



## 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 Laws<sup>42</sup>

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.

<sup>42</sup> 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](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	Site Inventory Capacity (Units)			Percent Non-White	Median Household Income	Percent LMI Households	TCAC Opportunity Area	AFFH Indicators			CalEnviroScreen Percentile	
	Number of Existing Households	Low-Income	Moderate-Income					Above Moderate-Income	Percent Overpayment by Renters	Percent Overcrowded Households		Displacement Sensitivity
<b>Acacia Park</b>												
6059001602	1,701	93	31	31	\$137,869	19.94%	Highest Resource	51.11%	0.59%	Lower Risk	29.33	
<b>Amerige Heights</b>												
6059001704	2,411	297	107	108	\$137,202	34.57%	Highest Resource	49.9%	3.28%	Lower Risk	55.61	
<b>Artesia Blvd/N Gilbert St</b>												
6059001801	1,659	224	106	110	\$56,169	70.21%	Low Resource	60%	11.51%	At Risk	90.45	
<b>Artisan Walk</b>												
6059011707	2,437	42	43	45	\$92,593	39.02%	Highest Resource	61.2%	1.07%	Lower Risk	66.63	
<b>Bastanchury Rd/Fairway Isles Dr</b>												
6059001601	1,559	34	45	49	\$105,801	34.74%	Highest Resource	56.8%	3.85%	Lower Risk	90.09	
<b>Bradford Park</b>												
6059011711	2,425	182	325	330	\$64,961	70.33%	High Resource	63.9%	6.93%	At Risk	60.16	
<b>Brea West</b>												
6059001503	1,811	1	5	6	\$98,157	40.82%	High Resource	60.5%	5.58%	Lower Risk	93.06	
<b>Byerrum Park</b>												
6059011402	979	4	16	20	\$127,847	19.7%	High Resource	31.4%	1.23%	Lower Risk	48.39	



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
<b>California State University Fullerton</b>												
60590011504	1,795	222	94	99	59.36%	\$46,992	70.91%	Moderate Resource	79.3%	3.90%	1 Income Group Displacement	61.84
<b>Chapman Park</b>												
60590011502	1,633	574	476	484	65.70%	\$76,458	67.46%	High Resource	52.9%	7.23%	Lower Risk	95.26
<b>Craig Park</b>												
6059001505	2,349	5	22	25	53.68%	\$132,932	36.79%	High Resource	63.8%	8.05%	Lower Risk	62.60
<b>Deerpark Dr/Sherwood Ave</b>												
60590011708	1,695	24	9	9	59.70%	\$82,614	61.28%	Moderate Resource	54.2%	6.73%	Lower Risk	57.62
<b>E Imperial Hwy/N Harbor Blvd</b>												
6059001404	997	928	321	326	66.58%	\$81,602	70.47%	Low Resource	42.5%	12.14%	Lower Risk	95.00
<b>E Wilshire Ave/N Raymond Ave</b>												
60590011403	1,922	495	570	592	60.96%	\$85,481	63.68%	Moderate Resource	57.3%	11.55%	Lower Risk	95.83
<b>Gilbert Park</b>												
6059001903	885	78	39	39	66.26%	\$98,819	42.9%	Low Resource	51.2%	9.72%	Lower Risk	80.49
<b>Independence Park</b>												
60590011200	1,667	525	320	338	57.18%	\$96,964	41.94%	Moderate Resource	42.8%	5.28%	Lower Risk	58.95
<b>La Habra Southeast</b>												

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
6059001705	1,387	1	4	5	60.17%	\$103,413	47.55%	High Resource	51.2%	3.89%	Lower Risk	89.04
<b>Nicolas Park</b>												
6059011101	1,339	58	70	76	67.25%	\$98,165	49.54%	Moderate Resource	42.9%	8.44%	Lower Risk	70.82
<b>Nutwood Ave/N Mountain View Pl</b>												
6059011503	553	6	31	32	44.46%	\$107,102	16.56%	High Resource	37.7%	4.52%	Lower Risk	48.46
<b>Rancho La Paz</b>												
6059011602	1,760	269	105	108	68.68%	\$65,192	75.97%	Low Resource	53.5%	12.22%	At Risk	99.69
<b>S Woods Ave/W Orangethorpe Ave</b>												
6059011102	1,188	4	23	25	71.47%	\$111,524	52.61%	Moderate Resource	60.2%	6.82%	Lower Risk	72.97
<b>Santa Fe District/SoCo</b>												
6059011300	2,030	158	60	178	57.96%	\$92,604	40.72%	High Resource	48.2%	2.86%	Lower Risk	89.50



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
<b>Sunny Hills</b>												
6059001706	1,331	230	186	193	57.30%	\$184,018	25.2%	Highest Resource	48.5%	3.98%	Lower Risk	34.60
<b>The Fox Block</b>												
6059011401	663	2	9	11	55.81%	\$138,625	36.97%	High Resource	42.9%	3.62%	Lower t Risk	48.62
<b>Valencia Park</b>												
6059001802	2,248	103	67	74	77.44%	\$61,354	76.8%	Moderate Resource	66.1%	13.75%	At Risk	85.65
<b>W Commonwealth Ave/N Basque Ave</b>												
6059011000	2,521	565	300	313	67.59%	\$81,033	50.63%	Moderate Resource	44.7%	0.67%	Lower Risk	83.95
<b>W Oak Ave/Lambert Dr</b>												
6059001902	809	1	4	5	65.50%	\$76,146	59.86%	Moderate Resource	50%	13.60%	Lower Risk	47.88
<b>W Valencia Dr/Courtney Ave</b>												
6059001901	850	1	4	5	59.84%	\$106,630	44.09%	Moderate Resource	70.2%	2.94%	Lower Risk	59.76
<b>Woodcrest Park</b>												
6059011601	2,240	40	46	54	78.12%	\$65,789	79.36%	Low Resource	68.1%	21.88%	At Risk	96.58
<b>Total</b>		<b>5,194</b>	<b>3,434</b>	<b>3,685</b>								



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"> <li>Lack of local private fair housing outreach and enforcement (Priority: high)</li> <li>Lack of public fair housing enforcement (Priority: medium)</li> </ul>	<ul style="list-style-type: none"> <li>Lack of resources for fair housing agencies to conduct more rigorous testing and audits, outreach, training, public education campaigns (Priority: high).</li> <li>Lack of funding for consumer rights and responsibility education on Fair Lending practices and identification of predatory lending practices. (Priority: medium)</li> <li>Lack of language access (Priority: high)</li> </ul>	<p>Fair Housing Services and Education:</p> <ul style="list-style-type: none"> <li>Provide informational seminars to area residential real estate agents and brokers on fair housing laws and regulations;</li> <li>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;</li> <li>Provide trainings for property owners/managers on the requirements of federal and State fair housing laws to prevent discrimination. (Policy Action 3.13-a)</li> </ul> <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 3.13-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 3.13-b)</p>	<p>Provide trainings to at least 15 real estate agents and brokers annually.</p> <p>Provide trainings to at least 15 property owners and managers annually.</p> <p>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>Beginning in 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). Assist at least 50 residents and landlords with fair housing services annually.</p>	<p>Create a Language Access Plan by January 2025.</p> <p>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>
		<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 3.5-b)</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 3.13-c)</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>Fair Lending: Work to promote fair lending practices throughout the city:</p> <ul style="list-style-type: none"> <li>• Ensure that low-income and minority residents have fair access to capital resources needed to acquire and maintain housing.</li> <li>• Prevent predatory lending through information and referrals to the Fair Housing Foundation. (Policy Action 3.13-f)</li> </ul>	<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>Add information on fair housing laws and resources on the City's website regarding housing programs in several languages. (Policy Action 3.13-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 3.13-h)</p>	<p>Update 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>	



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Identified Fair Housing Issue	Contributing Factors	Meaningful Actions	Metrics and Timeline
<p>Concentration of minority and low-income residents in southern Fullerton; displacement of residents</p>	<ul style="list-style-type: none"> <li>Location, type, and supply of affordable housing (Priority: high)</li> <li>Land use and zoning laws (Priority: medium)</li> <li>Displacement of residents due to economic pressures (Priority: high)</li> <li>Racial discrepancies in loan origination</li> <li>The availability, type, frequency, and reliability of public transportation (Priority: medium)</li> </ul>	<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. 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, a focus on neighborhoods with lower median income. (Policy Action 3.14-a)</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 3.14-b)</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 3.17-a)</p> <p>Increase participation in homeownership education and assistance programs for historically underrepresented residents in the homeownership market. (Policy Action 3.18-a)</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>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>Develop 25 housing units for special needs households during the planning period.</p> <p>Partner with the County and/or community-based organizations to facilitate homeownership workshops, counseling, and/or education campaigns by January 2025. 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>By October 31, 2029, connect at least 30 residents to education on homeownership-related topics in the neighborhoods of Artesia Blvd/N Gilbert, Valencía Park, Woodcrest Park, Rancho La Paz, and California State University Fullerton.</p>



Identified Fair Housing Issue	Contributing Factors	Meaningful Actions	Metrics and Timeline
	<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 3.14-c)</p>	<p>Evaluate existing State and federal "just cause 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 3.16-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>Evaluate existing State and federal "just cause 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 3.16-c)</p>	<p>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 3.15-f)</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>Assist at least 10 foster youth with supportive housing during the planning period by December 2029.</p>
	<p>In compliance with recent updates to the Surplus Land Act (AB 1255, 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. (Policy Action 3.7-d)</p> <p>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>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>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>	



City of Fullerton  
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Identified Fair Housing Issue	Contributing Factors	Meaningful Actions	Metrics and Timeline
		<p>Partner with Orange County Housing Finance Trust to secure funding for affordable housing in Fullerton. (Policy Action 3.7-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 3.4-d)</p>	<p>Publish Housing Development Toolkit on City's website by December 2026.</p>
		<p>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 in High and Highest Resource areas identified by the California Tax Credit Allocation Committee (TCAC), focusing efforts in northeastern and northwestern Fullerton. Recommend amendments, as necessary, to accommodate added housing capacity in these areas.</p> <p>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 (i.e., implementation of LTD). (Policy Action 3.4-g)</p>	<p>Review the General Plan, applicable Specific Plan, and Zoning Code and Zoning Map by June 2025 and implement any changes by January 2026. Following adoption of zoning code changes, 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. Permit the development of at least 150 moderate-income dwelling types in the neighborhoods of E Las Palmas Dr/N Sunnywood Dr, Craig park, Sunny Hills, Bastanchury Rd/Fairway Isles Dr, Acacia Park, and Byerrum Park (Racially Concentrated Areas of Affluence) by the end of 2029.</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 3.14-d)</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>Partner with Cal State Fullerton to develop a plan to address the need for off-campus affordable housing for students. (Policy Action 3.4-m)</p>	<p>Develop a city-wide student housing plan by December 2029.</p>



City of Fullerton  
Housing Element

Identified Fair Housing Issue	Contributing Factors	Meaningful Actions	Metrics and Timeline
		<p>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. Conduct outreach to homeowners' associations in the neighborhoods of E Las Palmas Dr/N Sunnywood Dr, Craig Park, Sunny Hills, Bastanchury Rd/Fairway Isles Dr, Acacia Park, and Byerrum Park, and the neighborhoods in northwest Fullerton, and provide information on SB 9 (Policy Action 3.3-b)</p> <p>Conduct outreach to religious institutions and provide technical assistance for interested parties to develop affordable housing on sites zoned religious institution (Policy Action 3.3-f).</p>	<p>Beginning in 2025, meet with at least one homeowners' association annually in the areas of northwest Fullerton and the neighborhoods of E Las Palmas Dr/N Sunnywood Dr, Craig Park, Sunny Hills, Bastanchury Rd/Fairway Isles Dr, Acacia Park, and Byerrum Park to provide education on SB 9 implementation. Amend the Zoning Code to comply with SB 9 by December 2025.</p>
			<p>Starting in 2025, annually mail or email resources on developing affordable housing to all religious institutions in the city with underutilized land. Conduct follow up calls with institutions with sites that hold the most potential based on location and size, prioritizing potential sites in the neighborhoods of E Las Palmas Dr/N Sunnywood Dr, Craig Park, Sunny Hills, Bastanchury Rd/Fairway Isles Dr, Acacia Park, and Byerrum Park since they are Racially Concentrated Areas of Affluence. By December 2026, present information during at least one meeting with the board and/or members of OC United. By the end of 2027, provide technical assistance for the potential development of at least one affordable housing development on a religious institution site.</p>



City of Fullerton  
Housing Element

Identified Fair Housing Issue	Contributing Factors	Meaningful Actions	Metrics and Timeline
		<p>Conduct outreach to people experiencing homelessness with the Illumination Foundation and the OC Health Care Agency, focusing efforts in areas where there is a high concentration of homeless individuals in the neighborhoods of Independence Park, Santa Fe District/SoCo, and Gilbert Park, and along arterial boulevards and commercial centers. Provide resources to connect individuals with shelter space in Fullerton and as needed, to services in surrounding cities (Policy Action 3.4-i).</p>	<p>Annually allocate funding and City resources to support outreach efforts in coordination with the Illumination Foundation and the OC Health Care Agency to provide information and resources to those experiencing homelessness. Annually fund the Fullerton Police Department's Homeless Liaison Officer Unit, and as funding is available and based on need, increase the number of officers to provide services for residents experiencing homelessness.</p>
		<p>Adopt an ordinance for new development standards to allow additional ADUs that meet basic setbacks and square footage requirements on properties exceeding one acre in the R-1 and R-2 zoning districts. The ordinance shall allow at least two ADUs on qualifying properties if such properties can safely accommodate two ADUs (e.g., that the properties have adequate sewer/septic and water capacity, can construct the ADUs in compliance with all building code and fire prevention requirements, and can meet parking requirements) (Policy Action 3.3-g).</p>	<p>Adopt the ordinance by July 2025.</p>
		<p>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. (Policy Action 3.4-e)</p>	<p>Amend the Zoning Code by July 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, with at least half of those units in the neighborhoods of E Las Palmas Dr/N Sunnywood Dr, Craig park, Sunny Hills, Bastanchury Rd/Fairway Isles Dr, Acacia Park, and Byerrum Park since they are Racially Concentrated Areas of Affluence.</p>



City of Fullerton  
Housing Element

Identified Fair Housing Issue	Contributing Factors	Meaningful Actions	Metrics and Timeline
		<p>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. 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.</p>	<p>Develop incentives and mitigations to constraints by July 2025. Starting in 2025, 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. At least 50 percent of large and small rental units should be in neighborhoods of greater degrees of overcrowding, including Woodcrest Park, Artesia Blvd/N Gilbert St, Valencia Park, W Oak Ave/Lambert Dr, E Wilshire Ave/N Raymond Ave, Rancho La Paz.</p>
<p>Improving place-based strategies to encourage community conservation and revitalization</p>	<ul style="list-style-type: none"> <li>• Location of environmental health hazards (Priority: high)</li> <li>• Lack of investment in community-based infrastructure and services (Priority: low)</li> <li>• Lack of access to housing mobility (Priority: medium)</li> </ul>	<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 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 3.14-e)</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>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. (Policy Action 3.14-f)</p>	<p>Establish a community working group that meets annually to prioritize funding for community investments.</p>



City of Fullerton  
Housing Element

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# 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



- 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

# Chapter 2

## Housing

*Fullerton will be a city which has an increasing choice of accessible, affordable and desirable housing options which enables our children, workforce families and young professionals to make their homes here, and for our seniors to remain here.*

*-The Fullerton Vision*

### Introduction

In planning for the provision of housing for all present and future Fullerton residents, the City's primary role is to provide for a variety of housing types in an atmosphere conducive to the well-being of City residents, and particularly to provide for an adequate supply of housing ranging in cost to meet the demand of all income groups and the special needs populations. State law requires that the City evaluate its Housing Element periodically to determine its effectiveness in achieving the City's and the State's housing agenda. The City adopted the updated and revised Housing Element in May 2015.

The Housing Element provides a detailed analysis of the City's demographic, economic, and housing characteristics as required by State Law. The Housing Element also evaluates the City's progress in implementing the previous document's policy program and actions related to housing production, preservation, conservation, and rehabilitation. The full Housing Element is provided in Appendix H.

The following goal and policy actions are provided to achieve the Fullerton Vision as it pertains to Housing.

### Overarching Policies

OAP1. Comply with State and Federal laws and regulations while maintaining local control in decision-making.

OAP2. Pursue Federal, State and local funding options to support implementation of The Fullerton Plan.

OAP3. Leverage the advantages and advances of technology.

OAP4. Seek opportunities for increased efficiency and effectiveness.

### Purpose

**The purpose of the Housing Element is to address housing opportunities for current and future residents of Fullerton.**

**This Element is required per California Government Code Section 65302.**

*The 2013-2021 Housing Element was adopted under separate cover on May 5, 2015. This Chapter contains a summary of the adopted Housing Element policy program. The policy program contains "policy actions" that encompass the City's policies and implementation actions for matters relating to housing.*

*Refer to the full Housing Element for additional information. The full Housing Element is included in Appendix H.*

## GOAL 3: **A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.**

### **Policy Actions**

*Adopted by the City on May 5, 2015 - Updated September 2024*

#### **3.1: 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 in January 2025 and other zoning amendments will be adopted concurrently with the Housing Element or as described in the actions below.

#### **3.2: 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.

#### **3.3: 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.

## GOAL 3: **A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.**

### **Policy Actions**

*Adopted by the City on May 5, 2015 - Updated September 2024*

#### **3.4: 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. The City will review applicable plans and the City's Zoning Code to support the development of housing types at higher densities in lower-density neighborhoods, utilizing such methods as 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 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.

#### **3.5: 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



## GOAL 3: **A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.**

### Policy Actions

*Adopted by the City on May 5, 2015 - Updated September 2024*

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.

#### **3.6: 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's ADU ordinance was last updated in 2022 to incorporate regulations

for urban lot splits. 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.

#### **3.7: 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)

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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.

#### **3.8: 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.

#### **3.9: 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.

#### **3.10: 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.

#### **3.11: 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.

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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.

#### **3.12: 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 H-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.

There are 101 units at risk of conversion in Amerige Villas Apartments, which are the only units at risk of having expiring affordability covenants during the planning period. Amerige Villas Apartments Property Management staff informed the City that it is extending the existing project-based contract with the Department of Housing and Urban Development (HUD) beyond the expiration date of January 2025. The City shall develop a preservation strategy that is ready for implementation should owners of these units do not 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.

#### **3.13: 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.



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#### **3.14: 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.

#### **3.15: 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.

#### **3.16: 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

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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.

#### **3.17: 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.

#### **3.18: 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.