification and prioritization must give highest priority to factors that limit or deny fair housing choice or access to opportunity or negatively impact fair housing or civil rights. AB 686 also requires identification of metrics or quantified objectives and milestones for determining what fair housing results will be achieved. Meaningful actions must be taken in concert with each other and address the following:

- Significant Disparities in Housing Needs and in Access to Opportunity
- Replacing Segregated Living Patterns with Truly Integrated and Balanced Living Patterns
- Transforming R/ECAP into Areas of Opportunity
- Fostering and Maintaining Compliance with Civil Rights and Fair Housing Laws³⁹

This section lists contributing factors that create, perpetuate, or increase the severity of one or more fair housing issues that were identified in the AI, community outreach, and the analysis in this document. Table E-14 summarizes the identified fair housing issues, contributing factors to these issues, and meaningful actions the City will undertake to affirmatively further fair housing for special needs, racial/ethnic minority, and low-income residents.

E.18.1 Fair Housing Enforcement and Outreach Capacity

The following contributing factors to inadequate fair housing enforcement and outreach include:

- Lack of local private fair housing outreach and enforcement
- Lack of local public fair housing enforcement
- Lack of resources for fair housing agencies and organizations to conduct more rigorous testing and audits, outreach, training, public education campaigns.
- Lack of funding for consumer rights and responsibility education on Fair Lending practices and identification of predatory lending practices.
- Lack of language access

Although Fullerton residents are served by the Fair Housing Foundation, fair housing resources are limited due to available funding. Additionally, as stated in the AI, the size of the federal Fair Housing Initiatives Program, the primary funding program for fair housing organizations, has failed to keep up with inflation, reducing the capacity of fair housing organizations over time. In order to meet the needs of residents of a large and diverse county, local fair housing agencies and organizations require greater levels of resourcing.

³⁹ HCD. 2021. Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements. April 2021 Update. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf



Table E-13 Site Inventory by Census Tract Characteristics

Neighborhood and Census Tract	Number of Existing Households	Site Inventory Capacity (Units)			Percent Non-White	Median Household Income	Percent LMI Households	AFFH Indicators				
		Low-Income	Moderate-Income	Above Moderate-Income				TCAC Opportunity Area	Percent Overpayment by Renters	Percent Overcrowded Households	Displacement Sensitivity	CalEnviroScreen Percentile
Acacia Park												
6059001602	1,701	85	35	35	55.51%	\$137,869	19.94%	Highest Resource	51.1%	0.59%	Lower Risk	29.33
Amerige Heights												
6059001704	2,411	272	119	121	94.11%	\$137,202	34.57%	Highest Resource	49.9%	3.28%	Lower Risk	55.61
Artesia Blvd/N Gilbert St												
6059001801	1,659	206	116	118	75.53%	\$56,169	70.21%	Low Resource	60%	11.51%	At Risk	90.45
Artisan Walk												
6059011707	2,437	39	44	47	41.76%	\$92,593	39.02%	Highest Resource	61.2%	1.07%	Lower Risk	66.63
Bastanchury Rd/Fairway Isles Dr												
6059001601	1,559	250	135	140	51.25%	\$105,801	34.74%	Highest Resource	56.8%	3.85%	Lower Risk	90.09
Bradford Park												
6059011711	2,425	659	529	536	86.61%	\$64,961	70.33%	High Resource	63.9%	6.93%	At Risk	60.16
Brea West												
6059001503	1,811	1	5	6	46.43%	\$98,157	40.82%	High Resource	60.5%	5.58%	Lower Risk	93.06
Byerrum Park												
6059011402	979	6	27	31	38.36%	\$127,847	19.7%	High Resource	31.4%	1.23%	Lower Risk	48.39



City of Fullerton
Housing Element

Neighborhood and Census Tract	Number of Existing Households	Site Inventory Capacity (Units)					AFFH Indicators					
		Low-Income	Moderate-Income	Above Moderate-Income	Percent Non-White	Median Household Income	Percent LMI Households	TCAC Opportunity Area	Percent Overpayment by Renters	Percent Overcrowded Households	Displacement Sensitivity	CalEnviroScreen Percentile
California State University Fullerton												
6059011504	1,795	220	175	180	59.36%	\$46,992	70.91%	Moderate Resource	79.3%	3.90%	1 Income Group Displacement	61.84
Chapman Park												
6059011502	1,633	543	571	580	65.70%	\$76,458	67.46%	High Resource	52.9%	7.23%	Lower Risk	95.26
Craig Park												
6059001505	2,349	5	22	25	53.68%	\$132,932	36.79%	High Resource	63.8%	8.05%	Lower Risk	62.60
Deerpark Dr/Sherwood Ave												
6059011708	1,695	22	9	11	59.70%	\$82,614	61.28%	Moderate Resource	54.2%	6.73%	Lower Risk	57.62
E Imperial Hwy/N Harbor Blvd												
6059001404	997	850	359	366	66.58%	\$81,602	70.47%	Low Resource	42.5%	12.14%	Lower Risk	95.00
E Wilshire Ave/ N Raymond Ave												
6059011403	1,922	482	599	623	60.96%	\$85,481	63.68%	Moderate Resource	57.3%	11.55%	Lower Risk	95.83
Gilbert Park												
6059001903	885	72	42	42	66.26%	\$98,819	42.9%	Low Resource	51.2%	9.72%	Lower Risk	80.49
Independence Park												
6059011102	1,188	2	9	11	68.24%	\$111,524	52.61%	Moderate Resource	60.2%	6.82%	Lower Risk	72.97



City of Fullerton
Housing Element

Neighborhood and Census Tract	Site Inventory Capacity (Units)						AFFH Indicators					
	Number of Existing Households	Low-Income	Moderate-Income	Above Moderate-Income	Percent Non-White	Median Household Income	Percent LMI Households	TCAC Opportunity Area	Percent Overpayment by Renters	Percent Overcrowded Households	Displacement Sensitivity	CalEnviroScreen Percentile
6059011200	1,667	552	374	399	57.18%	\$96,964	41.94%	Moderate Resource	42.8%	5.28%	Lower Risk	58.95
6059011601	2,240	1	4	5	73.77%	\$65,789	79.36%	Low Resource	68.1%	21.88%	At Risk	96.58
La Habra Southeast												
6059001705	1,387	1	4	5	60.17%	\$103,413	47.55%	High Resource	51.2%	3.89%	Lower Risk	89.04
Nicolas Park												
6059011101	1,339	42	48	57	67.25%	\$98,165	49.54%	Moderate Resource	42.9%	8.44%	Lower Risk	70.82
Nutwood Ave/N Mountain View Pl												
6059011503	553	6	31	32	44.46%	\$107,102	16.56%	High Resource	37.7%	4.52%	Lower Risk	48.46
Rancho La Paz												
6059011602	1,760	246	108	111	68.68%	\$65,192	75.97%	Low Resource	53.5%	12.22%	At Risk	99.69
S Woods Ave/W Orangethorpe Ave												
6059011102	1,188	43	85	89	71.47%	\$111,524	52.61%	Moderate Resource	60.2%	6.82%	Lower Risk	72.97
Santa Fe District/SoCo												
6059011300	2,030	157	75	196	57.96%	\$92,604	40.72%	High Resource	48.2%	2.86%	Lower Risk	89.50
6059011602	1,760	1	8	8	76.48%	\$65,192	75.97%	Low Resource	53.5%	12.22%	At Risk	99.69



City of Fullerton
Housing Element

Neighborhood and Census Tract	Site Inventory Capacity (Units)						AFFH Indicators					
	Number of Existing Households	Low-Income	Moderate-Income	Above Moderate-Income	Percent Non-White	Median Household Income	Percent LMI Households	TCAC Opportunity Area	Percent Overpayment by Renters	Percent Overcrowded Households	Displacement Sensitivity	CalEnviroScreen Percentile
Sunny Hills												
6059001706	1,331	212	195	202	57.30%	\$184,018	25.2%	Highest Resource	48.5%	3.98%	Lower Risk	34.60
The Fox Block												
6059011401	663	2	9	11	55.81%	\$138,625	36.97%	High Resource	42.9%	3.62%	Lower t Risk	48.62
Valencia Park												
6059001802	2,248	113	80	87	77.44%	\$61,354	76.8%	Moderate Resource	66.1%	13.75%	At Risk	85.65
W Commonwealth Ave/N Basque Ave												
6059011000	2,521	554	343	360	67.59%	\$81,033	50.63%	Moderate Resource	44.7%	0.67%	Lower Risk	83.95
6059011101	1,339	39	31	32	66.64%	\$98,165	49.54%	Moderate Resource	42.9%	8.44%	Lower t Risk	70.82
W Oak Ave/Lambert Dr												
6059001902	809	13	61	63	65.50%	\$76,146	59.86%	Moderate Resource	50%	13.60%	Lower Risk	47.88
W Valencia Dr/Courtney Ave												
6059001901	850	1	4	5	59.84%	\$106,630	44.09%	Moderate Resource	70.2%	2.94%	Lower Risk	59.76
Woodcrest Park												
6059011601	2,240	77	85	94	78.12%	\$65,789	79.36%	Low Resource	68.1%	21.88%	At Risk	96.58
Total		5774	4341	4628								



There are no local public entities that conduct fair housing outreach and enforcement in Fullerton. The city provides links to the Fair Housing Foundation and upcoming fair housing workshops. A local agency contracted by the City would have the potential to be more responsive to discrimination complaints.

According to the AI, 20 percent of city residents have Limited English Proficiency (LEP), with Spanish being the most commonly spoken language other than English, followed by Korean, Chinese, and Vietnamese. Residents with LEP may have a harder time understanding fair housing laws and increased difficulty in accessing fair housing resources. Fair housing outreach must be inclusive of multiple languages to accommodate LEP residents.

E.18.2 Segregation and Integration

Contributing factors to segregation and integration patterns in Fullerton include:

- Location, type, and supply of affordable housing
- Land use and zoning laws
- Displacement of residents due to economic pressures
- Racial discrepancies in loan origination

Fullerton is an ethnically diverse city with a high degree of integration. As previously mentioned, most areas of Fullerton have a three-group neighborhood mix consisting of Asian American, Hispanic/Latino, and non-Hispanic white residents, and several neighborhoods have a four-racial group mix. No singular racial/ethnic group is segregated within Fullerton, but there several neighborhoods with predominant racial gaps (gap greater than 50 percent), with a predominantly Asian American population in the eastern area of the city and a predominantly Hispanic/Latino population in the southwestern area of the city.

Economic disparities have been intensified by the high cost of housing in recent years in Fullerton and Orange County as a whole, which have resulted in displacement of low-income residents. These disparities have been worsened by the limited growth of low- and moderate-income housing in the city and have resulted in significant segregation by race and ethnicity and income levels.

Zoning patterns exacerbate patterns of segregation by concentrating higher density residential zoning and industrial zoning in southern and southeast portion of Fullerton and low-density residential and open space zoning in the northern portion of the city. The majority of the multifamily homes are located in the southern neighborhoods with a predominant Hispanic/Latino population that are at risk of displacement. Recent new multifamily development within the city is also concentrated in southern Fullerton, while new single-family development and open space preservation is concentrated in high resource areas in northern Fullerton. While recent new developments have increased the availability of housing in areas that need it, the dichotomy in development patterns further segregates the city by incomes and race. Further, the majority of the existing subsidized housing stock is located in proximity to the industrial zoned areas in the city in the neighborhoods of Woodcrest Park and Rancho La Paz, which exacerbates economic segregation and subjects lower-income residents to poorer air quality.

Disparities in mortgage origination is a contributing factor to fair housing issues in Fullerton. Asian American and white, non-Hispanic mortgage applicants had their loans originated at higher rates compared to other races. Black/African American and Hispanic/Latino applicants had the highest loan denial rate. This may be due to disparities in income and mortgage education across races.



E.18.3 Significant Disparities in Housing Needs and Access to Opportunity

The following contributing factors to disparities in access to opportunities in Fullerton include:

- The availability, type, frequency, and reliability of public transportation
- Location of environmental health hazards
- Location, type, and supply of affordable housing
- The availability of affordable units in a range of sizes

Access to Opportunity

According to HCD, access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Neighborhoods located in the southeastern central area of the city are generally associated with lower access to opportunity in terms of environmental health determinants, housing, and economic opportunities. The neighborhoods with the lowest outcomes across all opportunity areas include Woodcrest Park and Rancho La Paz. Conversely, the northern portion of the city has greater access to educational, economic, and environmental opportunities than the southern half of the city.

Neighborhoods in southern Fullerton, such as Woodcrest Park, E Wilshire Ave/N Raymond Ave, Chapman Park, and Rancho La Paz, have higher levels of exposure to particulate matter from truck and vehicle emissions due to the proximity of industrial and commercial uses. These neighborhoods have the highest housing density within the city, with the majority of multifamily homes concentrated in these areas. Subsidized housing units are also concentrated in this area of the city. As a result, there is a high percentage of lower-income, non-white residents that are exposed to greater environmental hazards, compared to the wealthier communities in northern Fullerton that are primarily comprised of single-family homes.

In general, the disproportionately white and Asian American northern half of the city, which tends to have greater access to opportunities, is primarily comprised of single-family homes, contributing to higher housing costs. Increasing housing affordability and the availability of different housing types in these areas would make it easier for low-income households, which disproportionately are associated with Hispanic/Latino and Black/African American households, to access the types of services and amenities that further social mobility.

Transit Access

The lack of service routes for public transportation in northern Fullerton impacts fair housing issues in the city. The southern half of the city is more heavily serviced with more bus routes than the northern half of the city. Households that rely on public transit are pressured to reside in southern Fullerton, which has a higher degree of pollution exposure, a lower median household income, and a higher percentage of Hispanic/Latino and Black/African-American residents than northern Fullerton. Therefore, lack of transit options in northern Fullerton reinforces existing patterns of segregation and lack of access to opportunity.

Housing Needs

Overcrowding, as defined by HUD, in Fullerton is higher than Orange County. Broken down by race, overcrowding was a more common housing issue for residents of Fullerton who identified as American Indian/Alaskan Native, Hispanic/Latino, and those of other race or multiple races than for people who identified as white, Black/African American, or American Indian/Alaska Native. According to the AI, the



majority of subsidized housing units, including Project-Based Section 8 units, other multifamily assisted units, and HCV units are comprised of studios and one-bedroom units. As a result, low-income households, especially those with multiple children, may have difficulty finding adequately sized affordable housing.

E.19 Meaningful Actions to Address Fair Housing Issues

This assessment of fair housing issues identifies factors that contribute to fair housing issues in Fullerton, identified in Table E-14. The meaningful actions are incorporated into programs and actions in Chapter 4, Housing Policy Plan. Based on community feedback and data analysis, it was determined that high-priority issues in the city are lack of affordable housing, displacement, and segregation of low-income residents. Fair housing enforcement and outreach are determined to be medium priority. Additionally, several programs included in Chapter 4, Housing Policy Plan, affirmatively further fair housing by the action areas determined by HCD.



Table E-14 Meaningful Actions to Address Fair Housing Issues

Identified Fair Housing Issue	Contributing Factors	Meaningful Actions	Metrics and Timeline
<p>Fair housing enforcement and outreach</p> <ul style="list-style-type: none"> Lack of local private fair housing outreach and enforcement (Priority: high) Lack of public fair housing enforcement (Priority: medium) 	<ul style="list-style-type: none"> Lack of resources for fair housing agencies to conduct more rigorous testing and audits, outreach, training, public education campaigns (Priority: high). Lack of funding for consumer rights and responsibility education on Fair Lending practices and identification of predatory lending practices. (Priority: medium) Lack of language access (Priority: high) 	<p>Fair Housing Services and Education:</p> <ul style="list-style-type: none"> Provide informational seminars to area residential real estate agents and brokers on fair housing laws and regulations; Work with tenants, tenant advocates to identify violations of fair housing federal and State fair housing laws and support prospective and existing tenants who are experiencing discrimination; Provide trainings for property owners/managers on the requirements of federal and State fair housing laws to prevent discrimination. (Policy Action 4.2-a) <p>With the Fair Housing Foundation, support an annual Fair Housing Audit Report that assesses typical or timely market-based suspected areas of discrimination. (Policy Action 4.2-e)</p> <p>Affordable Rental Housing Counseling Services: Provide funding for information and referral services that direct families and individuals with financial resources for housing rental or purchase, locating suitable housing, and obtaining housing with special needs facilities such as disabled-accessible units. (Policy Action 4.2-b)</p> <p>Create a Language Access Plan based on HUD guidelines and publish on the City’s website: The goal of the Language Access Plan is to survey, maintain and publish a list of multi-lingual staff-capacity at City Hall so that staff may respond to the needs of Limited English Proficiency households. (Policy Action 1.5-b)</p>	<p>Provide trainings to at least 15 real estate agents and brokers annually. Provide trainings to at least 15 property owners and managers annually. Report the number of complaint-based testing efforts and number of resulting complaints filed with HUD or CRD annually.</p> <p>Consult with the Fair Housing Foundation to review methodology for a Fair Housing Audit by January 2025.</p> <p>Hold at least four informational events during the planning period to disseminate informational materials or provide trainings to residents, prioritizing communities sensitive to displacement. Hold at least four of the informational events in the neighborhoods of Woodcrest Park and Rancho La Paz. Assist at least 50 residents and landlords with fair housing services annually.</p> <p>Create a Language Access Plan by January 2025.</p>



Identified Fair Housing Issue	Contributing Factors	Meaningful Actions	Metrics and Timeline
		<p>Ensure that local housing programs respond to the needs of a culturally diverse community that includes multi-generational families, a variety of living arrangements, and Limited English Proficiency households. Plans should ensure collaboration with community groups, including faith-based and nonprofit organizations, to provide outreach on housing resources to all types of households and those households with Limited English Proficiency. (Policy Action 4.2-c)</p> <p>Fair Lending: Work to promote fair lending practices throughout the city:</p> <ul style="list-style-type: none"> • Ensure that low-income and minority residents have fair access to capital resources needed to acquire and maintain housing. • Prevent predatory lending through information and referrals to the Fair Housing Foundation. (Policy Action 4.2-f) <p>Add information on fair housing laws and resources on the City’s website regarding housing programs in several languages. (Policy Action 4.2-g)</p> <p>Seek opportunities to expand outreach and public education strategies on available tenant protection, fair housing services, and homeownership education to reach vulnerable households by offering information in multiple languages, targeted social media efforts, combining information with other assistance programs, distributing resources through local schools and colleges, and partnering with community-based organizations. (Policy Action 4.2-h)</p>	<p>Review the existing fair housing marketing plan every two years ensure compliance with current City policy to Affirmatively Further Fair Housing and make necessary changes within six months.</p> <p>Annually conduct and publish third party review of City or regional HMDA data to identify areas of need regarding fair access to lending.</p> <p>Updated website content with updated information on fair housing services and programs by January 2025.</p> <p>Partner with three new schools or community-based organizations during the planning period to disseminate materials and provide trainings to residents, prioritizing services in communities sensitive to displacement within southern Fullerton, including Artesia Blvd/N Gilbert St, Valencia Park, Woodcrest Park, Rancho La Paz, California State University Fullerton, and Bradford Park.</p>
<p>Concentration of minority and low-income residents in southern Fullerton;</p>	<ul style="list-style-type: none"> • Location, type, and supply of affordable housing (Priority: high) 	<p>Develop an outreach strategy in multiple languages for property owners who own fewer than 10 residential units (either in single-family or multi-family rental housing) to assess needs and connect them with resources, such as housing unit rehabilitation and financing programs.</p>	<p>Develop an outreach strategy for “mom and pop” property owners by January 2026. After the strategy is adopted, conduct outreach to at least</p>



Identified Fair Housing Issue	Contributing Factors	Meaningful Actions	Metrics and Timeline
displacement of residents	<ul style="list-style-type: none"> Land use and zoning laws (Priority: medium) Displacement of residents due to economic pressures (Priority: high) Racial discrepancies in loan origination The availability, type, frequency, and reliability of public transportation (Priority: medium) 	<p>The intent of this program is to preserve Naturally Occurring Affordable Housing (i.e., not currently regulated with affordability restrictions), particularly in the neighborhoods of Woodcrest Park and Rancho La Paz. The program will seek to prioritize communities vulnerable to displacement, generally in the southern areas of the city; and with a focus on neighborhoods with lower median income. (Policy Action 4.3-a)</p>	<p>15 property owners with less than 10 units and assist at least 5 property owners with a combined total of 20 units or more by December 2029.</p>
		<p>Implement changes to the in-lieu fee structure and the desire and ability of developers to contribute to an affordable housing trust fund. Adopt incentives such as increased densities, increased height limits, reduced parking standards, and ministerial review for projects that incorporate increased affordable units or deeper levels of affordability. (Policy Action 4.3-b)</p>	<p>Complete a feasibility study on in-lieu payments to a Housing Trust Fund by January 2026. If feasible, amend the municipal code to allow for an in-lieu fee structure by December 2027 and implement an Inclusionary Housing Ordinance by December 2029.</p>
		<p>Facilitate the development of housing for persons with disabilities (including developmental disabilities) through incentives for affordable housing development with services, resources, and assistance. (Policy Action 4.7-a)</p>	<p>Develop 5 housing units for special needs households during the planning period.</p>
		<p>Review the City’s Tenant-Based Rental Assistance program with input from tenants and property owners/managers, ensuring representation across the economic spectrum, and update as appropriate. Outreach to be conducted to all vulnerable communities during the update process and after final adoption in 2027.</p> <p>Fill any gaps between Section 8 assistance and rent, or to aid those who may not qualify for Section 8 but need one-time emergency assistance, to provide relief to tenants to avoid the displacement in vulnerable communities. (Policy Action 4.3-c)</p>	<p>Update the City’s Tenant-Based Rental Assistance program by January 2027.</p> <p>Prepare and present a report on recommendations for programs that would provide relief to tenants and landlords to avoid the displacement in vulnerable communities by December 2026. If a rental assistance program is approved and implemented as a result, the program will assist at least 10 lower income renter households annually.</p>
<p>Provide tenant services in conciliation and tenant/owner counseling and legal assistance to evaluate existing State and federal “just cause</p>	<p>Annually collect reporting by consultant(s) and review data. If</p>		



Identified Fair Housing Issue	Contributing Factors	Meaningful Actions	Metrics and Timeline
		for eviction” (AB 1482; 2019-Chiu) and other similar legislation with provisions to determine if additional protections through a local ordinance is warranted. (Policy Action 4.5-c)	warranted, recommend adoption of a local ordinance by December 2026.
		Provide financial support to organizations that provide supportive housing for emancipated foster youth (ages 18-21) who are homeless or at immediate risk of becoming homeless. (Policy Action 4.4-f)	Assist at least 10 foster youth with supportive housing during the planning period by December 2029.
		In compliance with recent updates to the Surplus Land Act (AB1255, 2019-Rivas; AB 1486, 2019-Ting), identify publicly owned land for the development of affordable housing. Explore the adoption of an ordinance that identifies public land and where a portion or all of the land be used for the development of affordable housing by non-profit, mission-based developers. (Policy Action 1.7-g)	Identify viable publicly-owned sites by 2025.
		Review the General Plan, Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production, such as reducing height limitations, parking requirements, development fees and removing the necessity for CUPs for certain housing types and subjective language in the review process. Recommend amendments, as necessary, to accommodate added housing capacity in northern Fullerton. Additionally, review the zoning code to identify opportunities to increase and encourage a greater mix of dwelling types and sizes, specifically housing types that may accommodate moderate-income households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings), in lower-density residential areas citywide, and amend the zoning code as needed. (Policy Action 1.4-g)	Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2028 and implement any changes by January 2029. After adoption of zoning code changes by January 2029, track at least 8 moderate-income units to be constructed annually in lower-density residential areas.
		Actively promote available parcels appropriate for development that can accommodate low-income and/or moderate-income households to private or non-profit housing providers to support the production of 10,115 units available to lower- and moderate-income households during the planning period.	Create a Priority Housing Sites List by January 2025. Development of 10,115 units available to lower- and moderate-income households.



Identified Fair Housing Issue	Contributing Factors	Meaningful Actions	Metrics and Timeline
		<p>Provide support for Community Housing Development Organization (CHDO) projects, by providing in-kind assistance and funding for development of affordable housing. (Policy Action 1.7-c)</p> <p>Develop a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development. (Policy Action 1.4-d)</p> <p>Increase low-, moderate-, and mixed-income housing development in in areas considered “high” and “highest” resource by the TCAC, specifically the neighborhoods of West Coyote Hills, Emery Park, La Habra Southeast, Sunny Hills, W Commonwealth Ave/N Basque Ave, Sante Fe District/SoCo, The Fox Block, Bastanchury Rd./Fairway Isles Dr, Brea West, Artisan Walk, Bradford Park, Byerrum Park, Chapman Park, Craig Park, Acacia Park, Amerige Heights, and E Las Palmas Dr/N Sunnywood Drive. Collaborate with regional partners and seek grant funding for infrastructure to support development of a variety of new housing types in these neighborhoods, including duplexes triplexes, and fourplexes. (Policy Action 1.4-g)</p>	<p>Publish Housing Development Toolkit on City’s website by January 2025.</p> <p>Biannual review of the Capital Improvement Program (CIP). Support the development of 2,826 low-income and 2,152 moderate-income units in these neighborhoods.</p>
		<p>Identify and advertise housing opportunity sites within one-quarter mile of public transit stops in northern Fullerton. Educate developers on the Transit Oriented Development (TOD) Housing Program, and/or pursue funding to increase transit infrastructure in northern Fullerton. (Policy Action 4.3-d)</p> <p>Partner with Cal State Fullerton to develop a plan to address the need for off-campus affordable housing for students. (Policy Action 1.4-m)</p>	<p>On an ongoing basis, consult with interested developers on the TOD Housing Program. Conduct a study with OCTA to identify capital projects to increase transit infrastructure by 2026. Apply for TOD Housing Program funds as NOFA becomes available.</p> <p>Develop a city-wide student housing plan by December 2029.</p>
Improving place-based strategies to encourage Community	<ul style="list-style-type: none"> Location of environmental health hazards (Priority: high) 	<p>Prioritize public health, education, economic, and safety programs in lower resource areas as defined by TCAC in coordination with area public health entities, school districts, workforce development groups, and the police department. Identify addresses and compile mailing list</p>	<p>Increase participation in the City’s first-time homebuyer seminars and owner-occupied housing rehabilitation grant program 5 percent annually from</p>



City of Fullerton
Housing Element

Identified Fair Housing Issue	Contributing Factors	Meaningful Actions	Metrics and Timeline
conservation and revitalization	<ul style="list-style-type: none"> Lack of investment in community-based infrastructure and services (Priority: low) Lack of access to housing mobility (Priority: medium) 	<p>and email addresses to focus outreach to neighborhoods with higher concentrations of low-income and minority residents to prioritize services in these areas. (Policy Action 4.3-e)</p> <hr/> <p>Explore preference policy for affordable housing opportunities, land use, transportation, urban design, public facilities and services, and economic development strategies. The city will seek involvement from community organizations and advocates, business councils, and residents to further refine program scope. (Policy Action 4.3-f)</p>	<p>lower income and minority concentration areas through the planning period (data collection via surveys conducted at the seminars).</p> <hr/> <p>Increase the TCAC Opportunity Map composite score for the neighborhoods of Gilbert Park, Woodcrest Park, and Rancho La Paz to Moderate Resource levels by the end of the planning period (2029).</p>



City of Fullerton
Housing Element

This page intentionally left blank.

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

ACS	American Community Survey
BMPs:	Best Management Practices
CalHFA:	California Housing Finance Agency
CALTRANS:	California Department of Transportation
CCRC:	California Community Reinvestment Corporation
CDBG:	Community Development Block Grant
CEQA:	California Environmental Quality Act
CIP:	Capital Improvement Program
CMP:	Congestion Management Plan
DIF:	Development Impact Fee
DU/ac:	Dwelling units per acre
EDD:	California Employment Development Department
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
GDP:	General Development Plan
HCD:	California Department of Housing and Community Development
HOA:	Homeowners Association
HUD:	U.S. Department of Housing and Urban Development
LAFCO:	Local Agency Formation Commission



City of Fullerton
Housing Element

LIHTC:	Low Income Housing Tax Credit
MFI:	Median Family Income
NPDES:	National Pollutant Discharge Elimination System
OCHA:	Orange County Housing Authority
PRD:	Planned Residential Development
RHNA:	Regional Housing Needs Assessment
RTP:	Regional Transportation Plan
SCAG:	Southern California Association of Governments
SF:	Summary File (U.S. Census)
SOI:	Sphere of Influence
SPA:	Sectional Planning Area
SPD:	Specific Plan District
SRO:	Single Room Occupancy
STF:	Summary Tape File (U.S. Census)
TOD:	Transit-Oriented Development
TDM:	Transportation Demand Management
TSM:	Transportation Systems Management
WCP:	Water Conservation Plan