

Figure E-52 Opportunity Sites by Income Population (Craig Park, Acacia Park, Artisan Walk, Deepark Dr/Sherwood Ave)

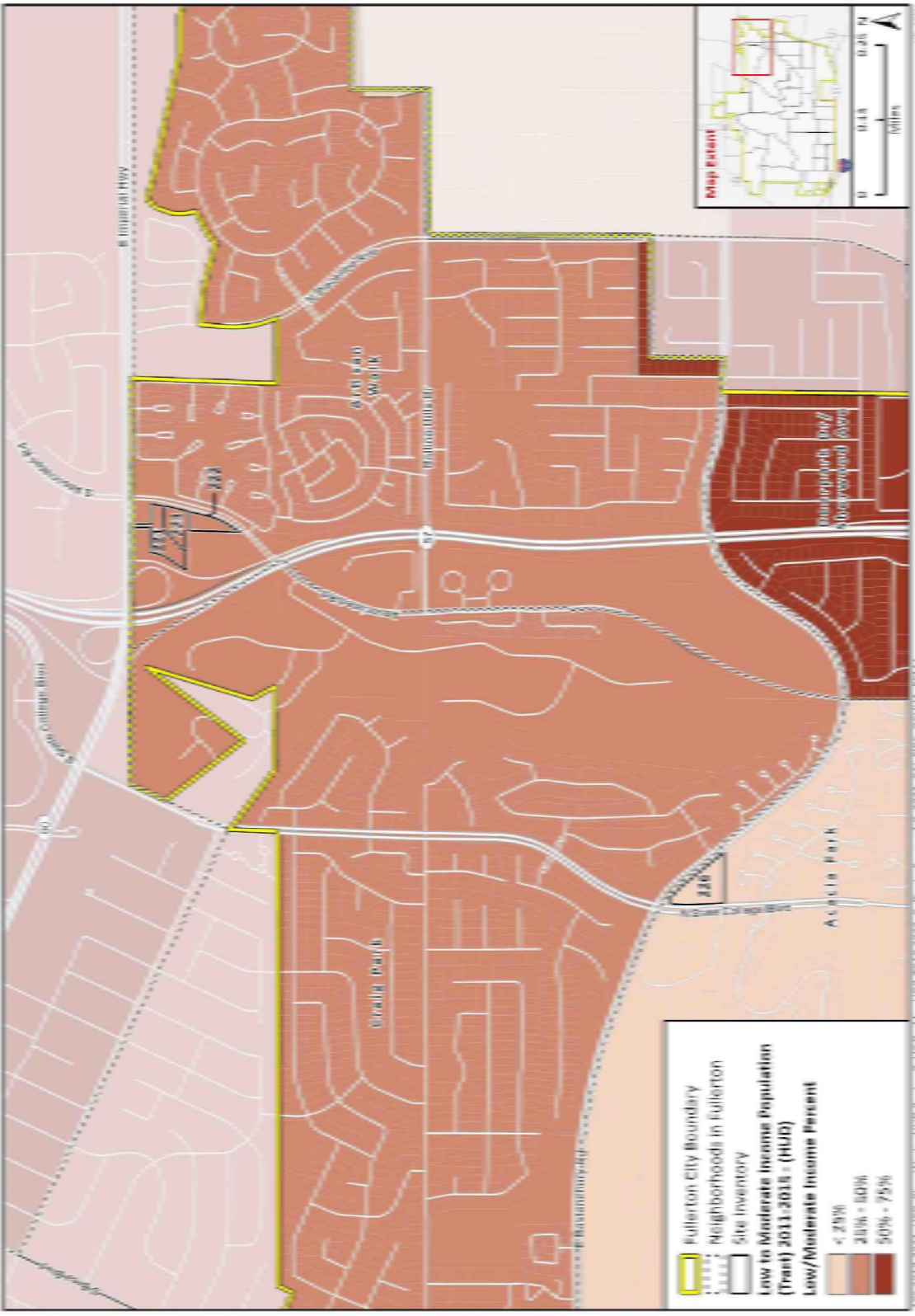




Figure E-53 Opportunity Sites by Income Population (E Imperial Hwy/N Harbor Blvd, La Habra Southeast, Sunny Hills, El Las Palmas Dr/N Sunnywood Dr)

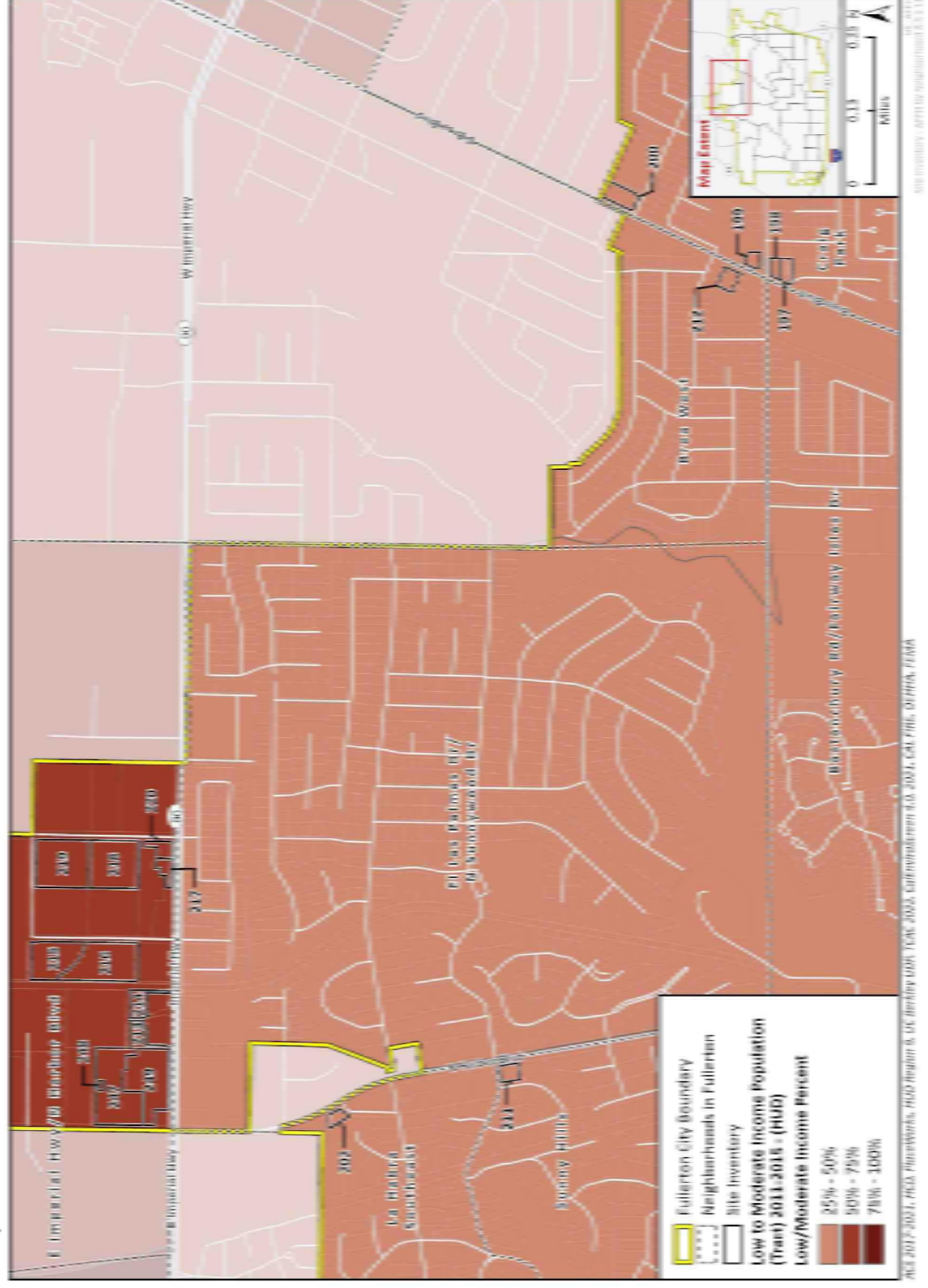


Figure E-54 Opportunity Sites by Income Population (West Coyote Hills, Amerige Heights, La Habra South, W Commonwealth Ave/N Masque Ave, Independence Park, Sunny Hills, Santa Fe Distic/SoCo)

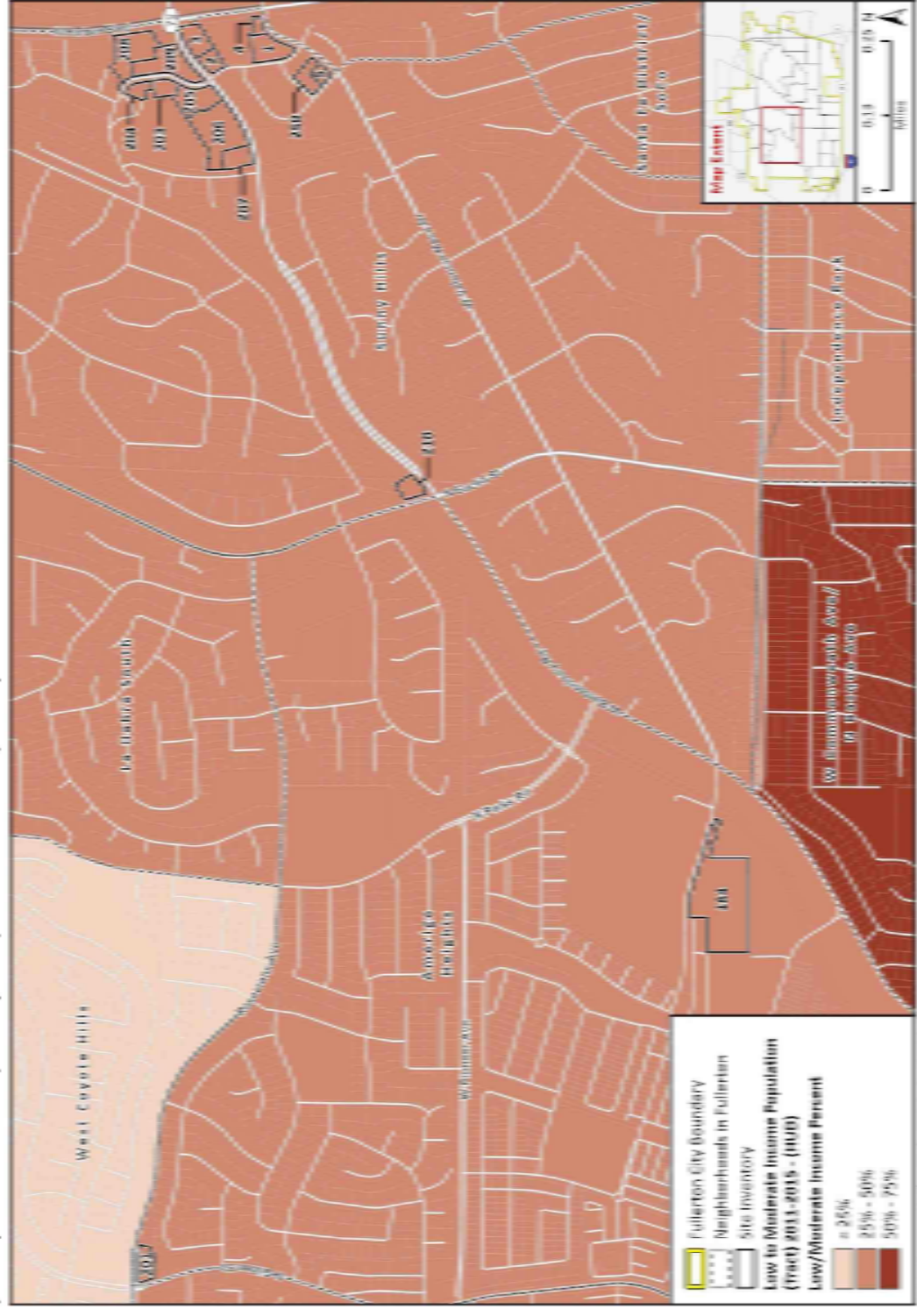


Figure E-55 Opportunity Sites by Income Population (Artesia Blvd/N Gilbert St, Valencia Park, W Valencia Dr/Courtney Ave, W Valencia Park, W Valencia Dr/Courtney Ave, Gilbert Park, W Commonwealth Ave/N Basque Ave, W Oak Ave/Lambert Dr, Nicolas Park)

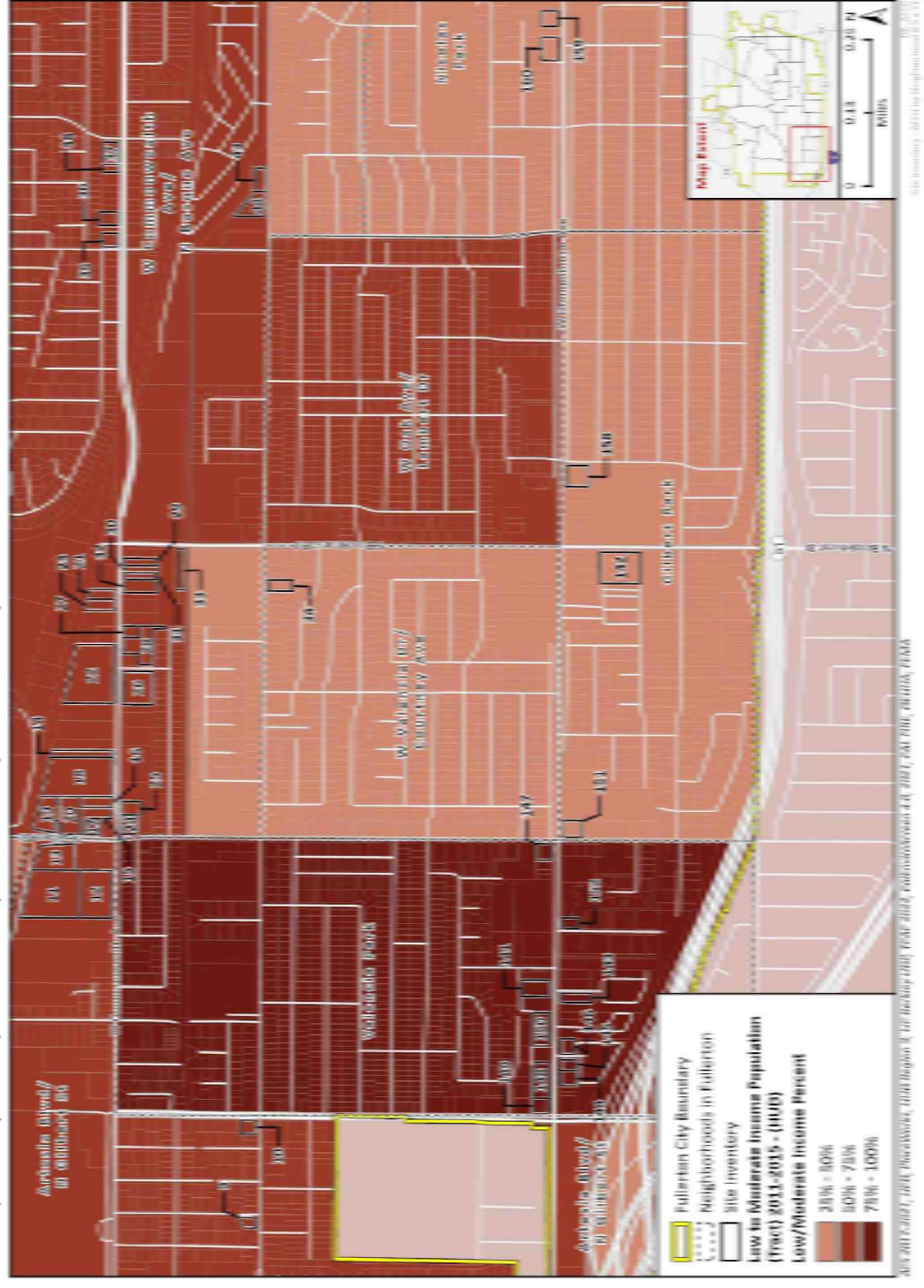


Figure E-56 Opportunity Sites by Income Population (Nutwood Ave/N Mountain View Pl, California State University Fullerton, Bradford Park, Deerpark Dr/Sherwood Ave)

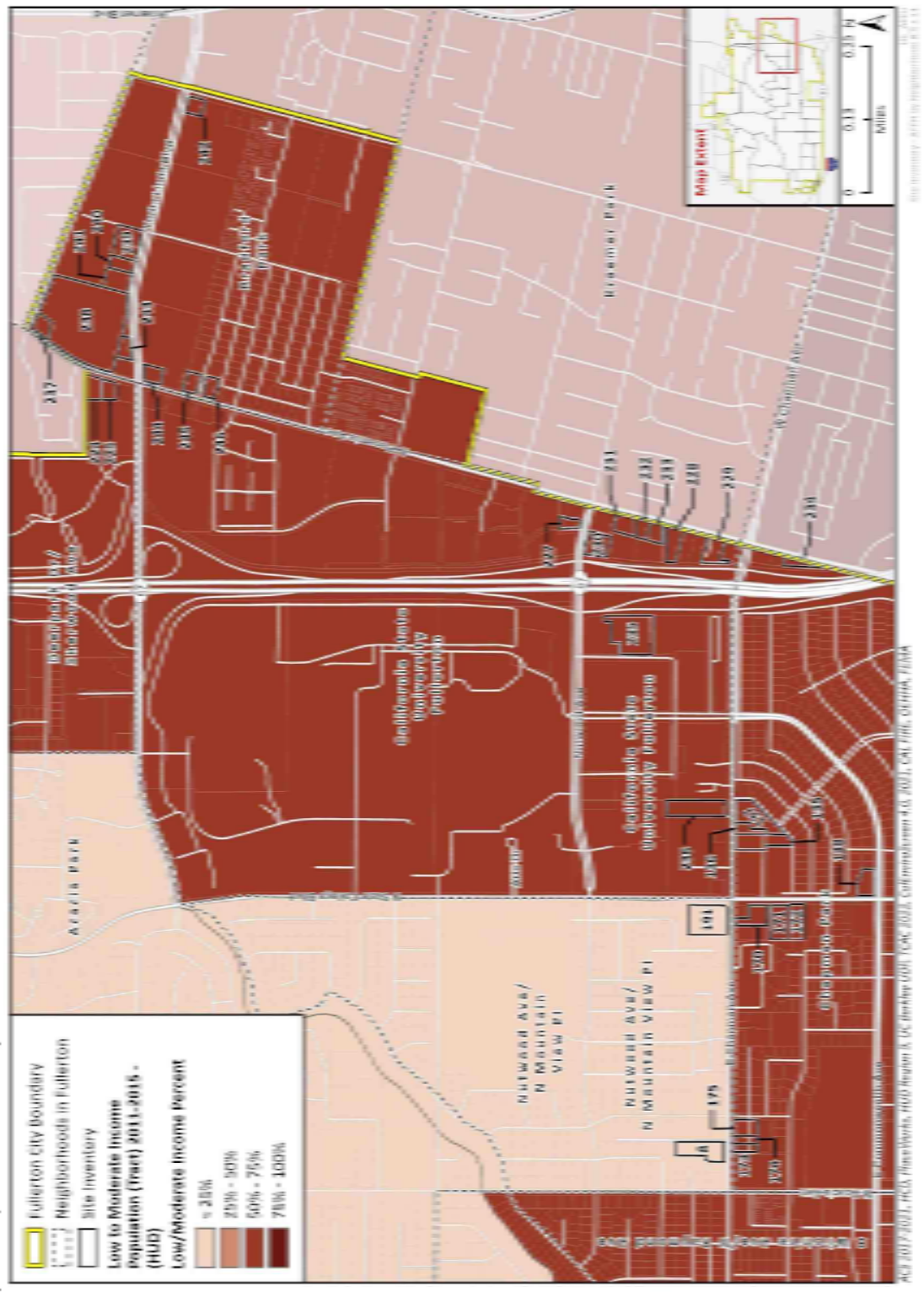


Figure E-57 Opportunity Sites by Income Population (The Fox Block, Byerrum Park, Rancho La Paz, Nutwood Ave/N Mountain View Pl, Chapman Park, California State University Fullerton)

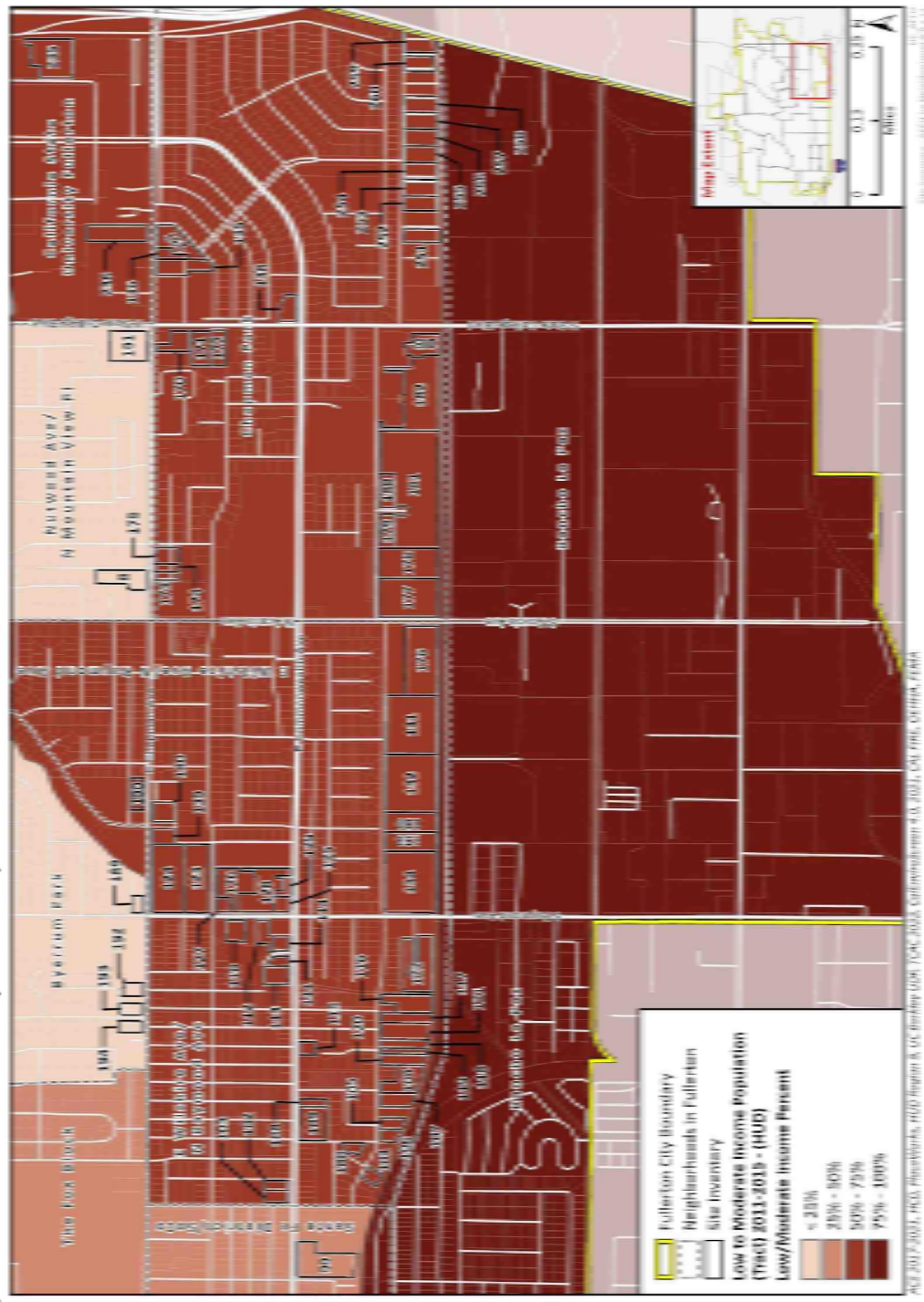


Figure E-5B Opportunity Sites by Income Population (W Commonwealth Ave/N Basque Ave, Nicolas Park, Independence Park, 5 Wood Ave/W Orangethorpe Ave, Woodcrest Park, Rancho La Paz, Santa Fe District/SoCo)

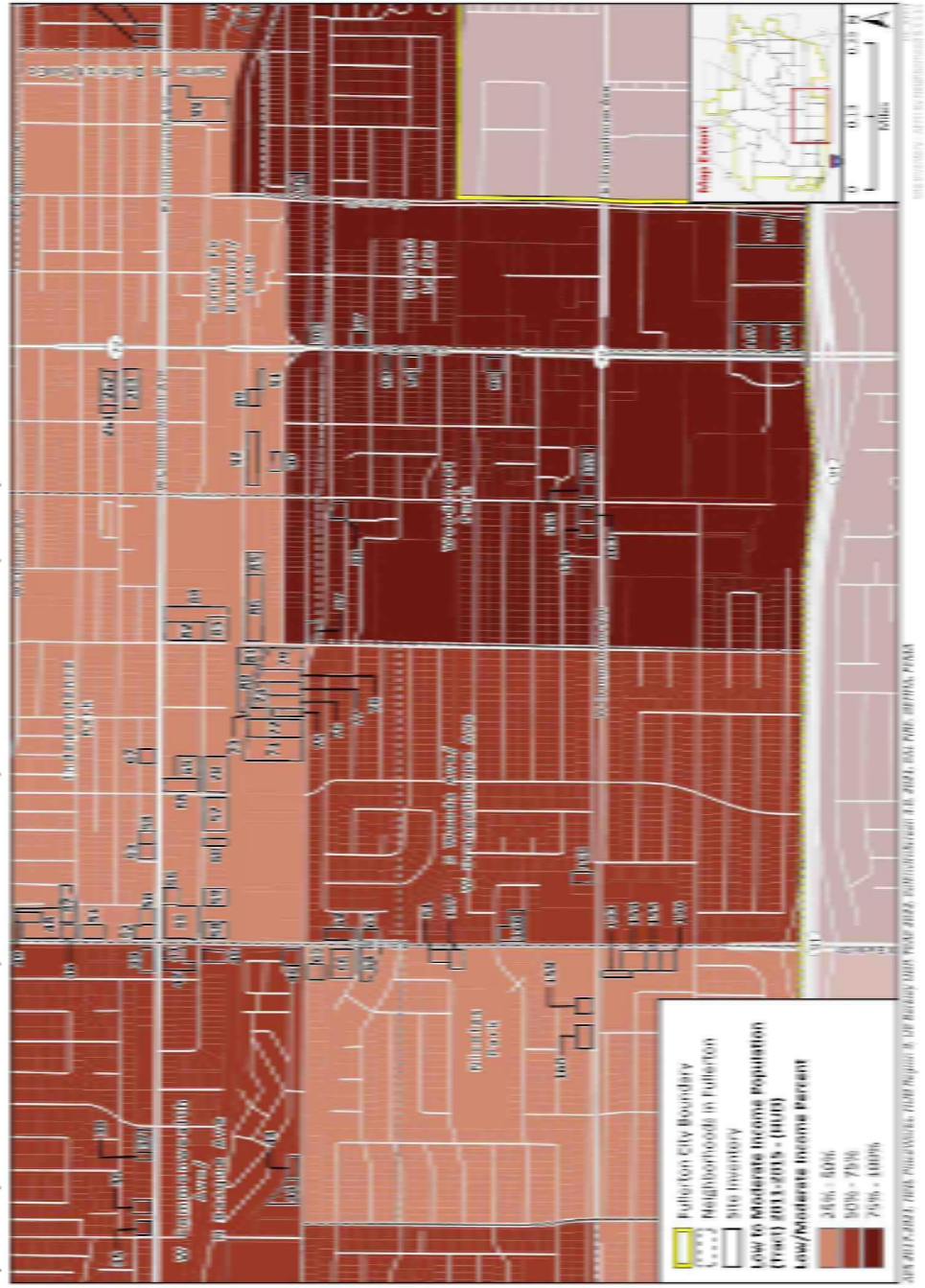






Figure E-61. Housing Opportunity Sites by Overcrowded Households (E Imperial Hwy/N Harbor Blvd, La Habra Southeast, Sunny Hills, El Las Palmas Dr/N Sunnywood Dr)

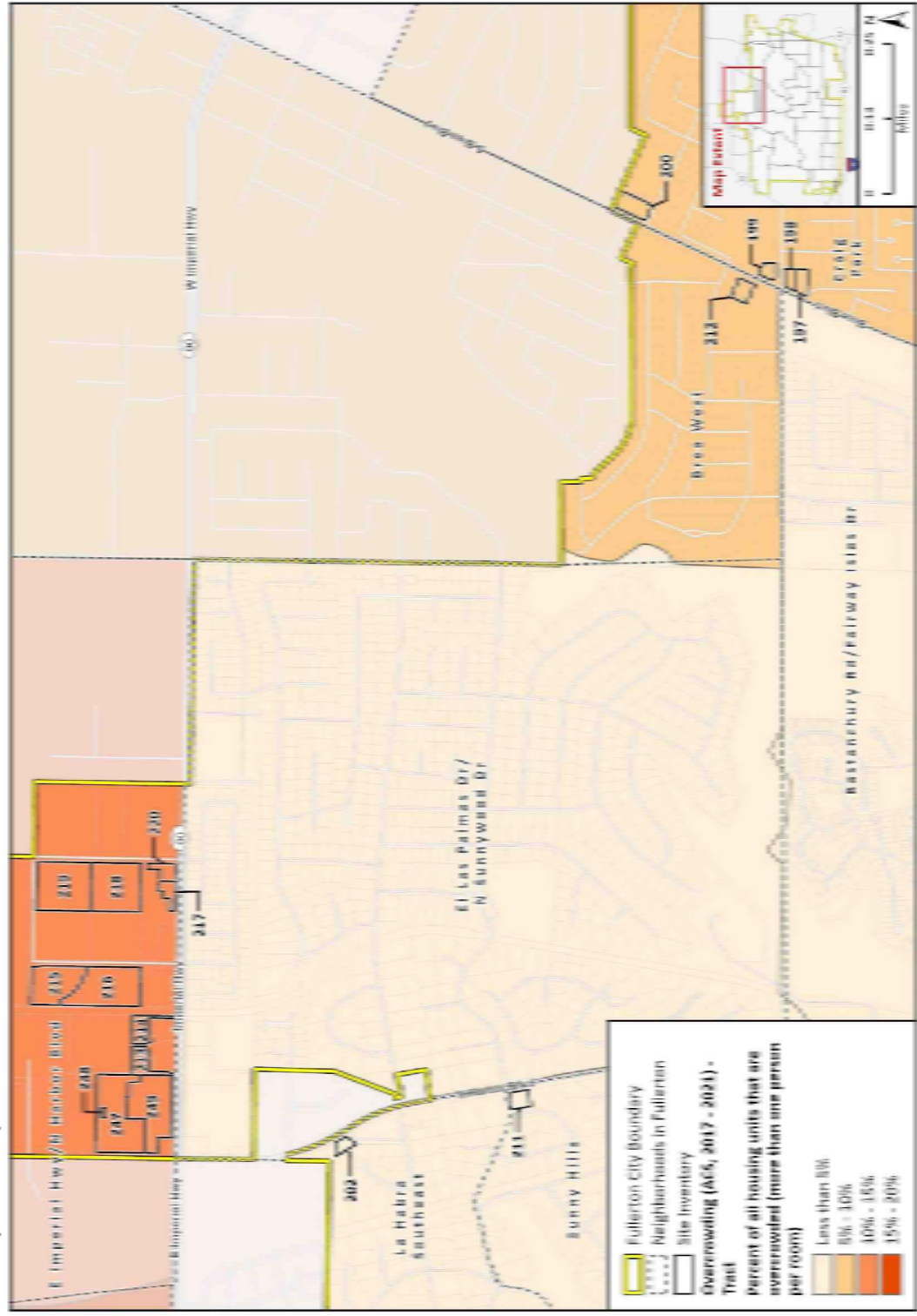


Figure E-62 Housing Opportunity Sites by Overcrowded Households (West Coyote Hills, Amerige Heights, La Habra South, W Commonwealth Ave/N Masque Ave, Independence Park, Sunny Hills, Santa Fe District/SoCo)

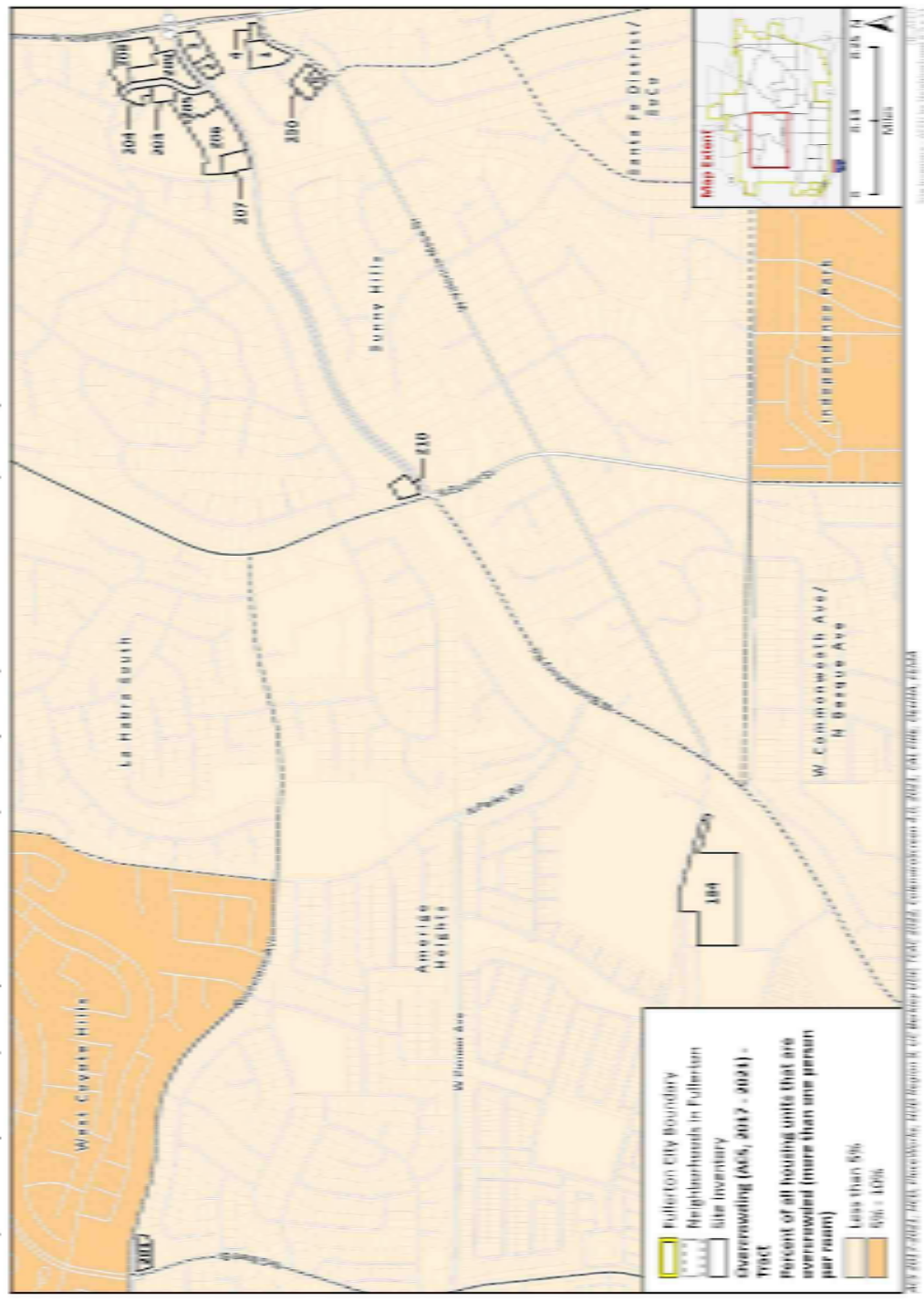
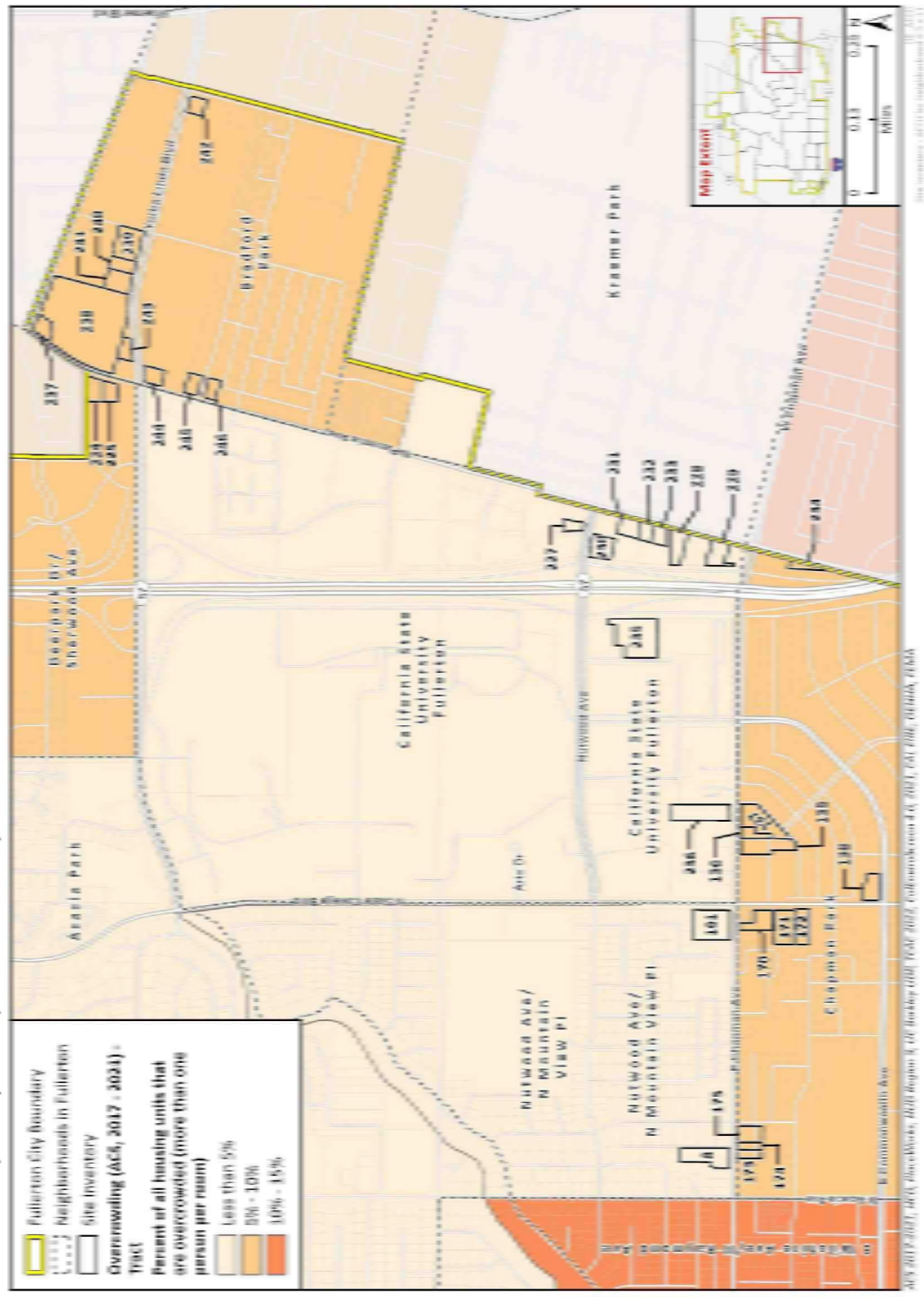




Figure E-64 Housing Opportunity Sites by Overcrowded Households (Nutwood Ave/N Mountain View Pl, California State University Fullerton, Bradford Park, Deerpark Dr/Sherwood Ave)











### 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 6,496 units (53 percent of the total inventory), including 2,392 units appropriate for low-income households (46 percent of the total lower-income units), 2,014 units for moderate-income households (60 percent of the total moderate-income units) and 2,090 units for above moderate-income households (59 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 5,817 units (46 percent of the city's total Site Inventory), including 2,802 units appropriate for lower-income households, 1,420 units appropriate for moderate-income households, and 1,595 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.<sup>41</sup> 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 1,092 housing units (nine percent of the total inventory) in communities where non-white residents exceed 75 percent of the population, including 561 lower-income units (11 percent of total lower-income units), 259 moderate income units (eight percent of total moderate-income units), and 272 above moderate-income units (eight 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. Ninety-one 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 identifies 984 housing units in these areas, including 366 lower-income units, 300 moderate-income units,

<sup>41</sup> 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](https://www.urbandisplacement.org/wp-content/uploads/2022/03/IGS_1_New-Production_Brief_03.01.22.pdf), accessed August, 2023.



and 318 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 818 low-income units, 649 moderate-income units, and 676 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 65 percent of the housing units proposed by the Site Inventory are proposed in census tracts with a CalEnviroScreen score higher than 75. The remaining 35 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, 3,470 units are appropriate for low-income residents (67 percent of the low-income units), 2,144 units are appropriate for moderate-income residents (62 percent of the moderate-income units), and 2,338 units appropriate for above moderate-income residents (63 percent of the above moderate-income units).

Figure E-6B Housing Opportunity Sites by Overpayment by Renters (Craig Park, Acacia Park, Artisan Walk, Deerpark Dr/Sherwood Ave)

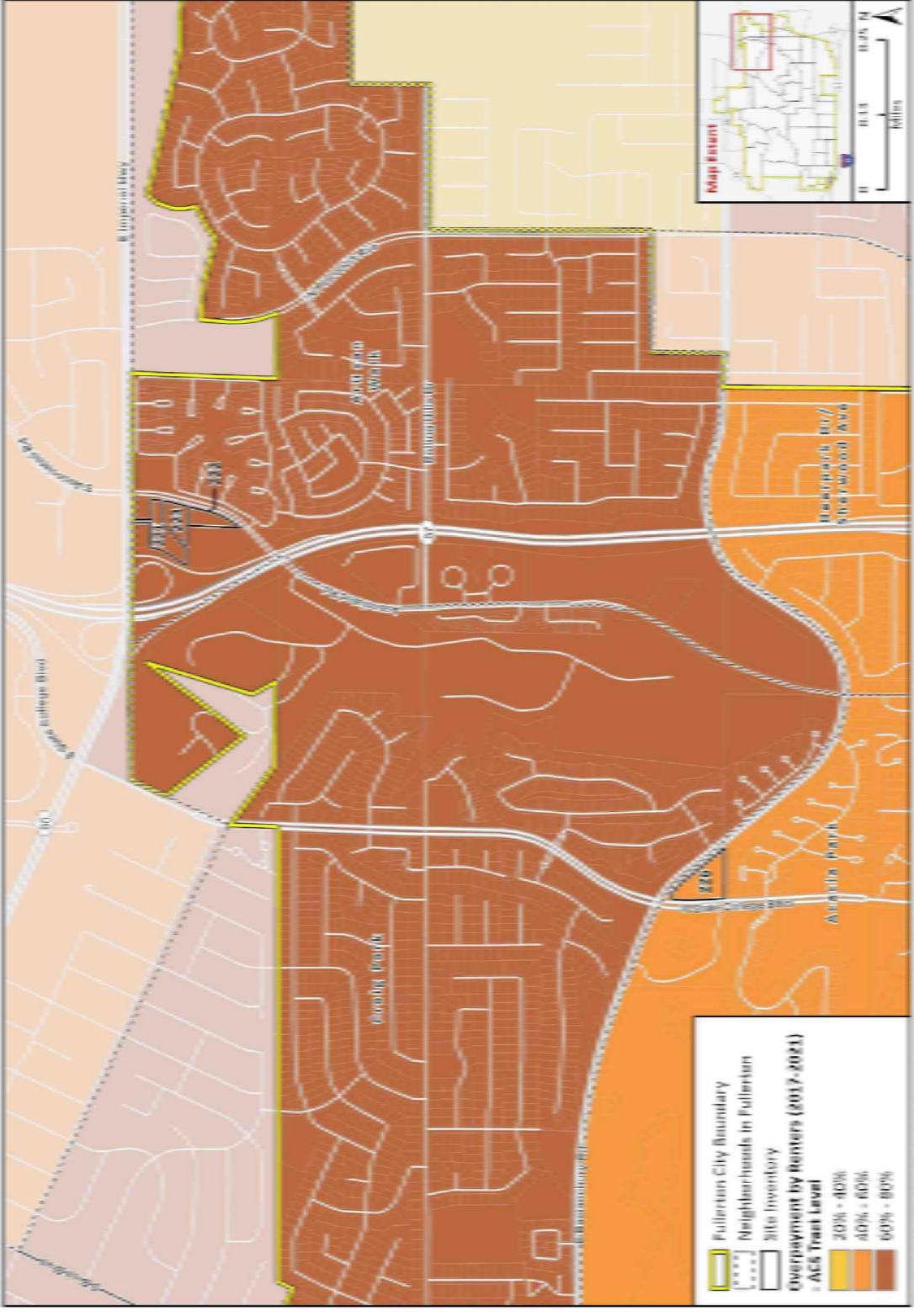


Figure E-69 Housing Opportunity Sites by Overpayment by Renters (E Imperial Hwy/N Harbor Blvd, La Habra Southeast, Sunny Hills, El Las Palmas Dr/N Sunnywood Dr)

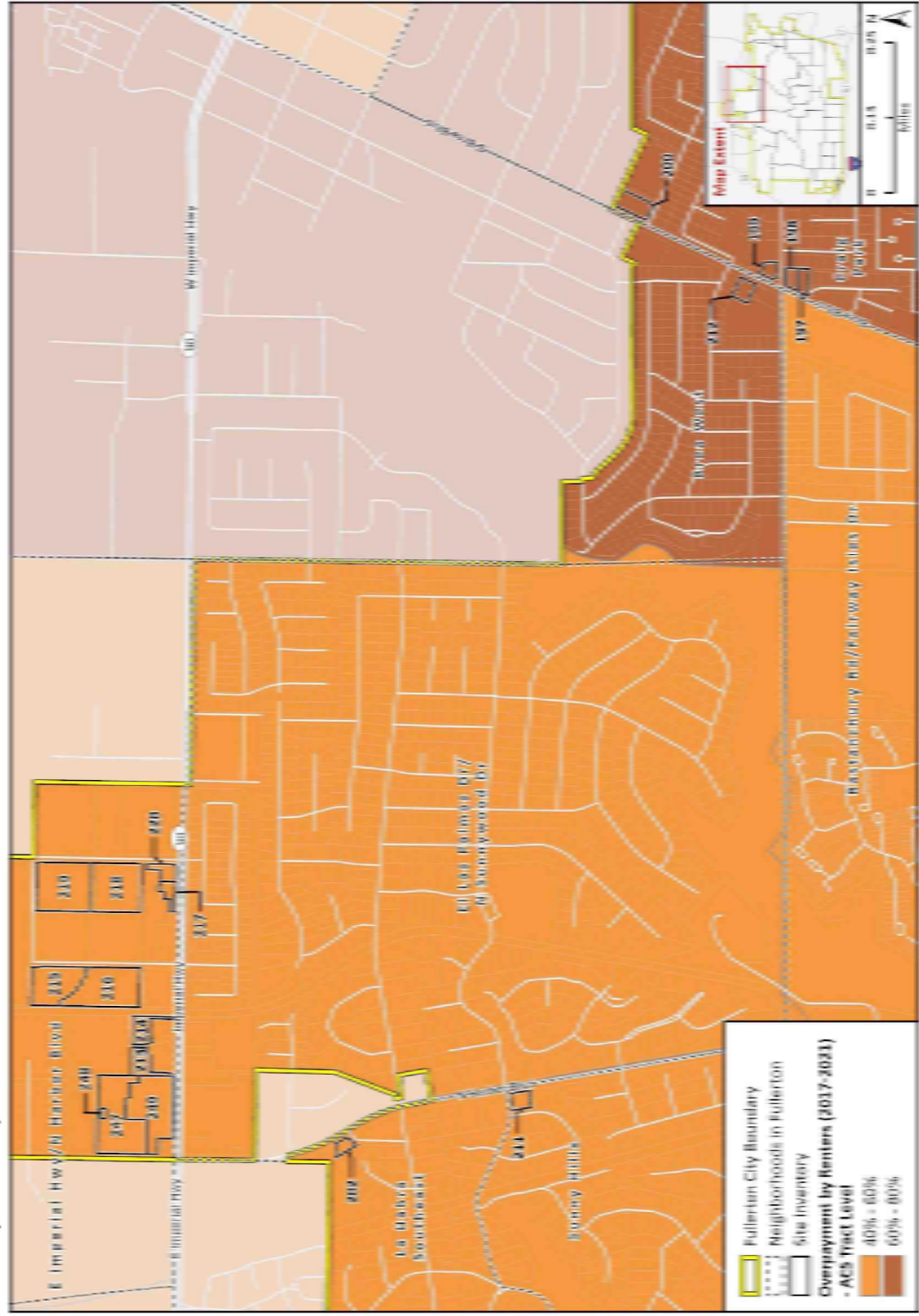




Figure E-70 Housing Opportunity Sites by Overpayment by Renters (West Coyote Hills, Amerige Heights, La Habra South, W Commonwealth Ave/N Masque Ave, Independence Park, Sunny Hills, Santa Fe District/SoCo)

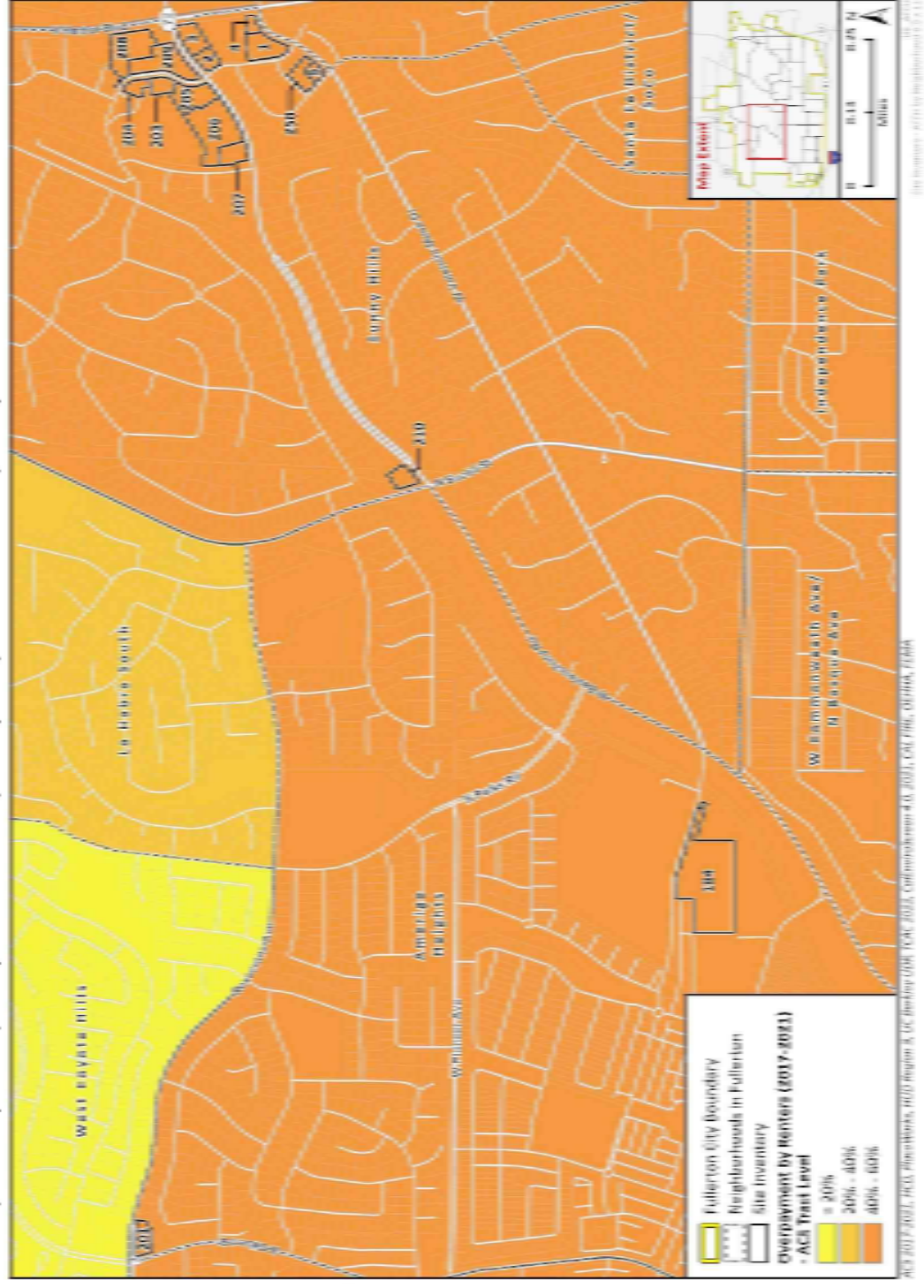


Figure E-71. Housing Opportunity Sites by Overpayment by Renters (Artesia Blvd/N Gilbert St, Valencia Park, W Valencia Dr/Courtney Ave, Gilbert Park, W Commonwealth Ave/N Basque Ave, W Oak Ave/Lambert Dr, Nicolas Park)

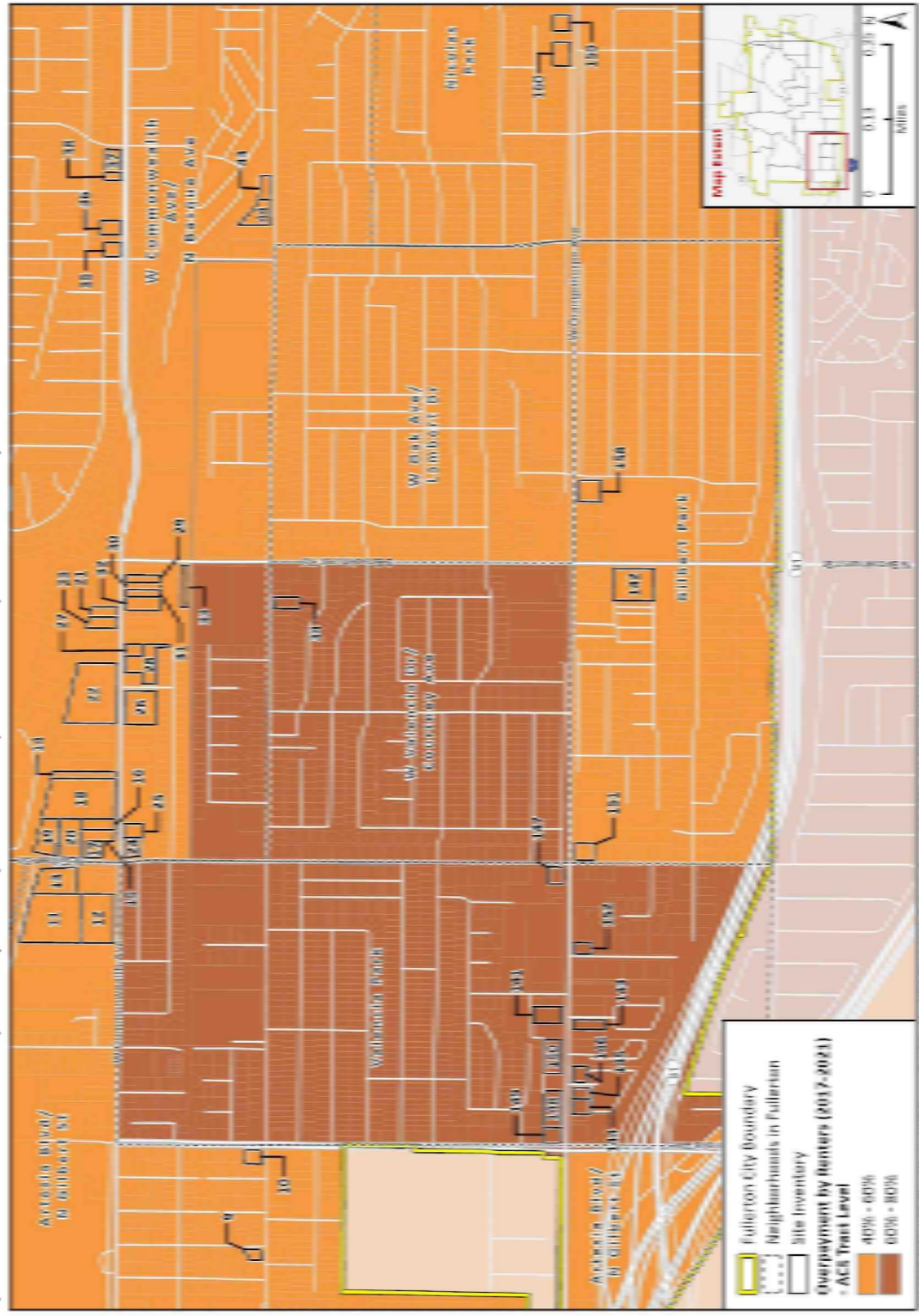




Figure E-72 Housing Opportunity Sites by Overpayment by Renters (Nutwood Ave/N Mountain View Pl, California State University Fullerton, Bradford Park, Deerpark Dr/Sherwood Ave)

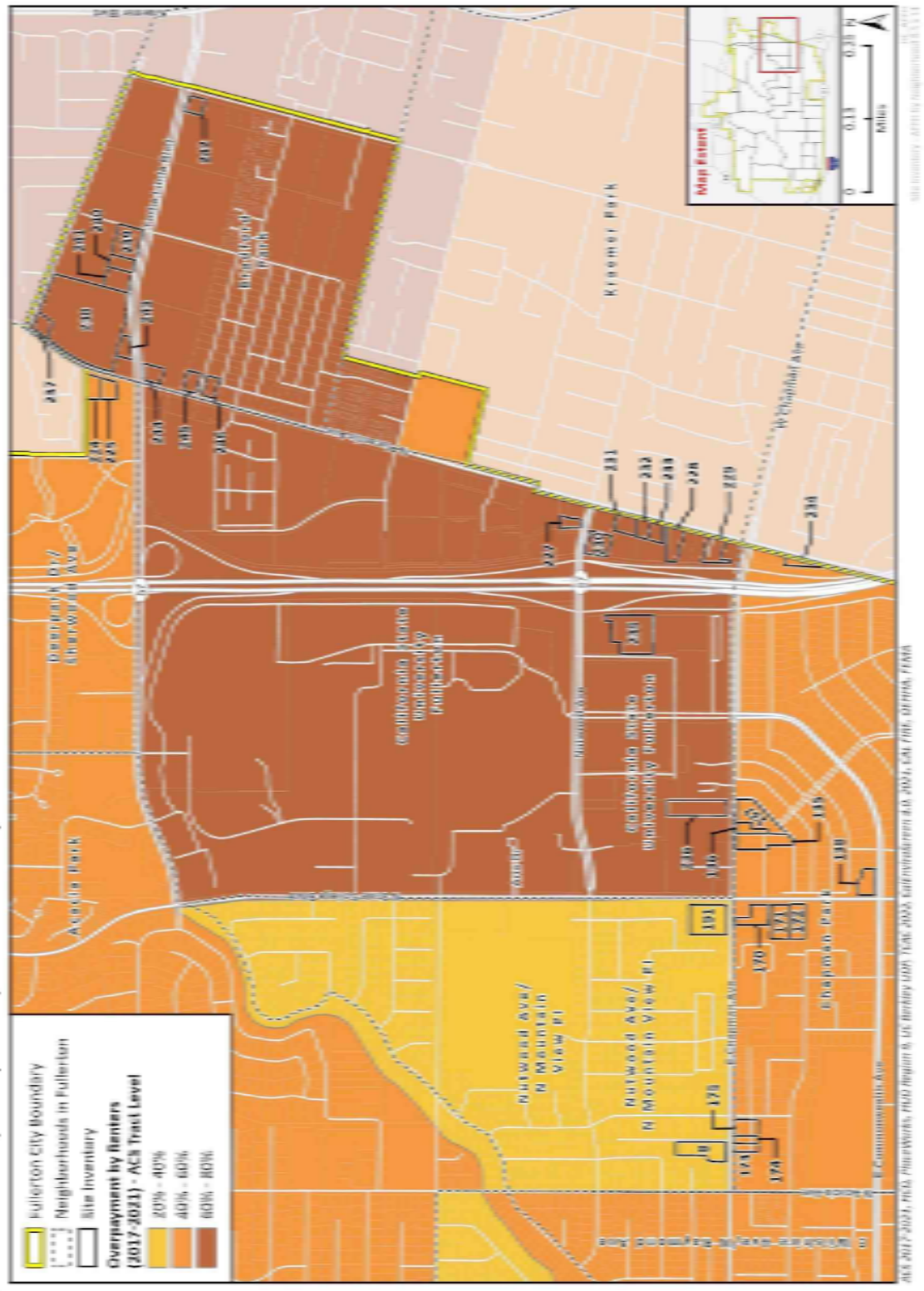




Figure E-73 Housing Opportunity Sites by Overpayment by Renters (The Fox Block, Byerrum Park, Rancho La Paz, Nutwood Ave/N Mountain View Pl, Chapman Park, California State University Fullerton)

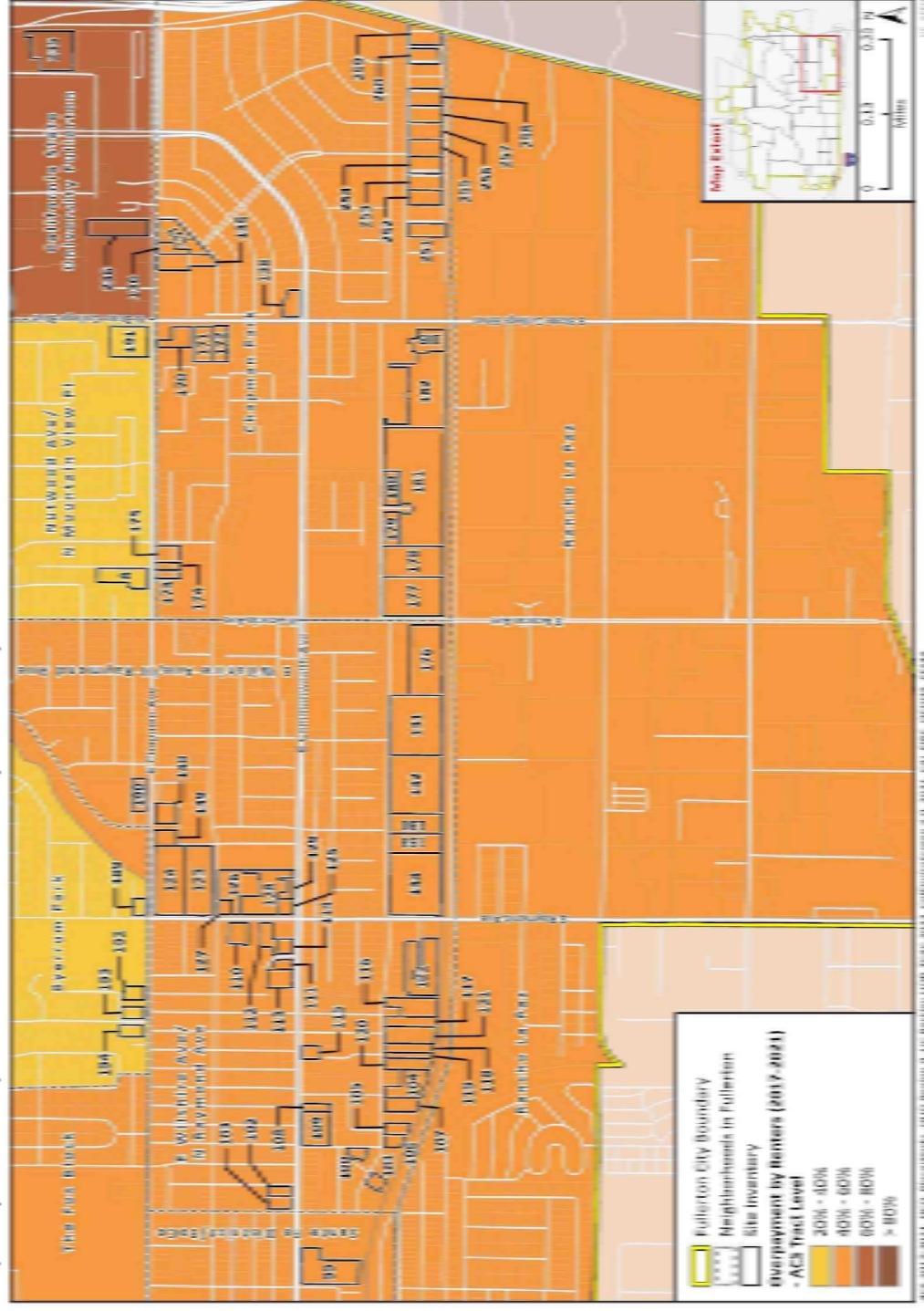


Figure E-74 Housing Opportunity Sites by Overpayment by Renters (W Commonwealth Ave/N Basque Ave, Nicolas Park, Independence Park, S Wood Ave/W Orangethorpe Ave, Woodcrest Park, Rancho La Paz, Santa Fe District/SoCo)

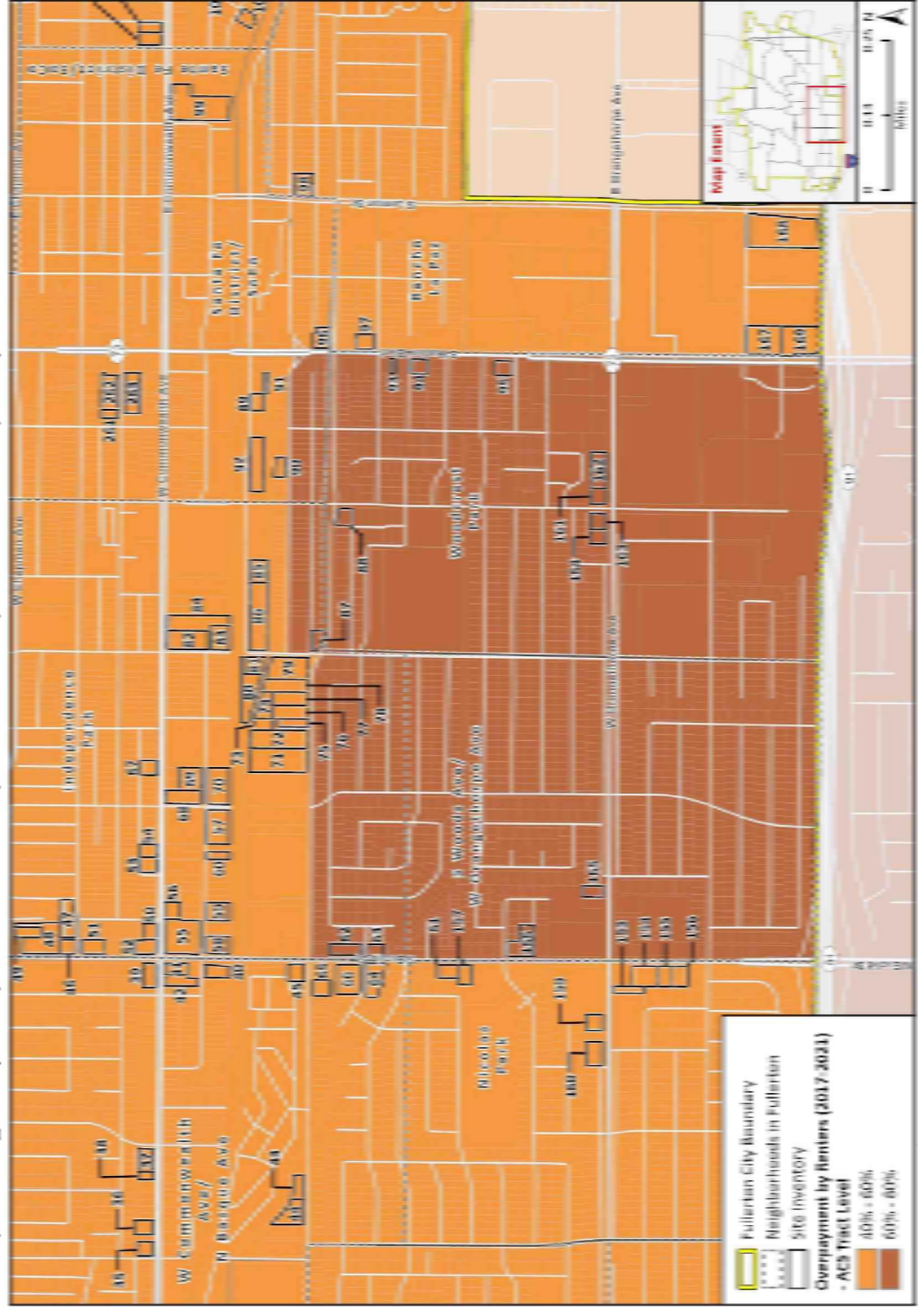


Figure E-75 Housing Opportunity Sites by Overpayment by Renters (Sunny Hills, Santa Fe District/50Co, Bastanchury Rd/Fairway Isles Dr, The Fox Block)

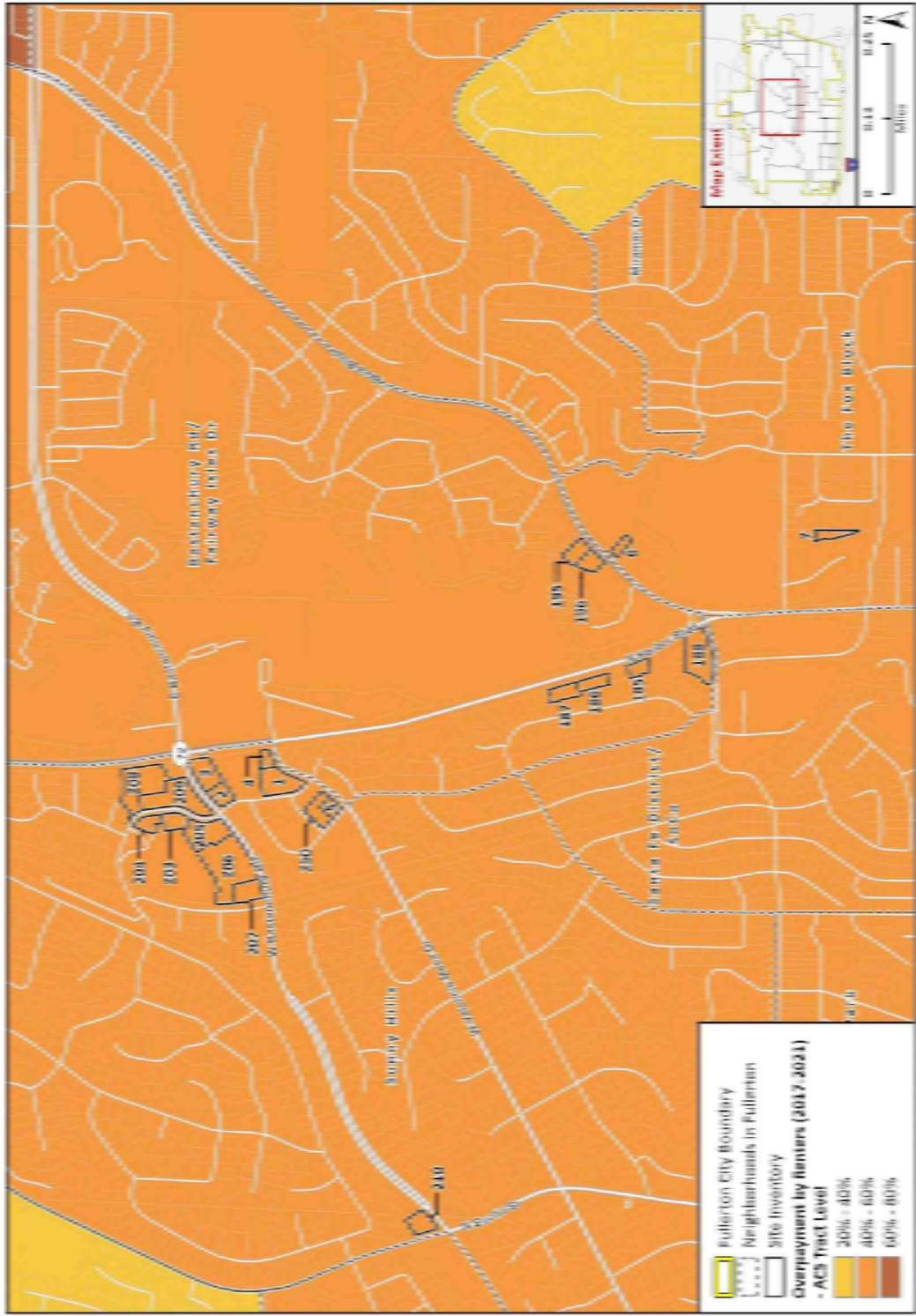
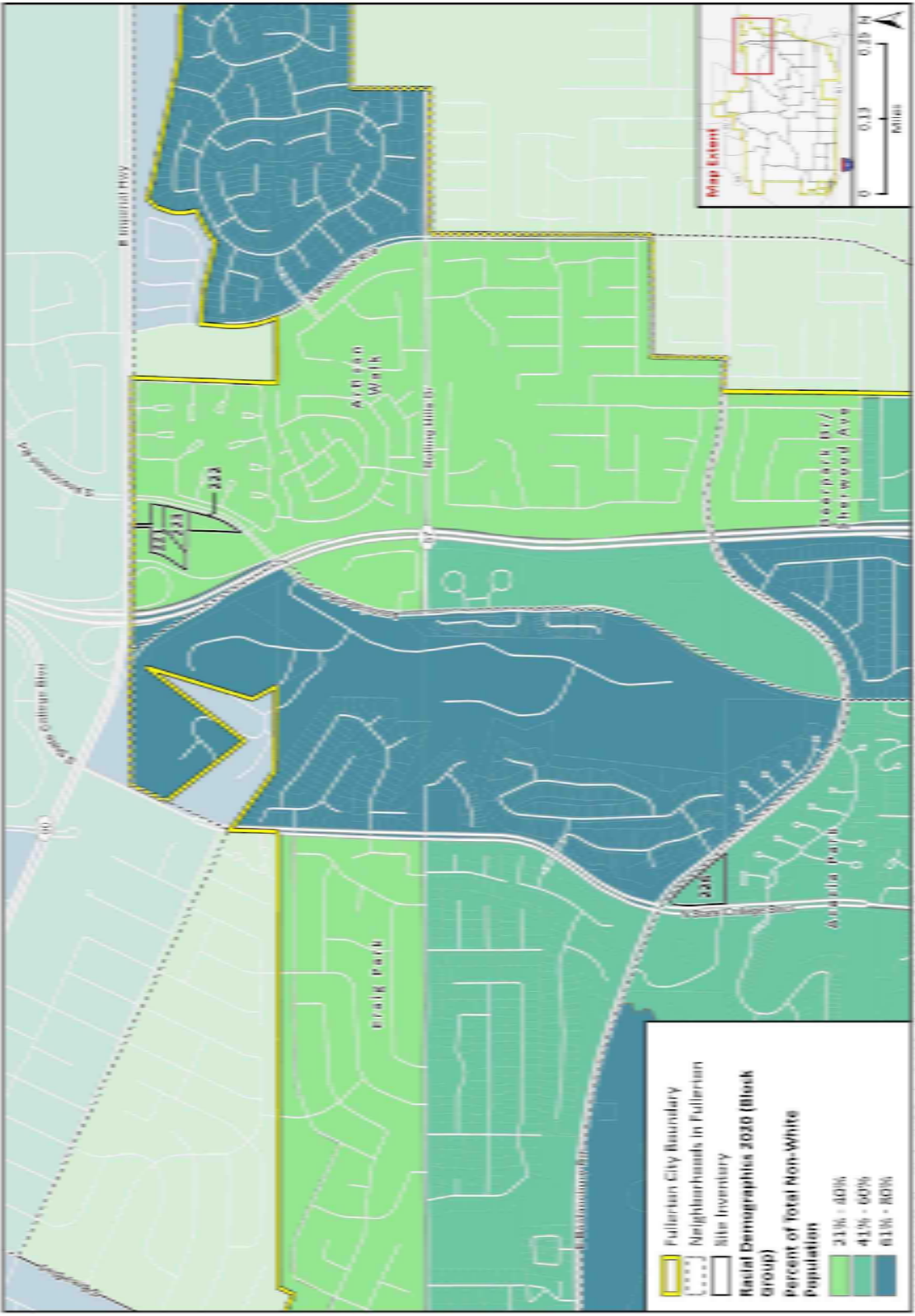


Figure E-76 Housing Opportunity Sites by Total Non-White Population (Craig Park, Acacia Park, Artisan Walk, Deerpark Dr/Sherwood Ave)



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Figure E-77 Housing Opportunity Sites by Total Non-White Population (E Imperial Hwy/N Harbor Blvd, La Habra Southeast, Sunny Hills, E Las Palmas Dr/N Sunnywood Dr)

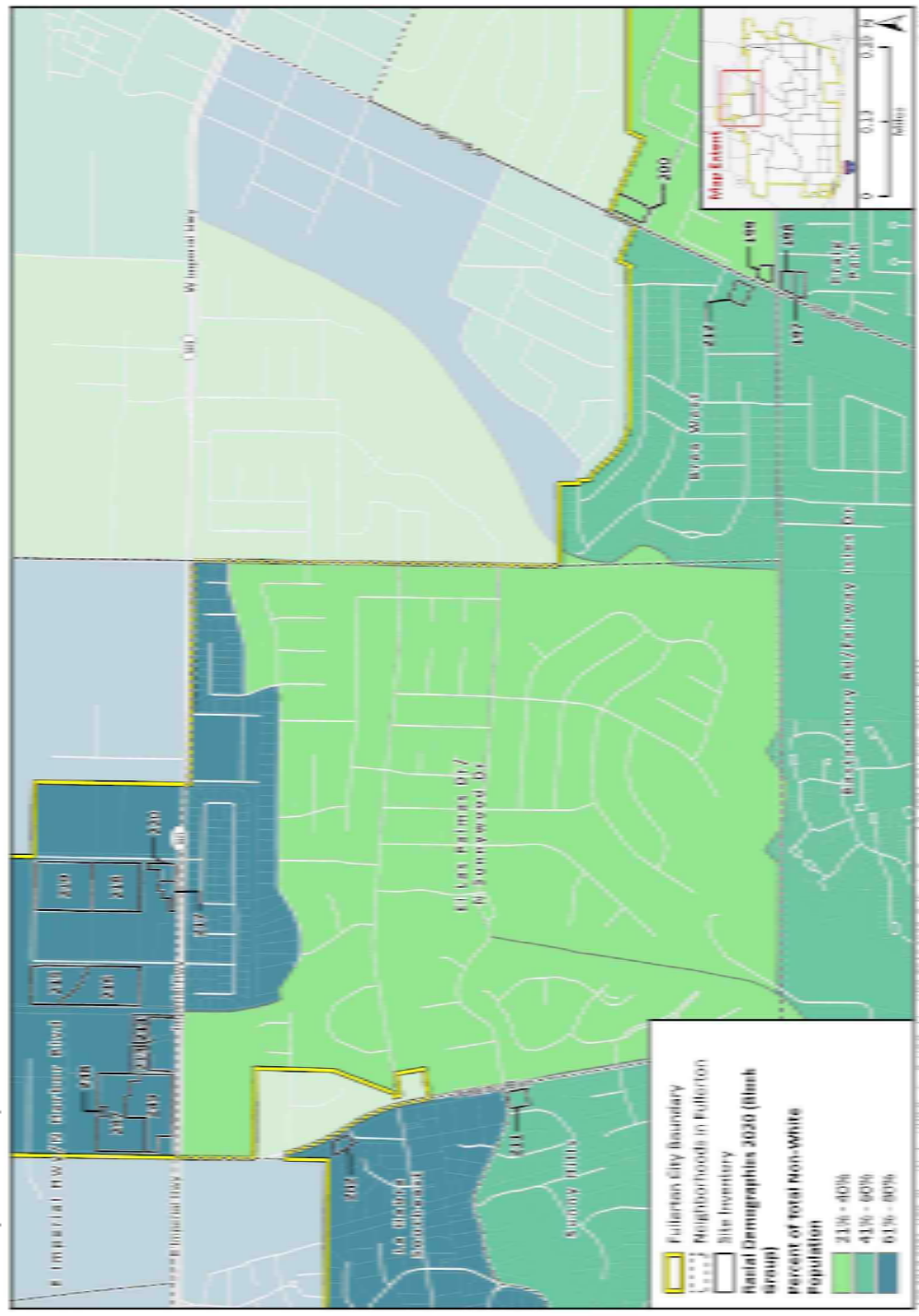


Figure E-7B Housing Opportunity Sites by Total Non-White Population (West Coyote Hills, Amerige Heights, La Habra South, W Commonwealth Ave/N Masque Ave, Independence Park, Sunny Hills, Santa Fe District/SoCo)

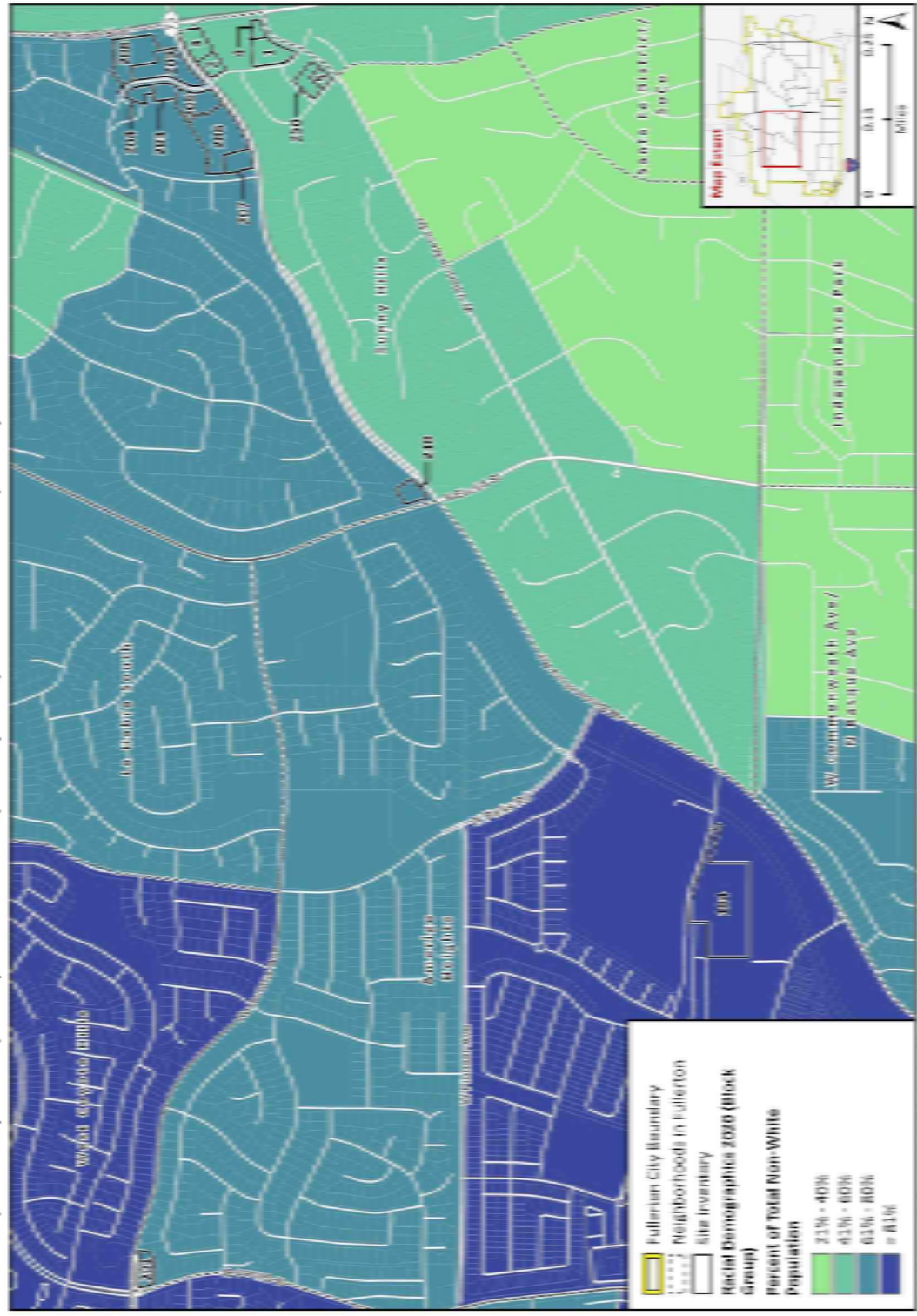




Figure E-79 Housing Opportunity Sites by Total Non-White Population (Artesia Blvd/N Gilbert 5t, Valencia Park, W Valencia Park, W Valencia Dr/Courtney Ave, Gilbert Park, W Commonwealth Ave/N Basque Ave, W Oak Ave/Lambert Dr, Nicolas Park)

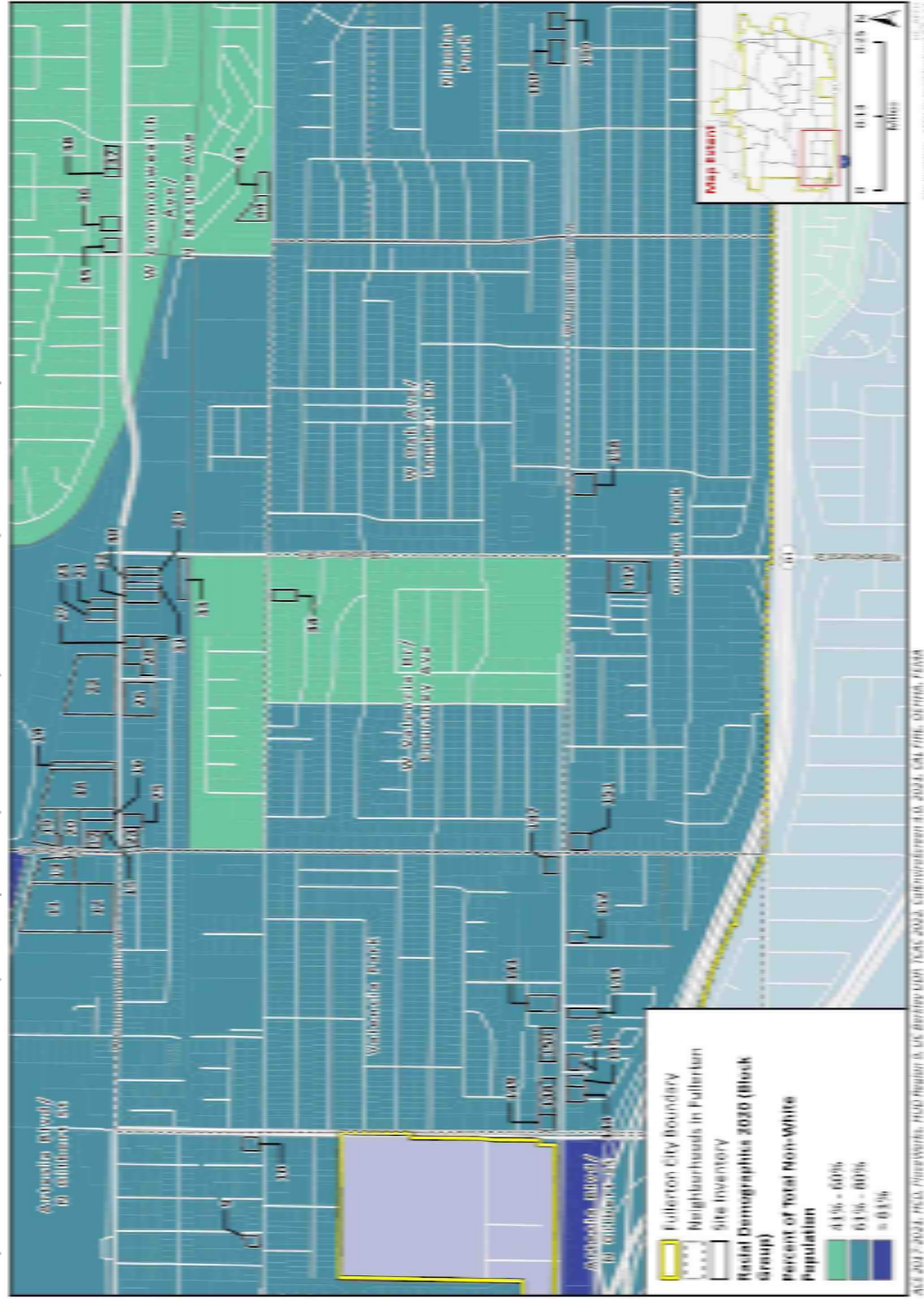
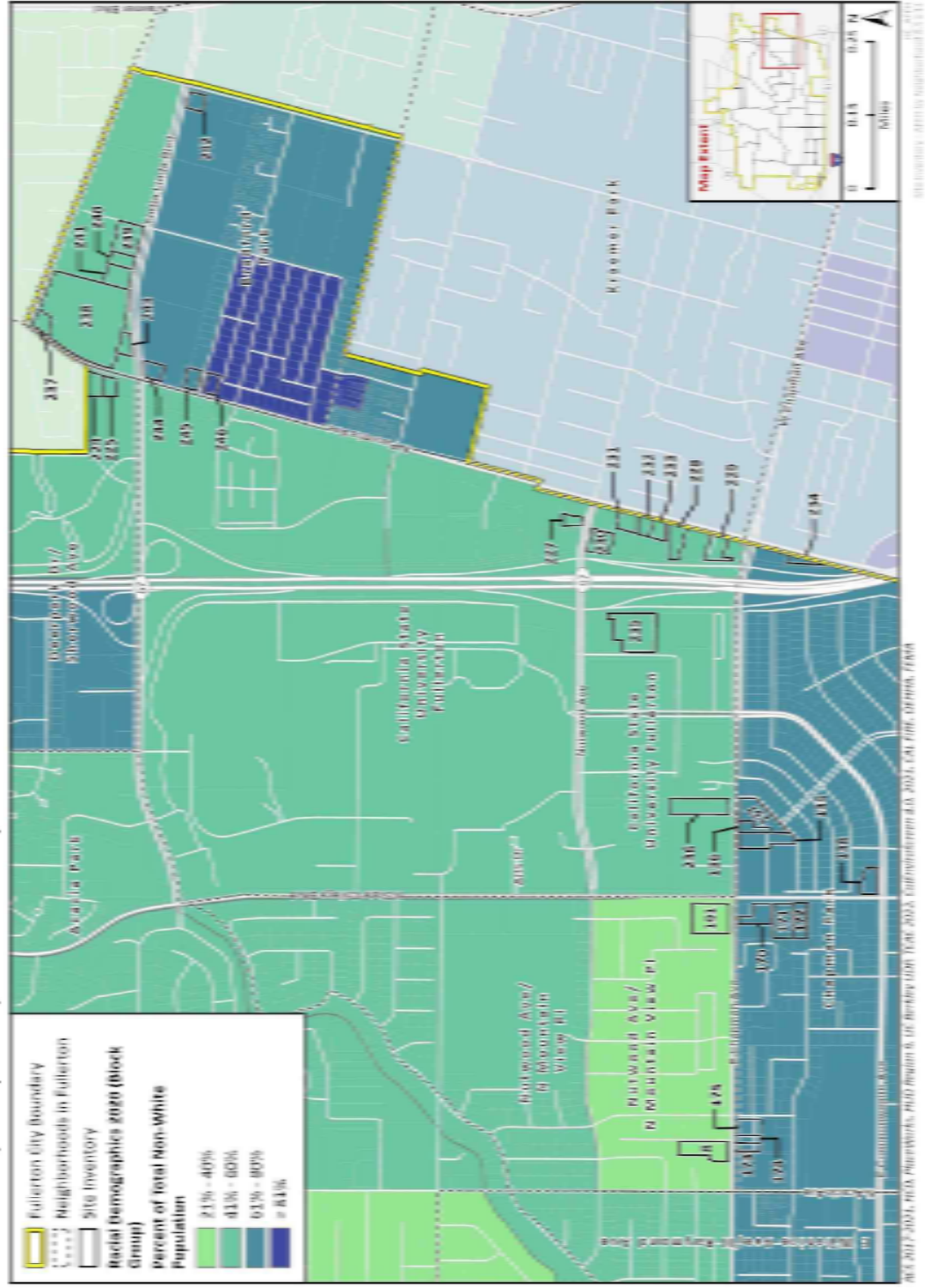




Figure E-80 Housing Opportunity Sites by Total Non-White Population (Nutwood Ave/N Mountain View Pl, California State University Fullerton, Bradford Park, Deerpark Dr/Sherwood Ave)





**Figure E-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, Woodstret Park, Rancho La Paz, Santa Fe District/SoCo)

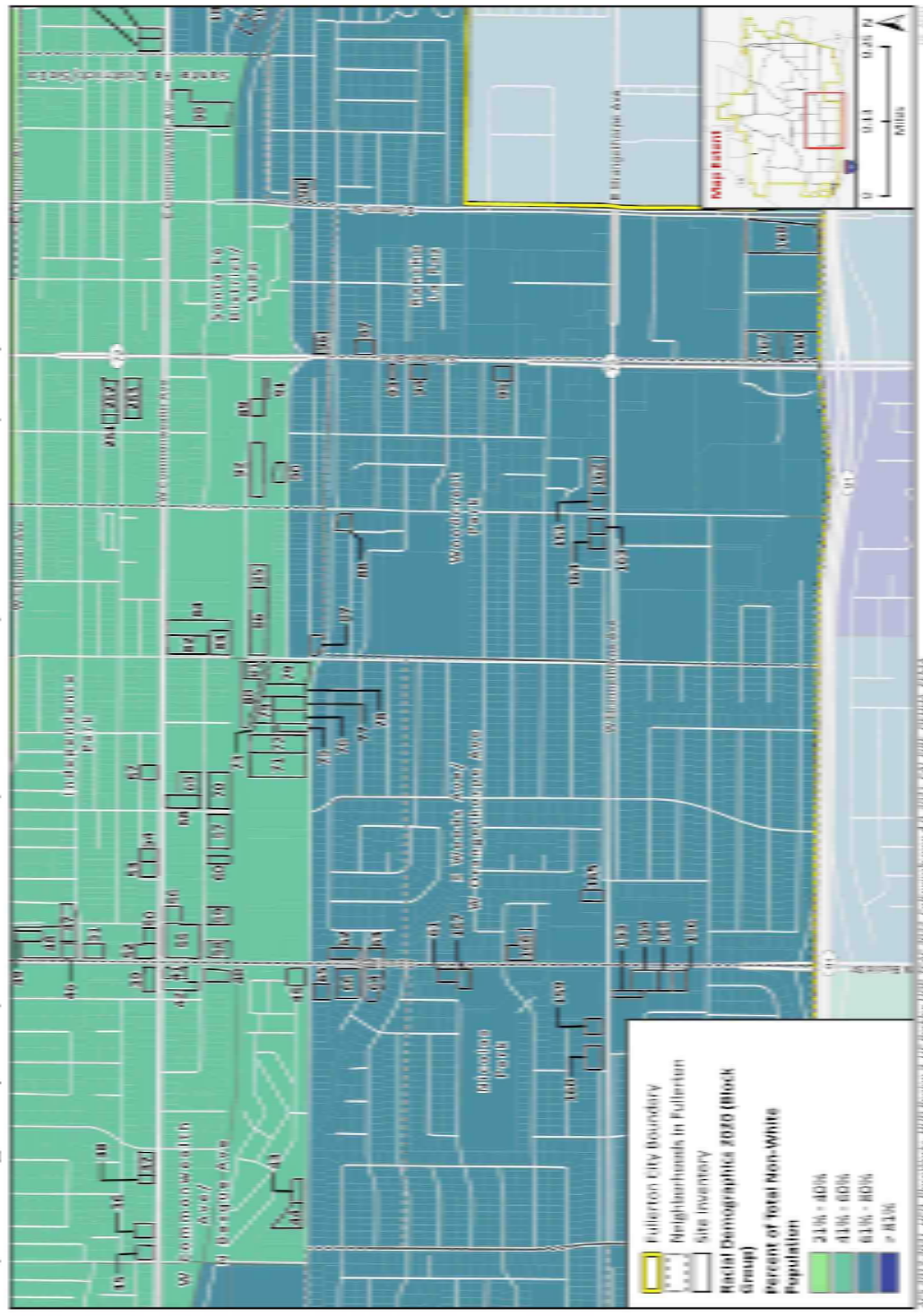




Figure E-83 Housing Opportunity Sites by Total Non-White Population (Sunny Hills, Santa Fe District/SoCo, Bastanchury Rd/Fairway Isles Dr, The Fox Block)

