



# **2006-2014 Housing Element**

**Draft  
May 22, 2008**

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## **Section 1: Introduction**

### **A. INTRODUCTION**

The Housing Element of the General Plan identifies and analyzes existing and projected housing needs and contains the official policies for the preservation, conservation, rehabilitation and production of housing in the City of Fullerton (City). This Housing Element covers the planning period from January 2006 through June 2014.

### **B. Purpose and Content**

The Housing Element addresses housing opportunities for current and future Fullerton residents through 2014 and provides the primary policy guidance for local decision making related to housing. The Housing Element is the only General Plan Element that requires review and certification by the State of California.

The Housing Element provides a detailed analysis of the City's demographic, economic and housing characteristics as required by state law. The Housing Element also evaluates the City's progress in implementing the 1998-2005 policy program and actions related to housing production, preservation, conservation and rehabilitation. Based on community housing needs, available resources, housing constraints/opportunities and analysis of past performance, the Housing Element identifies goals, objectives and action programs that address existing and projected housing needs in Fullerton.

### **C. Housing Element Update Process**

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as a state-wide goal. Local planning programs play a critical part in achieving this goal. Therefore, the Legislature mandates that all cities and counties prepare a Housing Element as part of their comprehensive General Plans.

This Housing Element covers the planning period from January 2006 through June 2014. State planning law mandates that jurisdictions within the Southern California Association of Governments (SCAG) region update and adopt their Housing Element by June 30, 2008. It is intended that this Housing Element be reviewed annually and updated not less than every five years in order to remain relevant, useful and reflective of the community's changing housing needs.

### **D. State Law and Local Planning**

#### **1. Consistency with State Law**

The Housing Element is one of the seven Elements of the General Plan required by state law (Sections 65580 to 65589.89 of the California Government Code). Each jurisdiction's Housing Element must contain "an identification and analysis of existing and projected housing needs

and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement and development of housing.” The Housing Element plans for the provision of housing for all segments of the City’s population.

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

<b>Table 1-1 State Housing Element Requirements</b>	
<b>Required Housing Element Component</b>	<b>Reference</b>
<b>A. Housing Needs Assessment</b>	
1. Analysis of population trends in Fullerton in relation to countywide trends	Section 2
2. Analysis of employment trends in Fullerton in relation to regional trends	Section 2
3. Projections and quantification of Fullerton’s existing and projected housing needs for all income groups	Section 2
4. Analysis and documentation of the City’s housing characteristics, including:	Section 2
a. Level of housing cost compared to ability to pay	Section 2
b. Overcrowding	Section 2
c. Housing stock condition	Section 2
5. An inventory of land suitable for residential development including vacant sites and having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites	Appendix B
6. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Section 3
7. Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Section 3
8. Analysis of special housing needs: elderly, persons with disabilities, large families, farm workers, and female-headed households	Section 2
9. Analysis of housing needs for families and persons in need of emergency shelter	Section 2
10. Analysis of opportunities for energy conservation with respect to residential development	Section 3
11. Analysis of assisted housing developments that are eligible to change from Low-Income housing during the next 10 years	Appendix B

**Table 1-1  
State Housing Element Requirements  
(continued)**

<b>Required Housing Element Component</b>	<b>Reference</b>
<b>B. Goals and Policies</b>	
12. Identification of goals, quantified objectives and policies relative to maintenance, improvement and development of housing	Section 4
<b>C. Implementation Program</b>	
13. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels	Appendix B
14. Programs to assist in the development of adequate housing to meet the needs of low and moderate-income households	Section 4
15. Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing	Section 4
16. Remove constraints to, or provide reasonable accommodations for housing, for persons with disabilities	Section 4
17. Conserve and improve the condition of the existing affordable housing stock in Fullerton	Section 4
18. Promote housing opportunities for all persons	Section 4
19. Identify programs to address the potential conversion of assisted housing development to market-rate housing	Appendix B
20. Identify program to identify zone(s) where emergency shelters are permitted without a conditional use or other discretionary permit and with the capacity to meet the needs of individuals and persons needing emergency shelter	Section 4

## **2. General Plan Consistency**

The California Government Code (Section 65300.5) requires internal consistency among each Element of the General Plan. The General Plan Elements shall provide an integrated, internally consistent and compatible statement of policy. The City of Fullerton has reviewed the other Elements of the General Plan and determined that the Housing Element is internally consistent.

## **3. Relationship to Other Plans and Programs**

The Housing Element identifies goals, objectives, policies and actions for the 2006-2014 planning period that directly address existing and future housing needs in Fullerton. City plans and programs work to implement the goals, objectives and policies of the Housing Element. These include the City's Municipal Code, Specific Plans and Redevelopment Plan. The City also prepares a Consolidated Plan every five years that identifies the City's overall housing and community development needs and market conditions, establishes priorities and outlines

strategies to address these priorities based on anticipated federal entitlement funding. Annual Action Plans are developed each year to supplement the Consolidated Plan and reports on the prior year's programs and projects through the Consolidated Annual Performance and Evaluation Report (CAPER). The Consolidated Plan and Annual Action Plans address many of the goals, policies and programs of the General Plan Housing Element.

### **E. Housing Element Organization**

The City of Fullerton's Housing Element is organized in four parts:

- **Introduction-** Explains the purpose, process and content of the Housing Element.
- **Housing Needs Analysis-** Describes the demographic, economic and housing characteristics of Fullerton as well as existing and future housing needs.
- **Resources and Constraints Analysis-** Analyzes the actual and potential governmental and non-governmental constraints to the maintenance, preservation, conservation and development of housing.
- **Housing Policy Program-** Details specific policies and programs the City will carry out over the planning period to address Fullerton's housing goals.

Supporting background material is included in the following appendices:

- Appendix A: Community Outreach Summary
- Appendix B: Residential Land Resources
- Appendix C: Review of 1998-2005 Housing Element Performance
- Appendix D: Glossary of Housing Terms

### **F. Citizen Participation**

The Housing Element was developed through the combined efforts of City staff and consultants, the General Plan Advisory Committee, the Planning Commission and the City Council. Citizen input was received through public workshops and public hearings conducted by the General Plan Advisory Committee, the Planning Commission and the City Council. Notices for these workshops and hearings were published in the local newspaper, on the City's website and prominently posted at City Hall and other public facilities. In addition, housing stakeholders-organizations involved in the development of housing or representing the interests of lower income and special needs households were contacted directly to participate in Stakeholder Meetings held in conjunction with the public workshops.

#### **1. Community Workshops and Stakeholder Meetings**

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 stakeholder meeting was held and stakeholder groups such as affordable housing developers, community groups and housing advocacy groups were invited to participate:

- Stakeholder Meeting 1: February 20, 2008, 5:30 p.m. at the Fullerton Senior Center

During the Community Workshop and Stakeholder Meeting, participants were provided with an overview of the Housing Element update process and content. Participants were then asked to identify and discuss challenges, opportunities and resources related to housing in Fullerton.

Comments received through the outreach activities have been considered in the development of the Housing Policy Program provided in Section 4 of this document. A summary of the comments is provided in Appendix A of the Housing Element.

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## Section 2: Housing Needs Analysis

### A. INTRODUCTION

When preparing the Housing Element, the City of Fullerton must evaluate both existing and future housing needs for all income groups.

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing. The analyses form the foundation to establish programs and policies that address identified housing needs. Housing needs are identified by income, tenure and special needs groups.

Primary data sources referenced include the 1990 and 2000 U.S. Census, the California Department of Finance (DOF) and the Southern California Association of Governments (SCAG). These sources are the most reliable for assessing existing conditions and provide a basis for comparison of historical data and forecasting. This section also includes data from the 2006 American Community Survey (ACS). The ACS provides an opportunity to utilize information for the period since the 2000 Census. The ACS is not as statistically accurate as the decennial census and is provided only to illustrate trends and change in the community.

### B. COMMUNITY PROFILE

#### 1. Population Trends and Characteristics

Housing needs in Fullerton are influenced by population and employment trends. This section provides a summary of the population trends and the age and racial/ethnic composition of the City.

##### a. Historical, Existing and Forecast Growth

The City of Fullerton is one of 34 cities within Orange County. The DOF estimates Orange County's population was 3,098,121 in 2007, ranking as the third largest county in the state. Orange County was the second largest county in California in 2000 with 2,846,289 residents. Overall, the County has experienced rapid population growth over the last two decades. From 1980 to 1990, the population increased by 24.7 percent. From 1990 to 2000, the County population increased by 18.1 percent. Table 2-1 lists the counties in southern California and their respective populations.

**Table 2-1  
 Regional Population Trends 1990-2007**

<b>County</b>	<b>1990</b>	<b>2000</b>	<b>2007<sup>1</sup></b>
Imperial County	109,303	142,361	172,672
Los Angeles County	8,863,164	9,519,338	10,331,939
Orange County	<b>2,410,556</b>	<b>2,846,289</b>	<b>3,098,121</b>
Riverside County	1,170,413	1,545,387	2,031,625
San Bernardino County	1,418,380	1,709,434	2,028,013
San Diego County	2,498,016	2,813,833	3,098,269
Ventura County	669,016	753,197	825,512

Notes:

<sup>1</sup> California Department of Finance, January 2007

Source: U.S. Census 2000 SF 1, 1990 STF 1, and the California Department of Finance, E4

According to the U.S. Census and 2006 ACS, Fullerton experienced a 10.6 percent population increase between 1990 and 2000 and an 8.8 percent increase between 2000 and 2006. The Center for Demographic Research at Cal State Fullerton forecasts a leveling population growth rate over the next 20 years with a forecast population of approximately 152,500 in 2030.

**Table 2-2  
 Population Growth 1990-2007**

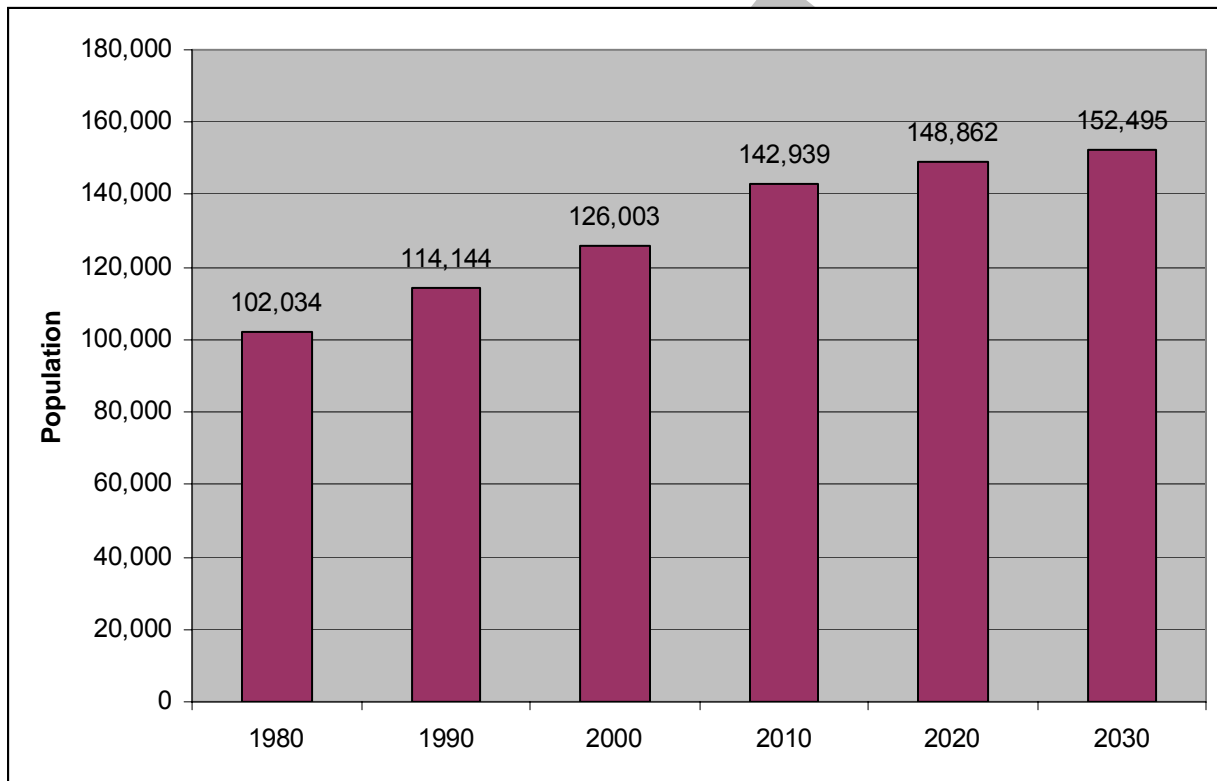
<b>Jurisdiction</b>	<b>1990</b>	<b>2000</b>	<b>2007<sup>1</sup></b>	<b>1990-2000 Growth</b>		<b>2000-2007 Growth</b>	
				<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
Fullerton	114,144	126,246	137,367	12,102	10.6%	11,121	8.8%
Orange County	2,410,556	2,846,289	3,098,121	435,733	18.1%	251,832	8.8%

Note:

<sup>1</sup> California Department of Finance, January 2007

Source: U.S. Census 1990 STF3 P001, U.S. Census 2000 SF3 P1 and California Department of Finance E4

**Figure 2-1  
City of Fullerton  
Population Growth Forecast  
1980-2030**



Source: U.S. Census 2000 SF3 P1 and CSUF Center for Demographic Research, 2007

**b. Age Composition**

Between 1990 and 2000, Fullerton experienced an increase in “preschool” (0-4 years), “school age” (5-17 years), “young adult” (18-24 years), “prime working” (25-54 years) and “senior citizen” (65+ years) categories. The “prime working” (25-54 years) population remains the largest age group in the City. According to estimates from the 2006 ACS, the percentage of “preschool”, “school age”, “young adult”, “retirement age” and “senior citizens” in Fullerton has increased since 2000. The “preschool” age group is estimated to be 9.6% of the city’s total population. The “school” age group is estimated to be 17.8% of the City’s total population. The “young adult” age group is estimated to be 11.0% of the City’s total population. The “retirement” age group is estimated to be 10.1% of the City’s total population. The “senior citizen” age group is estimated to be 9.7% of the City’s total population.

**Table 2-3  
Age Distribution  
1990-2006**

Age Group	1990		2000		2006 <sup>1</sup>	
	Number	% of Population <sup>2</sup>	Number	% of Population <sup>2</sup>	Number	% of Population <sup>2</sup>
Preschool (0-4 years)	7,626	6.7%	9,081	7.2%	12,951	9.6%
School Age (5-17 years)	18,108	15.9%	22,754	18.0%	23,946	17.8%
Young Adult (18-24 years)	15,795	13.8%	14,401	11.4%	14,833	11.0%
Prime Working (25-54 years)	51,099	44.8%	56,007	44.4%	56,439	41.9%
Retirement Age (55-64 years)	9,841	8.6%	9,837	7.8%	13,555	10.1%
Senior Citizen (65+ years)	11,675	10.2%	14,166	11.2%	13,127	9.7%
<b>Total</b>	<b>114,144</b>	<b>100%</b>	<b>126,246</b>	<b>100%</b>	<b>134,851</b>	<b>100%</b>

Notes:

<sup>1</sup>Estimated data from 2006 American Community Survey for illustrative purposes only.

<sup>2</sup>Percentages may not add up to 100% due to rounding.

Source: U.S. Census 1990 STF3, P013, U.S. Census 2000 SF3, P8, 2006 ACS B01001, B01003

### **c. Race And Ethnicity**

Fullerton residents are predominantly comprised of two racial/ethnic groups: White and Hispanic. In 2000, 48.5 percent of Fullerton residents were White and 30.3 percent were of Hispanic origin. Between 1990 and 2000, the White percentage of the total population declined by 15.8 percent, while persons of Hispanic origin increased 9 percent. The Asian and Pacific Islander population was the third largest ethnic group in the City with 16.2 percent of the population. The Asian and Pacific Islander percentage of the total population increased by 4.3 percent between 1990 and 2000.

From 2000 to 2006, the growth in the Asian and Pacific Islander and Hispanic groups continued, while the White population declined. The 2006 ACS estimates 30.9 percent of Fullerton's population are of Hispanic origin. The Asian and Pacific Islander population is estimated to be 21.9 percent of the total population and the White population is estimated to be 42.0 percent of the total population. The demographic changes experienced in Fullerton are consistent with the general trends experienced in Orange County.

**Table 2-4  
Racial and Ethnic Composition  
1990-2006<sup>1</sup>**

Racial/Ethnic Group	1990		2000		2006 <sup>1</sup>		2000-2006 % Change
	Number	%	Number	% <sup>3</sup>	Number	% <sup>3</sup>	
White	73,408	64.3%	61,197	48.5%	56,645	42.0%	- 6.5%
Black	2,348	2.1%	2,286	1.8%	1,614	1.2%	-0.6%
American Indian & Alaska Native	369	0.3%	493	0.4%	207	0.2%	-0.2%
Asian or Pacific Islander	13,552	11.9%	20,419	16.2%	29,588	21.9%	5.7%
Hispanic	24,304	21.3%	38,260	30.3%	41,608	30.9 %	0.6%
Other	163	0.1%	290	0.3%	2,502	1.9%	1.9%
Two or more races <sup>2</sup>	---	---	3,301	2.6%	2,687	2.0%	-0.6%
<b>Total</b>	<b>114,144</b>	<b>100%</b>	<b>126,246</b>	<b>100%</b>	<b>134,851</b>	<b>100%</b>	<b>---</b>

Notes:

<sup>1</sup>Estimated data from 2006 American Community Survey for illustrative purposes only.

<sup>2</sup>The "Population of two or more races" category has been added in 2000 U.S. Census. Data may not be comparable.

<sup>3</sup>Percentages may not add up to 100% due to rounding.

Source: U.S. Census 1990 STF 1, P010, U.S. Census 2000 SF3, P7 and 2006 ACS B03002

## 2. Employment Trends

Housing needs are influenced by employment trends. Local employment opportunities can lead to growth in demand for local housing. Wages paid for available employment can also influence the need for various housing types and prices.

As shown in Table 2-5, the largest group of Fullerton residents was employed in educational, health and social services in 2000. This accounts for 17.9 percent of the total labor force. Manufacturing employed the second largest group of Fullerton residents, equaling 17.5 percent of the total labor force. Twelve percent were employed in retail trade. Ten percent were employed in professional, scientific, management, administrative and waste management services. Nine percent were employed in arts, entertainment, recreation, accommodation and food services.

Based on 2006 ACS estimates, the percentage of Fullerton residents employed in educational, health and social services declined to 17.2 percent of the labor force. The percentage of residents employed in the manufacturing industry declined to 14.7 percent of the labor force. Residents employed in retail trade increased to an estimated 12.2 percent. Those in professional, scientific, management, administrative and waste management services remained relatively the same with an estimate of 10.6 percent of the labor force and those in arts, entertainment, recreation, accommodation and food services remained relatively the same with an estimate of 9.6 percent of the labor force.

**Table 2-5  
 Employment by Industry<sup>1</sup>  
 2000 Census**

<b>Industry</b>	<b>Fullerton</b>		<b>Orange County</b>	
	<b>Employees</b>	<b>%</b>	<b>Employees</b>	<b>%<sup>2</sup></b>
Agriculture, forestry, fishing, hunting, and mining	136	0.2%	4,872	0.4%
Construction	3,285	5.5%	81,822	6.1%
Manufacturing	10,374	17.5%	227,495	17.0%
Wholesale trade	3,315	5.6%	67,541	5.0%
Retail trade	6,860	11.6%	150,462	11.2%
Transportation and warehousing, and utilities	2,500	4.2%	48,103	3.6%
Information	1,802	3.0%	38,339	2.9%
Finance, insurance, real estate, and rental and leasing	4,254	7.2%	117,351	8.8%
Professional, scientific, management, administrative, and waste management services	6,139	10.3%	168,930	12.6%
Educational, health and social services	10,613	17.9%	216,017	16.1%
Arts, entertainment, recreation, accommodation and food services	5,558	9.4%	111,469	8.3%
Other services (except public administration)	2,983	5.0%	67,009	5.0%
Public Administration	1,513	2.6%	39,428	2.9%
<b>Total</b>	<b>59,332</b>	<b>100%</b>	<b>1,338,838</b>	<b>100%</b>

Notes:

<sup>1</sup> Data cited for the Fullerton population, and does not represent the number of jobs in Fullerton.

<sup>2</sup> Percentages may not add up to 100% due to rounding.

Source: U.S. Census 2000 SF3, P49

**Table 2-6**  
**Estimated Employment by Industry<sup>1, 2</sup>**  
**2006 ACS**

Industry	Fullerton		Orange County	
	Employees	%	Employees	%
Agriculture, forestry, fishing, hunting, and mining	488	0.8%	6,438	0.4%
Construction	5,031	7.9%	104,634	7.1%
Manufacturing	8,753	13.7%	207,636	14.2%
Wholesale trade	3,208	5.0%	65,313	4.5%
Retail trade	7,793	12.2%	161,028	11.0%
Transportation and warehousing, and utilities	2,068	3.2%	50,620	3.5%
Information	1,234	1.9%	34,021	2.3%
Finance, insurance, real estate, and rental and leasing	5,350	8.4%	148,697	10.1%
Professional, scientific, management, administrative, and waste management services	6,776	10.6%	193,093	13.2%
Educational, health and social services	11,025	17.2%	241,299	16.5%
Arts, entertainment, recreation, accommodation and food services	6,138	9.6%	132,658	9.0%
Other services (except public administration)	4,054	6.3%	80,428	5.5%
Public Administration	2,045	3.2%	40,029	2.7%
<b>Total</b>	<b>63,963</b>	<b>100%</b>	<b>1,465,894</b>	<b>100%</b>

Notes:

<sup>1</sup> Data cited for the Fullerton population, and does not represent the number of jobs in Fullerton.

<sup>2</sup> Estimated data from 2006 American Community Survey for illustrative purposes only.

Source: 2006 ACS B24030

As shown in Table 2-7, California State University, Fullerton is the top single employer in the City 5,634 employees in 200. Other large employers in Fullerton include St. Jude Medical Center (2,750 employees) and Raytheon Systems Company (1,500 employees).

**Table 2-7**  
**City of Fullerton**  
**Major Employers in 2007**

<b>Employer</b>	<b>Number of Employees</b>
California State University, Fullerton	5,634
St. Jude Medical Center	2,750
Raytheon Systems Company	1,500
Fullerton School District	1,452
Fullerton Joint Union High School District	1,410
Beckman Coulter	1,300
Fullerton College	1,123
Alcoa Fastening Systems	1,000
City of Fullerton	964
Albertsons	920
FoxConn	800
St. Jude Heritage Health	750
Target	650
Kraft Foods	475
Kimberly Clark	450

Source: California Employment Development Department, 2007

As shown in Table 2-8, Fullerton's labor force increased from 65,400 in 2000 to an estimated 71,800 in 2006. According to the California Employment Development Department, the unemployment rate in Fullerton for 2006 was 3.8 percent. The unemployment rate for Fullerton was higher than the County's unemployment rate of 3.4 percent in 2006.

**Table 2-8**  
**City of Fullerton**  
**Labor Force Trends 2000-2006**

<b>Year</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemployment Rate</b>
2000	65,400	62,800	2,600	4.0%
2001	66,900	63,900	3,000	4.5%
2002	67,900	64,100	3,800	5.6%
2003	70,100	66,700	3,400	4.8%
2004	70,100	66,700	3,400	4.8%
2005	71,000	68,000	3,000	4.2%
2006	71,800	69,000	2,800	3.8%

Source: State of California Employment Development Department (EDD), 2006

### 3. Household Characteristics

This section describes Fullerton's household characteristics. The U.S. Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. The U.S. Census Bureau defines a family as related persons living within a single housing unit.

#### a. Household Formation and Composition

In 2000, the U.S. Census Bureau reported 43,581 households in Fullerton, a 6.2 percent increase from 1990. In comparison, total households in Orange County increased by 12.8 percent between 1990 and 2000 and total households in California increased by 10.6 percent. Estimates for 2006 show the number of households in Fullerton continues to grow at a slower pace than the County and the State. The 2006 ACS estimates 44,179 households in Fullerton, a 1.4 percent increase from 2000.

**Table 2-9  
Total Households  
1990-2006**

Area	1990	2000	2006 <sup>1</sup>	Percent Increase 1990-2000	Percent Increase 2000-2006
Fullerton	41,025	43,581	44,179	6.2%	1.4%
Orange County	828,849	935,287	971,208	12.8%	3.8%
California	10,399,700	11,502,870	12,151,227	10.6%	5.6%

Notes:

<sup>1</sup>Estimated data from 2006 American Community Survey for illustrative purposes only.

Source: U.S. Census 1990 STF3, P005, U.S. Census 2000 SF3, H16 and 2006 ACS B11012

The average persons per household in Fullerton was 2.82 in 2000. DOF estimates that in 2007 persons per household increased to 2.92. As shown in Table 2-10, average persons per household in Fullerton continues to be lower than the County.

**Table 2-10  
Average Persons per Household  
2000-2007**

Jurisdiction	2000 <sup>1</sup>	2007 <sup>2</sup>
Fullerton	2.82	2.92
Orange County	3.00	3.09

Source: <sup>1</sup>U.S. Census 2000 SF3, <sup>2</sup>Department of Finance Table 2- E-5, 2007

As shown in Table 2-11, two person and three-to-four person households made up the largest segment of owner-occupied households in 2000, while one-person households made up the largest segment renter-occupied households. Approximately 13.5 percent of total households were renter-occupied households of one person. Of the total households, 31.0 percent had three-to-four persons; 30.7 percent had 2 persons; 23.5 percent had one person; and, 14.8 percent had five or more persons.

**Table 2-11  
Household Size Distribution  
2000**

<b>Household Size</b>	<b>Total Households<sup>1</sup></b>	<b>% of Total</b>	<b>Renter Households</b>	<b>% of Total<sup>2</sup></b>	<b>Owner Households</b>	<b>% of Total<sup>2</sup></b>
1 Person	10,221	23.5%	5,841	13.4%	4,380	10.1%
2 Persons	13,396	30.7%	5,544	12.7%	7,852	18.0%
3-4 Persons	13,521	31.0%	5,623	12.9%	7,898	18.1%
5+ Persons	6,443	14.8%	3,132	7.2%	3,311	7.6%
<b>Total</b>	<b>43,581</b>	<b>100%</b>	<b>20,140</b>	<b>46.2%</b>	<b>23,441</b>	<b>53.8%</b>

Notes:

<sup>1</sup> Represents Total Households

<sup>2</sup> Percent of Total Households

Source: U.S. Census 2000 SF3 H17

Estimates from the 2006 ACS indicate the percentage of renter-occupied households comprised of one person remained the same as 2000, while the share of renter-occupied households with two and three-to-four persons decreased slightly. The percentages of owner-occupied households of three-to-four persons have increased to 21.7 percent of total households, while the percentages of owner-occupied households of two persons have decreased to 16.8 percent of total households.

**Table 2-12  
Estimated Household Size Distribution  
2006<sup>1</sup>**

<b>Household Size</b>	<b>Total Households<sup>2</sup></b>	<b>% of Total<sup>4</sup></b>	<b>Renter Households</b>	<b>% of Total<sup>3,4</sup></b>	<b>Owner Households</b>	<b>% of Total<sup>3,4</sup></b>
1 Person	10,130	23.2%	5,933	13.4%	4,197	9.5%
2 Persons	12,593	28.9%	5,193	11.8%	7,400	16.8%
3-4 Persons	14,807	34.0%	5,242	11.9%	9,565	21.7%
5+ Persons	6,649	15.3%	3,176	7.2%	3,473	7.9%
<b>Total</b>	<b>44,179</b>	<b>100%</b>	<b>19,544</b>	<b>44.3%</b>	<b>24,635</b>	<b>55.9%</b>

Notes:

<sup>1</sup> Estimated data from 2006 American Community Survey for illustrative purposes only.

<sup>2</sup> Represents Total Households

<sup>3</sup> Percent of Total Households

<sup>4</sup> Percentages may not add up to 100% due to rounding.

Source: 2006 ACS B25009

**b. Household Income**

The Federal Department of Housing and Urban Development (HUD) generates an annual median family income for the purpose of determining program eligibility. The 2008 Median Family Income (MFI) for Orange County, including the City of Fullerton, is \$84,100.

The State of California uses five income categories to determine housing affordability. These categories are as follows:

- Extremely Low-Income- Less than 30% of the median income;
- Very Low-income- 30% 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- greater than 120% of the median income.

Table 2-13 shows the income ranges for each income category based on the 2008 HUD MFI for Orange County.

<b>Affordability Category</b>	<b>Percent of County Median<sup>1</sup></b>	<b>Income Range (\$)<sup>2</sup></b>
Extremely Low Income	<30%	\$25,230
Very-Low Income	30%-50%	\$25,230-\$42,050
Low Income	51%-80%	\$42,051-\$67,280
Moderate Income	81%-120%	\$67,281-\$100,920
Above-moderate Income	>120%	>\$100,920

Notes:

<sup>1</sup> Based on HCD income categories.

<sup>2</sup> Based on 2008 HUD MFI of \$84,100 for Orange County

The HUD Median Family Income for Orange County was \$68,300 in 2000. Based on 2000 U.S. Census information shown in Table 2-14, 19.8 percent of Fullerton's owner-occupied households and 33.5 percent of renter-occupied households had an income less than \$35,000 in 1999. These households were within the very-low and extremely-low income categories. Sixty-three percent of renter-occupied households and 46.7 percent of owner-occupied households were within the very-low and low-income categories. Approximately 16.4 percent of all Fullerton households were within the extremely-low income category in 2000.

**Table 2-14  
Household Income by Tenure  
In 1999**

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Number	% <sup>1</sup>	Number	% <sup>1</sup>	Number	% <sup>1</sup>
Less than \$5,000	305	1.3%	1,018	5.0%	1,323	3.0%
\$5,000 to \$9,999	448	1.9%	1,113	5.5%	1,561	3.6%
\$10,000 to \$14,999	521	2.2%	1,483	7.4%	2,004	4.6%
\$15,000 to \$19,999	765	3.2%	1,507	7.5%	2,272	5.2%
\$20,000 to \$24,999	798	3.4%	1,438	7.1%	2,236	5.1%
\$25,000 to \$34,999	1,830	7.8%	3,380	16.8%	5,210	12.0%
\$35,000 to \$49,999	2,938	12.5%	4,304	21.4%	7,242	16.6%
\$50,000 to \$74,999	5,393	23.0%	3,675	18.2%	9,068	21.0%
\$75,000 to \$99,999	3,864	16.5%	1,283	6.4%	5,147	11.8%
\$100,000 to \$149,000	3,920	16.7%	574	2.9%	4,494	10.3%
\$150,000 or more	2,659	11.3%	365	1.8%	3,204	7.4%
<b>Total</b>	<b>23,441</b>	<b>100%</b>	<b>20,140</b>	<b>100%</b>	<b>43,581</b>	<b>100%</b>

Notes:

<sup>1</sup> Percentages may not equal 100% due to rounding

Source: U.S. Census 2000 SF3 HCT11

The 2006 ACS provides updated information on the household income distribution. Estimates from 2006 indicate 14.2 percent of Fullerton's owner-occupied households and 46.2 percent of renter-occupied households had an income less than \$35,000, within the very-low and extremely-low income categories for 2006. Approximately 35.7 percent of owner-occupied households and 60.8 percent of renter-occupied households were within the very-low and low-income categories. Approximately 13 percent of Fullerton's households were estimated to be in the extremely low-income category in 2006.

**Table 2-15  
Estimated Household Income by Tenure  
In 2006<sup>1</sup>**

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Number	% <sup>2</sup>	Number	% <sup>2</sup>	Number	% <sup>2</sup>
Less than \$5,000	130	0.5%	1,840	9.4%	1,970	4.5%
\$5,000 to \$9,999	165	0.7%	819	4.2%	984	2.2%
\$10,000 to \$14,999	668	2.7%	991	5.1%	1,659	3.8%
\$15,000 to \$19,999	702	2.8%	490	2.5%	1,192	2.7%
\$20,000 to \$24,999	767	3.1%	2,523	13.0%	3,290	7.4%

**Table 2-15**  
**Estimated Household Income by Tenure**  
**In 2006<sup>1</sup>**  
**(continued)**

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Number	% <sup>2</sup>	Number	% <sup>2</sup>	Number	% <sup>2</sup>
\$25,000 to \$34,999	1,096	4.4%	2,337	12.0%	3,433	7.8%
\$35,000 to \$49,999	1,944	7.9%	2,763	14.1%	4,707	10.7%
\$50,000 to \$74,999	5,001	20.3%	4,250	21.7%	9,251	21.0%
\$75,000 to \$99,999	3,712	15.1%	1,896	9.7%	5,608	12.7%
\$100,000 to \$149,000	6,696	27.2%	1,111	5.7%	7,807	17.7%
\$150,000 or more	3,754	15.2%	524	2.6%	4,278	9.7%
<b>Total</b>	<b>24,635</b>	<b>100%</b>	<b>19,544</b>	<b>100%</b>	<b>44,179</b>	<b>100%</b>

Notes:

<sup>1</sup> Estimated data from 2006 American Community Survey for illustrative purposes only

<sup>2</sup> Percentages may not equal 100% due to rounding

Source: 2006 ACS B25118

The median household income for the City of Fullerton in 2000 was \$49,833, approximately \$8,700 less than the median income for the County. Within the City, the median income for owner-occupied households (\$69,020) was higher than the median income for renter-occupied households (\$35,356). Estimates from the American Community Survey show the median income in 2006 for the City was \$62,124. The median income for owner-occupied households continues to be higher than renter-occupied households' median income. The estimated median household income for the City is approximately \$8,100 less than the County.

**Table 2-16**  
**2000-2006 Median Household Income by Tenure**

Jurisdiction	2000 Median Income	2006 Estimated Median Income <sup>1</sup>
City of Fullerton	\$49,833	\$62,124
Owner-Occupied Households	\$69,020	\$86,341
Renter-Occupied Households	\$35,356	\$40,362
Orange County	\$58,500	\$70,232

Notes:

<sup>1</sup> Estimated data from 2006 American Community Survey for illustrative purposes only.

Source: U.S. Census 2000 SF3 HCT 12 and 2006 ACS B25119

#### **4. Housing Inventory & Market Conditions**

This section describes the housing stock and market conditions in the City of Fullerton. By analyzing past and current housing trends, future housing needs can be projected.

**a. Housing Stock Profile**

According to the 1990 US Census, approximately five percent of Orange County’s housing units were within Fullerton's boundaries. This number decreased in 2000 to 4.6 percent and to 4.5 percent in 2006. In 1990, Fullerton had 42,956 housing units. By 2000, the City experienced a 0.3 percent increase in housing units. By 2006, the ACS estimates 45,796 housing units within the City.

**Table 2-17**  
**Number of Housing Units**  
**Fullerton and Orange County**  
**1990-2006**

<b>Year</b>	<b>Fullerton</b>	<b>Orange County</b>	<b>Fullerton as % of total Orange County units</b>
1990	42,956	875,072	4.9%
2000	44,755	969,484	4.6%
2006 <sup>1</sup>	45,796	1,023,053	4.5%

Notes:

<sup>1</sup> Estimated data from 2006 American Community Survey for illustrative purposes only.

Source: U.S. Census 1990 STF3 H001, U.S. Census 2000 SF3 H1 and 2006 ACS B25001

**i. Unit Size**

In 2000, the majority (52 percent) of renter-occupied units were studio or 1-bedroom units. The second largest group of renter-occupied units had 2 bedrooms (35.7 percent). Forty-two percent of owner-occupied units had 3 bedrooms and 28 percent had 4 bedrooms.

Estimates from 2006 show the number of studio and 1-bedroom renter-occupied units declined while the units with 2 or more bedrooms increased. The number of studio, 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom owner-occupied units declined, while the number of owner-occupied units with 5 or more bedrooms increased.

**Table 2-18**  
**Unit Size by Tenure**  
**2000**

	<b>Owner-Occupied</b>		<b>Renter- Occupied</b>		<b>Total Occupied Housing Units</b>	
	<b>Units</b>	<b>%<sup>1</sup></b>	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>
Studio/1 bedroom	1,608	6.9%	10,453	52.0%	12,061	27.7%
2 bedrooms	4,053	17.3%	7,191	35.7%	11,244	25.8%
3 bedrooms	9,827	41.9%	1,921	9.5%	11,748	27.0%
4 bedrooms	6,584	28.0%	511	2.5%	7,095	16.2%

**Table 2-18  
Unit Size by Tenure  
2000  
(continued)**

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% <sup>1</sup>	Units	%	Units	%
5 or more bedrooms	1,369	5.8%	64	0.3%	1,433	3.3%
<b>Total</b>	<b>23,441</b>	<b>100%</b>	<b>20,140</b>	<b>100%</b>	<b>43,581</b>	<b>100%</b>

Notes:

<sup>1</sup> Percentages may not equal 100% due to rounding

Source: U.S. Census 2000 SF3 H42

**Table 2-19  
Estimated Unit Size by Tenure  
2006<sup>1</sup>**

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% <sup>2</sup>	Units	%	Units	% <sup>2</sup>
Studio/ 1 bedroom	782	3.2%	8,669	44.4%	9,451	21.3%
2 bedrooms	3,053	12.4%	7,471	38.2%	10,524	23.8%
3 bedrooms	9,990	41.0%	2,752	14.1%	12,742	28.8%
4 bedrooms	8,992	37.0%	536	2.7%	9,528	21.6%
5 or more bedrooms	1,818	7.4%	116	0.6%	1,934	4.4%
<b>Total</b>	<b>24,635</b>	<b>100%</b>	<b>19,544</b>	<b>100%</b>	<b>44,179</b>	<b>100%</b>

Notes:

<sup>1</sup> Estimated data from 2006 from American Community Survey for illustrative purposes only.

<sup>2</sup> Percentages may not equal 100% due to rounding

Source: U.S. Census 2006 ACS B25042

ii. Unit Type

The 2000 US Census shows single-family detached housing, with 22,476 units, was the largest housing type in Fullerton. Multi-family units were the second largest group with 17,631 units. From 1990 to 2000, the number of units for single-family detached and multi-family housing types increased, while the number of units in all other housing type categories decreased.

Owner-occupied housing units were predominately single-family detached, comprising approximately 81 percent of all owner-occupied units. The majority of renter-occupied units were multi-family (5 or more units in the complex) with approximately 62 percent of total renter-occupied units.

**Table 2-20  
Housing Inventory by Unit Type  
1990-2006**

<b>Housing Type</b>	<b>1990</b>	<b>% of Total<sup>2</sup></b>	<b>2000</b>	<b>% of Total<sup>2</sup></b>	<b>2006<sup>1</sup></b>	<b>% of Total</b>
Single family, detached	21,532	50.1%	22,476	50.2%	23,716	51.8%
Single family, attached	3,789	8.8%	3,727	8.3%	4,066	8.9%
Multi-family	16,234	37.8%	17,631	39.3%	17,435	38.0%
Mobile homes	877	2.0%	861	1.9%	579	1.3%
Other (Boats, RV, etc.)	524	1.2%	60	0.1%	0	0%
<b>Total Housing</b>	<b>42,956</b>	<b>100%</b>	<b>44,755</b>	<b>100%</b>	<b>45,796</b>	<b>100%</b>

Note:

<sup>1</sup> Estimated data from 2006 American Community Survey for illustrative purposes only

<sup>2</sup> Percentages may not equal 100% due to rounding

Source: U.S. Census 1990 STF3 H020, U.S. Census 2000 SF3 H30 and 2006 ACS B25024

**Table 2-21  
Unit Type by Tenure  
2000**

	<b>Owner-Occupied</b>		<b>Renter- Occupied</b>		<b>Total Occupied Housing Units</b>	
	<b>Units</b>	<b>%<sup>1</sup></b>	<b>Units</b>	<b>%<sup>1</sup></b>	<b>Units</b>	<b>%<sup>1</sup></b>
Single family, detached	19,068	81.3%	3,114	15.5%	22,182	51.0%
Single family, attached	2,361	10.1%	1,276	6.3%	3,637	8.3%
Multi-family (2-4 units)	291	1.2%	3,216	16.0%	3,507	8.0%
Multi-family (5+ units)	965	4.1%	12,432	61.7%	13,397	30.7%
Mobile Homes	728	3.1%	74	0.4%	802	2.0%
Other (Boats, RV, etc.)	28	0.1%	28	0.1%	56	0.1%
<b>Total</b>	<b>23,441</b>	<b>100%</b>	<b>20,140</b>	<b>100%</b>	<b>43,581</b>	<b>100%</b>

Notes:

<sup>1</sup> Percentages may not equal 100% due to rounding

Source: U.S. Census 2000 SF3 H32

In 2006, the ACS estimated the number of single-family detached and multi-family (5 or more units in the complex) units increased, while the number of single-family attached units remained relatively constant. The number of multi-family (4 or less units in the complex) decreased, along

with the number of mobile homes and those in the “other” category. Single family, detached units remain the largest housing type in the City.

**Table 2-22**  
**Estimated Unit Type by Tenure**  
**2006<sup>1</sup>**

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% <sup>2</sup>	Units	% <sup>2</sup>	Units	% <sup>2</sup>
Single family, detached	20,233	82.1%	2,714	13.9%	22,947	51.9%
Single family, attached	2,445	10.0%	1,189	6.0%	3,634	8.2%
Multi-family (2-4 units)	259	1.0%	3,120	16.0%	3,379	7.6%
Multi-family (5+ units)	1,119	4.5%	12,521	64.0%	13,640	30.9%
Mobile Homes	579	2.4%	0	0%	579	2.4%
Other (Boats, RV, etc.)	0	0%	0	0%	0	0%
<b>Total</b>	<b>24,635</b>	<b>100%</b>	<b>19,544</b>	<b>100%</b>	<b>44,179</b>	<b>100%</b>

Notes:

<sup>1</sup> Estimated data from 2006 American Community Survey for illustrative purposes only

<sup>2</sup> Percentages may not equal 100% due to rounding

Source: 2006 ACS B25032

**b. Tenure**

Approximately 53.8 percent of Fullerton's housing units were owner-occupied and 46.2 percent of the units were renter-occupied in 2000. As shown in Table 2-23, the percentage of owner-occupied units in Fullerton was comparatively less than Orange County and California.

**Table 2-23**  
**Occupied Units by Tenure**  
**2000**

	Owner-Occupied		Renter- Occupied		Total	
	Number	% <sup>1</sup>	Number	% <sup>1</sup>	Number	% <sup>1</sup>
Fullerton	23,441	53.8%	20,140	46.2%	43,581	100%
Orange County	574,193	61.4%	361,094	38.6%	935,287	100%
California	6,546,237	56.9%	4,956,633	43.1%	11,502,870	100%

Notes:

<sup>1</sup> Percentages may not equal 100% due to rounding.

Source: U.S. Census 2000 SF3 H7

The 2006 ACS estimates owner-occupied units in the City have increased to 55.8 percent. The percentage of owner-occupied units in Orange County and California has also increased.

**Table 2-24  
Estimated Occupied Units by Tenure  
2006<sup>1</sup>**

	Owner-Occupied		Renter- Occupied		Total	
	Number	% <sup>2</sup>	Number	% <sup>2</sup>	Number	% <sup>2</sup>
Fullerton	24,635	55.8%	19,544	44.2%	44,179	100%
Orange County	605,615	62.4%	365,593	37.6%	971,208	100%
California	7,102,197	58.4%	5,049,030	41.6%	12,151,227	100%

Notes:

<sup>1</sup> Estimated data from 2006 American Community Survey for illustrative purposes only.

<sup>2</sup> Percentages may not equal 100% due to rounding.

Source: 2006 ACS B25003

**c. Vacancy Rates**

Vacancy rates are an indicator of housing supply and housing demand. Low vacancy rates influence greater upward price pressure. A higher vacancy rate indicates downward price pressure. A four to five percent vacancy rate is considered “healthy.” In 2000, the vacancy rate in Fullerton was 2.6 percent. The estimated vacancy rate based on the 2006 ACS was 3.5 percent.

**Table 2-25  
Occupancy Status  
2000- 2006**

Occupancy Status	2000	Percent	2006 <sup>1</sup>	Percent
Occupied Housing Units	43,581	97.4%	44,179	96.5%
Vacant Housing Units	1,174	2.6%	1,617	3.5%
<b>Total Housing Units</b>	<b>44,755</b>	<b>100%</b>	<b>45,796</b>	<b>100%</b>

Notes:

<sup>1</sup> Estimated data from 2006 American Community Survey for illustrative purposes only.

Source: U.S. Census 2000 SF3, H6 and 2006 ACS B25001 and B25003

**d. Age of Housing Stock**

The age of a housing unit is often an indicator of housing conditions. In general, housing that is 30 years or older may exhibit need for repairs based on the useful life of materials. Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Table 2-26 categorizes the City’s housing units by the year of construction. According to the US Census Bureau, 37,021 (83 percent) of Fullerton’s housing units were constructed prior to 1980. Thirty-four percent (14,988) of the City’s housing units were constructed prior to 1960.

**Table 2-26  
Housing Stock by Year Built**

<b>Year Built</b>	<b>Units</b>	<b>Percent</b>
1995 - 1998	992	2.2%
1990 - 1994	1,417	3.2%
1980 - 1989	4,989	11.2%
1970 - 1979	12,226	27.5%
1960 - 1969	9,807	22.3%
1950 - 1959	10,746	24.2%
1940 - 1949	1,856	4.2%
1939 or earlier	2,386	5.4%
<b>Total Housing Units</b>	<b>44,419</b>	<b>100%</b>

Source: U.S. Census SF3, H34

The US Census provides data on housing tenure by age. Approximately 95 percent of owner-occupied units in the City were built before 1980 and 63.7 percent were built before 1960. Of the renter-occupied units, 92.5 percent were built before 1980 and 46.7 percent were built before 1960. Table 2-27 provides a summary of housing unit tenure by age.

**Table 2-27  
Tenure by Age of Housing Stock**

<b>Year Built</b>	<b>Owner-Occupied</b>		<b>Renter- Occupied</b>		<b>Total Occupied Housing Units</b>	
	<b>Units</b>	<b>%<sup>1</sup></b>	<b>Units</b>	<b>%<sup>1</sup></b>	<b>Units</b>	<b>%<sup>1</sup></b>
1999 - March 2000	160	0.7%	119	0.6%	279	0.6%
1995 - 1998	516	2.2%	457	2.3%	973	2.2%
1990 - 1994	427	1.8%	937	4.7%	1,364	3.1%
1980 - 1989	2,363	10.0%	2,490	12.4%	4,853	11.1%
1970 - 1979	5,006	21.4%	6,725	33.4%	11,731	26.9%
1960 - 1969	5,004	21.3%	4,610	22.9%	9,614	22.0%
1950 - 1959	7,704	32.9%	2,908	14.4%	10,612	24.3%
1940 - 1949	1,066	4.5%	768	3.8%	1,834	4.2%
1939 or earlier	1,195	5.0%	1,126	5.6%	2,321	5.3%
<b>Total</b>	<b>23,441</b>	<b>100%</b>	<b>20,140</b>	<b>100%</b>	<b>43,581</b>	<b>100%</b>

Notes: <sup>1</sup> Percentages may not equal 100% due to rounding

Source: U.S. Census 2000 SF3 H36

**e. Housing Conditions**

Due to threat to health and safety, households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. According to the 2000 US Census, 211 occupied units in Fullerton lacked complete plumbing facilities. Ninety-one of the units were owner-occupied and 120 of the units were renter occupied. Five hundred seventy-five of the occupied units lacked complete kitchen facilities. Of those lacking complete kitchen facilities, 509 (88.5 percent) were renter-occupied units. It should be noted that there may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities.

Estimates from 2006 show the number of both owner-occupied and renter-occupied units lacking complete plumbing and kitchen facilities decreased.

**Table 2-28  
Units Lacking Plumbing or Complete Kitchen Facilities  
2000**

<b>Units</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>	<b>Total</b>
Lacking plumbing facilities	91	120	211
Lacking complete kitchen facilities	66	509	575

Source: U.S. Census 2000 SF3 H48, H51

**Table 2-29  
Estimated Units Lacking Plumbing or Complete Kitchen Facilities  
2006<sup>1</sup>**

<b>Units</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>	<b>Total</b>
Lacking plumbing facilities	0	0	0
Lacking complete kitchen facilities	0	483	483

Note:

<sup>1</sup> Estimated data from American Community Survey for illustrative purposes only.

Source: 2006 ACS B25049 and B25053

The City's Community Preservation division has identified neighborhoods with concentrated numbers of substandard units and has focused proactive code enforcement in these areas. Table 2-30 lists the areas and the estimated number of substandard units in each. In total, the City estimates there are 315 substandard units in these areas that would benefit from rehabilitation activities.

**Table 2-30**  
**City of Fullerton**  
**Estimated Substandard Units**

Location	Estimated Substandard Units
300 & 400 blocks of W. Valencia and West Ave. and 500 block of Ford Ave.	171
2300 block of Iris Court	48
2300 block of Roberta Ave.	52
1201 S. Gilbert St.	44

Source: City of Fullerton Community Preservation, 2008

**f. Housing Costs and Rents**

This section evaluates housing cost trends in Fullerton.

**i. Existing and New Home Price Trends**

In 2000, the median value for all owner-occupied units in Fullerton was \$230,500. As shown in Table 2-31, 5.9 percent of the owner-occupied housing units were valued below \$100,000. Approximately 34 percent were valued between \$100,000 and \$199,999. Approximately 29 percent were valued between \$200,000 and \$299,999. Owner-occupied units valued at \$300,000 or more represented 30.6 percent.

Estimates in 2006 indicate the median value for all owner-occupied units increased to \$655,800. Owner-occupied units valued at \$500,000 or more constituted 77.6 percent. Table 2-32 shows the number of units in each price range.

**Table 2-31**  
**Value of Owner-Occupied Housing Units**  
**2000**

Price Range	Number of Units	Percent of Total <sup>1</sup>
\$49,999 or less	851	3.6%
\$50,000 to \$99,999	528	2.3%
\$100,000 to \$149,999	1,842	7.9%
\$150,000 to \$199,999	6,186	26.4%
\$200,000 to \$299,999	6,878	29.3%
\$300,000 to \$499,999	5,756	24.6%
\$500,000 or more	1,400	6.0%
<b>Total</b>	<b>23,441</b>	<b>100%</b>

Source: U.S. Census 2000 SF3, H84

Notes: <sup>1</sup> Percentages may not equal 100% due to rounding

**Table 2-32**  
**Estimated Value of Owner-Occupied Housing Units**  
**2006<sup>1</sup>**

Price Range	Number of Units	Percent of Total
\$49,999 or less	350	1.4%
\$50,000 to \$99,999	410	1.7%
\$100,000 to \$149,999	423	1.7%
\$150,000 to \$199,999	144	0.6%
\$200,000 to \$299,999	938	3.8%
\$300,000 to \$499,999	3,255	13.2%
\$500,000 or more	19,115	77.6%
<b>Total</b>	<b>24,635</b>	<b>100%</b>

Note:

<sup>1</sup> Estimated data from American Community Survey for illustrative purposes only.

Source: 2006 ACS B25075

As shown in Table 2-33, the median sale price for new and resale homes in Fullerton is \$620,000 as of November 2007. This represents a 9 percent decrease from the median sales price in November 2006. The median sales price in Fullerton is the same as the median for the County.

**Table 2-33**  
**Median Sales Price**

Jurisdiction	November 2006	November 2007	% Change
Fullerton	\$620,000	\$564,000	-9.03%
Garden Grove	\$592,500	\$460,000	-22.36%
Orange	\$592,000	\$508,000	-14.19%
Stanton	\$407,000	\$415,954	-2.2%
Anaheim	\$585,000	\$459,500	-21.45%
Orange County	\$620,000	\$593,000	-4.35%

Source: California Association of Realtors, November 2007

ii. Rental Prices

According to the Second Quarter Report for 2007 published by RealFacts, the average monthly rent for a studio apartment in Fullerton was \$974. The average for a 1-bedroom unit was \$1,169; a 2 bedroom, 1 bath unit was \$1,433; a 2 bedroom, 2 bath unit was \$1,687; and a 3 bedroom, 2 bath unit was \$2,103.

**Table 2-34  
Average Monthly Rent by Unit Size  
2007**

<b>Unit Size</b>	<b>Average Monthly Rent</b>
Studio	\$974
1 bedroom, 1 bath	\$1,169
2 bedrooms, 1 bath	\$1,433
2 bedrooms, 2 baths	\$1,687
3 bedrooms, 2 baths	\$2,103
<b>All</b>	<b>\$1,344</b>

Source: RealFacts, Second Quarter 2007

According to the 2000 US Census, 42.9 percent of renter households in Fullerton spent 30 percent or more of their household income on rent in 1999. Twenty percent spent 50 percent or more on rent. Table 2-35 shows the number of households by percentage of household income spent on rent in 1999.

**Table 2-35  
Gross Rent as a Percentage of  
Household Income in 1999**

<b>Percent of Household Income</b>	<b>Number of Households</b>	<b>Percent of Households</b>
Less than 10 percent	756	3.8%
10 to 14 percent	1,639	8.1%
15 to 19 percent	2,711	13.5%
20 to 24 percent	2,915	14.5%
25 to 29 percent	2,563	12.7%
30 to 34 percent	1,697	8.4%
35 to 39 percent	1,186	5.9%
40 to 49 percent	1,691	8.4%
50 percent or more	4,070	20.2%
Not computed	912	4.5%
<b>Total</b>	<b>20,140</b>	<b>100.0%</b>

Source: U.S. Census SF3, H69

Table 2-36 shows the number of households by percentage of household income spent on rent in 2006. An estimated 57.9 percent of households spent more 30 percent or more of their household income on rent. Approximately 29 percent spent 50 percent or more on rent.

**Table 2-36  
Estimated Gross Rent as a Percentage  
of Household Income in 2006<sup>1</sup>**

<b>Percent of Household Income</b>	<b>Number of Households</b>	<b>Percent of Households<sup>2</sup></b>
Less than 10 percent	443	2.3%
10 to 14 percent	983	5.0%
15 to 19 percent	2,040	10.4%
20 to 24 percent	2,427	12.4%
25 to 29 percent	1,403	7.1%
30 to 34 percent	1,795	9.1%
35 to 39 percent	2,033	10.4%
40 to 49 percent	1,801	9.2%
50 percent or more	5,708	29.2%
Not computed	911	4.7%
<b>Total</b>	<b>19,544</b>	<b>100%</b>

Note:

<sup>1</sup> Estimated data from American Community Survey for illustrative purposes only.

<sup>2</sup> Percentages may not equal 100% due to rounding

Source: 2006 ACS B25070

iii. **Affordability Gap Analysis**

The costs of home ownership and renting can be compared to a household’s ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of the household income on housing expenses. Table 2-37 summarizes affordable rents and purchase prices by income categories based on the 2008 HUD MFI of \$84,100 for Orange County. Affordable purchase price assumes a 6.0 percent interest rate with a 30-year fully amortized mortgage.

**Table 2-37  
Affordable Rent and Purchase Price  
By Income Category**

<b>Income Category</b>	<b>% of MFI<sup>1</sup></b>	<b>Affordable Rent Payment<sup>2</sup></b>	<b>Estimated Affordable Purchase Price<sup>3</sup></b>
Extremely low income	≤ 30% MFI <sup>4</sup>	≤ \$630	≤ \$105,000
Very-low income	31%-50% MFI	\$631-\$1,051	\$106,000 - \$175,000
Low income	51% - 80% MFI	\$1,052 - \$1,682	\$176,000 – \$280,000
Moderate income	81% - 120% MFI	\$1,683 - \$2,523	\$281,000 - \$420,000
Above-moderate income	>120% MFI	>\$2,523	>\$420,000

Notes:

<sup>1</sup> Percent of Median Family Income

<sup>2</sup> Based on 30% of income.

<sup>3</sup> Assumes 6.0% interest rate, 30 year mortgage

<sup>4</sup> MFI= 2008 HUD Median Family Income (\$84,100)

iv. Rental Affordability

In 2007, affordable rents for the very-low income group coincide with the average rent for a studio apartment. The average rents for studio to two-bedroom, 1-bathroom units would be affordable for the low-income group. The average rent for a two or three-bedroom unit with 2 bathrooms exceeds the affordable payment of both the very-low and low-income groups.

v. Ownership Affordability

The median sales price for new and resale housing units in Fullerton in 2007 exceeds the affordability range for all income categories except above-moderate income households. Very-low, low and moderate income households may have difficulty finding housing that they can afford to purchase. This indicates greater affordability pressure for ownership housing.

**C. HOUSING NEEDS**

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

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

**1. Households Overpaying for Housing**

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

According to SCAG, 27 percent of the total households in Fullerton experience overpayment. Of the owner-occupied households, approximately 25 percent experience overpayment. Of the renter-occupied households, approximately 30 percent experience overpayment. Over 31 percent of the owner-occupied households overpaying for housing earn over 95 percent of the median income. Some owner households choose to allocate a higher percentage of their disposable monthly income on housing costs because this allocation is justified in light of investment qualities of ownership. Of the renter households experiencing overpayment, approximately 38 percent are extremely-low income and approximately 34 percent are very-low income.

**Table 2-38**  
**City of Fullerton**  
**Overpayment by Tenure and Income**  
**2007**

% of Median Income	Owners		Renters		Total	
	Households	% of Over-paying <sup>1</sup>	Households	% of Over-paying <sup>1</sup>	Households	% of Over-paying
<30%	880	15.3%	2,235	37.6%	3,115	26.6%
30 - 50%	870	15.1%	1,995	33.6%	2,865	24.5%
51 – 80%	1,300	22.6%	1,395	23.5%	2,695	23.0%
81 – 95%	880	15.3%	170	2.9%	1,050	9.0%
> 95%	1,830	31.8%	150	2.5%	1,980	16.9%
<b>Total</b>	<b>5,760</b>	<b>100%</b>	<b>5,945</b>	<b>100%</b>	<b>11,705</b>	<b>100%</b>

Note:

<sup>1</sup> Percentages may not equal 100% due to rounding

Source: Regional Housing Needs Assessment, SCAG 2007

## 2. Overcrowding

Overcrowding is defined as households having an average of more than one person per room (excluding bathrooms, kitchen, hallway and closet space). Overcrowding can affect public facilities and services, reduce the quality of the physical environment and create conditions that contribute to deterioration of the housing stock.

Table 2-39 summarizes SCAG estimates of overcrowding in Fullerton. Approximately 15 percent of Fullerton's total households are overcrowded. Instances of overcrowding vary by tenure. Approximately 4 percent of owner households and 11.5 percent of renter households are overcrowded. Of the overcrowded owner-occupied households, approximately 40 percent earn over 95 percent of the median household income. In renter-occupied households, overcrowding is more prevalent in the low-income categories. Approximately 21.5 percent of overcrowded renter-occupied households are extremely low-income. Approximately twenty-five percent are very-low income and approximately 29 percent are low-income.

**Table 2-39**  
**City of Fullerton**  
**Overcrowding by Tenure and Income**

% of Median Income	Owners		Renters		Total	
	Households	% of overcrowded	Households	% of overcrowded	Households	% of overcrowded
<30%	65	3.9%	1,070	21.6%	1,135	17.1%
30 - 50%	205	12.1%	1,220	24.7%	1,425	21.5%
51 – 80%	435	25.8%	1,425	28.8%	1,860	28.1%
81 – 95%	310	18.4%	425	8.6%	735	11.1%
> 95%	670	39.8%	805	16.3%	1,475	22.2%
<b>Total</b>	<b>1,685</b>	<b>100%</b>	<b>4,945</b>	<b>100%</b>	<b>6,630</b>	<b>100%</b>

Source: Regional Housing Needs Assessment, SCAG 2007

### 3. 2006-2014 Growth Needs

SCAG is responsible for allocating housing needs to each jurisdiction in its region, including Fullerton. A local jurisdiction’s “fair share” of regional housing need is the number of additional housing units that will need to be constructed in the jurisdiction to accommodate the growth forecast in the number of households, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The allocation is divided into four income categories: very low, low, moderate, and above-moderate. The allocation is further adjusted to avoid an overconcentration of lower income households in any one jurisdiction. The City must also plan for the needs of extremely-low income households. The allocation for extremely-low income households is assumed to be 50% of the very-low income share. Table 2-40 shows the Regional Housing Needs Allocation (RHNA) for the City of Fullerton:

**Table 2-40**  
**City of Fullerton**  
**Regional Housing Needs Allocation, 2006-2014**

	Total Construction Need	Very-low Income	Low Income	Moderate Income	Above-moderate Income
Number of Units	1,910	398 <sup>1</sup>	329	376	806

Notes:

<sup>1</sup> Regional housing needs allocation for extremely low-income units is 199 units (assumed 50% of the very-low income share).

Source: Regional Housing Needs Allocation, SCAG 2007

#### **4. Special Needs Groups**

Certain segments of the population have more difficulty in finding decent, affordable housing due to special needs. This section identifies the needs for elderly persons, large households, female-headed households, persons with disabilities, homeless persons and farmworkers.

##### **a. Elderly Persons**

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

According to the 2000 US Census, approximately 19.5 percent of Fullerton's residents were elderly (age 65 and over). As shown in Table 2-41, 28.7 percent of Fullerton's owner-occupied households had an elderly householder in 2000. Nine percent of renter-occupied households had an elderly head of household.

**Table 2-41  
Head of Household by Tenure and Age  
2000**

<b>Head of Household Age</b>	<b>Owner-Occupied</b>		<b>Renter- Occupied</b>		<b>Total</b>	
	<b>Units</b>	<b>%<sup>c</sup></b>	<b>Units</b>	<b>%<sup>1</sup></b>	<b>Units</b>	<b>%<sup>1</sup></b>
15-24 years	139	0.6%	2,640	13.1%	2,779	6.4%
25-34 years	2,230	9.5%	6,414	31.8%	8,644	19.8%
35-64 years	14,332	61.1%	9,270	46.0%	23,062	52.9%
65-74 years	3,455	14.7%	947	4.7%	4,402	10.1%
75 plus years	3,285	14.0%	869	4.3%	4,154	9.5%
<b>Total</b>	<b>23,441</b>	<b>100%</b>	<b>20,140</b>	<b>100%</b>	<b>43,581</b>	<b>100%</b>

Note:

<sup>1</sup> Percentages may not equal 100% due to rounding

Source: U.S. Census 2000 SF3 H14

In 2006, an estimated 26.1 percent of Fullerton's owner-occupied households and an estimated 7.6 percent of renter-occupied households had an elderly head of household.

**Table 2-42**  
**Estimated Head of Household by Tenure and Age**  
**2006<sup>1</sup>**

Head of Household Age	Owner-Occupied		Renter- Occupied		Total	
	Units	% <sup>2</sup>	Units	%	Units	%
15-24 years	183	0.7%	2,574	13.2%	2,757	6.2%
25-34 years	1,552	6.3%	5,675	29.0%	7,227	16.4%
35-64 years	16,460	66.8%	9,800	50.1%	26,260	59.4%
65-74 years	3,102	12.6%	495	2.5%	3,597	8.1%
75 plus years	3,338	13.5%	1,000	5.1%	4,338	9.8%
<b>Total</b>	<b>24,635</b>	<b>100%</b>	<b>19,544</b>	<b>100%</b>	<b>44,179</b>	<b>100%</b>

Notes:

<sup>1</sup>Estimated data from 2006 American Community Survey for illustrative purposes only.

<sup>2</sup> Percentages may not equal 100% due to rounding

Source: 2006 ACS B25007

Twelve percent of the elderly population had a self-care or going-outside-the-home disability in 2000. Of those with a disability, the majority had a self-care disability as well as at least one other disability.

**Table 2-43**  
**Elderly with Disabilities Limiting Independent Living**  
**2000**

Disability Type	Male	% of Males 65+	Female	% of Females 65+	Total	% of People 65+
Going-outside-the-home disability only	209	3.6%	363	4.8%	572	4.2%
Self-care disability only	10	0.2%	0	0%	10	0.07%
Self-care and at least one other disability	253	4.3%	816	10.7%	1,069	7.9%
<b>Total</b>	<b>472</b>	<b>8.1%</b>	<b>1,179</b>	<b>15.5%</b>	<b>1,651</b>	<b>12.1%</b>

Source: U.S. Census 2000 SF3 PCT 26

The 2006 American Community Survey estimates 18 percent of Fullerton's elderly population have a going-outside-the-home disability and 9.3 percent have a self-care disability.

**Table 2-44**  
**Estimated Elderly with Disabilities Limiting Independent Living**  
**2006<sup>1</sup>**

<b>Disability Type</b>	<b>Male</b>	<b>% of Males 65+</b>	<b>Female</b>	<b>% of Females 65+</b>	<b>Total</b>	<b>% of People 65+</b>
Going-outside-the-home disability	623	11.6%	1,675	22.7%	2,298	18.0%
Self-care disability	282	5.2%	906	12.3%	1,188	9.3%
<b>Total</b>	<b>905</b>	<b>16.8%</b>	<b>2,581</b>	<b>35%</b>	<b>3,486</b>	<b>27.3%</b>

Notes:

<sup>1</sup> Estimated data from 2006 American Community Survey for illustrative purposes only.

Source: 2006 ACS B18006 and B18007

## **b. Large Households**

Large households are defined as having five or more persons living within the same household. Large households are considered a special needs group because they require larger bedroom counts. In 2000, there were 3,203 households in Fullerton with at least five persons, representing 7.3 percent of the total households in the City. Of the large households, 7.2 percent were renter-occupied and 7.6 percent were owner-occupied.

Estimates from the 2006 ACS show the percentage of large renter-occupied households remaining stable at 7.2 percent. However, the number of large owner-occupied households increased slightly from 7.6 percent to 7.9 percent. Data for large households are shown in Tables B-45 and B-46.

**Table 2-45**  
**Large Households by Tenure**  
**2000**

<b>Number of Persons in Unit</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>	<b>Total</b>
Five	1,745	1,458	3,203
Six	920	743	1,663
Seven or more	646	931	1,577
<b>Total</b>	<b>3,311</b>	<b>3,132</b>	<b>6,443</b>
<b>Percent of Total Households</b>	<b>7.6%</b>	<b>7.2%</b>	<b>14.8%</b>

Source: U.S. Census 2000 SF3 H17

**Table 2-46  
Estimated Large Households by Tenure  
2006<sup>1</sup>**

<b>Number of Persons in Unit</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>	<b>Total</b>
Five	1,897	2,272	4,169
Six	970	624	1,594
Seven or more	606	280	886
<b>Total</b>	<b>3,473</b>	<b>3,176</b>	<b>6,649</b>
<b>Percent of Total Households</b>	<b>7.9%</b>	<b>7.2%</b>	<b>15.1%</b>

Notes:

<sup>1</sup> Estimated data from 2006 American Community Survey for illustrative purposes only.

Source: 2006 ACS B25009

**c. Female-Headed Households**

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower incomes and high poverty rates experienced by this group. According to the 2000 US Census, there were 2,434 female-headed households with children and 2,267 female-headed households without children in Fullerton. Of the total female-headed households in the City, 59.5 percent were renter-occupied and 40.5 percent were owner-occupied. From 2000 to 2006, the number of female-headed households with children decreased in both tenures. During the same time frame the number of owner-occupied female-headed households without children remained relatively stable, while the number of renter-occupied female-headed households without children decreased.

**Table 2-47  
Tenure in Female-Headed Households  
2000**

<b>Household Type</b>	<b>Number Owner Occupied</b>	<b>% of Owner Occupied</b>	<b>Number Renter Occupied</b>	<b>% of Renter Occupied</b>	<b>Total</b>
Female-headed household, no husband present, with own children under 18	627	2.7%	1,807	9.0%	2,434
Female-headed household, no husband present, without own children	1,276	5.5%	991	5.0%	2,267
<b>Total</b>	<b>1,903</b>	<b>8.2%</b>	<b>2,798</b>	<b>14.0%</b>	<b>4,701</b>

Source: U.S. Census 2000 SF3 HCT1

**Table 2-48  
Estimated Tenure in Female-Headed Households  
2006<sup>1</sup>**

<b>Household Type</b>	<b>Number Owner Occupied</b>	<b>% of Owner Occupied</b>	<b>Number Renter Occupied</b>	<b>% of Renter Occupied</b>	<b>Total</b>
Female-headed household, no husband present, with own children	380	1.5%	1,633	8.4%	2,013
Female-headed household, no husband present, without children	1,275	5.2%	700	3.6%	1,975
<b>Total</b>	<b>1,655</b>	<b>6.7%</b>	<b>2,333</b>	<b>12%</b>	<b>3,988</b>

Notes:

1 Estimated data from 2006 American Community Survey for illustrative purposes only.

Source: 2006 ACS B25115

In 2000, 880 or 37.1 percent of the female-headed households were below poverty level. Of those below poverty level, 85 percent had children under age 18. The 2006 American Community Survey does not provide an estimate for the percentage of female-headed households below poverty level as the sample size is too small.

**Table 2-49  
Poverty in Female-Headed Households  
2000**

<b>Household Type</b>	<b>Number Below Poverty Level</b>	<b>% Total Below Poverty Level</b>	<b>Number Above Poverty Level</b>	<b>% Total Above Poverty Level</b>
Female-headed household, no husband present, with own children under 18	751	31.3%	2,091	7.6%
Female-headed household, no husband present, without own children	129	5.4%	1,613	5.7%
<b>Total</b>	<b>880</b>	<b>37.1%</b>	<b>3,704</b>	<b>13.5%</b>

Source: U.S. Census 2000 SF3 P90

**d. Persons with Disabilities**

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

Table 2-51 shows the number of Fullerton residents in 2000 with physical, self-care and going-outside-the-home disabilities over the age of 16. According to the US Census, 2.8 percent of residents age 16 to 20 and 4.1 percent of 21 to 64-year olds had one of these disabilities. Twenty percent of residents age 65 and up also had one of these disabilities.

The estimated percentage of persons with physical, self-care or going-outside-the-home disabilities in the 21 to 64 years and 65 years and over age groups increased by 2006. Approximately 54 percent of the elderly (65 years or older) and over eight percent of the population age 21 to 64 years have at least one of the three types of disabilities.

**Table 2-51  
Persons Reporting Physical and Self Care Disabilities  
2000**

<b>Age Group</b>	<b>Physical Disability Only</b>	<b>Self-Care Disability Only</b>	<b>Going-Outside- the-Home Disability Only</b>	<b>Self-Care Disability and At Least One Other Disability</b>	<b>Total</b>	<b>% of Age Group<sup>1</sup></b>
16-20 yrs.	22	0	191	46	259	2.8%
21-64 yrs.	1,239	21	888	933	3,081	4.1%
65+ yrs.	1,054	10	572	1,069	2,705	20.0%
<b>Total 16+ yrs.</b>	<b>2,315</b>	<b>31</b>	<b>1,651</b>	<b>2,048</b>	<b>6,045</b>	<b>26.9%</b>

Note:

<sup>1</sup>Total 16-20 year olds: 9,138; 21-64 year olds: 74,315; 65+ year olds: 13,494

Source: U.S. Census 2000 SF3 PCT 26

**Table 2-52  
Estimated Persons Reporting Physical and Self Care Disabilities  
2006<sup>1</sup>**

<b>Age Group</b>	<b>Physical Disability</b>	<b>Self Care Disability</b>	<b>Going-Outside-the-Home Disability</b>	<b>Total</b>	<b>% of Age Group<sup>2</sup></b>
16-20 yrs.	97	0	49	146	1.5%
21-64 yrs.	4,014	1,038	1,558	6,610	8.4%
65+ yrs.	3,460	1,188	2,298	6,946	54.4%
<b>Total 16+ yrs.</b>	<b>7,571</b>	<b>2,226</b>	<b>3,905</b>	<b>13,702</b>	<b>64.3%</b>

Note:

<sup>1</sup> Estimated data from 2006 American Community Survey for illustrative purposes only.

<sup>2</sup> Total 16-20 year olds: 9,744, 21-64 year olds: 79,039, 65+ year olds: 12,767

Source: 2006 ACS B18004, B18006, B18007

**e. Homeless Population and Transitional Housing**

Enumeration of the homeless population is difficult because of the transient nature of this population and the existence of the “hidden homeless” or persons that move around in temporary housing situations. The most recent data regarding the homeless population in Orange County comes from the 2007 Point-in-Time Count and Survey and the 2007 Homeless Needs Assessment. The 2007 Point-in-Time Count estimates 27,732 incidents of homelessness in the County over a 12-month period. The 2007 Homeless Needs Assessment reports 35,065 homeless episodes in Orange County; of these, 24,545 are homeless episodes of persons in families with children and 10,420 are homeless episodes of unaccompanied individuals. An episode is a single continuous period of homelessness. An episode could range from a single day to many months.

The Housing and Community Services Department of Orange County reports 68 emergency and transitional shelters available that provide 3,400 beds.

There is currently one emergency shelter and three transitional shelters located in Fullerton. These facilities provide a total of 230 beds.

**f. Farm Workers**

Farm workers are defined as persons whose primary income is earned through seasonal agricultural work. In 2000, 136 persons, less than 1 percent of Fullerton's labor force, were employed in agriculture (or related industries). It is assumed that only a small percentage of persons employed in this industry are involved in active agricultural production and harvest. Therefore, there is no apparent or recognized need for farm worker housing.

## **Section 4: Resources and Constraints Analysis**

### **A. GOVERNMENTAL CONSTRAINTS**

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

#### **1. Land Use Controls**

Land use controls include General Plan policies, zoning designations (and the resulting use restrictions, development standards and permit processing requirements) and development fees.

##### **a. General Plan**

Every city in California must have a General Plan, which establishes policy guidelines for all development within the City. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution and density of the land uses within the City. General Plan residential densities are expressed in dwelling units per acre. The Fullerton General Plan identifies five residential land use designations. Table 3-1 summarizes the residential land use designations and their associated acreages and density ranges.

**Table 3-1  
General Plan  
Residential Land Use Designations**

<b>Designation</b>	<b>Description</b>	<b>Acreage</b>	<b>Density Range</b>
Low Density	Conventional single-family, detached dwellings and Planned Residential Developments.	4,658.2	0-6.0 du/ac
Low/Medium Density	Multiple-unit attached dwellings including duplexes, townhouses, condominiums and mobile home parks; and Planned Residential Developments.	262.63	0-15.0 du/ac
Medium Density	Multiple-unit attached dwellings including duplexes, garden apartments, and multi-family attached dwellings	767.6	0-28.0 du/ac
High Density	Multi-family attached dwellings	Over 55 acres	Over 28.0 du/ac
Greenbelt Concept	Detached single-family dwellings on lots of varying sizes, clusters of detached single-family dwellings, and clusters of multi-family attached dwellings	1,461	Average 3.0 du/ac

Source: City of Fullerton General Plan 1996

The General Plan anticipates a total of 49,138 dwelling units at buildout. The Department of Finance (DOF) reports 47,061 dwelling units have been developed as of January 2007.

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

- Very-low and Low Income: 30 dwelling units per acre minimum
- Moderate Income: 11-30 dwelling units per acre minimum
- Above-Moderate Income: Up to 11 dwelling units per acre

**b. Zoning Code**

The Zoning Code is the primary tool for implementing the General Plan. It is designed to protect and promote public health, safety and welfare. Fullerton's residential zoning designations control both the use and development on a parcel level and regulate residential development. Table 3-2 summarizes the single-family residential zoning designations and their requirements. Table 3-3 summarizes the multi-family residential designations and requirements. And Tables 3-4 and 3-5 further reviews lot coverage and building setback requirements.

**Table 3-2  
Summary of Single Family Residential Zoning Requirements**

<b>Zone</b>	<b>Minimum Lot Area (Sq. Ft.)</b>	<b>Maximum Lot Coverage</b>	<b>Minimum Lot Area Per Unit (Sq. Ft.)</b>	<b>Maximum Building Height</b>	<b>Minimum Front Yard (Ft.)</b>	<b>Minimum Interior Side Yard (Ft.)</b>	<b>Minimum Street Side Yard (Ft.)</b>	<b>Minimum Rear Yard (Ft.)</b>
R-1	No new lot shall be created which is less in area than the minimum lot size indicated on the City's official Zoning Map for the area in which it is located <sup>1</sup>	Refer to Table 3-4	Refer to Table 3-4	One-story – 20 ft. above natural grade  Two-story – 30 ft. above natural grade	Refer to Table 3-5	Refer to Table 3-5	Refer to Table 3-5	Refer to Table 3-5
R-1P	No new lot shall be created which is less in area than the minimum lot size indicated on the City's official Zoning Map for the area in which it is located <sup>1</sup>	Refer to Table 3-4	Refer to Table 3-4	One-story – 20 ft. above natural grade  Two-story – 30 ft. above natural grade	Refer to Table 3-5	Refer to Table 3-5	Refer to Table 3-5	Refer to Table 3-5

Notes:

<sup>1</sup>Or when lots are consolidated, or when subterranean parking is used.

Source: City of Fullerton Municipal Code, Chapter 18

**Table 3-3  
Summary of Multiple Family Residential Zoning Requirements**

<b>Zone</b>	<b>Minimum Lot Area (Sq. Ft.)</b>	<b>Maximum Lot Coverage</b>	<b>Minimum Lot Area Per Unit (Sq. Ft.)</b>	<b>Maximum Building Height</b>	<b>Minimum Front Yard (Ft.)</b>	<b>Minimum Interior Side Yard (Ft.)</b>	<b>Minimum Street Side Yard (Ft.)</b>	<b>Minimum Rear Yard Through Lot (Ft.)</b>
R-2	6,000 for new lots	Refer to Table 3-4	Refer to Table 3-4	One-story – 20 ft. above natural grade  Two-story – 30 ft. above natural grade	Refer to Table 3-5	Refer to Table 3-5	Refer to Table 3-5	Refer to Table 3-5
R-2P	6,000 for new lots	Refer to Table 3-4	Refer to Table 3-4	One-story – 20 ft. above natural grade  Two-story – 30 ft. above natural grade	Refer to Table 3-5	Refer to Table 3-5	Refer to Table 3-5	Refer to Table 3-5
R-G	7,200	60%	3,600	20 ft./ 1 story if within 50 ft. of R-1 property; 30 ft./ 2 stories if 50-100 ft. of R-1 property; unlimited otherwise	15	Depends on window type, building height and the type of room where the window is located.	15	15
R-3R	8,800	60%	2,200	Same as R-G	15	Same as R-G	15	15

**Table 3-3  
Summary of Multiple Family Residential Zoning Requirements**

<b>Zone</b>	<b>Minimum Lot Area (Sq. Ft.)</b>	<b>Maximum Lot Coverage</b>	<b>Minimum Lot Area Per Unit (Sq. Ft.)</b>	<b>Maximum Building Height</b>	<b>Minimum Front Yard (Ft.)</b>	<b>Minimum Interior Side Yard (Ft.)</b>	<b>Minimum Street Side Yard (Ft.)</b>	<b>Minimum Rear Yard Through Lot (Ft.)</b>
R-3P	10,000	60%	1,600 for bachelor unit <sup>1</sup> , increasing by 100 s.f. per bedroom to 1,900 s.f. for 3+ bedroom unit	Same as R-G	15	Same as R-G	15	15
R-3	10,000	60%	Same as R-3P	Same as R-G	15	Same as R-G	15	15
R-4	20,000	60%	1,150	Same as R-G	15	Same as R-G	15	15
R-5	30,000	60%	N/A	Same as R-G	15	Same as R-G	15	15
R-MH	5 acres	70%	4,000	35 ft.	15	10	15	15

Notes:

<sup>1</sup>Except as provided in Title 16 of the Fullerton Municipal Code.

Source: City of Fullerton Municipal Code, Chapter 18

**Table 3-4**  
**Lot Coverage and Floor Area Ratio Requirements**

<b>Zone</b>	<b>Maximum Lot Coverage</b>	<b>Maximum Floor Area Ratio (FAR)</b>
R-1 (7,200 or less)	60%	50%
R-1 (7,200- 10,000)	55%	45%
R-1 (10,000- 20,000)	50%	35%
R-1 (20,000 and above)	45%	30%
R-2	60%	--

Source: City of Fullerton Municipal Code, Chapter 18

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

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

Notes:

<sup>1</sup>In the R-1P zone, proposals requesting a front setback less than the predominant setback on the street shall be subject to approval by the Landmarks Commission as a Development Project.

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

Source: City of Fullerton Municipal Code, Chapter 18

The single-family residential zones are R-1 and R-1P (single-family residential preservation). Single-family, detached units are permitted by right in all of the residential zones, except in R-MH zones.

The City has different types of multiple-family residential zones: R-2, R-2P (two-family residential preservation), R-G (garden-type multiple-family residential), R-3R (restricted multiple-family residential), R-3P (multiple-family residential preservation), R-3, R-4, R-5, and R-MH (Mobile Home Park). Two-family residential homes are allowed in all two-family residential zones and multi-family residential zones. Multi-family developments are allowed by right in all multi-family residential zones, except in two-family residential zones and R-MH zones.

## **2. Density Bonus Ordinance**

As an incentive to encourage the construction of low-cost housing the City of Fullerton has adopted a Density Bonus for Affordable Housing (Section 15.17.120 of the Municipal Code). The City grants a density bonus of 25 percent, or other incentives of equivalent financial value based on land cost per dwelling unit, when an applicant for five or more housing units agrees to set aside at least 10 percent of the units for very-low income households, or 20 percent of the units for low income households, or 50 percent of the units for senior citizens. These percentages are firm even if the developer does not wish to take advantage of the full density bonus. The City has not yet revised its Zoning Code to conform to the density bonus provisions of Senate Bill 1818.

The City may also provide other incentives at its discretion. Developments must meet the requirements of the ordinance for 15 years if no incentives beyond the density bonus have been provided, or 30 years if additional incentives have been provided.

### **a. Density Bonus for Rental Projects**

The ordinance specifies the priority order for selecting tenants:

1. Very-low income Fullerton resident/worker households without Section 8 certificates;
2. Very-low income households without Section 8 certificates;
3. Very-low income Fullerton resident/worker households;
4. Low-income Fullerton resident/worker households;
5. Low-income households.

In addition, the ordinance states that household size must be taken into account, so that households of two persons have priority over single-person households for units with zero or one bedrooms, households of four persons have priority for units with two bedrooms, and households of six persons have priority for units with three bedrooms.

If the set-aside units are not fully occupied, the ordinance specifies minimum actions that must be taken to market the units. Tenants whose income increases so that they no longer qualify for units may be charged market rent, and another unit must be designated as a set-aside unit instead. Subletting is only allowed to tenants who meet the income requirements.

### **b. Density Bonus for Ownership Projects**

Households with more than \$30,000 in cash assets cannot qualify for a set-aside unit, regardless of whether they otherwise meet the income requirements. Owners must occupy their units. Limits on sales as provided by the ordinance must be incorporated into deed restrictions, and monetary liens must be recorded in favor of the City to discourage speculation. Units must be held until they are sold to qualifying buyers.

### **c. Additional Incentives**

In addition to the density bonus, the City may grant other incentives requested by the applicant to make the project economically feasible or to help achieve the City's low-cost housing goals as set forth in the Housing Element. Requests may also be denied for reasons such as public health and safety.

The following incentives may be requested:

- Reduction in minimum lot size required;
- Increase in maximum lot coverage allowed;
- Increase in maximum building height;
- Reduction in minimum property line, street and setbacks required;
- Reduction in minimum distance between buildings on the same property;
- Increase in amount of compact parking allowed;
- Reduction in minimum driveway widths;
- Additional increases in density.

Other regulatory concessions may also be considered, including permit fee and/or plan check fee reductions, allowing mixed-use (either residential/commercial or residential/office-professional), use of redevelopment funds, provision of required infrastructure, and/or other means of direct financial assistance.

Requests for additional incentives must be submitted to the Director of Community Development as part of the project application. The Director of Community Development evaluates requests using the criteria in the ordinance and makes recommendations to the Planning Commission. Final approval of the request is made by the Planning Commission, unless direct financial assistance is requested, in which case the Planning Commission makes a recommendation, and the City Council makes the final decision.

## **3. Senior Housing**

Small residential care facilities for seniors over 60 years old, which care for up to six people, are permitted by right in all residential zones. Larger residential care facilities are allowed with conditional use permits in R-3, R-3P, R-4 and R-5 zones. Residential care facilities for seniors are allowed with conditional use permits in all commercial zones. The Zoning Code specifies six different types of retirement complexes, each of which is permitted in at least two residential

zones with a conditional use permit. For instance, while a complex of detached cluster units may be permitted in lower density zones, a mid/high-rise retirement hotel is permitted with a conditional use permit only in R-4 and R-5 zones. The denser types are allowed in the O-P (office professional) and C-1 (limited commercial) zones, subject to conditional use permits.

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

#### **4. Emergency Shelters and Transitional Housing**

State Housing Law requires that cities identify sites that are adequately zoned for homeless shelters and transitional housing. Additionally, cities must not unduly discourage or deter these uses. To meet the requirements of Senate Bill 2, the City will identify a zone or zones in which emergency shelters and transitional housing will be permitted by right. Table 3-6 summarizes the emergency and transitional shelter facilities located in Fullerton. There are currently one emergency shelter and three transitional shelters that provide a total of 240 beds.

**Table 3-6  
Emergency and Transitional Shelters**

<b>Shelter Name</b>	<b>Type of Shelter</b>	<b>Target Population</b>	<b>Number of Beds</b>
National Guard Armory	Emergency/ Cold Weather	Individuals	125
New Vista (Fullerton Interfaith Emergency Services)	Transitional	Families	50
Interfaith Shelter Network	Transitional	Single Adults	12
Women's Transitional Living Center	Transitional	Women and Children	53
<b>Total Beds</b>			<b>240</b>

Source: City of Fullerton Consolidated Plan, 2005; Phone conversations with shelters, 5/20/2008

Transitional housing for the homeless is defined as “a dwelling unit or units designed for non-transient living for person or persons who temporarily are unable to find permanent or safe shelter from the environment.” Transitional housing for the homeless shall only be in dwellings designed for non-transient living (a residency longer than 30 days) located in multiple-family residential zones. The City allows transitional housing for the homeless, subject to a Conditional Use Permit in the R-G, R-3R, R-3, R-3P, R-4 and R-5 zones. The Conditional Use Permit shall be subject to the review by the Planning Commission at the end of one and two years after initial approval. The Conditional Use Permit application will be evaluated based on relationships between proposed and existing/surrounding uses, potential impacts on surrounding uses involving noise, parking, traffic, activity and security, provision of a full-time on-site manager,

and location relevant to transit and social service agencies. The City's Municipal Code does not address the provision of emergency shelters.

## **5. Single Room Occupancy Units**

Single Room Occupancy (SRO) units provide an opportunity to meet the needs of very-low income persons and households. The City of Fullerton defines a SRO Unit as a living unit within an SRO residential hotel consistent with Section 17958.1 of the California Health and Safety Code, which is rented to the same person for a period of more than 30 consecutive days at a rate at or below 30 percent of the monthly median income adjusted for a household size of one, as defined by the U.S. Department of Housing and Urban Development for the Standard Metropolitan Statistical Area of Anaheim - Santa Ana - Garden Grove. SRO residential hotels may be located in General Commercial (C-2), Central Business District Commercial (C-3), and Commercial, Highway (C-H) zones, subject to a conditional use permit.

The Director of Community Development must approve a management plan for SRO residential hotels and they must meet development standards, including minimum unit size, a minimum five-foot setback to any window, minimum interior common area, access to public transportation, parking requirements, provision of shower/bath and laundry facilities, and safety features.

## **6. Building Codes and Enforcement**

Building and safety codes are adopted to preserve public health and safety and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

### **a. Building Codes**

The City of Fullerton has adopted the 2007 California Building Code (Code), which establishes construction standards for all residential buildings. The City amends the Code as needed to further define requirements based on the unique local conditions. The Code is designed to protect the public health, safety and welfare of Fullerton's residents. Code enforcement in the City is performed both proactively and on a complaint basis.

### **b. Fair Housing and Americans with Disabilities Act**

The Federal Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are federal laws intended to assist in providing safe and accessible housing. ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible for persons with physical disabilities. Compliance with these regulations may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes. However, the enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

**7. Development Fees**

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

The Building Industry Association (BIA) of Orange County provides a yearly land development fee survey for Orange County jurisdictions. Table 3-7 shows the results of the survey and provides a comparative summary for Fullerton and surrounding jurisdictions. The fee survey utilizes a hypothetical subdivision and house size to standardize the reporting of fees. The prototype subdivision used in 2006-2007 was 50 units on 10 acres at a density of 5 dwelling units per acre. The building fees are based on a 2,500 square foot, single-family detached unit with a 400 square foot garage. The building is valued at \$177,970 and contains 4 bedrooms and 3 bathrooms.

**Table 3-7  
Comparative Development Fee Summary (2006-2007)**

<b>Fee Charges</b>	<b>Fullerton</b>	<b>Anaheim</b>	<b>Santa Ana</b>	<b>Stanton</b>
<b>Planning Fees</b>				
<b>Environmental</b>				
Initial Determination	N/A	N/A <sup>1</sup>	\$200	\$205
Negative Declaration	\$330 + recordation	Included in Zone Change	\$2,920 or 10% of consultant fee, whichever is greater	\$275
EIR Processing	Actual cost; \$5,000 minimum deposit	\$181.10/hour; \$30,000 deposit	\$11,700 or 10% of consultant fee, whichever is greater	Actual cost + \$5,150 review fee
Categorical Exemption	Recordation fee only	\$181.10/hour; \$5,000 deposit	\$200	\$205
<b>Planning</b>				
General Plan Amendment	\$3,572	N/A	\$2,390	\$2,510
Zone Change	\$3,572	\$181.10/hour; \$10,000 deposit	\$1,910	\$2,510

**Table 3-7  
Comparative Development Fee Summary (2006-2007)**

<b>Fee Charges</b>	<b>Fullerton</b>	<b>Anaheim</b>	<b>Santa Ana</b>	<b>Stanton</b>
<b>Planning Fees</b>				
Tentative Tract Map	\$3,316 + \$49/lot	\$181.10/hour; \$10,700 deposit	\$2,355 + \$28/lot	\$1,645 + \$25/lot
Site Plan Review	\$2,816 + time & materials	N/A	\$490-\$1385 + 3/10 of 1% of building value	\$845
Planned Development Review	\$2,371 + \$18/lot	N/A	Actual cost; \$3,430 deposit	N/A
Conditional Use Permits and Variances	\$2,846	\$181.10/hour; \$10,000 deposit	\$2,155	\$1,970/\$930
<b>Building</b>				
Building	\$1,038.18	\$705.42	\$1089.80	\$1337.25
Plan Check	\$738.29	\$1,150.94	\$708.37	\$1002.94
Electrical	\$96.61	\$542.71	\$131.10	\$64.25
Mechanical	\$96.61	\$446.66	\$273.75	\$85
Plumbing	\$132.26	\$397.08	\$203.29	\$163
SMIP	\$6.14	\$17.80	0.0001 plus valuation	\$17.80
Energy	\$154.18	Incl. in plan check	\$22/1,000 sq. ft.	\$468.04
Permit Issuance	\$21.78	N/A	\$34	\$15
<b>Engineering and Subdivision</b>				
Final Tract Map	Time and materials	\$709/lot; \$35,450 deposit	\$1214.13/10 hours +\$121.41/additional hour	\$1,055 + County charges
Sewer Studies	Time and materials	\$109-153/hour	\$121.41/hour	\$960 or 5% of offsite costs if greater
Storm Drain/Water Quality	Time and Materials	\$9.46/l.f.	\$121.41/hour	\$960 or 5% of off-site costs if greater

**Table 3-7  
Comparative Development Fee Summary (2006-2007)**

<b>Fee Charges</b>	<b>Fullerton</b>	<b>Anaheim</b>	<b>Santa Ana</b>	<b>Stanton</b>
<b>Planning Fees</b>				
Street Improvement	Time and Materials	\$9.46/l.f.	\$121.41/hour	\$960 or 5% of off-site costs if greater
Sewer Improvement	N/A	\$9.46/l.f.	N/A	N/A
Grading	\$2,951.71	\$98-119/hour	\$121.41/hour	Hourly;\$510 deposit
Surface Drainage	N/A	\$98-119/hour	\$117.51/hour	N/A
<b>Capital Facilities and Connections</b>				
Water	N/A	\$3,100/acre, \$7/l.f. of frontage	\$60	\$700
Sewer	N/A	\$350/acre, \$250 minimum	\$74.21/fixture unit	Varies by area
Traffic/Road fees	\$325.50/unit (Single Family)	\$796/unit	\$4,500	\$698/unit
In-lieu Park Facilities Fee	\$9,500	\$6,936.46/unit (Single Family)	N/A	\$5556.78/unit
School Facilities	\$2.63/ sq. ft.	\$2.63/s.f.	\$3.56/s.f.	\$2.24/s.f.

Notes: N/A= fee not included in survey response

Source: BIA OC 2006-2007 Land Development Fee Survey

## **8. Local Processing and Permit Procedures**

Delays in development and building permit processing can lead to considerable holding costs that may affect the price of housing. The City of Fullerton's requirements and process for development review are based on the complexity of the project and the type of entitlement. Residential projects in the R-1 (single family) and R-2 (two-family) zones are exempt from discretionary review, so long as the project is not proposing deviations from the Zoning Code and is not within a historic neighborhood. These projects can be submitted to the Community Development Department for plan check and building permits. Table 3-8 summarizes the local development processing time for the City. The initial plan check takes approximately two weeks. The applicant also has the option of requesting expedited plan check, for an extra fee, where the initial review is completed in two days.

Multi-family projects as well as subdivisions are subject to discretionary review. The City has four discretionary review bodies: Staff Review Committee (SRC), Redevelopment Design Review Committee (RDRC), Planning Commission (PC), and City Council.

**a. Staff Review Committee**

Once a complete application is received by the Community Development Department, the SRC reviews projects requiring discretionary review. The SRC is comprised of City Staff from the Engineering, Community Development, Fire and other departments with interests in development within the City. The SRC works to streamline the development review and approval process by coordinating review by these departments. SRC is the approving body for Minor Site Plan applications. SRC reviews and makes recommendations on any projects where Planning Commission or City Council is the final approving body.

**b. Redevelopment Design Review Committee**

The RDRC also reviews projects within a Community Improvement District (CID) or redevelopment area and any construction in a Preservation Zone, Potential Landmark District or to a recognized historic building. RDRC is the approving body for Minor Development Projects. RDRC reviews Major Development Projects and makes recommendations to the Planning Commission.

**c. Planning Commission**

The Planning Commission is the approving body for Major Site Plans, Variances, Conditional Use Permits, Major Development Projects and Parcel Maps. Planning Commission reviews and makes recommendations on all projects where the City Council is the approving body.

**d. City Council**

The City Council is the approving body for zone changes, tract maps and General Plan Amendments. The City Council also hears any appeals to Planning Commission decisions.

**Table 3-8  
Local Development Processing Time, City of Fullerton**

<b>Item</b>	<b>Approximate Length of Time from Submittal to Public Hearing</b>
Conditional Use Permit	8 weeks
Site Plan Review – Minor	2 weeks
Site Plan Review – Major	8 weeks
Development Project Review – Minor	3 weeks
Development Project Review – Major	8 weeks
Parcel Map	8 weeks
Tentative Tract Map	3 months
Variance	8 weeks
Zoning Amendments or Zone Change	3 months
General Plan Amendment	3 months
Environmental Documentation	3 months (depending on documentation required)

Source: City of Fullerton

## **9. Environmental and Infrastructure Constraints**

Environmental hazards affecting housing units include geologic and seismic conditions, which provide the greatest threat to the built environment. The following hazards may impact future development of residential units in the City.

### **a. Environmental Constraints**

#### **i. Seismic Hazards**

Similar to most southern California cities, Fullerton is located within an area considered to be seismically active. Eight faults could potentially cause damage to the City. Only one, the Norwalk Fault, actually traverses the City. All other faults that could result in earthshaking and damage in Fullerton are: the Whittier-Elsinore fault, the Newport-Inglewood fault, the Sierra Madre-San Fernando-Santa Susana fault, the Palos Verdes fault, the San Jacinto fault and the San Andreas fault (south and central).

#### **ii. Landslides**

Landslides often occur during or after strong earthquakes. Areas subject to seismically induced landslides are limited to the steeper portions of the East and West Coyote Hills. The probability of seismically induced bedrock landslides occurring elsewhere is low. Additionally, small soil slips can occur throughout the Coyote Hills. Adequate plans for the prevention of the landslides in the Coyote Hills have been made in the Grading and Development Guidelines sections of the Specific Plans.

iii. Flooding

Floodplain studies have been performed for Fullerton as part of the National Flood Insurance Program. There are areas in the 100-year flood zone that can create a hazardous condition in the City. The 100-year flood zone areas are generally adjacent to creeks and channels within the City; however, there are some small, scattered areas in the southern portion of the City subject to flooding hazards.

Several major watercourses and dam facilities provide protection against major flood flows from runoff generated in watershed north and east of the City. Smaller drainage facilities that drain into the major channels and reservoirs are the responsibility of the City for construction, operation and maintenance. For the most part, the existing local drainage facilities within the City have capacity to carry floods from storms of less than a 10-year interval. The construction of the Commonwealth/State College Storm Drain project has removed the threat of flooding from major portions of the eastern section of the City.

iv. Toxic and Hazardous Wastes

There are a number of land uses within the City that handle hazardous materials. The Fire Department is responsible for safety inspections of commercial buildings as well as environmental protection responsibilities. The Fire Department has actively collected hazardous materials information from approximately 300 businesses that meet the threshold disclosure requirements. This program also includes the administration of underground storage tank regulations.

v. Fire Hazards

The City continues to address the need to defend persons and property from urban and wildland fires. Because Fullerton's climate includes long periods of hot-dry weather combined with high-velocity desert winds, the potential exists for large, spreading fires. While not considered to have significant areas subject to wildland fire hazard, the City does have large, undeveloped oil lands that are generally covered with grass and light brush. Firebreaks are maintained throughout these areas. The City's Community Preservation Division also actively enforces the City's weed abatement ordinance.

The Fullerton Fire Department provides fire protection. Firefighting operations include six fire stations, with a total of 10 pieces of apparatus, including nine fire engines and one aerial ladder truck. Emergency medical services are integrated within the firefighting force—three of the six pumpers are equipped with required paramedic equipment and staffed with four personnel, including two certified mobile intensive care paramedics.

vi. Noise.

Residential land uses are generally considered to be the most sensitive to loud noises. Noise within the City originates from either stationary or mobile sources. Stationary sources include noise generators such as the airport, industrial and construction activities, air conditioning/refrigeration units, and home appliances. Many stationary noise sources are

typically accepted as part of the ambient or background noise level. Mobile noise sources are typically transportation-related and include aircrafts, trains, automobiles, trucks, buses, motorcycles and off-road vehicles.

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

**b. Infrastructure Constraints**

i. Water

Water for Fullerton's service area is derived from both underground and imported sources. Underground supply comes from wells located in the Orange County Groundwater Basin. The Metropolitan Water District of Southern California (MWD), through their regional water supply system delivers, imported water to the service area. As of 2005, the City's water system has over 430 miles of transmission and distribution mains, 16 reservoirs with a capacity of 89.5 million gallons, 12 pumping stations, and 11 active wells. According to the 2005 Urban Water Management Plan, total water use for residential areas is expected to increase by three percent and serve a population of 144,700 people by 2030. Fullerton will continue to meet its future demands with groundwater supplies and imported water.

ii. Sewer

The City of Fullerton's sewer system consists of trunk lines, main lines, and laterals. The larger trunk lines are owned and maintained by the Sanitation District of Orange County (SDOC); the remaining trunk lines and main lines are the responsibility of the City's Engineering Department. Developers are required to install lateral lines (the lines that go between structures and the main line), and in some cases, the main lines, in conjunction with new construction. The City's Drainage Master Plan identifies ultimate capacity requirements and potential deficiencies to be corrected. The report has identified eleven high priority areas with sewer deficiencies. The City continues the development of site plan standards that require developers to install sewer facilities as well as the issuance of sewer permits and inspection of completed sewer hookups. This is supported by periodic review of the sewer relief facility priority list and construction of relief sewers in a logical, priority-oriented sequence.

**10. Fullerton Redevelopment Agency Housing Set-aside Fund Resources**

The City of Fullerton Redevelopment Agency (Agency) provides the funding sources for many housing-related activities in the City. Table 3-9 shows the housing set-aside fund projections from fiscal year 2004/2005 through fiscal year 2013/2014. Housing fund revenues include property tax increment funding, interest income, loan repayments, and rental/lease income.

**Table 3-9  
Projections for Housing Set-Aside Fund (in dollars), 2004-2014**

<b>Revenue Source</b>	<b>2004/ 2005</b>	<b>2005/ 2006</b>	<b>2006/ 2007</b>	<b>2007/ 2008</b>	<b>2008/ 2009</b>	<b>2009/ 2010</b>	<b>2010/ 2011</b>	<b>2011/ 2012</b>	<b>2012/ 2013</b>	<b>2013/ 2014</b>
Cash Balance	11,914,574	14,706,432	13,702,267	8,082,777	1,037,025	4,528,036	3,983,640	3,518,169	3,099,755	2,731,341
<b>Total Revenues</b>	3,909,598	4,358,228	3,998,623	4,113,266	4,066,799	4,048,666	4,145,383	4,210,765	4,279,641	2,442,100
<i>Cash Balance + Total Revenues</i>	15,824,172	19,064,660	17,700,890	12,196,043	5,103,824	8,576,702	8,129,023	7,728,934	7,379,396	5,173,441
Bond Debt Service	0	0	0	0	0	0	0	0	0	0
Administrative Costs	1,035,213	770,404	542,736	559,018	575,788	593,062	610,854	629,180	648,055	667,497
Land Assemblage	0	4,509,009	9,075,377	10,000,000	0	0	0	0	0	0
<b>Housing Programs and Projects</b>	<b>82,527</b>	<b>82,980</b>	<b>0</b>	<b>600,000</b>	<b>0</b>	<b>4,000,000</b>	<b>4,000,000</b>	<b>4,000,000</b>	<b>4,000,000</b>	<b>4,505,945</b>
Balance/ (Loss)	14,706,432	13,702,267	8,082,777	1,037,025	4,528,036	3,983,640	3,518,169	3,099,755	2,731,341	0

Source: Fullerton Redevelopment Agency Five-Year Implementation Plan 2004-2009

The 2004-2009 Implementation Plan outlines the following projects and programs the Agency will pursue within the five-year term:

- Administration of Agency's Seismic Rehabilitation Loan Program, Commercial Rehabilitation Loan Program, and the Tenant Improvement Loan Program to provide assistance to eligible property owners, businesses and tenants.
- Continued Agency support of improvements to parks and public facilities of a community-wide benefit.
- Various physical infrastructure projects providing repairs and enhancements to streets and highways; traffic signals; street lighting; curbs; sidewalks and gutters; handicapped accessibility; and water, sewer and drainage systems will continue to be a priority of the Agency.
- Promoting home ownership continues to be the target of the Agency's affordable housing efforts. The Agency's efforts will continue to focus on improving and expanding the City's housing stock in order to provide quality affordable housing for residents.
- The Agency will continue to pursue development and participation agreements to provide developer assistance for projects through funding of appraisals, acquisitions and land and/or lease write-downs to address blighting conditions.
- Payment of existing Agency obligations for various bond issues and reimbursement agreements, which comprise about a third of the Agency's annual tax increment revenues.
- Funding for salaries, operations and maintenance to administer Agency programs and projects.

**a. Inclusionary Housing Requirements**

The City of Fullerton, in accordance with California Community Redevelopment Law, requires the production of housing based on activities in the redevelopment areas. These requirements are as follows:

- At least 30 percent of all new and substantially rehabilitated dwelling units developed by the Agency shall be available at affordable cost to low and moderate-income households. Of these low-to-moderate units, 50 percent must be affordable to low-income households.
- At least 15 percent of all new dwelling units within a project area developed by an entity other than the Agency must be affordable to low and moderate income households. Of these low-to-moderate units, 40 percent must be affordable for low-income households.

**11. Community Development Block Grant (CDBG) and HOME Program**

CDBG and HOME Program funds are the largest source of federal funding for housing and housing related activities in Fullerton.

CDBG funds can be used for the following activities:

- Acquisition
- Rehabilitation

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

HOME funds can be used for the following activities:

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

## **B. NON-GOVERNMENTAL CONSTRAINTS**

### **1. Vacant and Underutilized Land**

A thorough analysis of vacant and underutilized land within the City of Fullerton is provided in Appendix B: Land Resources.

### **2. Land Prices**

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

Throughout the City, the land values fluctuate significantly based on site and neighborhood characteristics. Based on recent land transactions and appraisals, vacant residential land averages \$35 to \$50 per square foot.

### **3. Construction Costs**

Construction costs are primarily determined by the costs of materials and labor. They are also influenced by market demands and market-based changes in the cost of materials. Construction costs depend on the type of unit being built and the quality of the product being produced. Table 3-10 summarizes the estimated construction costs based on type of development in Fullerton.

**Table 3-10  
Construction Cost Estimates**

<b>Development Type</b>	<b>Cost per Square Foot</b>
Single-Family Residential	\$100-\$125
Townhome	\$159-\$180
Multi-Family Garden Apartment	\$200
Multi-Family Podium	\$250

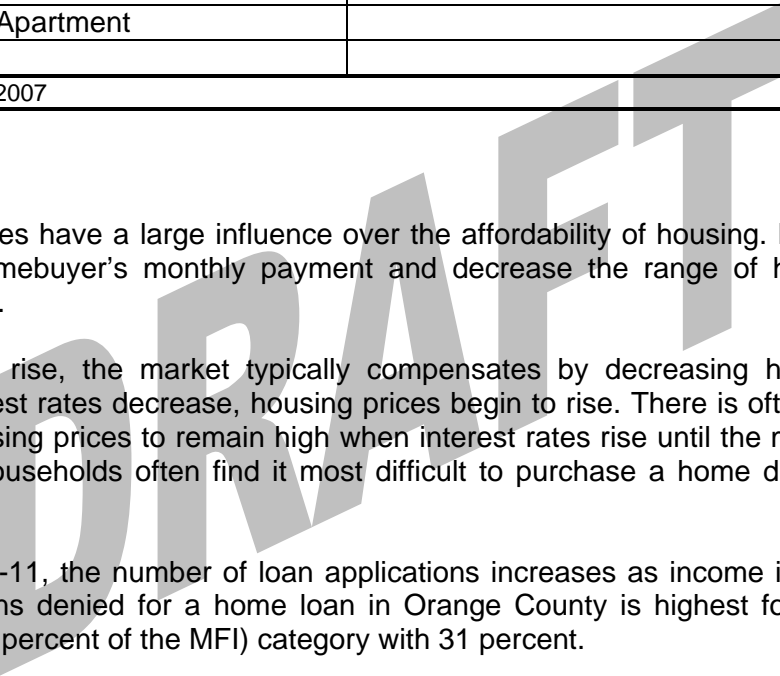
Source: RBF Consulting, 2007

**4. Financing**

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford.

When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

As shown in Table 3-11, the number of loan applications increases as income increases. The percentage of persons denied for a home loan in Orange County is highest for the very-low income (less than 50 percent of the MFI) category with 31 percent.



**Table 3-11  
Mortgage Lending Rates- 2006  
Santa Ana- Anaheim- Irvine Metropolitan Division**

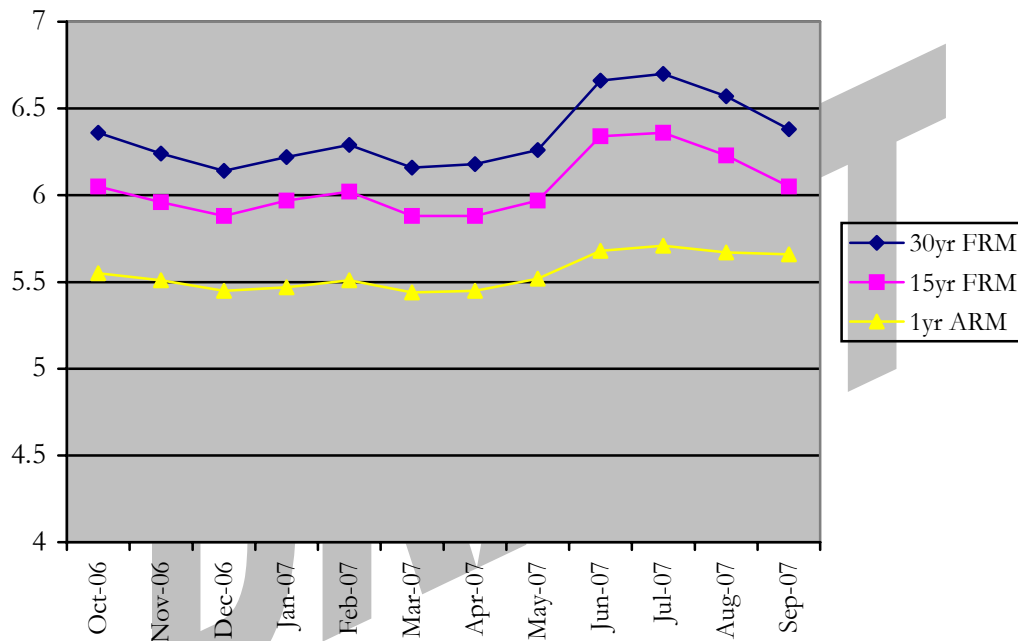
<b>Income Group</b>	<b>Total Applications</b>	<b>Loans Originated</b>	<b>Applications Denied</b>	<b>Percentage Denied</b>
< 50% MFI	633	189	199	31.4%
50-79% MFI	2,226	998	399	17.9%
80-99% MFI	3,261	1,663	647	19.8%
110-119% MFI	4,836	2,648	977	20.2%
>= 120% MFI	73,237	39,855	15,168	20.7%
<b>Total</b>	<b>84,193</b>	<b>45,353</b>	<b>17,390</b>	<b>20.7%</b>

Source: Federal Financial Institutions Examination Council, HMDA Data, 2006

Figure 3-1 shows the average interest rates between October 2006 and September 2007. The interest rates fluctuated slightly until May 2007. Interest rates reached a high point in July 2007 and have decreased since. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to lower income households, jurisdictions can offer

interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements.

**Figure 3-1**



Source: Freddie Mac Primary Mortgage Market Survey

There have been recent changes in the qualifications and lending standards for home loans. Nationwide there has been a large increase in the number of delinquencies and foreclosures in the residential mortgage loans. As a result, lenders have developed more stringent qualifications for home loans and lower income households may find it more difficult to qualify.

## 5. Energy Conservation

The City continues to promote energy conservation efforts in the construction of new housing and the rehabilitation of older units. Energy conservation serves to reduce energy costs, and therefore overall housing costs. The City's Building Division reviews construction drawings for compliance with Title 24 of the California Administrative Code. Compliance with Title 24 of the California Administrative Code on the use of energy efficient appliances and insulation has reduced energy demand stemming from new residential development.

Southern California Edison, which provides electricity service in the City of Fullerton, offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides incentives for energy efficient new construction and home improvements. Through the California Energy Star® New Homes

program, builders can receive up to \$700 per single-family unit or \$275 per multi-family unit for constructing homes that are 15-20 percent more energy efficient than the Title 24 requirements. Builders also have the option of installing efficient appliances, insulation and/or tight ducts to receive similar monetary incentives. Owners of existing homes can receive monetary incentives for purchasing Energy Star qualified appliances or making other energy-saving improvements such as installing a whole-house fan in the attic.

The City also supports various water conservation efforts being implemented by the Municipal Water District of Orange County. These programs include the Clothes Washer Rebate Program, the Smart Timer Rebate Program, the Toilet Rebate Program, the Rotating Nozzles Rebate Program and the Synthetic Turf Rebate Program. All programs promote water use efficiency and offer financial rebates to households who install water efficient appliances and fixtures.

One of the more recent strategies in building energy efficient homes is the use and adoption of green building guidelines and programs by cities and developers. Some of the more popular programs within the housing industry include:

- U.S. Green Building Council's LEED green building program(s),
- Build it Green's Green Point Rated program,
- National Association of Home Builders Model Green Home Building program,
- U.S. Environmental Protection Agency's Energy Star® for Homes program, and
- Building Industry Institute's California Green Builder program.

Many of these programs have been designed to reduce the impacts associated with the construction and operation of residential buildings through reductions in energy and water use, use of innovative technologies, reduced maintenance costs, and improved occupant satisfaction. These programs and other programs similar to these have been applied to numerous single and multi-family residential projects throughout California and nationwide.