

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**

County	1990	2000	2007¹
Imperial County	109,303	142,361	172,672
Los Angeles County	8,863,164	9,519,338	10,331,939
Orange County	2,410,556	2,846,289	3,098,121
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:

¹ 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**

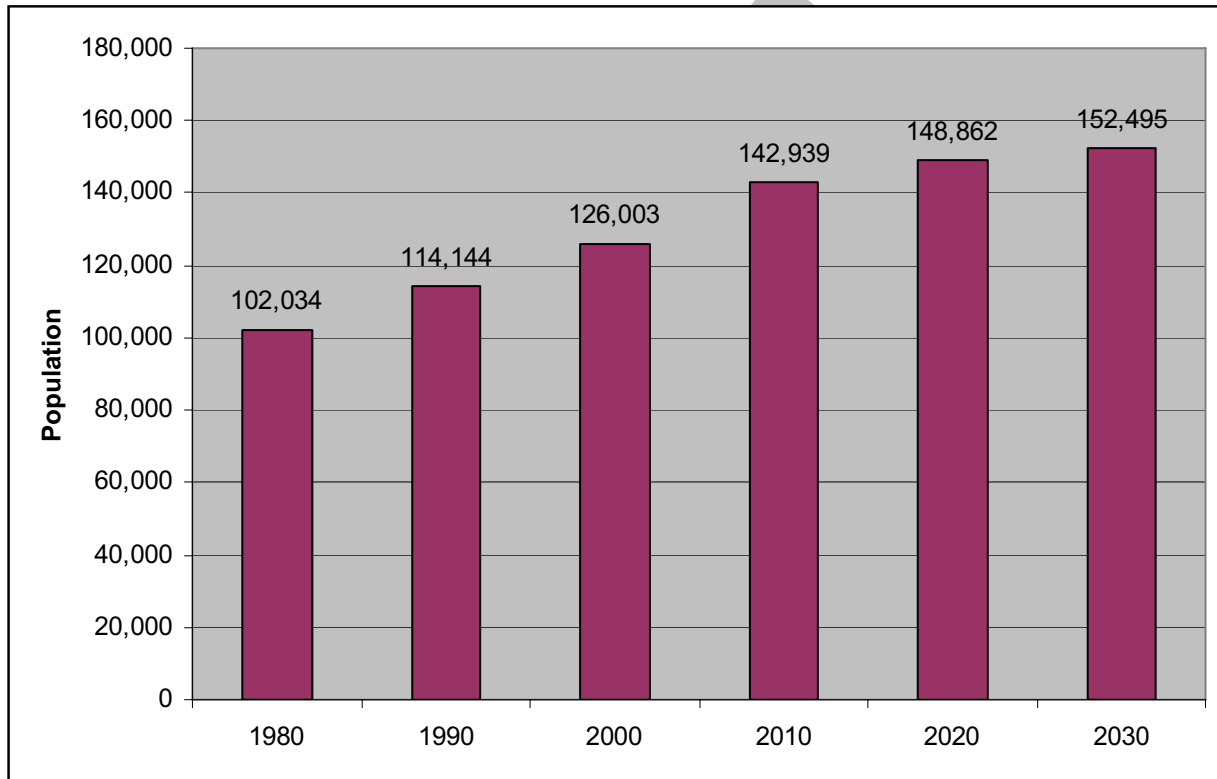
Jurisdiction	1990	2000	2007¹	1990-2000 Growth		2000-2007 Growth	
				Number	%	Number	%
Fullerton	114,144	126,246	137,367	12,102	10.6%	11,121	8.8%
Orange County	2,410,556	2,846,289	3,098,121	435,733	18.1%	251,832	8.8%

Note:

¹ 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 percent of the city’s total population. The “school” age group is estimated to be 17.8 percent of the City’s total population. The “young adult” age group is estimated to be 11.0 percent of the City’s total population. The “retirement” age group is estimated to be 10.1 percent of the City’s total population. The “senior citizen” age group is estimated to be 9.7 percent of the City’s total population.

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

Age Group	1990		2000		2006 ¹	
	Number	% of Population ²	Number	% of Population ²	Number	% of Population ²
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%
Total	114,144	100%	126,246	100%	134,851	100%

Notes:

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

²Percentages may not add up to 100 percent 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
1990-2006¹

Racial/Ethnic Group	1990		2000		2006 ¹		2000-2006 % Change
	Number	%	Number	% ³	Number	% ³	
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 ²	---	---	3,301	2.6%	2,687	2.0%	-0.6%
Total	114,144	100%	126,246	100%	134,851	100%	---

Notes:

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

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

³Percentages may not add up to 100 percent 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 Industry¹
2000 Census**

Industry	Fullerton		Orange County	
	Employees	%	Employees	% ²
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%
Total	59,332	100%	1,338,838	100%

Notes:

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

² Percentages may not add up to 100 percent due to rounding.

Source: U.S. Census 2000 SF3, P49

Table 2-6
Estimated Employment by Industry^{1, 2}
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%
Total	63,963	100%	1,465,894	100%

Notes:

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

² 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**

Employer	Number of Employees
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**

Year	Labor Force	Employment	Unemployment	Unemployment Rate
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 ¹	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:

¹Estimated 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 ¹	2007 ²
Fullerton	2.82	2.92
Orange County	3.00	3.09

Source: ¹U.S. Census 2000 SF3, ²Department 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

Household Size	Total Households ¹	% of Total	Renter Households	% of Total ²	Owner Households	% of Total ²
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%
Total	43,581	100%	20,140	46.2%	23,441	53.8%

Notes:

¹ Represents Total Households

² 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
2006¹

Household Size	Total Households ²	% of Total ⁴	Renter Households	% of Total ^{3,4}	Owner Households	% of Total ^{3,4}
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%
Total	44,179	100%	19,544	44.3%	24,635	55.9%

Notes:

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

² Represents Total Households

³ Percent of Total Households

⁴ 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: 30 percent or less of the median income;
- Very-low income: 31 percent to 50 percent of the median income;
- Low income: 51 percent to 80 percent of the median income;
- Moderate income: 81 percent to 120 percent of the median income; and,
- Above-moderate income: greater than 120 percent of the median income.

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

Table 2-13
Income Range by Affordability Category

Affordability Category	Percent of County Median¹	Income Range (\$)²
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:

¹ Based on HCD income categories.

² 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	% ¹	Number	% ¹	Number	% ¹
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%	3,024	6.9%
Total	23,441	100%	20,140	100%	43,581	100%

Notes:

¹ Percentages may not equal 100 percent 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 2006¹

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Number	% ²	Number	% ²	Number	% ²
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%
\$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%
Total	24,635	100%	19,544	100%	44,179	100%

Notes:

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

² 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 ¹
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:

¹ 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 U.S. 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**

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

Notes:

¹ 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

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

Notes:

¹ Percentages may not equal 100% due to rounding

Source: U.S. Census 2000 SF3 H42

Table 2-19
Estimated Unit Size by Tenure
2006¹

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% ²	Units	%	Units	% ²
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%
Total	24,635	100%	19,544	100%	44,179	100%

Notes:

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

² Percentages may not equal 100% due to rounding

Source: U.S. Census 2006 ACS B25042

ii. Unit Type

The 2000 U.S. 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

Housing Type	1990	% of Total²	2000	% of Total²	2006¹	% of Total
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%
Total Housing	42,956	100%	44,755	100%	45,796	100%

Note;

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

² Percentages may not equal 100 percent 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

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	%¹	Units	%¹	Units	%¹
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%
Total	23,441	100%	20,140	100%	43,581	100%

Notes:

¹ Percentages may not equal 100 percent 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
2006¹

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% ²	Units	% ²	Units	% ²
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%
Total	24,635	100%	19,544	100%	44,179	100%

Notes:

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

² Percentages may not equal 100 percent 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	% ¹	Number	% ¹	Number	% ¹
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:

¹ Percentages may not equal 100 percent 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
2006¹

	Owner-Occupied		Renter- Occupied		Total	
	Number	% ²	Number	% ²	Number	% ²
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:

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

² Percentages may not equal 100 percent 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 ¹	Percent
Occupied Housing Units	43,581	97.4%	44,179	96.5%
Vacant Housing Units	1,174	2.6%	1,617	3.5%
Total Housing Units	44,755	100%	45,796	100%

Notes:

¹ 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

U.S. 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

Year Built	Units	Percent
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%
Total Housing Units	44,419	100%

Source: U.S. Census SF3, H34

The U.S. 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

Year Built	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	%¹	Units	%¹	Units	%¹
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%
Total	23,441	100%	20,140	100%	43,581	100%

Notes: ¹ Percentages may not equal 100 percent 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 U.S. 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**

Units	Owner-Occupied	Renter-Occupied	Total
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
2006¹**

Units	Owner-Occupied	Renter-Occupied	Total
Lacking plumbing facilities	0	0	0
Lacking complete kitchen facilities	0	483	483

Note:

¹ 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 ¹
\$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%
Total	23,441	100%

Source: U.S. Census 2000 SF3, H84

Notes: ¹ Percentages may not equal 100 percent due to rounding

Table 2-32
Estimated Value of Owner-Occupied Housing Units
2006¹

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%
Total	24,635	100%

Note:

¹ 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**

Unit Size	Average Monthly Rent
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
All	\$1,344

Source: RealFacts, Second Quarter 2007

According to the 2000 U.S. 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**

Percent of Household Income	Number of Households	Percent of Households
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%
Total	20,140	100.0%

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 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 2006¹**

Percent of Household Income	Number of Households	Percent of Households²
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%
Total	19,544	100%

Note:

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

² Percentages may not equal 100 percent due to rounding

Source: 2006 ACS B25070

iii. **Affordability Gap Analysis**

The costs of homeownership 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**

Income Category	% of MFI¹	Affordable Rent Payment²	Estimated Affordable Purchase Price³
Extremely-low Income	≤ 30% MFI ⁴	≤ \$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:

¹ Percent of Median Family Income

² Based on 30 percent of income.

³ Assumes 6.0 percent interest rate, 30 year mortgage

⁴ 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 ¹	Households	% of Over-paying ¹	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%
Total	5,760	100%	5,945	100%	11,705	100%

Note:

¹ Percentages may not equal 100 percent 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%
Total	1,685	100%	4,945	100%	6,630	100%

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 percent 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 ¹	329	376	806

Notes:

¹ 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 U.S. 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**

Head of Household Age	Owner-Occupied		Renter- Occupied		Total	
	Units	% ^c	Units	% ¹	Units	% ¹
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%	23,602	54.2%
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%
Total	23,441	100%	20,140	100%	43,581	100%

Note:

¹ Percentages may not equal 100 percent 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
2006¹**

Head of Household Age	Owner-Occupied		Renter- Occupied		Total	
	Units	% ²	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%
Total	24,635	100%	19,544	100%	44,179	100%

Notes:

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

² Percentages may not equal 100 percent 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%
Total	472	8.1%	1,179	15.5%	1,651	12.1%

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
2006¹

Disability Type	Male	% of Males 65+	Female	% of Females 65+	Total	% of People 65+
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%
Total	905	16.8%	2,581	35%	3,486	27.3%

Notes:

¹ 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

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

Source: U.S. Census 2000 SF3 H17

**Table 2-46
Estimated Large Households by Tenure
2006¹**

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

Notes:

¹ 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 U.S. 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**

Household Type	Number Owner-Occupied	% of Owner-Occupied	Number Renter-Occupied	% of Renter-Occupied	Total
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
Total	1,903	8.2%	2,798	14.0%	4,701

Source: U.S. Census 2000 SF3 HCT1

Table 2-48
Estimated Tenure in Female-Headed Households
2006¹

Household Type	Number Owner-Occupied	% of Owner-Occupied	Number Renter-Occupied	% of Renter-Occupied	Total
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
Total	1,655	6.7%	2,333	12%	3,988

Notes:

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

Source: 2006 ACS B25115

In 2000, 880 or 19.2 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

Household Type	Number Below Poverty Level	% of Household Type	Number Above Poverty Level	% of Household Type
Female-headed household, no husband present, with own children under 18	751	26.4%	2,091	73.6%
Female-headed household, no husband present, without own children	129	7.4%	1,613	92.6%
Total	880	19.2%	3,704	80.8%

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, is 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 U.S. 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**

Age Group	Physical Disability Only	Self-Care Disability Only	Going-Outside-the-Home Disability Only	Self-Care Disability and At Least One Other Disability	Total	% of Age Group¹
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%
Total 16+ yrs.	2,315	31	1,651	2,048	6,045	26.9%

Note:

¹Total 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