

## **Appendix A: Community Outreach Summary**

### **A. INTRODUCTION**

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

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

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

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

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

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

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

The General Plan Advisory Committee (GPAC) also provided their thoughts on the challenges, opportunities and resources through a written questionnaire.

### **B. SUMMARY OF COMMUNITY AND STAKEHOLDER INPUT**

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

#### **1. Housing Availability and Affordability**

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

### **2. Land Use, Location and Linkages**

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

### **3. Redevelopment and Infill**

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

### **4. Housing for Special Needs Groups**

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

### **5. Government Constraints and Incentives**

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

### **6. Planning and Policy Development**

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

## **7. Funding and Partnership Opportunities**

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

## **8. Education and Civic Engagement**

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

## **9. Sustainable Design**

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

## **10. Housing Conditions**

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

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

**Post-it Notes**

(Comments are provided verbatim.)

**CHALLENGES**

Insufficient Affordable Housing

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

Density

- Density
- Density issues

Housing Costs

- Cost
- Housing cost/rent

Overcrowding

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

Balance

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

Open Area

- Open area

Parking

- Parking across sidewalks – preventing pedestrians to use sidewalks

Housing Maintenance

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

Gov't Constraints/Perception

- City father don't believe in government helping families

Garage Conversions

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

Accommodating Special Needs

- No housing for the mentally disturbed homeless

Short Term Needs

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

Quality of Life

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

Other

- ❖ Acquiring funding for workforce housing

**OPPORTUNITIES**

Zoning

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

Public Transit

- Promote public transit to relieve auto congestion

Adequate Parking

- Require adequate parking for housing

Affordable Housing/Working Class

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

Existing Opportunities

- Move forward on existing housing opportunities

Green Building

- Pass “green building” rules

Incentives

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

Design Standards

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

Looking at Data & Needs

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

Redevelop Older Houses

- Redevelop old & decaying multi family units

Redevelopment Funds

- 20% \$ in redevelopment for housing

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

**Notes**

**CHALLENGES**

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

**OPPORTUNITIES**

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

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

**RESOURCES**

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

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

(Comments are provided verbatim.)

(A)

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

Overcome high construction cost.  
Finding “in-fill” availability.  
Identifying affordable land.

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

Continue to encourage apartment developments.  
Conversion of non-residential properties into residential use.  
Continue to find and provide low and no-interest loans where needed.

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

Numerous low-income buildings can be made available with rehabilitation.  
Government grants must be sought.  
Development standards and housing codes can be modified on the city level.

(B)

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

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

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

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

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

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

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

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

(C)

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

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

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

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

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

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

(D)

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

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

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

Understanding the meaning of "sustainable design".

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

Knowledge.

(E)

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

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

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

Considering low to moderate income housing developments in the city plan

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

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

(F)

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

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

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

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

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

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

(G)

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

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

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

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

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

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

(H)

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

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

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

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

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

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

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

(l)

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

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

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

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

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

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

Truslow east of Highland to Lemon.

Continuation of Valencia Dr. re-vitalizing to Lemon.

The following east of Harbor to Lemon:

Ash, Elm, and Rosslyn

Areas in Southwest Fullerton also need to be reviewed.

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

Federal and State funding.

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

Federal programs that may support housing for low income residents.

## **Appendix B: Residential Land Resources**

### **A. ADEQUATE SITES ANALYSIS**

State Housing Element Law requires that cities demonstrate they have adequate sites to meet their housing obligations. An analysis of land resources must be completed and take into consideration zoning, development standards, and the availability of public services and facilities to accommodate a variety of housing types and incomes. The City must demonstrate that it has capacity or adequate sites to accommodate the projected need for housing.

The State Department of Finance (DOF) is responsible for projecting the total statewide housing demand, with the State Department of Housing and Community Development (HCD) apportioning this demand to each of the state's regions. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market.

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

- Very-Low Income – 0% to 50% of the median income;
- Low-Income – 51% to 80% of the median income;
- Moderate Income – 81% to 120% of the median income; and,
- Above-Moderate Income – more than 120% of the median income.

This process is known as the Regional Housing Needs Assessment (RHNA), and the goals are referred to as either the RHNA goals or the "regional share" goals for new housing construction. The allocation takes into account factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and others. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower income households in any one jurisdiction.

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

**1. Construction Achievements Through January 2008**

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

**Table B-1  
Adjusted RHNA Allocations**

Income Category	Dwelling Units		
	2006-2014 RHNA Need	Construction Achievements <sup>1</sup>	Adjusted RHNA Need
<i>Extremely low-income</i>	199	0	199
Very low-income <sup>2</sup>	398	0	398
Low-income	329	2	327
Moderate-income	376	1	375
Above-moderate income	807	139	667
<b>Total<sup>3</sup></b>	<b>1,910</b>	<b>142</b>	<b>1,768</b>

Notes:

<sup>1</sup> Based on building permits through December, 2008. Does not include projects currently under construction or in the review and entitlement process.

<sup>2</sup> Includes 199 units for extremely low-income.

<sup>3</sup> SCAG allows communities to choose one of the four income categories it will adjust by one unit to accommodate the one units rounding difference and maintain consistency with the approved total housing need. Fullerton has chosen to adjust the above-moderate income category by one unit.

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

**2. Capacity to Meet Regional Share Goals**

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

**a. Vacant Land**

There are very few areas of substantial vacant land throughout Fullerton. The majority of vacant land is within the West Coyote Hills Specific Plan area. The General Plan land use designation of West Coyote Hills is currently “Greenbelt Concept”, which allows limited residential

development. However, the current zoning does not permit residential development. Due to the existing circumstances of this land, it is not realistic to assume this land is feasible for development of affordable units in the next planning period. The remainder of vacant land is sparsely located over approximately 73 residential and commercial lots, and may have the potential for infill development. Existing vacant land permitting residential development is listed in Table B-2 and illustrated in Exhibit B-1. Remnant vacant parcels, too small to allow construction of a dwelling unit (less than 4,000 square feet), have not been listed. However, of the vacant residential parcels found to be potentially feasible for construction of residential units, a conservative calculation was taken to determine potential units that may be feasibly constructed on-site. It is assumed that a potential of 34 dwellings units on these vacant parcels will be comprised of market-rate residential units.

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

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

<b>APN</b>	<b>Zoning</b>	<b>General Plan</b>	<b>Acres</b>	<b>Permitted Density</b>	<b>Square Feet</b>	<b>Projected Units</b>	<b>Notes</b>
028-141-28	R1-20	Low Density Residential	0.46	1 du/20,000sf	19,970.44	1	Construction may not be feasible due to lot size
028-141-35	R1-35	Low Density Residential	0.71	1 du/35,000sf	30,730.67	1	Construction may not be feasible due to lot size
029-152-04	R1-72	Low Density Residential	0.20	1 du/7,200sf	8,592.42	1	
029-232-13	R1-10	Low Density Residential	1.38	1 du/10,000sf	60,088.03	6	Subdivision of lots required
281-091-10	R1-20	Low Density Residential	0.40	1 du/20,000sf	17,504.22	1	Construction may not be feasible due to lot size
281-091-27	R1-20	Low Density Residential	0.53	1 du/20,000sf	23,094.76	1	
283-011-15	R1-20	Low Density Residential	0.49	1 du/20,000sf	21,201.41	1	Subdivision of lots required
283-011-17	R1-20	Low Density	0.25	1 du/20,000sf	10,809.11	0	

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

<b>APN</b>	<b>Zoning</b>	<b>General Plan</b>	<b>Acres</b>	<b>Permitted Density</b>	<b>Square Feet</b>	<b>Projected Units</b>	<b>Notes</b>
		Residential					
283-011-22	R1-20	Low Density Residential	0.29	1 du/20,000sf	12,662.10	1	Construction may not be feasible due to lot size
283-181-15	R1-72	Low Density Residential	0.14	1 du/7,200sf	6,107.14	1	Construction may not be feasible due to lot size
283-191-14	R1-72	Low Density Residential	0.17	1 du/7,200sf	7,602.44	1	
284-021-08	R1-19	Low Density Residential	0.21	1 du/19,000sf	9,000.01	0	
032-043-08	R1-72	Low Density Residential	0.17	1 du/7,200sf	7,342.85	1	
032-044-06	R1-6	Low Density Residential	0.10	1 du/6,000sf	4,343.72	1	Construction may not be feasible due to lot size
292-371-05	R1-20	Low Density Residential	0.31	1 du/20,000sf	13,597.72	1	Construction may not be feasible due to lot size
292-441-08	R1-20	Low Density Residential	0.50	1 du/20,000sf	21,682.68	1	
293-132-02	R1-20	Low Density Residential	0.14	1 du/20,000sf	6,091.21	1	
285-141-10	R1-20	Low Density Residential	0.04	1 du/20,000sf	1,891.31	0	Construction of lot not feasible due to lot size
028-134-57	R1-20	Low Density Residential	0.03	1 du/20,000sf	1,300.85	0	Construction of lot not feasible due to lot size
029-043-04	R1-72	Low Density Residential	0.02	1 du/7,200sf	742.48	0	Construction of lot not feasible due to lot size

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

<b>APN</b>	<b>Zoning</b>	<b>General Plan</b>	<b>Acres</b>	<b>Permitted Density</b>	<b>Square Feet</b>	<b>Projected Units</b>	<b>Notes</b>
029-043-17	R1-72	Low Density Residential	0.02	1 du/7,200sf	983.27	0	Construction of lot not feasible due to lot size
029-481-39	R1-72	Low Density Residential	0.01	1 du/7,200sf	357.93	0	Construction of lot not feasible due to lot size
029-491-05	R1-72	Low Density Residential	0.03	1 du/7,200sf	1,405.12	0	Construction of lot not feasible due to lot size
029-492-12	R1-72	Low Density Residential	0.03	1 du/7,200sf	1,283.38	0	Construction of lot not feasible due to lot size
029-644-09	R1-10	Low Density Residential	0.06	1 du/10,000sf	2,414.58	0	Construction of lot not feasible due to lot size
030-084-21	R1-6	Low Density Residential	0.02	1 du/6,000sf	751.29	0	Construction of lot not feasible due to lot size
030-085-09	R1-6	Low Density Residential	0.11	1 du/6,000sf	4,673.99	0	Construction of lot not feasible due to lot size
030-200-02	R1-6	Low Density Residential	0.05	1 du/6,000sf	2,340.03	0	Construction of lot not feasible due to lot size
030-264-21	R1-72	Low Density Residential	0.03	1 du/7,200sf	1,249.86	0	Construction of lot not feasible due to lot size
030-314-20	R1-72	Low Density Residential	0.03	1 du/7,200sf	1,230.11	0	Construction of lot not feasible due to lot size
030-402-37	R1-6	Low Density Residential	0.01	1 du/6,000sf	312.16	0	Construction of lot not feasible due to lot size
283-091-04	R1-72	Low Density Residential	0.07	1 du/7,200sf	3,064.77	0	Construction of lot not feasible due to lot size
281-081-18	R1-72	Low Density Residential	0.06	1 du/7,200sf	2,484.30	0	Construction of lot not feasible due to lot size
283-105-10	R1-72	Low Density	0.02	1 du/7,200sf	1,082.65	0	Construction of lot not feasible

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

<b>APN</b>	<b>Zoning</b>	<b>General Plan</b>	<b>Acres</b>	<b>Permitted Density</b>	<b>Square Feet</b>	<b>Projected Units</b>	<b>Notes</b>
		Residential					due to lot size
283-141-14	R1-20	Low Density Residential	0.06	1 du/20,000sf	2,648.62	0	Construction of lot not feasible due to lot size
283-141-15	R1-20	Low Density Residential	0.06	1 du/20,000sf	2,397.18	0	Construction of lot not feasible due to lot size
283-191-02	R1-72	Low Density Residential	0.00	1 du/7,200sf	104.95	0	Construction of lot not feasible due to lot size
283-201-12	R1-10	Low Density Residential	0.00	1 du/10,000sf	186.68	0	Construction of lot not feasible due to lot size
031-061-25	R1-10	Low Density Residential	0.11	1 du/10,000sf	4,982.11	0	Construction of lot not feasible due to lot size
031-111-25	R1-72	Low Density Residential	0.03	1 du/7,200sf	1,276.01	0	Construction of lot not feasible due to lot size
031-173-19	R1-6	Low Density Residential	0.02	1 du/6,000sf	720.05	0	Construction of lot not feasible due to lot size
031-193-16	R1-72	Low Density Residential	0.01	1 du/7,200sf	417.60	0	Construction of lot not feasible due to lot size
032-062-24	R1-72	Low Density Residential	0.08	1 du/7,200sf	3,584.73	0	Construction of lot not feasible due to lot size
032-071-10	R1-72	Low Density Residential	0.00	1 du/7,200sf	101.74	0	Construction of lot not feasible due to lot size
293-271-21	R1-15	Low Density Residential	0.09	1 du/15,000sf	4,099.54	0	Construction of lot not feasible due to lot size
285-161-13	R1-20	Low Density Residential	0.06	1 du/20,000sf	2,661.36	0	Construction of lot not feasible due to lot size
337-181-16	R1-10	Low Density Residential	0.00	1 du/10,000sf	79.80	0	Construction of lot not feasible due to lot size
285-071-16	R1-20	Low	0.07	1 du/20,000sf	3,206.58	0	Construction of

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

<b>APN</b>	<b>Zoning</b>	<b>General Plan</b>	<b>Acres</b>	<b>Permitted Density</b>	<b>Square Feet</b>	<b>Projected Units</b>	<b>Notes</b>
		Density Residential					lot not feasible due to lot size
285-241-04	R1-20	Low Density Residential	0.18	1 du/20,000sf	7,802.24	0	Construction of lot not feasible due to lot size
281-011-26	R1-10	Low Density Residential	0.27	1 du/10,000sf	11,698.66	1	
337-192-80	R1-10	Low Density Residential	0.23	1 du/10,000sf	10,199.58	1	
287-181-35	R1-10	Low Density Residential	0.01	1 du/10,000sf	354.54	0	Construction of lot not feasible due to lot size
287-251-20	R1-10	Low Density Residential	0.03	1 du/10,000sf	1,229.23	0	Construction of lot not feasible due to lot size
288-012-38	R1-9	Low Density Residential	0.01	1 du/9,000sf	416.94	0	Construction of lot not feasible due to lot size
288-021-10	R1-9	Low Density Residential	0.07	1 du/9,000sf	2,966.53	0	Construction of lot not feasible due to lot size
288-021-17	R1-9	Low Density Residential	0.05	1 du/9,000sf	2,366.35	0	Construction of lot not feasible due to lot size
288-021-18	R1-9	Low Density Residential	0.10	1 du/9,000sf	4,189.16	0	Construction of lot not feasible due to lot size
288-021-22	R1-9	Low Density Residential	0.05	1 du/9,000sf	2,146.10	0	Construction of lot not feasible due to lot size
288-021-27	R1-9	Low Density Residential	0.08	1 du/9,000sf	3,316.88	0	Construction of lot not feasible due to lot size
337-062-36	R1-8	Low Density Residential	0.08	1 du/8,000sf	3,322.56	0	Construction of lot not feasible due to lot size
071-501-12	R1-12	Low Density Residential	0.37	1 du/12,000sf	16,286.01	1	

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

<b>APN</b>	<b>Zoning</b>	<b>General Plan</b>	<b>Acres</b>	<b>Permitted Density</b>	<b>Square Feet</b>	<b>Projected Units</b>	<b>Notes</b>
285-242-02	R1-20	Low Density Residential	0.78	1 du/20,000sf	33,798.91	1	
285-242-03	R1-20	Low Density Residential	0.74	1 du/20,000sf	32,271.65	1	
032-272-33	R2	Medium/Low Density Residential	0.08	2 du/6,000sf	3,604.91	0	Construction of lot at R2 zone not feasible due to lot size
029-031-13	R2-P	Medium/Low Density Residential	0.35	2 du/6,000sf	15,170.39	4	Subdivision of lots required
032-141-40	R2-P	Medium/Low Density Residential	0.01	2 du/6,000sf	620.90	0	Construction of lot at R2 zone not feasible due to lot size
029-031-01	R3	Low Density Residential	0.12	1 du/3,600 Min lot:7,200sf	5,299.05	0	Construction of lot at R3 zone not feasible due to lot size
032-274-25	R2	Medium/Low Density Residential	0.13	2 du/6,000sf	5,849.91	1	Construction of lot at R2 zone not feasible due to lot size
033-143-11	R3	Medium Density Residential	0.05	1 du/3600 Min lot:7200sf	1,991.24	0	Construction of lot at R3 zone not feasible due to lot size
031-061-41	R1-10	Low Density Residential (RSPC overlay)	1.43	1 du/10,000sf	62,290.80	6	
<b>Total</b>						<b>34</b>	



<Insert Exhibit B-1>

**DRAFT**

**b. Current Projects**

The City of Fullerton has a number of projects under construction, planning entitlements, or in the process of acquiring entitlements. These projects-in-the-pipeline are shown in Table B-3 and displayed in Exhibit B-2. A total of 317 units are currently entitled or under construction. Five units expected to be constructed in the City are low or very-low income units. An additional 1,393 are in the process of getting entitled, and may be constructed within the next year.

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

<b>Project Name/Location</b>	<b>Anticipated Units</b>					<b>Status</b>
	<b>Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above-Moderate Income</b>	<b>Total</b>	
<b>Entitled Projects</b>						
115 E. Truslow				120	120	Under Construction
Highland (E. side, N. of Hill)				14	14	Under Construction
Richmond Park: Phase I (430 W. Valencia Drive)	2				2	Construction
Richmond Park: Phase 2 (W. Valencia Drive)	1	2			3	Pending Permits
S. side Hughes Dr. between Bastanchury Greenbelt Park and Nicolas				136	136	Hearings
1451 Brea Blvd.				42	42	Under Construction
<b>Projects In Entitlement Process</b>						
SW corner of Euclid & Rosecrans				375	375	Application
1600 W. Commonwealth Ave.				68	68	Plan Check
S. of Nutwood E. of State College Blvd.				270	270	Conceptual
Amerige Court- 100 block of W. Amerige (S. side of Amerige, W. of Harbor)				124 (max)	124	Hearings
2941 Brea Blvd.				13	13	Plan Check
1900 Camino Loma (S. side of Rosecrans, W. of Euclid)				131	131	Plan Check

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

<b>Project Name/Location</b>	<b>Anticipated Units</b>					<b>Status</b>
	<b>Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above-Moderate Income</b>	<b>Total</b>	
345 E. Commonwealth				28	28	Plan Check
501 N. Commonwealth				350	350	Application
West Avenue			34		34	Development Agreement

Source: City of Fullerton, Community Development Department

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<insert Exhibit B-2>

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**c. Substantial Rehabilitation and Converted Units**

State Government Code Section 65583.1(c)(1) allows cities to meet up to twenty-five percent of their adequate sites requirement by utilizing units that have been substantially rehabilitated and result in a net increase in the affordable housing stock or multi-family units in a rental complex of four or more units that have been converted from non-affordable to affordable through acquisition. Since January 1, 2006, 1 unit has been substantially rehabilitated or converted to an affordable unit. Table B-4 details this project.

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

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

Source: City of Fullerton, Community Development

**d. Sites Summary**

Table B-5 summarizes the construction achievements, entitled projects and substantially rehabilitated units, by income category, that fulfill a portion of Fullerton’s RHNA need. The table also shows the capacity of residential vacant land. The City has a remaining RHNA need of 395 very-low income units (199 of which shall be extremely-low income units), 326 low income units, 375 moderate income units and 322 above moderate income units.

**Table B-5  
Sites Summary**

Income Category	Dwelling Units					RHNA Allocation Minus Total	Capacity of Vacant Land
	2006-2014 RHNA Allocation	Construction Achievements	Entitled Projects	Substantial Rehabilitation	Total		
Extremely-low	199	0	0	0	0	199	0
Very-low	398	0	3	0	3	395	0
Low	329	2	2	1	3	326	0
Moderate	376	1	0	0	1	375	0
Above-Moderate	807	139	312	--	451	356	34
<b>Total</b>	<b>1,910</b>	<b>142</b>	<b>317</b>	<b>1</b>	<b>460</b>	<b>1,450</b>	<b>34</b>

**B. ASSISTED UNITS “AT-RISK” OF CONVERSION**

The State Housing Element Law requires jurisdictions to analyze government-assisted housing that is eligible for conversion from low-income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy, or mortgage insurance to an assisted housing development. Government assisted housing converts to market rate housing for a number of reasons including expiring subsidies, mortgage repayments, or expiration of affordability restrictions.

This section will address:

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

**1. Inventory of At-Risk Units**

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

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

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

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

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

affordable. There is currently no intention of converting these units to market rate at this time. However, because no contract exists these units are considered “at-risk”. No units in Fullerton were found to be “at-risk” from 2015 through 2019.

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

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

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

## **2. Cost of Preservation Versus Replacement**

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

### **a. Preservation Strategies**

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

### **b. Local Rental Subsidy**

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

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

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

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

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

Unit Size	Rents		Number of Units	Difference	Monthly Subsidy	Annual Subsidy
	Fair Market Rents <sup>1</sup>	Market Rate <sup>2</sup>				
Studio	\$1,103	\$ 974	--	--	--	--
1 bedroom	\$1,218	\$ 1,169	100	(\$49)	(\$ 4,900)	(\$58,800)
2 bedroom	\$1,485	\$1,433	26	(\$52)	(\$ 1,352)	(\$16,224)
3 bedroom	\$2,125	\$2,103	---	--	--	--
<b>Total</b>						<b>(\$75,024)</b>

<sup>1</sup> HUD Fair Market Rents 2007

<sup>2</sup> RealFacts, 2nd quarter 2007

**c. Replacement Cost**

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

**Table B-10**  
**Replacement Costs by Unit Type<sup>1</sup>**

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

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

<sup>2</sup> Based on average square footage reported by RealFacts, Second Quarter 2007.

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

Source: RBF Consulting. 2007

**Table B-11**  
**Replacement Costs of "At-Risk" Units<sup>1</sup>**

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

Notes:

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

Source: RBF Consulting. 2007

#### d. Resources for Preservation

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

##### i. Federal Programs

- **Community Development Block Grant (CDBG)** – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is

the development of viable communities through the provision of decent housing, a suitable living environment, and economic opportunity for principally low and moderate income persons. Funds can be used for housing acquisition, rehabilitation, economic development, and public services. In Fiscal Year 2006-2007, Fullerton received \$1,563,844 in CDBG funds.

- **HOME Investment Partnership** – The City of Fullerton receives funds by formula from HUD to increase the supply of decent, safe, sanitary and affordable housing to lower income households. Eligible activities include new construction, acquisition, rental assistance and rehabilitation. In Fiscal Year 2006-2007, Fullerton received \$747,632 in HOME funds.
- **Section 8 Rental Assistance Program** – The Section 8 Rental Assistance program provides rental assistance payments to owners of private, market rate units on behalf of very-low income tenants. Rental assistance through Section 8 certificates administered by the Orange County Housing Authority (OCHA), which is supported by Fullerton. Approximately 608 households receive assistance through Section 8 Housing Choice Vouchers.
- **Section 811/202 Program (Supportive Housing for Persons with Disabilities/Elderly)** – Non-profit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of very-low income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.

ii. **State Programs**

- **California Housing Finance Agency (CalHFA) Multifamily Programs** – CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for low and moderate income families and individuals. One of the programs is the Preservation Acquisition Finance Program, which is designed to facilitate the acquisition of at-risk affordable housing developments provide low-cost funding to preserve affordability.
- **Low-Income Housing Tax Credit (LIHTC)** – This program provides tax credits to individuals and corporations that invest in low income rental housing. Tax credits are sold to those with high liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation and acquisition of properties.
- **California Community Reinvestment Corporation (CCRC)** – The California Community Reinvestment Corporation is a multi-family affordable housing lender whose mission is to increase the availability of affordable housing for low income families, seniors and residents with special needs by facilitating private capital flow from its

investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation and acquisition of properties.

**iii. Local Programs**

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

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

<b>Costs</b>	<b>Fiscal Years 2004/05 – 2008/09</b>	<b>Fiscal Years 2009/10 – Project Area Life</b>	<b>Total</b>
Administrative	3,483,159	6,024,980	9,508,139
Land Assemblage	23,584,386	0	23,584,386
Projects/Programs	765,507	26,751,558	28,729,506
Debt Service	0	0	0
<b>Total</b>	<b>\$27,833,052</b>	<b>\$32,776,538</b>	<b>\$60,609,590</b>

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

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

Beginning Balance 2004/2005	11,194,574
Revenues Generated 2004/05 – 2008/09	20,446,514
Revenues Generated 2009/10 – Project Area Life	28,248,502
<b>Total Revenues</b>	<b>\$60,609,590</b>

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

## Appendix B1: Units Constructed

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

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Table B1-1: Construction Achievements through January 2008

Permit Number	Unit Type	Address	Unit/Lot #	Building Size (sq. ft.)	Lot Size (acres)	Date of Permit Final	Estimated Sales Price			Number of Units by Affordability Category				
							Assessed Value	Date Sold	Sales Price (Real Quest)	Estimated Price Based on Square Footage	Very-low	Low	Moderate	Above-moderate
BLD03-00349	Single-family Detached	1324 N LINCOLN AV		4,381	0.10	8/28/2007								1
BLD03-01480	Second Unit	918 E COMMONWEALTH AV		504	0.01	7/10/2006				214,200			1	
BLD03-01733	Townhome	2159 ASSOCIATED RD		1,538	0.04	4/9/2007	304,803	10/26/07	445,000					1
BLD03-01734	Townhome	2199 ASSOCIATED RD		1,510	0.03	4/9/2007								1
BLD03-01735	Townhome	2195 ASSOCIATED RD		1,510	0.03	4/9/2007								1
BLD03-01736	Townhome	2191 ASSOCIATED RD		1,510	0.03	4/9/2007	304,486	12/03/07	443,181					1
BLD03-01737	Townhome	2187 ASSOCIATED RD		1,486	0.03	4/9/2007								1
BLD03-01738	Townhome	2183 ASSOCIATED RD		1,486	0.03	4/9/2007	304,486	01/25/08	450,000					1
BLD03-01739	Townhome	2179 ASSOCIATED RD		1,486	0.03	4/9/2007								1
BLD03-01740	Townhome	2175 ASSOCIATED RD		1,538	0.04	4/9/2007	304,803	09/27/07	465,000					1
BLD03-01741	Townhome	2171 ASSOCIATED RD		1,538	0.04	4/9/2007	304,803	10/18/07	455,000					1
BLD03-01742	Townhome	2167 ASSOCIATED RD		1,538	0.04	4/9/2007	304,803	09/27/07	465,000					1
BLD03-01743	Townhome	2163 ASSOCIATED RD		1,538	0.04	4/9/2007	304,803	10/05/07	465,000					1
BLD03-01744	Townhome	2151 ASSOCIATED RD		1,538	0.04	4/9/2007	304,803	07/13/07	555,000					1
BLD03-01745	Townhome	2155 ASSOCIATED RD		1,538	0.04	4/9/2007	304,803	10/22/07	450,000					1
BLD03-01943	Single-family Detached	1729 LADERA VISTA DR		6,732	0.15	4/25/2006								1
BLD03-02709	Townhome	2099 OWENS DR		1,642	0.04	4/5/2007								1
BLD03-02709	Townhome	2103 OWENS DR		1,642	0.04	4/5/2007								1
BLD03-02709	Townhome	2107 OWENS DR		1,642	0.04	4/5/2007								1
BLD03-02709	Townhome	2111 OWENS DR		1,642	0.04	4/5/2007								1
BLD03-02709	Townhome	2115 OWENS DR		1,642	0.04	4/5/2007								1
BLD03-02709	Townhome	2119 OWENS DR		1,642	0.04	4/5/2007								1
BLD03-03054	Townhome	2165 SILVA DR		1,638	0.04	1/6/2006	587,974							1
BLD03-03054	Townhome	2169 SILVA DR		1,638	0.04	1/6/2006		09/28/07	578,000					1
BLD03-03054	Townhome	2173 SILVA DR		1,638	0.04	1/6/2006	535,500							1
BLD03-03054	Townhome	2177 SILVA DR		1,638	0.04	1/6/2006								1
BLD03-03054	Townhome	2181 SILVA DR		1,638	0.04	1/6/2006								1
BLD03-03054	Townhome	2185 SILVA DR		1,638	0.04	1/6/2006	589,642							1
BLD03-03055	Townhome	2160 SILVA DR		1,640	0.04	1/17/2006								1
BLD03-03055	Townhome	2164 SILVA DR		1,640	0.04	1/17/2006								1
BLD03-03055	Townhome	2168 SILVA DR		1,640	0.04	1/17/2006								1
BLD03-03055	Townhome	2172 SILVA DR		1,640	0.04	1/17/2006								1
BLD03-03055	Townhome	2176 SILVA DR		1,640	0.04	1/17/2006								1
BLD03-03055	Townhome	2180 SILVA DR		1,640	0.04	1/17/2006								1
BLD03-03056	Townhome	2179 CITLADIN DR	TRACT 16458 LOT 91	1,638	0.04	1/17/2006								1
BLD03-03056	Townhome	2167 CITTADIN DR	TRACT 16458 LOT 94	1,638	0.04	1/17/2006								1
BLD03-03056	Townhome	2187 CITTADIN DR	TRACT 16458 LOT 89	1,638	0.04	1/17/2006								1
BLD03-03056	Townhome	2175 CITTADIN DR	TRACT 16458 LOT 92	1,638	0.04	1/17/2006								1
BLD03-03056	Townhome	2183 CITTADIN DR	TRACT 16458 LOT 90	1,638	0.04	1/17/2006								1
BLD03-03056	Townhome	2171 CITTADIN DR	TRACT 16458 LOT 93	1,638	0.04	1/17/2006								1
BLD03-03058	Townhome	2172 CITLADIN DR	TRACT 16458 LOT 100	1,640	0.04	1/25/2006								1
BLD03-03058	Townhome	2176 CITLADIN DR	TRACT 16458 LOT 84	1,640	0.04	1/25/2006								1
BLD03-03058	Townhome	2180 CITLADIN DR	TRACT 16458 LOT 83	1,640	0.04	1/25/2006								1





## Appendix C: Review of Past Performance

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

Goal/Policy/Program	Progress in Implementation
<p><b>Goal H-1: A housing stock of sufficient quantity, composed of a variety and range of housing types and costs that enable those citizens who work in Fullerton the opportunity to live there if they choose.</b></p>	
<p><i>Policy H-1.1 Encourage the development of a variety of housing types and costs, for both owners and renters, whereby the widest economic range of housing choice is available.</i></p>	
<p>a. Continue to adjust land use and/or zoning designations as needed to facilitate housing development provided that its results will be compatible with neighboring properties.</p>	<p>Since 1998, the City has revised over 10 zoning designations in the General Plan in order to accommodate the development of residential units on parcels previously zoned for non-residential use.</p> <p>Some notable conversions include the designation of the former Hughes site (on the northeast corner of Gilbert and Malvern) from “industrial” to “specific plan”; and the designation from “office and commercial” to “downtown mixed-use” of a site at the northwest corner of Commonwealth and Lemon.</p>
<p>b. Periodically review and adopt revisions to the residential building code and development requirements to reduce processing time.</p>	<p>On January 1, 2008, the City adopted the 2007 California Building Code (CBC). The City continues to review and adopt revisions to the building code when appropriate to modify the CBC to fit local conditions.</p>
<p>c. Continue to permit both factory-built and on-site built housing for new residential development.</p>	<p>The City’s Municipal Code allows for the development of both factory-built housing and on-site housing in designated residential zones. Currently, factory built housing is permitted on R-1 and R-1P zones; and on-site housing is permitted on all residential zones, except the R-MH zone.</p>
<p>d. Continue to implement specific plans, which indicate housing types and densities for remaining large areas of undeveloped lands.</p>	<p>The East Coyote Hills Specific Plan has been implemented and the community has been developed. The proposed development of residential, neighborhood commercial, and open space in the West Coyote Hills area is currently under review.</p>
<p>e. Continue to allow conversion of non-residential properties to residential uses provided that its result will be compatible with neighboring properties.</p>	<p>Since 1998, the City has revised over 10 zoning designations in the General Plan in order to accommodate the residential development on parcels previously allowing only non-residential development.</p> <p>Some notable conversions include the designation of the former Hughes site (on the northeast corner of Gilbert and Malvern) from “industrial” to “specific plan”; and the designation from “office and commercial” to “downtown mixed-use” of a site at the northwest corner of Commonwealth and Lemon.</p>
<p>f. Continue to support the use of Multiple-family Mortgage Revenue Bonds.</p>	<p>There have been no projects developed using multiple-family mortgage revenue bonds since 1998.</p>

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

<b>Goal/Policy/Program</b>	<b>Progress in Implementation</b>
g. Continue to encourage innovative and non-traditional housing solutions to meet the needs of the community, including Single Room Occupancy (SRO) hotels.	The City's SRO Advisory Committee continues to meet and review the operation and maintenance issues of the 137-unit Fullerton City Lights SRO facility. The committee has been very successful in providing assistance to resolve issues at the site. Staff supports the idea of an advisory committee and recommends expanding the role of this committee to oversee any other SRO that may be developed in the City. To date, there have been no feasible proposals submitted.
h. Continue to review multiple family and mobile home park developments through the Site Plan Review process.	The City continues to utilize the Site Plan Review process for mobile home park and multiple family developments. The City's Municipal code outlines the site development standards for mobile home zone classifications. Site development standards include, but are not limited to, building setbacks; maximum heights; open space; and landscaping.
i. Continue to facilitate and encourage the implementation of the second dwelling unit ordinance, which specifies the applicability and standards by which a second unit may be developed.	The City amended the Municipal Code in 2001 to permit second dwelling units on residential lots. Currently, second dwelling units are allowed in R-1 and R-1P zones when the units meet the standards outlined in the Municipal Code.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<b>Goal/Policy/Program</b>	<b>Progress in Implementation</b>
a. Continue to implement the Single Room Occupancy Hotel Ordinance.	The City's Municipal Code outlines the regulations and procedures for the implementation of the SRO Hotel ordinance. Single-room occupancy hotels are allowed in commercial zone C-2, C-3 and C-H with a conditional use permit. The SRO Units are subject to development standards and periodic review in order to evaluate compliance with conditions of approval and compatibility with surrounding land uses.
b. Continue to develop and implement zoning regulations, which recognize the special needs of transitional and emergency housing.	Transitional housing for the homeless is permitted in multi-family residential zones with a CUP. The City's Municipal Code outlines the development standards and periodic review requirements of transitional housing for the homeless.
c. Support efforts to provide transitional and emergency housing, including use of the National Guard Armory and participation in the Orange County Homeless Issues Task Force and the Interfaith Shelter Network Program.	<p>The City provides rent-free office space to the Fullerton Interfaith Emergency Service. This service offers one- to two-night emergency (hotel) vouchers that are available to individuals or families who are in need of temporary shelter. Recipients of lodging vouchers under the program average 75 families per month.</p> <p>The City also continues to support the use of the National Guard Armory as an emergency shelter; and the Interfaith Shelter Network, which provides transitional housing to 12 homeless single adults for up to 120 days by allowing them to stay in local churches. In addition, staff attends the Orange County Homeless Issues Task Force meetings.</p>
<b>Goal H-4: Equal opportunity and accessibility in housing choice for all people regardless of race, creed, sex, age, marital status, national origin, or ethnic group affiliation.</b>	
<i>Policy H-4.1 Assist in the enforcement of all government provisions requiring an equal opportunity for all residents regardless of age, sex, creed, national origin, or ethnic group.</i>	
a. Continue to fund Orange County Fair Housing Council's programs which help to resolve housing-related complaints based on discrimination.	The City contracts with the Orange County Fair Housing Council, which works to prevent housing discrimination and promote equal housing opportunities. The program provides counseling and training services, fair housing enforcement and mediation.
b. Continue to fund educational activities which increase awareness to both tenants and owners of their rights and obligations.	The City makes available any important information to residents of their rights and obligations at the front counter in City Hall and on the City's website. This information includes Fair Housing rights and various residential regulations. In addition, residents are referred to the Orange County Fair Housing Council for more information.

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

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

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

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

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

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

## **Appendix D: Glossary of Housing Terms**

**Above-Moderate-Income Household.** A household with an annual income usually greater than 120% of the area Median Family Income adjusted by household size, as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available legibility 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, state, or local housing programs including, but not limited to Federal §8 (new construction, substantial rehabilitation, and loan management set-asides), Federal §§ 213, 236, and 202, Federal §221 (d) (3) (below-market interest rate program), Federal §101 (rent supplement assistance), CDBG, FmHA §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 occupation 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.

**Elderly Housing.** Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

**Emergency Shelter.** A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See “Homeless” and “Transitional Housing.”)

**Extremely Low Income Household.** A household with an annual income less than 30% 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)

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

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

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

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

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

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

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

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

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

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

**Impacted Areas.** Census tracts where more than 50% 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%-80% 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%-120% 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-build Housing and regulated by State law of the title. (See "Mobile Home" and "Manufactured Housing.")

**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 US 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.** 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 consisting 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 form, 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% of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

**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 requires 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% 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 "owned only if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned only if the owner or co-owner lives in it. 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 "homeless" and "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% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

## ACRONYMS USED

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